

City of Coquitlam

Request for Proposals RFP No. 25-024

Fire Protection & Life Safety Systems
Services

TABLE OF CONTENTS

Y DATE	S	3
MMAR	Y OF KEY INFORMATION	3
FINITI	ONS	4
INST	RUCTIONS TO PROPONENTS	5
1.1.	Acknowledgement	5
1.2.	Purpose	5
1.3.	Proposal Submission	
1.4.	Instructions to Proponents	5
1.5.	Prices	5
1.6.	Requested Departures	5
1.7.	Evaluation Criteria	6
1.8.	Eligibility	8
1.9.	Term	8
GENE	RAL CONDITIONS OF CONTRACT	8
2.1.	Terms and Conditions of Contract	8
SCOP	E OF SERVICES	9
3.1.	Scope	9
3.2.	System Components and Standards	9
3.3.	Contractor Requirements	
1.2.	Regular Working Hours	12
1.3.	Protection Measures	12
1.4.	Protection of Public	12
1.5.	Clean Up	12
	MMAR FINITION INSTITUTE 1.1. 1.2. 1.3. 1.4. 1.5. 1.6. 1.7. 1.8. 1.9. GENE 2.1. SCOP 3.1. 3.2. 3.3. 1.2. 1.3. 1.4.	MMARY OF KEY INFORMATION FINITIONS INSTRUCTIONS TO PROPONENTS 1.1. Acknowledgement

APPENDIX A – Fire Protection & Life Safety System Service – Inventory List and Locations

APPENDIX B – Fire Protection & Life Safety System Service - Preventative Maintenance - Price Worksheet

PROPOSAL SUBMISSION FORM

KEY DATES

RFP Issue Date	Wednesday, February 12, 2025
Deadline for Questions	2:00 PM (local time)
Deadine for Questions	Friday, February 28, 2025
Deadline for Issuing Addenda	Monday, March 3, 2025
Submission Deadline	2:00 PM (local time)
Submission Deadine	Wednesday, March 5, 2025

SUMMARY OF KEY INFORMATION

RFP Reference	RFP No. 25-024
	Fire Protection & Life Safety Systems Services
Overview of the	The purpose of this RFP is to invite proposals from qualified firms for the
Opportunity	provision of Fire Protection & Life Safety Systems Services.
	Proposal submissions are to be returned in Microsoft Word and any other supporting documents to be consolidated into one PDF file and uploaded through QFile, the City's file transfer service accessed at website: qfile.coquitlam.ca/bid
Instructions	1. In the "Subject Field" enter: RFP Number and Name
for Proposal	2. Add files and "Send Files"
Submission	(Ensure your web browser remains open until you receive 2 emails from QFile to confirm receipt.)
	Phone 604-927-3037 should assistance be required.
	The City reserves the right to accept Proposals received after the Closing Date and Time.
	RFP Documents are available for download from the City of Coquitlam's
Obtaining RFP	website: https://www.coquitlam.ca/Bid-Opportunities
Documents	Printing of RFP documents is the sole responsibility of the Proponents.
Questions	Send questions to: bid@coquitlam.ca referencing the RFP name and number.
Instructions to Proponents	The guidelines for participation that will apply to this RFP are posted on the City's website: Instructions to Proponents
Withdrawal of Submission	Proposals may be withdrawn by written notice only, made by an authorized representative of the Proponent sent to email: bid@coquitlam.ca prior to the Closing Date and Time.
Terms and Conditions of Contract	City of Coquitlam <u>Standard Terms and Conditions - Purchase of Goods and Services</u> are posted on the City's website and will apply to the Contract awarded as a result of this RFP.

DEFINITIONS

"Agreement" "Contract" means the contract for services or City Purchase Order that will be issued to formalize with the successful Proponent through negotiation process with the City based on the proposal submitted and will incorporate by reference the Request for Proposals, Specifications, Drawings, any additional subsequent information, any addenda issued, the Proponent's response and acceptance by the City.

"City" "Owner" means City of Coquitlam;

"Contractor" means the person(s) firm(s) or corporation(s) appointed by the City to carry out all duties, obligations, work and services described in the Request for Proposal and all associated documentation, which may also include mutually agreed revisions subsequent to submission of a Proposal. Both "Contractor" and "Proponent" are complementary in terms of duties, obligations and responsibilities contemplated at the Request for Proposals stage, through evaluation process, execution and performance of the services and Works.

"**Price**" means the amount that will be paid by the City to the Contractor for delivery and acceptance of goods and Services;

"Project Manager" means the City staff member appointed to coordinate the Work;

"Proponent" means responder to this Request for Proposals;

"Proposal" means the submission by the Proponent;

"Request for Proposals" "RFP" shall mean and include the complete set of documents, specifications and addenda incorporated herein, and included in this Request for Proposals;

"Services" "Work" "Works" means and includes the provision by the successful Proponent of all services, duties, and expectations as further described in this RFP. This will also mean the whole of the Work, tools, materials, labour, equipment, travel, and all that is required to be done, furnished and performed by the Contractor;

"Shall" "Must" "Will" "Mandatory" means a requirement that must be met;

"Supply" "Provide" shall mean supply and pay for and provide and pay for.

1. INSTRUCTIONS TO PROPONENTS

1.1. <u>Acknowledgement</u>

The City acknowledges with gratitude and respect that the name Coquitlam was derived from the həṅqəmiṅəṁ (HUN-kuh-MEE-num) word kʷikʷəẋəm (kwee-KWET-lum) meaning "Red Fish Up the River". The City is honoured to be located on the kʷikʷəẋəm traditional and ancestral lands, including those parts that were historically shared with the qićəý (kat-zee), and other Coast Salish Peoples.

1.2. Purpose

The purpose of this RFP is to invite proposals from qualified firms for the provision of **Fire Protection & Life Safety Systems Services**.

1.3. Proposal Submission

Proponents should complete and submit the information requested in this RFP document on the Proposal Submission.

1.4. <u>Instructions to Proponents</u>

Proponents are advised that the rules for participation that will apply to this RFP are located: <u>Instructions to Proponents.</u>

By submission of a Proposal in response to this RFP, the Proponent agrees and accepts the rules by which the bid process will be conducted.

1.5. Prices

Prices shall be all-inclusive and stated in (Canadian Funds). Prices shall remain FIRM for the Term of the Contract.

Prices shall include the provision of all tools, materials, equipment, labour, transportation, fuel, supervision, management, overhead, materials, traffic control, services, all necessary packing and crating (where applicable), Canadian Customs import and export duties, freight, handling, insurance, all other associated or related charges, foreign, federal, provincial and municipal taxes, bonding costs, all licences, permits, inspections and all other requirements necessary for the commencement, performance and completion of Services as described.

Taxes are to be shown separately at time of invoicing.

The lowest price of any Proposal will not necessarily be accepted but will be analyzed to determine best overall value.

1.6. Requested Departures

The Proponent acknowledges that the departures requested in the Proposal Submission Form will not form part of the Contract unless and until the City specifically consents in writing to any of them. The City may not consider any departures not stated in the Proponent's Proposal Submission.

1.7. Evaluation Criteria

a) Instructions for Proposal Submission and Attachment Referencing

The City uses Microsoft Word to streamline the transfer of Proponent information into an evaluation document. Responses on the Proposal Submission Form should provide direct answers or concise summaries of any referenced attachments. Where attachments are necessary, each response should summarize the relevant information and clearly indicate where the City can find the corresponding details within the attachments, specifying precisely, for example, "see Section X, subsection Y, paragraph Z, on page N."

b) Submission Format and Content Authenticity

Lower scores may be assigned if Proposal Submission Forms:

- I. Non-conforming
 - Are not submitted in Microsoft Word format.
 - Rely solely on references such as "see section X in the attached document" without providing summaries.
- II. Authenticity and AI Generated Content
 - The City preference is for Proposals to be original and directly aligned with the requirements outlined in this RFP. Proposals containing boilerplate, non-specific, or AI-generated content may receive a lower score.
 - Proponents must demonstrate a clear understanding of the City's needs by providing detailed, tailored responses, including methodologies. Proposals lacking sufficient detail and originality may result in a lower evaluation score.
- c) Evaluation Criteria and Points Allocation

Each proposal will be evaluated based on the following criteria:

Proposal Evaluation Summary	Maximum Points to be Awarded
Corporate	30
Sustainable Benefits and Social Responsibility	10
Technical	30
Financial	30
Total	100

d) The criteria for evaluation of the Proposals may include, but is not limited to:

Corporate Experience, Capacity and Resources

 Business and technical reputation and capabilities; experience, financial stability, capacity and resources

- Value added benefits
- References
- Staff qualifications and experience
- Health and Safety

Sustainable Benefits and Social Responsibility

- Sustainable benefits
- Reconciliation
- Social Responsibility

Technical

- Methodology, set-up and execution of the Work
- Quality Assurance and Safety
- Risk factors
- Ability to comply with the stated specifications and requirements
- Applied Science Technologists & Technicians of British Columbia (ASTTBC)
 Certified

Financial

- Price
- e) Proposal Comparison

These criteria will be used to determine best overall value to the City. Proposals will be compared to select one or more that are most advantageous.

f) Reference Checks and Interviews

Upon selection of one or more lead Proponent(s):

- References may be contacted
- Interviews may be conducted
 - As part of the evaluation of Corporate Experience

The City reserves the right to check references on other projects even if they are not specifically listed. Information obtained from references will be confidential and will not be disclosed to any Proponents.

g) Additional Evaluation Considerations

These criteria will be used to determine best overall value to the City as well as any other criteria that may become evident during the evaluation process.

The City may, at its discretion, request clarification or additional information from a Proponent with respect to any Proposal and the City may make such requests to only selected Proponents. The City may consider such clarifications or additional information in evaluating a Proposal.

h) Proposal Compliance and Rejection

Incomplete Proposals or Proposals submitted on forms other than the Proposal Submission Form may be rejected.

The City reserves the right to reject without further consideration any Proposal which in its opinion does not meet the criteria it considers essential for the Work outlined in this RFP.

Where only one Proposal is received, the City may reject such and re-issue the RFP on a selected basis.

i) Disclosure of Information

Proponents agree the City may disclose names of Proponents and total award amount, however, unevaluated results, unit prices, rates or scores will not be provided to any Proponents.

1.8. Eligibility

For eligibility, and as a condition of award, the successful Proponent would be required to meet or provide the equivalent:

- a) Commercial General Liability (CGL) insurance \$5M coverage provided on the City's Standard Insurance Form
- b) Be registered and provide WorkSafeBC clearance
- c) A City of Coquitlam or Tri Cities Intermunicipal <u>Business License</u> is required for any Contractor performing Work within the City or if their office is located within the City, excluding delivery-only services.

These items are not required as part of this Proposal Submission but will be required prior to entering into an agreement with the City for Services.

1.9. Term

The initial term of the Contract is two (2) years with the option to extend the Contract by additional terms, upon mutual agreement of the parties.

2. GENERAL CONDITIONS OF CONTRACT

2.1. Terms and Conditions of Contract

The City's <u>Standard Terms and Conditions - Purchase of Goods and Services</u>, as published on the City's website, the Conditions listed in this RFP, along with the accepted Proposal, addenda and any subsequent clarifications, correspondence, the totality of which will constitute the Contract.

3. SCOPE OF SERVICES

3.1. <u>Scope</u>

Services to be performed by the Contractor include the inspection, testing and maintenance of Fire Life Safety equipment and the resulting minor repairs.

For further details, refer to:

- APPENDIX A Fire Protection & Life Safety System Service Inventory List and Locations
- APPENDIX B Fire Protection & Life Safety System Service- Preventative Maintenance - Price Worksheet

3.2. System Components and Standards

The Contractor is to adhere to the most current documentation and standards referenced by NFPA, ULC, Transport Canada any other applicable certifying agency.

a) Fire Alarm System Testing

Testing and Inspection Requirements	CAN/ULC S536-04
Frequency	Annual
Service Required	Full operational tests of Control Unit, Power Supply, Transponders, Annunciators and Remote Trouble Signals. ALL FIELD DEVICES TESTED.
Comments	 Manual Pull Stations Smoke Detectors Flame Detectors Automatic Detectors - Other Types Devices for Water Type Extinguishing Signal Devices (Audible) Emergency Telephone Provide a listing of the devices present and document that each device has been tested.

b) Sprinkler System Testing

i. Annual

Testing and Inspection Requirements	NFPA 25 & 13
Frequency	Annual
Service Required	Appropriate Flow or Trip tests completed. See NFPA for type and frequency.

Comments	Inspection from floor level only, and no inspection
	is required if the sprinkler is in a concealed area
	(e.g. false ceilings)

ii. <u>Special Suppression Systems</u>

Testing and Inspection Requirements	Kitchen System: NFPA 96, 17A and ULC 1254.6
Requirements	Novec 1230 Systems NFPA 2001
Frequency	Semi-Annual
Service Required	Perform full operational testing of all components of the system. Check Agent Cylinders for damage and confirm quantity of agent by approved means.
Comments	Test all devices and functions, including trouble, alarm and discharge operations.

iii. <u>Emergency Lighting System Testing</u>

Testing and Inspection Requirements	Provincial Fire Code
Frequency	Annual
Service Required	Ensure that the lights are functional. Ensure that the unit will provide emergency lighting for the duration equal to the design criteria under simulated power failure conditions.
Comments	After completion of the test the charging conditions for voltage and current and the recovery period shall be tested to ensure that the charging system is in accordance with the manufacturer's specifications.

iv. <u>Fire Extinguishers</u>

Testing and Inspection	NFPA 10 for annual inspections and six year tests
Requirements	NFPA 10 and Transport Canada for Hydro Static
Frequency	Annual
Service Required	1) Confirm Location in designated place
	2) No obstruction to access or visibility
	3) Pressure gauge reading or indicator in the
	operable range or position
	4) Fullness determined by weighing or hefting for
	self-expelling type extinguishers, cartridge-
	operated extinguishers, and pump tanks.

3.3. Contractor Requirements

a. <u>Certification</u>

All Inspectors must be ASTTBC Certified.

b. Reporting

All inspection reports shall be provided to the City within one week of the inspection and must be provided electronically as well as hard copy. Reports must be on ASTTBC approved report forms. Reports should include the work order number.

All deficiencies must be clearly identified and pricing to rectify the problem provided. The City will review and authorize accordingly. The City reserves the right to award the deficiency correction to a vendor other than the Contractor.

c. Asset list

We expect the Contractor to deliver a detailed updated asset list of the fire protection equipment owned by the City within the year.

d. Safety and Building Occupancy

Many of the buildings will be occupied during the time of inspection by both staff and public, including young children. The Contractor is required to ensure that they take all appropriate actions to ensure the safety of the occupants is maintained at all times. This includes, but is not limited to, access restrictions and supervision and clean-up of equipment and mess. As required the Contactor may be required to prepare a hazard analysis identifying their safety plan to work in a specific area.

In addition, some of the buildings are occupied and in use by the public as many as 20 hours a day and staffed 24 hours a day. Testing may in no way impede operation without advance approval from the City. The hours of occupancy may require the testing of certain equipment to be done outside of what the Contractor may consider standard working hours.

e. Elevators

It is noted on **APPENDIX A – Fire Protection Equipment – Inventory List and Locations** if the building contains an elevator. The Contractor will be responsible to coordinate with the appropriate elevator service company in each of these buildings to ensure equipment in elevators and elevator shafts are tested as required. The City will provide the contact information for the appropriate elevator company to the Contractor. The respective elevator companies will invoice the City directly for their time related to this work.

1.2. Regular Working Hours

The regular working hours shall be 8:00 AM to 5:00 PM, Monday through Friday. The work shall be coordinated between the City and the Contractor to minimize disruption to operations as much as possible. No work will be performed outside of regular working hours without the prior approval of the City.

1.3. Protection Measures

- a) The Contractor is to take all reasonable precautions to prevent damage to any structure within or adjacent to the site of the work. The Contractor is to report any damage caused to the City, and in the case of private property, to the property owner and/or occupant.
- b) Costs to rectify damage to structures arising from or in the course of the work will be charged to the Contractor.
- Repairs to any damage caused by the Contractor to be completed within five(5) working days.

1.4. Protection of Public

The Contractor shall take adequate measures to protect the public, City staff, and all others on site from injury, damage, or other loss resulting from maintenance operations and related activities.

The Contractor shall promptly report to the City any safety incidents as they occur.

1.5. <u>Clean Up</u>

At the end of each day the Contractor shall ensure the site is safe and secure and, at the conclusion of Work, the Contractor shall clean out all debris promptly remove any equipment or materials and leave the site of the Work in a clean and tidy condition.



City of Coquitlam

PROPOSAL SUBMISSION FORM

RFP No. 25-024

Fire Protection & Life Safety Systems Services

Proposals will be received as per the date and time specified in the Key Dates Section of the RFP.

INSTRUCTIONS FOR PROPOSAL SUBMISSION

Proposal submissions are to be returned in Microsoft Word and any other supporting documents to be consolidated into one PDF file and uploaded through QFile, the City's file transfer service accessed at website: gfile.coquitlam.ca/bid

- 1. In the "Subject Field" enter: RFP Number and Name
- 2. Add files and "Send Files"

(Ensure your web browser remains open until you receive 2 emails from QFile to confirm upload is complete.)

Proponents are responsible to allow ample time to complete the Proposal Submission process. If assistance is required phone 604-927-3037.

Legal Name of Company	
Contact Person and Title	
Business Address	
Telephone	
Email Address	

1. **DEPARTURES AND AWARD**

a) CONTRACT - I/We have reviewed the City's <u>Standard Terms and Conditions - Purchase of</u>					
	<u>Goods and Services</u> and would be prepared to enter into in an agreement that incorporates the City's Standard Terms and Conditions, amended by the following departures (list, if any):				
Section Requested Departure(s) / Alternative(s)					
	•	ne of Services as descibed in this RFP and are mended by the following departures and additions			
Requirer	nents – Requested D	Departure(s) / Alternate(s) / Addition(s)			
 c) AWARD - For eligibility of award, the City requires the successful Proponent to complete and have the following in place before providing the Goods and Services. These items are not required as part of this Proposal but may be required prior to entering into an agreement with the City. WCB. Upon Request will you be able to provide WCB - WorkSafeBC coverage in good 					
(P.O.P.) will be pr	•	erator" is involved, personal operator protection			
□ Y	☐ Yes ☐ No				
If Proponent has	stated NO, explain.				
II. Insurance. Provi	ide Insurance covera	ge as per the <u>City's Standard Insurance Form</u> :			
☐ Yes		□ No			
If Proponent has stated NO, explain.					
Cities Intermunio	III. Business License. Upon Request will you be able to provide A City of Coquitlam or Tri Cities Intermunicipal <u>Business License</u> for any Contractor performing Work within the City or if their office is located within the City, excluding delivery-only services:				
□ Y	es	□ No			
If Proponent has	stated NO, explain.				

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a) CAPABILITIES, CAPACITY AND RESOURCES - Proponents to provide information on the		
following (use the spaces provided and/or attach additional pages, if necessary):		
. Structure of the Proponent, background, how many years they have been in business and organizational history (e.g. mission, vision, corporate directions, years in business, etc.):		
ii. Proponent is to state relevant experience the RFP:	and qualifications as to the Services requested in	
iii. Proponent is to state any value added bei the Services. Provide details:	nefits and activities they can provide in delivering	
v. Proponent to describe their capabilities, resources and capacities, related to the Services requested in the RFP: This includes their capacity to take on this project in regards to other work the Proponent may have ongoing:		
b) REFERENCES – Proponent shall be competent and capable of performing the Services		
•	ce contracts of similar size, scope and complexity.	
, ,	erson(s), agency(ies) or firm(s) not listed as part of	
an independent review (use the spaces pro	vided and/or attach additional pages, if necessary):	
Reference No. 1		
Project Title and Description of Contract		
Size and Scope		
Work Performed		
Start Date and End Date		
Contract Value		
Completed on budget and schedule		
Project completed on schedule		
	Company:	
<u>-</u>	Contact Name:	
	Phone Number and Email:	

Reference No. 2		
Project Title and Description of Contract		
Size and Scope		
Work Performed		
Start Date and End Date		
Contract Value		
Completed on budget and schedule		
Project completed on schedule		
Reference Information	Company:	
	Contact Name:	
	Phone Number and Email:	

Refe	erence No. 3
Project Title and Description of Contract	
Size and Scope	
Work Performed	
Start Date and End Date	
Contract Value	
Completed on budget and schedule	
Project completed on schedule	
Reference Information	Company:
	Contact Name:
	Phone Number and Email:

c) **KEY PERSONNEL** – Proponent proposes the following key personnel for the Services stated in the RFP. No changes, additions or deletions are to be made to these Key Personnel without the City's written approval. (use the spaces provided and/or attach additional pages, if necessary)

LINE ITEM	NAME	TITLE/POSITION	EXPERIENCE AND QUALIFICATIONS	YEARS WITH YOUR ORGANIZATION
i.				
ii.				
iii.				
iv.				
V.				
vi.				

<u> </u>	d) HEALTH AND SAFETY			
I.	Proponent to attach current Work Safe BC	Employer Report		
	☐ Yes	□No		
If	If no, explain:			
II.	Confirm the Proponent has a written safety of WorkSafeBC?	y program in place that meets the requirements		
	☐ Yes	□ No		
III.	Is your company COR (Certificate of Recog	gnition) certified with respect to WorkSafeBC?		
	☐ Yes	□ No		
IV.	We are registered with one or more of the OHSAS 18001, CAN/CSA Z1000, ANSI Z10	ese Safety Management System/Program: or other. Please specify:		
	SUSTAINABLE BENEFITS A	ND SOCIAL RESPONSIBILITY		
I.	efforts towards sustainable practices and environment responsibility in providing the			
II.	recent immigrants, veterans, young people, women, people with disabilities and any other			
III.	II. What policies does your organization have for the procurement of goods and services from local small and medium sized business or social enterprises or Indigenous owned businesses:			
IV.	What policies does your organization have peoples:	to support reconciliation with indigenous		
	I. III. III. III. III.	I. Proponent to attach current Work Safe BC Yes		

4.	TECHNICA	L

a)	APPROACH and METHODOLOGY		
	Summarize the key features of your Proposal and the Technical Approach to be used.		
	Provide a brief description the various components required for successful completion of the		
	Work.		
I.	Delivery, Set-Up and Execution - Proposals should address the plan for the delivery, set		
	up and execution of the Work; as well as the disposal, recycle or reuse for the surplus		
	materials. Include any safety and pedestrian control measures.		
II.	Quality Assurance - Provide the measures the Proponent will use to maintain quality		
	control for the Services being performed.		
III	Risk Factors - Describe the risk factors anticipated and how the Proponent intends to		
	mitigate these.		
IV.	Safety - Proponent is to state how they will address safety on the Work site.		
_			
a)	Confirm only ASTTBC Certified to perform the Work.		
	□ Yes □ No		

5. FINANCIAL

a) PRICE - Prices proposed are to be all inclusive; therefore, include all labour, material, tools, equipment, transportation, fuel, supervision, disposal fees, permit fees and any other items required for provision of the services (exclude GST):

ITEM	SCOPE OF WORK	Unit of	PRICE (exclude GST)
		Measure	
i.	FIRE INSPECTION TECHNICIAN	HOUR	\$
ii.	FIRE INSPECTION TECHNICIAN OT	HOUR	\$
iii.	SPRINKLER FITTER	HOUR	\$
iv.	SPRINKLER FITTER OT	HOUR	\$
v.	TRUCK CHARGE (If Applicable)	EACH	\$
vi.	2-1/2LB ABC MAINTENANCE	EACH	\$
vii.	5LB. ABC. MAINTENANCE	EACH	\$
viii.	10LB. ABC MAINTENANCE	EACH	\$
ix.	2-1/2LB ABC RECHARGE	EACH	\$
х.	5LB ABC RECHARGE	EACH	\$
xi.	10LB ABC RECHARGE	EACH	\$
xii.	6 LITRE K CLASS RECHARGE	EACH	\$
xiii.	2-1/2LB CO2 RECHARGE	EACH	\$
xiv.	5LB. CO2 RECHARGE	EACH	\$
XV.	10LB CO2 RECHARGE	EACH	\$
xvi.	15LB. CO2. RECHARGE	EACH	\$
xvii.	20LB CO2 RECHARGE	EACH	\$

b)	b) PRICE Sheet - Confirm APPENDIX B - Fire Protection & Life Safety System Service-		
	Preventative Maintenance - Price Worksheet is attached.		
	□ Yes □ No		

c) MATERIAL MARKUP RATES	
Mark-up rate on materials	%

Attention Purchasing Manager:

This Dramagal is submitted this

- **6. I/We, the undersigned duly authorized representative of the Proponent**, having received and carefully reviewed all of the Proposal documents, including the RFP and any issued addenda posted on the City's website www.coquitlam.ca/Bid-Opportunities, and having fully informed ourselves as to the intent, difficulties, facilities and local conditions connected to performing the Services, submit this Proposal in response to the RFP.
- **7. I/We** agree to the rules of participation outlined in the <u>Instructions to Proponents</u> and should our Proposal be selected, agree to the City's <u>Standard Terms and Conditions Purchase of Goods and Services</u> and will accept the City's Contract as defined within this RFP document.
- **8. I/We acknowledge** receipt of the following Addenda related to this Request for Proposals and have incorporated the information received in preparing this Proposal.

Date Issued

inis Proposaris submitted this	uay oi, 2	U

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I/We have the authority to sign on behalf of the Proponent and have duly read all documents.

20

Legal Name of Company	
Signature(s) of Authorized Signatory(ies)	1.
	2.
Print Name(s) and Position(s) of Authorized Signatory(ies)	1.
	2.