

QUONSET DEVELOPMENT CORPORATION (QDC)

INVITATION TO BID

A BID is solicited for the following work:

Name of Project: ***Provide fire alarm testing and repairs for 20 plus locations in the Quonset Business Park.***

Description of Work: Provide all necessary material, equipment, incidentals, and labor for the State required quarterly **fire alarm testing** and inspections for 20 plus locations within the Quonset Business Park. (This includes individual repairs for each building).

Work will be conducted quarterly starting in November 2025.

Wage Requirements: The quarterly testing is not a prevailing wage contract. Repairs valued over \$1,000.00 will require prevailing wages.

Contract Number: 2025-014

BIDDING INFORMATION

Where Received: Quonset Development Corporation
95 Cripe Street
North Kingstown, Rhode Island 02852

Closing Date: October 23, 2025 at 10:00 AM (Local Time)
Not a public opening

Attachments: *Bid Form
*Scope & Technical Specifications
*Building fire alarm details

Inquiries: Inquiries regarding this invitation should be addressed to Ms. Martha Fuller (401-295-0044 x223) Quonset Development Corporation, 95 Cripe Street, North Kingstown, Rhode Island. There will be site visits on October 16th and all questions will be due October 17 by 4:00pm.

Waiver and Acceptance: The Quonset Development Corporation reserves the right to reject any or all of the bidders and to waive any informalities in bids received and to accept that bid which, in its judgment, best serves the interest of the Corporation.

Method of Award: Award of this contract will be determined upon the bidder's responsiveness, past performance, and price. The bidder must also meet the minimum qualifications set forth in this solicitation. These qualifications are as follows:

Experience:

A minimum of five (5) years of experience in fire alarm related testing and repairs. Bidder shall include with bid proposal a list of work successfully performed.

Instructions to Contractors:

Site Conditions: It is strongly recommended that all Bidders visit the buildings to ascertain the general local conditions, observe the amount of and condition of panels & devices etcetera which can affect the work or the cost thereof. Failure to do so will not relieve Bidder from responsibility for estimating properly the difficulty or cost of successfully performing the work. QDC will assume no responsibility for any misunderstanding or representations concerning conditions made by and of its officers or agents prior to the execution of the contract unless included in the Invitation of Bid, the specifications, or related documents.

Bid Form: Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or changes appear on the forms, each erasure or change must be initialed by the person signing the bid. The Bidder shall bid on all items; failure to do so will disqualify the bid.

Public Copy - Bid: A copy of the BID PROPOSAL is required for public inspection at the time of the submission. An original BID PROPOSAL and a copy (public copy) of the BID PROPOSAL shall be submitted. Failure to provide a Public Copy shall cause QDC to reject the Bid.

Insurance: Each Contractor shall include in its solicitation response package proof of insurance capabilities including, but not limited to, the following requirements: (This does not mean that the contractor must have the coverage in effect prior to submittal, but proof that the coverage can and will be purchased and in place prior to the contract being executed by QDC). A certificate of insurance indicating that the awarded Contractor has obtained the coverage in accordance with QDC's requirements shall be furnished by the Contractor to QDC along with the Contract Agreement. The Contractor shall provide and maintain at all times during the term of the contract the policies of insurance and list QDC and Rhode Island Commerce Corporation as additionally insured. The Contractor shall

indemnify, hold harmless and defend QDC its agents, and its employees from any and all claims actions, or liabilities for injuries or damage sustained by any person, property arising directly from the Contractor's performances of this contract. The Contractor shall, prior to the Award, provide proof of insurance for workmen's compensation, general liability, and automobile insurance. The coverage shall, at a minimum, have the following:

Workers Compensation, etc. (1)

State: Statutory

(2) Applicable Federal Statutory

(3) Employer's Liability: \$500,000

Comprehensive General Liability:

1- Bodily Injury (including completed operations and products liability):

\$500,000 Each Occurrence

\$ 1,000,000 Annual Aggregate

2- Property Damage

\$ 500,000 Each Occurrence

\$ 1,000,000 Annual Aggregate

or a combined single limit of \$2,000,000

3-Property Damage Liability insurance will provide Explosion, Collapse and underground coverages where applicable.

4-Personal Injury, with employment exclusion deleted

\$1,000,000 Annual Aggregate

Comprehensive Automobile Liability

Bodily Injury:

\$500,000 Each Person

\$1,000,000 Each Occurrence

Property Damage:

\$500,000 Each Occurrence

or combine a single limit of \$2,000,000

Equal Opportunity
Requirements:

Unless otherwise exempt, bidders must certify that they are in compliance with applicable requirements of Federal Executive Order No.11246, as amended, State of Rhode Island Executive Order 85-11,

and other regulations issued by the Quonset Development Corporation, or must agree to take steps to comply with such requirements prior to the award of a contract. This proposal is subject to Rhode Island General Law 37-14-1.

Delivery Requirements:

Each bid shall be addressed to the Quonset Development Corporation and shall be delivered to the address given in the Invitation to Bid on or before the day and hour set for the closing of the Bids. Each bid shall be enclosed in a sealed envelope bearing the title of the work, the name of the bidder, and the date and hour of the bid closing.

END OF SECTION