

APPENDIX A

FACILITIES, ASSOCIATED SYSTEMS, EQUIPMENT, and SCOPE OF WORK REQUIRED

PROPOSER shall provide DISTRICT with WEEKLY, MONTHLY, QUARTERLY and Annual (doubles as the fourth quarterly) inspection, testing, and maintenance of fire sprinkler and fire pump systems at a frequency that shall conform to the standards established by the National Fire Protection Association (NFPA 25) at the following locations. The required inspections, testing, and maintenance shall conform to the standards established by NFPA 25.

Building	Equipment	Five Year Due Date
Administration Building 375 11 th St, Oakland	Fire Pump – One (1) Electric and One (1) Diesel	2027
Administration Building 375 11 th St, Oakland	Fire Sprinkler System – Two (2) Wet Riser with Four (4) Pre-Action	2027
AMC Administration 1100 21 st St, Oakland	Fire Sprinkler System – One (1) Wet Riser with One (1) Pre-Action	2027
AMC Fleet 1199 21 st St, Oakland	Fire Sprinkler System – One (1) Wet Riser	2027
AMC Shops 1200 21 st St, Oakland	Fire Sprinkler System – Two (2) Wet Risers	2027
AMC Warehouse 1200 21 st St, Oakland	Fire Sprinkler System – One (1) Wet Riser	2027
South Yard 589 E. Lewelling Blvd, San Lorenzo	Fire Sprinkler System – One (1) Wet Riser	2029
East Yard 2551 N. Main St, Walnut Creek	Fire Sprinkler System – One (1) Wet Riser	2026
Walnut Creek WTP 2201 Larkey Ln, Walnut Creek	Fire Sprinkler System – Three (3) Wet Risers with Two (2) Pre-Action with Releasing Panels	2024
Sobrante WTP 5500 Amend Rd, El Sobrante	Fire Sprinkler System – Two (2) Wet Risers	2028
Lafayette WTP 3848 Mt Diablo Blvd, Lafayette	Fire Sprinkler System – One (1) Wet Riser	2028
Orinda WTP 190 Camino Pablo, Orinda	Fire Sprinkler System – One (1) Wet Riser with One (1) Pre-Action	2024
USL WTP 7700 Greenly Dr, Oakland	Fire Sprinkler System – Three (3) Wet Risers	2028

Watershed HQ 500 San Pablo Dam Rd, Orinda	Fire Sprinkler System – Three (3) Wet Risers	2029
Bayside Building 2450 Grant Ave, San Lorenzo	Fire Sprinkler System – One (1) Wet Riser	2027

NFPA 25 Table 5.1.1.2: Summary of Sprinkler System (Testing, Inspection, and Maintenance).	
<p>*Note: If the interval for any Fire Protection System Maintenance Service for any item of Fire Protection System is greater than three (3) years, the Contractor shall complete each such Fire Protection System Maintenance Service during the first twelve (12) months of the Term of this Contract.</p>	
ITEM	FREQUENCY
Inspection	
Hanger/braces/supports	Annually
Hydraulic design information sign	Annually
Information sign	Annually
Pipe and fittings	Annually
Sprinklers	Annually
Spare sprinklers	Annually
Supervisory signal devices (except valve supervisory switches)	Quarterly
Valve supervisory signal devices	Quarterly
Waterflow alarm devices	Quarterly
Fire Department Connections	Quarterly
Gauges (dry/preaction/deluge)	Quarterly
Gauges (wet pipe systems)	Quarterly
System Valves	See Table 13.1.1.2 (NFPA 25)
Control valves	See Table 13.1.1.2 (NFPA 25)
Buildings (and heating systems)	Annually (prior to freezing weather)
Obstruction, internal inspection of piping	5 years*
Testing	
Control Valves	See Table 13.1.1.2 (NFPA 25)
Gauges	See Table 13.1.1.2 (NFPA 25)
Main drain	Annually
Sprinklers (extra-high or greater temperature solder type)	5 years (do first year)
Sprinklers (fast-response)	Do first year (20 year and every 10 year thereafter)
Supervisory signal devices (except valve supervisory switches)	Annually
System Valves	See Table 13.1.1.2 (NFPA 25)
Valve supervisory signal devices	See Table 13.1.1.2 (NFPA 25)
<i>Waterflow Alarm Devices</i> Mechanical devices	Quarterly
<i>Waterflow Alarm Devices</i> Vane and pressure switch-type devices	Semi Annually
Maintenance	
Valves (all types)	See Table 13.1 (NFPA 25)
Low-point drains (dry pipe system)	See Table 13.4.4.32 (NFPA 25)
Sprinklers and automatic spray nozzles protecting commercial cooking equipment and ventilation systems	Annually

NFPA 25 Table 13.1.1.2 Summary of Valves, Valve Components, and Trim Inspection, Testing, and Maintenance	
ITEM	FREQUENCY
Inspection	
<i>Alarm Valves</i>	
Exterior	Quarterly
Interior	5 years
Strainers, filters, orifices	5 years
<i>Check Valves</i>	
Interior	5 years
<i>Control Valves</i>	
Electrically supervised	Quarterly
<i>Hose Valves</i>	Quarterly
<i>Preaction Valves</i>	
Interior	5 years
Strainers, filters, orifices	5 years
<i>Pressure-Regulating and Relief Valves</i>	
Hose connection pressure-regulating	Annually
Hose rack pressure-regulating	Annually
Fire pump circulation relief	With no flow test
Fire pump main pressure-relief	With fire pump test
<i>Valve Supervisory Signal Initiating Device</i>	Quarterly
<i>Supervisory Signal Devices (except valve supervisory switches)</i>	Quarterly
Testing	
<i>Control Valves</i>	
Operation and position	Annually
Valve status test	Annually
Supervisory	Semiannually
<i>Dry Pipe Valves/Quick-Opening Devices</i>	
Air leakage	3 years
Priming water	Quarterly
Low air pressure alarm	Annually
Quick-opening devices	Quarterly
Trip test	Annually
Full-flow trip test	3 years
Air leakage	3 years
<i>Pressure-Regulations and Relief Valves</i>	
Master pressure-regulating	Quarterly/annually
Sprinkler systems pressure-reducing	Annually/5years
Hose connection pressure-regulating	Annually/5 years
Hose rack pressure-regulating	Annually/5years
Fire pump circulation relief	With churn test
Fire pump pressure relief valves	With fire pump test
<i>Hose Valves</i>	Annually/3 years
<i>Waterflow Alarms</i>	Quarterly/semiannually
<i>Supervisory Signal Devices (except valve supervisory switches)</i>	Annually
Maintenance	
<i>Alarm Valves</i>	Per manufacturer
<i>Backflow Prevention Assemblies</i>	Per manufacturer
<i>Check Valves</i>	Per manufacturer
<i>Control Valves (outside screw and yoke)</i>	Annually
<i>Dry Pipe Valves/Quick-Opening Devices</i>	Annually
<i>Hose Valves</i>	As needed
<i>Preaction Valves</i>	Annually/5 years

NFPA 25 Table 8.1.1.2 Summary of Fire Pump Inspection, Testing, and Maintenance	
ITEM	FREQUENCY
Inspection	
Assessment of the internal piping condition	5 year (do first year)
Control Valves	See Table 13.1.1.2 (NFPA 25)
Fire department connections	See Table 13.1.1.2 (NFPA 25)
Gauges (wet and deluge systems)	See Table 13.1.1.2 (NFPA 25)
Gauges (dry and preaction systems)	See Table 13.1.1.2 (NFPA 25)
Hanger/braces/supports	Annually
Heat tracing	Per manufacturer's requirements
Hydraulic design information sign	Annually
Information signs	Annually
Pipe fittings	Annually
Sprinklers	Annually
Sprinklers (spare)	Annually
Supervisory signal devices (except valve supervisory switches)	See Table 13.1.1.2 (NFPA 25)
System Valves	See Table 13.1.1.2 (NFPA 25)
Valve supervisory signal devices	See Table 13.1.1.2 (NFPA 25)
Waterflow alarm devices	Quarterly