Request for Proposals
For Fire Protection Systems
Contractor Services

Request for Proposals

The Midcoast Regional Redevelopment Authority (MRRA) is a governmental agency created by the State of Maine (5 MRSA §13083-G) with the responsibility of implementing the Reuse Master Plans for the Naval Air Station Brunswick (NASB) and the Topsham Annex site.

MRRA is soliciting Requests for Proposals (RFP) from qualified fire protection systems firms to provide consultation and a broad range of fire protection services and who have the experience, knowledge, and skill to install, repair, alter, add to, or design fire suppression systems as well as provide preventive maintenance, repair, and testing for various buildings/facilities at Brunswick Landing in Brunswick Maine.. Preventive maintenance and repairs may include, but not be limited to, wet and dry sprinkler systems, AFFF suppression systems, diesel driven fire pumps, and fire hydrant repairs/maintenance. Also included in this service will be the annual testing of domestic water back flow preventers (BFP's). The successful vendor will be responsible for providing labor, supervision, materials, equipment, transportation, service, and the shop facilities necessary to perform high quality work.

Background

On April 27, 2006, Maine Governor John E. Baldacci signed into law LD 1957, *An Act to Establish the Midcoast Regional Redevelopment Authority* (the "Act"). Section 5 MRSA § 13083-G established MRRA as a municipal corporation charged with the responsibility to implement the reuse master plans for Naval Air Station Brunswick (NAS Brunswick) and the Topsham Annex, which are closing as a result of the 2005 Base Realignment and Closure (BRAC).

The mission of MRRA is to lead the redevelopment of Brunswick Landing and the Topsham Commerce Park into a smart-growth-styled, mixed use residential and business community that brings together organizations and individuals to lessen the impacts of base closure by providing opportunities to build new businesses or business expansion. MRRA has crafted a redevelopment plan that builds on both the skills of the workforce in the region and the assets on the base to strategically build and expand targeted industry clusters; specifically -manufacturing and maintenance of aircraft, composite material R&D and manufacturing, higher education, bio-technology, and alternative green energy R&D, manufacturing and services.

MRRA currently owns and manages 664,328 square feet of aviation related facilities in 22 buildings, and 263,109 square feet in 33 industrial, commercial and professional buildings.

Project Goal

MRRA is seeking the services of an on-call fire protection systems contractor to provide consultation and a broad range of fire protection services. The selected firm would have the experience, knowledge, and skill to install, repair, alter, recharge, add to, or design fire suppression systems, perform preventive maintenance, and make repairs to various buildings/facilities at Brunswick Landing in Brunswick Maine.

This is an indefinite quantity/indefinite delivery contract proposal. As an indefinite quantity/indefinite delivery contract, MRRA expects that work orders will be created and passed along to the selected vendor for work not exceeding $75,000. Projects anticipated to exceed $2575,000 shall be put out to public bid or those projects that have grant requirements that would prohibit the MRRA from using this contracting arrangement.

Contract Duration

The duration of the contract will be five years commencing with contract signing, with two additional one-year extension options. Any annual adjustments made during the renewal option years must be submitted by a 90 day written notification before anniversary of the signing of the agreement. These adjustments, if accepted by the MRRA, shall become effective on the anniversary date of the Agreement.

Any annual adjustment amounts during the first three years must be identified in the response to the RFP. The contract is subject to appropriation funding by the MRRA Board of Trustees.

MRRA may terminate the contract in whole or in part, with or without cause, with a thirty (30) day written notification. Upon termination, the contractor will be paid for all services, labor, and material up to the effective date of the cancellation.

Request for Proposal Process

Section 1: Instructions to Bidders

1.1 Submissions Being Solicited in Fair and Open Process

The Midcoast Regional Redevelopment Authority ("MRRA") is seeking licensed fire protection contractor to provide services for MRRA owned or leased commercial, industrial, governmental or institutional buildings. Please see section 3.2 for a list of the buildings and services provided by our current fire suppression contractor that we would like replicated. The qualified firms will assist, as independent contractors, the MRRA with facility management, renovations, and repairs to fire suppression systems on all type of buildings and operations.

MRRA is soliciting submissions under this Request for Proposal in a fair and open process. Written submissions in response to this RFP should be submitted to the following:

Midcoast Regional Redevelopment Authority

Suite 200
15 Terminal Road
Brunswick, Maine 04011
Attention: Eric Perkins
ericp@mrra.us

A mandatory pre-bid walk through to view the properties and the equipment to be covered by this agreement will take place on **May 29th, 2025** at 9:30. This meeting will take place at MRRA's offices located at the address above and will include a walkthrough of the buildings included listed in section 3.2 of this RFP.

RFP Schedule

Release Date:	May 22nd 2025
Pre-Bid Conference:	May 29th, @9:30 2025
Deadline for Written Questions	June 3rd, 2025 before 5:00 p.m.
Responses to Questions Posted on Web	June 6th,2025 before 5:00 p.m.
Proposal Due Date and Time:	June 11, 2025 at 10:00 a.m.
Oral Interviews (if necessary):	June 16,17 2025
Estimated MRRA Award Date:	July 2nd, 2025
Anticipated Agreement Start Date:	July 9th, 2025

To be considered, please submit three (3) copies of your proposal and qualifications to the above-mentioned address no later than 12:00 p.m. on **June 11th,2025.** Awards shall be made publicly by an award of bid by the MRRA Board of Trustees at a public meeting. No oral, written or other form of amendment will be accepted by the MRRA after this time, unless requested by MRRA. MRRA reserves the right to reject any or all submissions, to waive any requirements of the RFP and to modify or amend, with the consent of the respondent, submissions. All submissions become the property of the MRRA. It is the responsibility of the respondent to monitor the Authority's website for updates and responses to questions (www.mrra.us)

The preparation of an RFP response shall be at the expense of the respondent. MRRA will not reimburse firms for any costs associated with the preparation or submittal of a response. By responding to this RFP, firms acknowledge and consent to the conditions set forth herein relative to the submission, review and consideration of your response.

1.2 Contact Information

All questions should be addressed in writing no later than 5 pm on June 3rd, 2025 to:

Midcoast Regional Redevelopment Authority
Suite 200
15 Terminal Road
Brunswick, Maine 04011
Attention: Eric Perkins
ericp@mrra.us

It is MRRA's preference that questions be delivered via email with the subject line titled "MRRA Fire Suppression RFP Bid".

1.3 Proposal Format

Responses should include all information requested in Section 4 of this RFP and should also address services listed in Section 3.1 and the selection criteria in Section 1.4. Your response must be placed in a sealed envelope and clearly labeled with the title "Proposal to Serve as Fire Protection Systems Contractor Firm for the MRRA" and the firm's name and business address.

Each proposal must be accompanied by a letter of transmittal not exceeding two (2) pages. The letter must include the full legal name and business address of the firm.

Submissions which, in the sole judgment of MRRA, fail to meet the requirements of the RFP or which are in any way conditional, incomplete, obscure, contain additions or deletions from requested information, or contain errors may be rejected.

Submissions should provide a straightforward and concise delineation of the respondent proposal and commitment to satisfy the requirements of the RFP.

1.4 Criteria Used for Basis of Award

Submissions will be evaluated on the basis of experience in providing desired services and the following other factors:

- Professional expertise including accreditation, licensing and/or membership in appropriate professional associations
- Knowledge of the subject matter
- Past performance reputation in the field
- Availability and anticipated ability of the firm to accommodate and successfully provide the requested contracted services on a timely basis
- Availability of personnel and other resources to do the work on the schedule set forth by the MRRA
- Designated professional and support staff and location of office(s)
- Strength of assurances of performance provided
- References in general
- Fee and compensation proposal. Fees will not necessarily be the sole or determinate factor in determining the most responsible bid.
- Other factors as demonstrated to be in the best interest of the MRRA.

Since the members of the Review Committee shall utilize the criteria set forth above in making an award pursuant to this RFP, you are urged to provide sufficient information on the above criteria to be evaluated in your submission. The Review Committee will present a recommendation to the MRRA Board of Trustees for an award of bid. MRRA reserves the right to interview the respondents. MRRA is not bound by the lowest cost proposal, but may accept the proposal that is considered the best value for MRRA. MRRA also reserves the right to negotiate the terms and conditions of the contract to obtain the most advantageous situation for the MRRA. MRRA also reserves the right to waive or disregard any informality, irregularity, or deficiency in any proposal received and to reject any or all proposals received for whatever reason it deems appropriate.

1.5 Compliance with Laws

The firm selected shall comply with all applicable federal, state and local statutes, rules and regulations. It should be noted that depending on funding source the Contractor may be required to pay Davis Bacon wages.

1.6 Indemnification

The selected firm shall defend, indemnify and hold harmless the MRRA, its officers, agents and employees from all claims and costs of any nature whether for personal injury, property damage or any other liability arising out of or in any way connected with the any acts or omissions of the Respondent or any of its principals, employees or agents under this request for qualification or under any agreement executed with the MRRA.

1.7 Conflict of Interest

Firms must identify any conflict of interest that may arise from providing services to the MRRA. The MRRA reserves the right to: 1) disqualify any firm or reject any proposal at any time solely on the grounds that a real or perceived legal or policy conflict of interest is presented; 2) require the firm to take any action or supply information necessary to remove the conflict; or 3) terminate any contract arising from this solicitation if any such relationship would constitute or have potential to create a real or perceived conflict of interest that cannot be resolved to MRRA's satisfaction.

1.8 Proposal as Public Information and Property of MRRA

The information submitted in each proposal may be subject to public disclosure pursuant to State and Federal law. All Qualifications will become the property of the MRRA.

Section 2: Evaluation of Request for Qualifications and Selection Procedures

2.1 Initial Screening

A screening of all proposals will be conducted to determine overall responsiveness. Proposals determined to be incomplete or non-responsive will be disqualified.

2.2 Evaluation of Submission Documents

Each proposal will be evaluated based upon the requirements of this RFP and the criteria set forth above in Section 1.4. This evaluation process will take into account all items submitted in Section 4 of the RFP. The review will focus on the experience and expertise of the firm in providing services for this type of project. This step of the overall evaluation may include verification of credentials and stated experience. MRRA may require interviews of bidders. A Review Committee will make a recommendation to the Board of Trustees for an award of bid.

Section 3: Scope of Services

3.1 Description of work

MRRA is soliciting Requests for Proposals (RFP) from qualified fire suppression contracting firms to provide consultation and a broad range of fire suppression services and who has the experience, knowledge, and skill to install, repair, alter, recharge, add to, or design fire protection systems as well as system testing and preventative maintenance for various buildings/facilities at Brunswick Landing in Brunswick Maine. Preventive maintenance and repairs may include, but not be limited to post indicator valves, hydrants, valves, piping systems, air compressors, sprinkler heads, tamper switches, AFFF systems, diesel driven fire pumps, and other components associated with both wet and dry fire suppression systems. The successful vendor will be responsible for providing labor, supervision, materials, equipment, transportation, service, and the shop facilities necessary to perform high quality work. All work should comply with NFPA 20, NFPA 25, NFPA 11, and NFPA 409 as well as any other local and state codes that may apply to this work. MRRA is working with a fire protection engineer to implement a prescriptive approach to fire and life safety as allowed by NFPA 409 (2022). MRRA has deactivated AFFF systems in 3 of the 4 hangars with plans to deactivate the fourth prior to 2026. MRRA will provide one employee from their facilities department to assist as needed in the maintenance and testing of these systems. This allows coordination with building occupants, companies leasing property, and the security company that monitors these buildings and their systems.

Also included in in this RFP is the yearly testing of back flow preventers in accordance with the Maine State Internal Plumbing code. This can be accomplished by a licensed personnel currently employed by the successful bidder or through the use of a subcontractor. In either case proof of current certification will be required at the time the service is rendered.

Because of the wide nature of this scope of work, firms most show they have experience dealing with both simple and complex problems in their field of expertise.

3.2 Description of Properties at This Time

- Hangar 4 74 Orion Street Single tenant
  - 5 Wet systems,

- Hangar 5 112 Orion Street Various Tenants
  - 12 Deluge Systems (7 locations), (1) Foam Concentrate Test, (9) Domestic BFP's, (1) Wet System (office areas)

- Hangar 6 2 Pegasus Street Various Tenants
  - (4) Wet Systems, (6) Deluge Systems , (3) Domestic BFP's, (3) Zone Controls, (1) Dry Standpipe, (1)

- Hangar 7 7 Terminal Road Flight Level Aviation
  - (1) Wet System

- Building 200 15 Terminal Road MRRA
  - (2) Wet Systems, (1) Dry System, (1) BFP

- Building 250 74 Orion Street TechPlace
  - (4) Wet Systems (3 riser locations), (1) BFP

- Building 295 51 Pelican Street Fire Pump House
  - (1) Dry System, (1) BFP, (4) 430 HP CAT diesel driven fire pumps producing 2500 Gallons
  - Per Minute (GPM) @ 180 Pounds Per Square Inch (PSI)

- Building 231 417 Allagash Road MRRA
  - (1) fire pump, (1) wet system

- Building 553 160 Orion Street MRRA
  - (1) wet system

- SRE Building 19 Bio Energy Way MRRA
  - (1) wet system

- Building 86 54 Orion Street MRRA
  - (1) Wet System

- Building 554 148 Orion Street MRRA
  - (1) Wet System

(1) Water Meter Pits Perimeter Road MRRA.
  - BFP in each

(1) Water Meter Pits Perimeter Road MRRA.
  - BFP in each

Section 4: Submission Requirements (*Please respond in as much detail as possible and label/tab sections in order as follows*)

4.1 Description of Firm and Capabilities. Provide a history and description of your firm and its capabilities with regards to this RFP. Please identify partnering firms in the RFP proposal.

4.2 Experience. Please summarize your experience providing either to other governmental and/or related agencies. In addition, briefly explain work performed on facilities with state of the art systems and systems at the end of life cycle.

4.3 References. Provide three (3) references which can be contacted during the RFP process indicating the name, contact person, his/her title and address and telephone number for whom you have provided similar services over the past two years. Indicate your role and a list of work completed for such client.

4.4 Conflicts Statement. Describe any existing or potential conflicts of interest your firm might have, or which reasonably might arise, due to your involvement with the MRRA. If no conflicts are expected, then please respond with "No Conflicts".

4.5 Proof of Insurance. Document and detail your insurance coverage applicable to the services described herein. Such coverage must be adequate to sufficiently cover the services detailed herein and must include, at a minimum, general liability insurance coverage and professional liability insurance coverage.

4.6 Other Information. Please discuss any other factors not mentioned above which you believe are relevant to the MRRA's selection of your firm.

4.7 Fee and Compensation. Please describe method of billing, rate schedules, hourly rates (separate if specific trades have different rates), and overtime rates and travel rates.

4.8 Description of the Proposed Scope of Work. Please provide a detailed scope of work with as much information as required for reviewers of these RFP's to understand what is included, what is excluded, schedule of service provided, time required to perform service, and any other details required to assist reviewers in understanding the work covered by the RFP.

Please note that some assignments may require compliance with current Davis Bacon Wage Act of 1931. All federal government construction contracts, and most contracts for federally assisted construction over $2,000, must include provisions for paying workers on-site no less than the locally prevailing wages and benefits paid on similar projects.

APPENDIX A

PROPOSAL COVER PAGE

MRRA – Fire Suppression

Bidder's Organization Name:			
Chief Executive - Name/Title:			
Tel:		**E-mail:**	
Headquarters Street Address:			
Headquarters City/State/Zip:			
(Provide information requested below if different from above)			
Lead Point of Contact for Proposal - Name/Title:			
Tel:		**E-mail:**	
Headquarters Street Address:			
Headquarters City/State/Zip:			

- This proposal and the pricing structure contained herein will remain firm for a period of 90 days from the date and time of the bid opening.
- No personnel currently employed by MRRA participated, either directly or indirectly, in any activities relating to the preparation of the Bidder's proposal.
- No attempt has been made, or will be made, by the Bidder to induce any other person or firm to submit or not to submit a proposal.
- The undersigned is authorized to enter into contractual obligations on behalf of the above-named organization.

To the best of my knowledge, all information provided in the enclosed proposal, both programmatic and financial, is complete and accurate at the time of submission.

Name (Print):	**Title:**
Authorized Signature:	**Date:**

APPENDIX B

DEBARMENT, PERFORMANCE and NON-COLLUSION CERTIFICATION
MRRA – Fire Suppression

Bidder's Organization Name:	

By signing this document, I certify to the best of my knowledge and belief that the aforementioned organization, its principals and any subcontractors named in this proposal:

a. *Are not presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from bidding or working on contracts issued by any governmental agency.*
b. *Have not within three years of submitting the proposal for this contract been convicted of or had a civil judgment rendered against them for:*
    i. *Fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a federal, state or local government transaction or contract.*
    ii. *Violating Federal or State antitrust statutes or committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;*
    iii. *Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and*
    iv. *Have not within a three (3) year period preceding this proposal had one or more federal, state or local government transactions terminated for cause or default*.
c. *Have not entered into a prior understanding, agreement, or connection with any corporation, firm, or person submitting a response for the same materials, supplies, equipment, or services and this proposal is in all respects fair and without collusion or fraud. The above mentioned entities understand and agree that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards.*

Failure to provide this certification may result in the disqualification of the Bidder's proposal, at the discretion of MRRA.

Name (Print):	Title:
Authorized Signature:	Date:

APPENDIX C

QUALIFICATIONS & EXPERIENCE FORM
MRRA Fire Suppression

Bidder's Organization Name:	

Present a brief statement of qualifications, including any applicable licensure and/or certification. Describe the history of the Bidder's organization, especially regarding skills pertinent to the specific work required by the RFP and any special or unique characteristics of the organization which would make it especially qualified to perform the required work activities. You may expand this form and use additional pages to provide this information.

APPENDIX C (continued)

Provide a description of projects that occurred within the past five years which reflect experience and expertise needed in performing the functions described in the "Scope of Services/Specifications" portion of this RFP. For each of the project examples provided, a contact person from the client organization involved should be listed, along with that person's telephone number and email address. *If the Bidder has not provided similar services, note this, and describe experience with projects that highlight the Bidder's general capabilities.*

Project One	
Client Name:	
Client Contact Person:	
Telephone:	
E-Mail:	
Brief Description of Project	

Appendix C (continued)

Project Two	
Client Name:	
Client Contact Person:	
Telephone:	
E-Mail:	
Brief Description of Project	

APPENDIX C (continued)

Project Three	
Client Name:	
Client Contact Person:	
Telephone:	
E-Mail:	
Brief Description of Project	

APPENDIX D

COST PROPOSAL FORM
MRRA Fire Suppression

SERVICES BID

Bidder's Organization Name:	

Instructions: Bidders should provide one fixed rate for all labor, material and supplies for the initial contract year AND all subsequent anniversary years of the contract.

Fixed Rate – First Year

Straight Time Labor Rates
Overtime Time Labor Rates
Transportation charge portal-to-portal

Each property listed below will be given an individual price as MRRA will be dividing this cost amongst the tenants within that particular property.

Hangar 4
Hangar 5
Hangar 6
Hangar 7
Building 200
Building 250
Building 295
Building 231
Building 553
SRE Building
Building 86
Building 554
Water Meter Pit
Water Meter Pit

For subsequent increase in Total Rate (if any) during the remainder of the five year contract term, state:

Second Year: Increased by _____% equals:

Third Year: Increased by _____% equals:

Fourth Year: Increased by _____% equals:

Fifth Year: Increased by _____% equals:

EXCEPTIONS/DEVIATIONS

MRRA Fire Suppression

SERVICES BID

Each Bidder shall detail any exceptions or deviations, if any, to any terms and all conditions listed in this RFP. Each exception must reference a corresponding section, page, and paragraph. It shall provide a detailed explanation as to why the Bidder cannot meet the requirement or why the requirement is not applicable to the Bidder.