

TEACHERS' RETIREMENT SYSTEMS OF ALABAMA  
AND  
EMPLOYEES' RETIREMENT SYSTEMS OF ALABAMA  
Hereinafter referred to as "RSA"  
MONTGOMERY, ALABAMA  
INVITATION FOR:

RFP for Facility Fire Sprinkler System  
Installation, Maintenance, Repair and  
Associated Services Contract (South Region)  
**Montgomery, Alabama**

**GENERAL:** The Retirement Systems of Alabama is seeking proposals from qualified Fire Suppression Contracting and Maintenance firms in order to provide professional services, preventive maintenance, installation, repairs, quarterly and annual test and certification of facility fire protection systems. All inspections and work shall be in accordance with the National Fire Protection Association and State and local regulations. The owner may also, from time to time, request that the proposer install new or modify existing systems to facilitate tenant work or other projects. The proposer will provide if requested designs and installation of proposed rates as described in the RFP. Proposals will be received until 2:00p.m. CST 10.13.20, at which time the prequalification submission period will be terminated.

Complete proposal packages are available upon request

- 3 parking facilities
- In excess of 1 million sf of class A office space
- 1 hotel

More detail available at <https://www.rsa-al.gov/real-estate/>

**Qualification:** Interested firms must submit their proposal, three copies, in loose bound form with the following and other relevant information:

As a minimum include the following:

- Company history and office locations.
- Current service area/radius.

- Proposed project team identifying a full time dedicated project manager and team qualifications.
- Contractor teaming arrangements or subcontract arrangements are not allowed (except for specialty contractors or consultants).
- Copy of Alabama GC license, certifications from local and state AJ and other licenses as required for performance of contract work.
- Corporations must furnish copies of registration with the Alabama Secretary of State.
- Disclosure of ongoing litigation and claims history from the last five years.
- Nonresident proposers must furnish a legal opinion of any preferences granted to proposers in their state of domicile in the letting of public contracts.
- Evidence of current bonding capacity.
- Current references from similar projects and customers.

Information must be presented in the order listed above, indexed and tabbed. Other supplemental information may be presented at the end of the required information.

Brochures are discouraged and will not be considered as part of the submittal.

Submissions will be scored by a panel for best compliance with required items- best ability to immediately provide service, financial status/standing, highest quality of service personnel and price as evaluated in the sole opinion of the panel.

**Proposal/Review/Award Timeline:**

- RFP announcement September 22, 2020
- Final proposals due, October 13, 2020
- Notice of Award, October 15, 2020

\*A follow up interview may be required based on the level of interest in the project and the quality of the submissions.

The RSA reserves the right to waive technicalities.

Submit questions and proposals to the following address:

Attn: Steve Timms  
Asst. Director of Real Estate Investments  
Retirement Systems of Alabama  
201 South Union Street  
Montgomery, AL 36130  
334-517-7200  
[steve.timms@rsa-al.gov](mailto:steve.timms@rsa-al.gov)

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