

NORTHERN MAINE COMMUNITY COLLEGE  
REQUEST FOR PROPOSAL

Washington Hall Access Control RFP – 2022

Northern Maine Community College is currently accepting proposals to install access control on all exterior doors and apartment entrance doors. All of these doors are being replaced with new doors and frames.

Contractor Responsibilities:

- Site Visit
- Determine existing conditions
- Coordinate exact locations
- Provide cleanup for associated work
- Obtain all required permits
- Follow all applicable OSHA and DEP rules and regulations
- Provide all required OSHA documentation (programs, procedures, etc)

Proposals must be organized and present a **total project cost** which is based on the information provided by NMCC. Proposals that are incomplete and not organized in a comprehensive and concise manner may be rejected from consideration.

Supplemental technical information, product literature and other supporting materials that further explain and demonstrate the proposed system capabilities must be included within the proposal response.

All Vendors who provide a proposal in response to this RFP are responsible for all costs associated with preparing that proposal, answering all questions, providing the College with requested information, and, if short-listed, making a Vendor presentation to the NMCC. NMCC is under no obligation to incur or reimburse any Vendor for any proposal costs.

RFP Estimated Timeline:

09/16/2022 – Request for Proposals will be distributed.

10/7/2022 – Due date for any clarification questions.

10/14/2022 – Final date for proposal submission, 2pm deadline.

10/21/2022 – Estimated date of vendor award.

Start date – upon completion of contract

All questions and bids related to this request for proposals should be directed by email to [njedgeco@nmcc.edu](mailto:njedgeco@nmcc.edu) and [nbingrah@nmcc.edu](mailto:nbingrah@nmcc.edu). The subject of the email should clearly state "Questions: Access Control 2022 RFP Questions." Deadline for questions is October 7, 2022. Questions and responses will be posted on our website: <http://www.nmcc.edu/about-nmcc/news-info/rfps/>. It is the College's intent to respond to all questions within 1 business day. It will be the vendors' responsibility to check this site for updates.

Proposals will be reviewed and a selection will be made using the following criteria:

**Factor Weight**

Total proposed price 40%

Effectiveness and efficiency of product proposed 35%

Completion date 20%

Proposal completeness and readability 5%

The college is seeking a May 31, 2023 completion date. The start date will be upon full execution of the contract with the selected contractor. Proposals are due back to the college no later than October 14, 2022 at 2:00pm. Due to industry delays the College requires the immediate order of equipment and materials for the access control project. The selected vendor shall order equipment within 30 days of contract execution and store equipment until installation can be started. The College will issue payment for the equipment upon proof of receipt, right of entry, and proof of insurance for items stored offsite.

Proposals can be emailed to [njedgeco@nmcc.edu](mailto:njedgeco@nmcc.edu) and [nbingrah@nmcc.edu](mailto:nbingrah@nmcc.edu) or delivered/mailed to:

Northern Maine Community College  
Access Control RFP 2022  
33 Edgemont Drive  
PResque Isle, ME 04769

The college reserves the right to reject any or all bids and also reserves the right to be satisfied with the quality of services provided.

This RFP shall be referenced in, and considered part of, any final contract. See attached Notice to Bidders.

NORTHERN MAINE COMMUNITY COLLEGE  
REQUEST FOR PROPOSAL

Washington Hall Access Control RFP – 2022

To: Northern Maine Community College  
33 Edgemont Drive  
Presque Isle, ME 04769

From: Contact Person: \_\_\_\_\_

Company/Address: \_\_\_\_\_

\_\_\_\_\_

Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Email: \_\_\_\_\_

Having carefully examined:

Washington Hall Access Control RFP – 2022, including its attachments, and completed a site visit.

We, the undersigned, propose to perform the services described in the amount of:

Fully Installed Access Control System \$ \_\_\_\_\_

Completion Date: \_\_\_\_\_

Specifications of all equipment must be included with Bid Form

Signed by: \_\_\_\_\_

Bid Deadline: October 14, 2022

**NOTICE TO VENDORS AND BIDDERS:  
STANDARD TERMS AND CONDITIONS APPLICABLE TO ALL MCCS CONTRACTS**

The following standard contracting terms and conditions are incorporated and shall become a part of any final contract that will be awarded by any college or other operating unit of the Maine Community College System (collectively "MCCS"). These terms and conditions derive from the public nature and limited resources of the MCCS. MCCS DOES NOT AGREE TO:

1. Provide any defense, hold harmless or indemnity;
2. Waive any statutory or constitutional immunity;
3. Apply the law of a state other than Maine;
4. Procure types or amounts of insurance beyond those MCCS already maintains or waive any rights of subrogation;
5. Add any entity as an additional insured to MCCS policies of insurance;
6. Pay attorneys' fees; costs, including collection costs; expenses or liquidated damages;
7. Promise confidentiality in a manner contrary to Maine's Freedom of Access Act;
8. Permit an entity to change unilaterally any term or condition once the contract is signed;
9. Automatic renewals for term(s) greater than month-to-month;
10. Limitations on MCCS' recovery of lawful damages incurred as a result of breach of the contract;
11. Limitation of the time period under which claims can be made or actions brought arising from the contract;
12. Vendor's terms prevailing over MCCS' standard terms and conditions, including addenda; and
13. Unilateral modifications to the contract by the vendor.

BY SUBMITTING A RESPONSE TO A REQUEST FOR PROPOSAL, BID OR OTHER OFFER TO DO BUSINESS WITH MCCS, YOUR ENTITY UNDERSTANDS AND AGREES THAT:

1. The above standard terms and conditions are thereby incorporated into any agreement entered into between MCCS and your entity; that such terms and condition shall control in the event of any conflict with such agreement; and that your entity will not propose or demand any contrary terms;
2. The above standard terms and conditions will govern the interpretation of such agreement notwithstanding the expression of any other term and/or condition to the contrary;
3. Your entity will not propose to any college or other operating unit of the MCCS any contractual documents of any kind that are not in at least 11-point black font on a white background and completely contained in one Word or PDF document, and that any references to terms and conditions, privacy policies or any other conditions referenced outside of the contract will not apply; and
4. Your entity will identify at the time of submission which, if any, portion or your submitted materials are entitled to "trade secret" exemption from disclosure under Maine's Freedom of Access Act; that failure to so identify will authorize MCCS to conclude that no portions are so exempt; and that your entity will defend, indemnify and hold harmless MCCS in any and all legal actions that seek to compel MCCS to disclose under Maine's Freedom of Access Act some or all of your submitted materials and/or contract, if any, executed between MCCS and your entity.

## **DOOR ACCESS CONTROL**

### **PART 1 –GENERAL**

#### **1.01 RELATED DOCUMENTS**

- A. All of the Contract Documents, including General and Supplementary Conditions and Division 1 General Requirements, apply to the work of this section.

#### **1.02 DESCRIPTION OF WORK**

- A. The work of this section includes, but is not limited to, the following:
  - 1. Provide electronic hardware for all exterior and apartment doors.
  - 2. Provide wiring to all electronic access control devices.
  - 3. Utilize existing conduit from utility room to apartments and modify as necessary.
  - 4. Provide IDenticard Mercury controllers and all control hardware for access control, power supplies, backups and surge protection to work with existing IDenticard Premisys System.

#### **1.03 RELATED WORK**

- A. Carefully examine all of the Contract Documents for requirements which affect the work of this section. Other specifications sections which directly relate to the work of this section include, but are not limited to, the following:

- 1. Building Layouts

#### **1.04 INTENT**

- A. A major intent of the work of this section is to provide a system to control access to areas by time, personnel, or other factors via software configuration.
- B. A single contract will be issued for all items listed within this RFP, with no exceptions
- C. Award of RFP will be based on lowest cost bid, compatibility of proposed plan & equipment and timeline for completion
- D. Scope of work will be at the discretion of NMCC
- E. Contract to be issued upon award of bid

#### **1.05 QUALITY ASSURANCE**

- A. Access Control supplier shall be fully licensed and competent in systems installation and service.
- B. Access Control supplier shall warrant and guarantee, in writing, that hardware supplied is free of defective material and workmanship. Supplier shall further warrant and guarantee

for a period of one year from Owner's Use and Occupancy that the hardware shall function in a satisfactory manner without binding, collapse, or dislodging of its parts, provided that the installation is made to the manufacturer's recommendations.

- C. The Access Control supplier shall repair or remedy, without charge, any defect of workmanship or material for which he is responsible hereunder.

## 1.06 SUBMITTALS

- A. Submit the following in accordance with SECTION 01 33 00-SUBMITTALS:

1. Samples: If requested, submit to the NMCC for approval, a complete line of samples as directed. Samples shall be plainly marked with the manufacturer's numbers, types and sizes.
2. Submit on-going license, hosting, monitoring and any other fees incurred for normal use of this system as designed.
3. Submit names of technicians and their relevant certifications, licenses and years of experience that will be assigned to this project.

## PART 2 – PRODUCTS

### 2.01 ACCEPTABLE MANUFACTURERS

Controllers	Mercury (no substitutions)	Long Beach, CA
Software Package	IDenticard Systems Inc. (no substitutions)	Manheim, PA
Power Supplies	Life Safety Altronix	Mundelein, IL Brooklyn, NY
Card Readers	HID Farpointe Wavelynx Technologies	Austin, TX Sunnyvale, CA Broomfield, CO
Doors	See Section 08 25 00	
Hardware	Assa Abloy	New Haven, CT
Request to Exit	Bosch Honeywell	Stuttgart, Germany Morris Plains, NJ
Door Position Sensors	GE Honeywell GRI	Boston, MA Morris Plains, NJ Kimball, NE
Credentials	HID Farpointe	Austin, TX Sunnyvale, CA

## 2.02 MATERIALS AND QUALITY

- A. All products shall be of the best grade entirely free from imperfections manufacturer and finish.
- B. Provide, if possible, devices of one manufacturer. Modifications to devices that are necessary to conform to construction shown or specified shall be provided as required for the specified operation and functional features.

## 2.03 MINIMUM REQUIREMENTS

### A. CONTROLLERS

- a. Controllers shall be Mercury hardware; no substitutions will be considered.
- b. Controllers shall be wall mounted

### B. SOFTWARE PACKAGE

- a. No licensing will be required

### C. POWER SUPPLIES

- a. Power Supplies shall be sufficient for 25% expansion
- b. Power Supplies shall be contained within UL Rated Cabinet
- c. Power Supplies shall be monitored by Access Control System for trouble conditions

### D. CARD READERS

- a. Card Readers shall be 26bit Wigand format or better
- b. Card Reader are required to operate on 13.56 MHz, 125 kHz and Mobile Technology.
- c. Card Readers shall mount to a 1-gang box or surfaces mounted.
- d. Card Readers mounted to mullion frames shall not be wider than mullion
- e. Card Readers shall be consistent in color and finish
- f. Card Readers shall be multi-technology and mobile compatible

### E. REQUEST TO EXIT

- a. REX shall be compatible with Mercury hardware and selected software

### F. DOOR POSITION SENSOR

- a. DPS shall be compatible with Mercury hardware and selected software
- b. DPS shall be ¾" recessed style

### G. CREDENTIALS STYLES

- a. Cards shall be compatible with selected card readers

- b. Cards shall be plain white cards capable of badge printing
- c. Mobile Credentials are required for RFP

H. ELECTRONIC AND MECHANICAL HARDWARE

- a. Electronic and mechanical hardware provided by contractor is to be by Assa Abloy product, No substitutions.
- b. Magnetic locks will not be accepted.

PART 3—EXECUTION

3.01. INSPECTION

1. It shall be the contractors' responsibility to inspect all devices for proper function and installation.
  - a. Contractor will be required to notify NMCC of defects prior to commencement of work in writing. No change orders will be granted after award of project.
    - i. Contractor will be required to verify that all field measurements, Doors, hardware and electronic devices are compatible with openings.
- 2.

3.02 INSTALLATION/ADJUSTMENT/LOCATION

1. All materials shall be installed in a workmanlike manner following the manufacturer's recommended instructions.
2. The adjustments for all equipment shall be the installer's responsibility and these adjustments shall be made at the time of installation.
3. No wiring shall be exposed or visible at door locations.
4. All wiring leaving the building shall be rated for direct burial.

3.03 FIELD QUALITY CONTROL

1. Upon completion of the installation of the system, it shall be the responsibility of the Access Control supplier to visit the project and to verify the hardware and systems are in proper working order. Should contractor find items not operating properly they should make a report, in writing, to NMCC, advising of the problem and the measures required to correct the problem.

3.04 CLEANING

1. It shall be the responsibility of the contractor to clean all items of finish hardware and to remove any remaining pieces of protective materials and labels.

3.05 FUNCTIONAL REQUIREMENTS



1. Access Control shall initiate a configurable lock-down sequence upon trip of a panic button. Sequence shall perform the following operations:
  - a. Close and lock doors specified by NMCC
    - i. Closing of doors refers to release of mag hold opens (where applicable)

### 3.06 ACCESS CONTROL LOCATIONS

1. As per Drawings.

### 3.07 INSTRUCTIONS AND TOOLS

1. It shall be the responsibility of the Access Control supplier to provide installation and repair manuals and adjusting tools, keys, wrenches, etc... for the following operating products.
  - a. Panels (all types)
  - b. Exit Devices (all types)

### 3.08 CARD STYLE CREDENTIALS

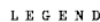
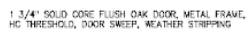
1. No Credentials are required for this bid

### 3.09 List of Drawings:

1. Washington Hall New Doors 090122 Sheet #1

END OF SECTION

TUBELITE, VSTAWALL, OR KANNEER - WIDE STILE ALUMINUM  
ENTRANCE DOORS W/ ALUMINUM FRAME, 1" TEMPERED  
INSULATED LOW-E SAFETY GLASS, AL. HC THRESHOLD, W/ SILL EXTENSION,  
DOOR SWEEP, WEATHER STRIPPING



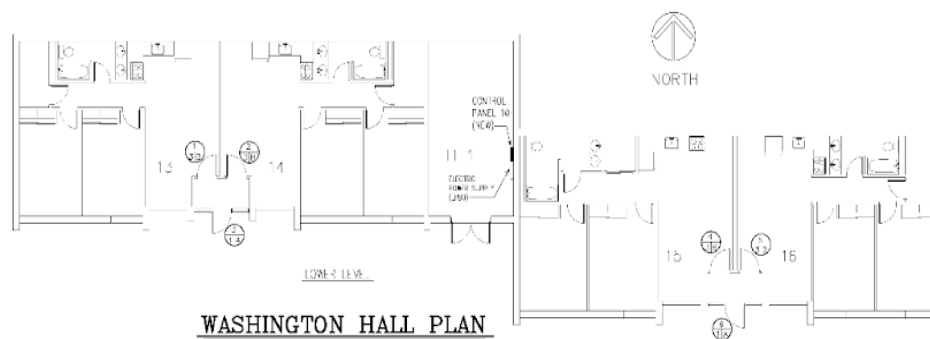
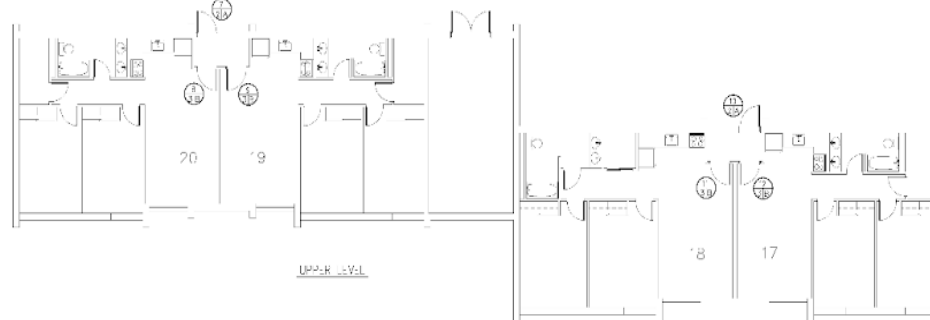
2. PANIC 1 APPROXIMATE SARGENT 90 SERIES RM MOUNTED PANIC TOUCHBAR (4 PL) 1/2" SIDE OF DOOR, VERTICAL RELEASE TOUCH BAR, LOCKSTOP TO ALLOW EGRESS FROM BUILDING, FULL HANDLE ON FULL SIDE OF DOOR, 1/2" PL 4 X 4" HINGES STAINLESS STEEL, DOOR CLOSER, WEATHER STRIPPING, FULL SWEEP, REEF FOR PL 2 IN 2 SECTION.

3. LEVEL 1/2" BY SARGENT, NEW DOOR CLOSER, BLADE CHISEL DOOR STOP IN GOOD CONDITION, WEATHER STRIPPING, NEW HINGES, WEATHER STRIPPING PROVIDED AND INSTALLED BY CONTRACTOR, KEYS BY OWNER.

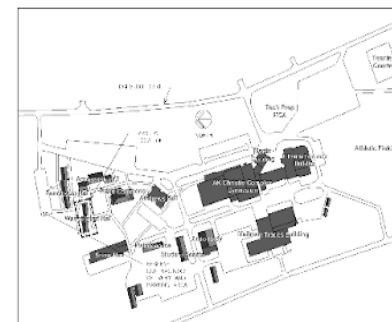
4. REEF FOR EGRESS 2 IN 2 SECTION.

[illegible]

TYPE	PLAN SECTION	DESCRIPTION
A		4" CONCRETE BLOCK BRICK
B		4" CONCRETE BLOCK
C		4" CONCRETE BLOCK EXISTING T-1-11 OVER WOOD FRAMING NEW WALL FINISH



SCALE: 1/8" = 1' 0"



NMCC CAMPUS PLAN



ARCHITECTURAL DESIGNS BY  
**Robert J. Kervin,**  
Architect

420 JAWHIM STREET  
STATION MAH, 01330  
TEL 009-438-3845  
FAX 009-438-3234

Malin Lemaud Architect.

WASHINGTON HALL  
NEW DOORS  
DOGS PROJECT NO. 3304  
NNMC, 33 EDMONT DRIVE  
POSSPORT ISLE MAINE

### CAMPUS PLAN WASHINGTON HALL FLOOR PLANS DOOR & HARDWARE SCHEDULES

RECEIVED: 8/15/2002  
 DATE: 15 AUGUST 2002  
 BY: AS 60140  
 PAGE: 21  
 COMMENTS:

PLAN -CH CONSTRUCTION  
11-11-2022

SHEET THREE

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