FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

BID SPECIFICATIONS

Fire Alarm System Replacement

Property Owner
The Gateway Family YMCA (TGFY)
144 Madison Ave
Elizabeth, NJ 07201

Project Location
Elizabeth Branch Emergency Shelter
135 Madison Ave
Elizabeth, NJ 07201

Funded Through
2026 Shelter Support Program Grant

Funding Agency
New Jersey Department of Community Affairs (NJDCA)
Shelter Support/Recovery Housing Division
101 South Broad Street
Trenton, NJ 08625

October 9, 2026

II. TABLE OF CONTENTS

Page	Section
1	**I. Cover Page**
2	**II. Table of Contents**
3	**III. Notice to Bidders**
3	III.1 Bid Submission
3	III.2 Procurement Schedule
4	III.3 Pre-Bid Site Visit
4	III.4 Questions Regarding Specifications
4	**IV. Project Specifications**
4	IV.1 Scope of Work
5	IV.2 Project Details
7	IV.3 Bidder Clarifications
8	IV.4 Quality Standards
8	IV.5 Brand Name or Equal
8	**V. Contract Requirements**
8	V.1 Permits
8	V.2 Insurance Requirements
9	V.3 Compliance with Government Regulations
9	V.4 Safety
10	V.5 Subcontractors
10	**VI. Project Administration**
10	VI.1 Access for Other Contractors
10	VI.2 Storage
10	VI.3 Final Cleanup and Protection of Property
10	VI.4 Payment

III. NOTICE TO BIDDERS

III.1 Bid Submission

Due to receiving fewer bids than required by our funder, NJDCA, we are issuing a new bid solicitation. To be considered under this new solicitation, electronic bids for replacing the fire alarm system and related detection devices at the Elizabeth Branch Emergency Shelter, located at 135 Madison Ave., Elizabeth, NJ 07201, must be received by The Gateway Family YMCA no later than 11:59 PM EDT on October 25, 2026. Bids should be submitted to bids@tgfymca.org with the subject line "NJDCA 2026 SSP – Fire Alarm System Bid."

Any bids submitted under the previously published August and/or September 2026 solicitations will NOT be considered. Bidders who previously submitted a bid must resubmit their proposal dated during the October procurement cycle (October 12–25, 2026) to be considered under the new solicitation.

All bids received will be submitted to the New Jersey Department of Community Affairs (NJDCA) for review, and contract awards are subject to NJDCA approval. As the funding agency, NJDCA reserves the right to reject bids received and/or require additional information from contractors.

NJDCA requires a minimum of three bids before making a final award determination. If fewer than three qualifying bids are received, The Gateway Family YMCA may reissue bid solicitations until a sufficient number of qualifying bids has been obtained. The current anticipated contract award date is November 2026.

III.2 Procurement Schedule

October 9, 2026 – Revised bid specifications available for download.

October 12, 2026 – Revised bid solicitation opens to the general public.

October 12–20, 2026 – Public bid notice published over seven business days.

October 25, 2026 – Public bid process closes.

November 2026 – Anticipated NJDCA review and contractor selection/notification.

November 2026 – Anticipated contract execution between The Gateway Family YMCA and selected contractor.

January 2027 – Fire alarm system and related detection device replacement begins.

III.3 Pre-Bid Site Visit

Contractors are encouraged to schedule a site visit to review the scope of work prior to submitting a bid. Please email bids@tgfymca.org with a phone number and the name of the project you are interested in; a member of our property team will use that information to coordinate a site visit.

III.4 Questions Regarding Specifications

Any technical questions concerning these specifications should be brought to the attention of the Property Manager during the site visit. Additional questions may be submitted to bids@tgfymca.org along with a phone number so that a member of our property team can respond.

IV. PROJECT SPECIFICATIONS

IV.1 Scope of Work

Proposals must include all labor, materials, equipment, permits, removal, disposal, installation, and other costs necessary to complete the project as specified.

The existing fire alarm control panel at 135 Madison Avenue is no longer supported by the manufacturer. This project encompasses replacement of the existing fire alarm control panel with an addressable system and replacement of related components throughout the five-level building, including:

- Addressable smoke detection devices
- Sprinkler tamper switches
- Pull stations
- Air conditioning duct detectors
- Elevator shaft detectors
- Heat detectors in boiler rooms

The following estimated quantities are provided for reference based on a January 2025 proposal for replacement of the existing fire alarm system. These quantities are not guaranteed to represent current conditions or final system requirements. Bidders are responsible for verifying existing conditions and determining the final quantities and components necessary to provide a complete, code-compliant, operational fire alarm system.

Component	Estimated Quantity
Fire Alarm Control Panel	1
160-Character LCD Remote Annunciator	1
12V12Ah Battery	2
Fire Document Box	1

Component	Estimated Quantity
Ethernet Networking Card	1
Network Universal LTE Fire Communicator, Verizon	1
Single Input Module	9
Dual Input Module	6
Relay Module	6
Micro Input Module	24
Dual Action Addressable Pull Station	28
Photoelectric Smoke Detector	117
Rate of Rise Fixed Temperature Heat Sensor	6
6" Addressable Detector Base	123
6" Addressable Sounder Base	78
Analog Addressable Duct Detector with Relay	2
Supervised Duct Detector Remote Test Switch	2
Sampling Tube for Addressable DDA	2
Indoor Wall Mount Horn Strobe	49
Indoor Wall Mount Strobe Only	32
Outdoor Wall Mount Horn Strobe	1
Series 10A Intelligent Notification Power Extender	3
12V7Ah Battery	6

IV.2 Project Details

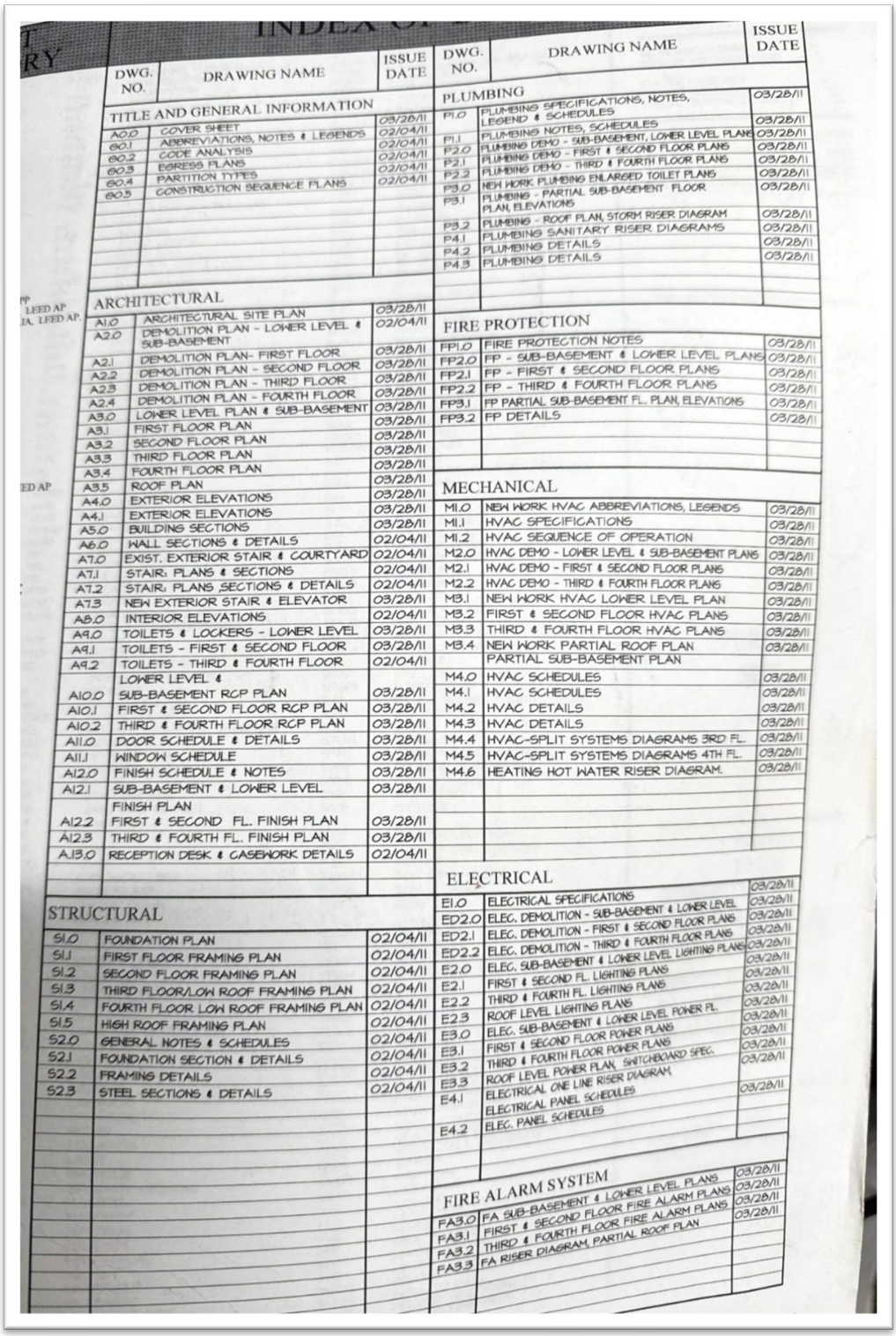
Schematics: A book of building schematics is available for reference when attending a site visit; however, the information is dated 2011. A copy of the table of contents showing what information is available is included below. Contractors are *highly* encouraged to verify current conditions during a site visit rather than relying solely on the schematics when developing bids as some information may have changed.

Existing Conditions: The current fire alarm system relies on copper telephone lines. Existing system wiring should be reused where possible and compatible with the new system. The number and placement of existing components, including smoke detection devices, may need to be modified as necessary to comply with applicable code requirements.

System Preference: A non-proprietary, user-friendly fire alarm system is preferred. Silent Knight or equivalent may be used as a point of comparison.

Additional Requirements: The building must remain protected by an operational fire alarm system at the end of each workday. Work may be completed floor by floor as necessary to maintain protection using either the existing or new fire alarm system. The contractor is responsible for obtaining all required fire inspection approvals upon completion of the work.

2011 Building Schematics – Table of Contents
(Schematics Available for Onsite Reference)



INDEX OF

DWG. NO.	DRAWING NAME	ISSUE DATE
TITLE AND GENERAL INFORMATION		
A0.0	COVER SHEET	03/28/11
80.1	ABBREVIATIONS, NOTES & LEGENDS	02/04/11
80.2	CODE ANALYSIS	02/04/11
80.3	EGRESS PLANS	02/04/11
80.4	PARTITION TYPES	02/04/11
80.5	CONSTRUCTION SEQUENCE PLANS	02/04/11
ARCHITECTURAL		
A1.0	ARCHITECTURAL SITE PLAN	03/28/11
A2.0	DEMOLITION PLAN - LOWER LEVEL & SUB-BASEMENT	02/04/11
A2.1	DEMOLITION PLAN- FIRST FLOOR	03/28/11
A2.2	DEMOLITION PLAN - SECOND FLOOR	03/28/11
A2.3	DEMOLITION PLAN - THIRD FLOOR	03/28/11
A2.4	DEMOLITION PLAN - FOURTH FLOOR	03/28/11
A3.0	LOWER LEVEL PLAN & SUB-BASEMENT	03/28/11
A3.1	FIRST FLOOR PLAN	03/28/11
A3.2	SECOND FLOOR PLAN	03/28/11
A3.3	THIRD FLOOR PLAN	03/28/11
A3.4	FOURTH FLOOR PLAN	03/28/11
A3.5	ROOF PLAN	03/28/11
A4.0	EXTERIOR ELEVATIONS	03/28/11
A4.1	EXTERIOR ELEVATIONS	03/28/11
A5.0	BUILDING SECTIONS	03/28/11
A6.0	WALL SECTIONS & DETAILS	02/04/11
A7.0	EXIST. EXTERIOR STAIR & COURTYARD	02/04/11
A7.1	STAIR; PLANS & SECTIONS	02/04/11
A7.2	STAIR; PLANS ,SECTIONS & DETAILS	02/04/11
A7.3	NEW EXTERIOR STAIR & ELEVATOR	03/28/11
A8.0	INTERIOR ELEVATIONS	02/04/11
A9.0	TOILETS & LOCKERS - LOWER LEVEL	03/28/11
A9.1	TOILETS - FIRST & SECOND FLOOR	03/28/11
A9.2	TOILETS - THIRD & FOURTH FLOOR	02/04/11
A10.0	LOWER LEVEL & SUB-BASEMENT RCP PLAN	03/28/11
A10.1	FIRST & SECOND FLOOR RCP PLAN	03/28/11
A10.2	THIRD & FOURTH FLOOR RCP PLAN	03/28/11
A11.0	DOOR SCHEDULE & DETAILS	03/28/11
A11.1	WINDOW SCHEDULE	03/28/11
A12.0	FINISH SCHEDULE & NOTES	03/28/11
A12.1	SUB-BASEMENT & LOWER LEVEL FINISH PLAN	03/28/11
A12.2	FIRST & SECOND FL. FINISH PLAN	03/28/11
A12.3	THIRD & FOURTH FL. FINISH PLAN	03/28/11
A.13.0	RECEPTION DESK & CASEWORK DETAILS	02/04/11
STRUCTURAL		
S1.0	FOUNDATION PLAN	02/04/11
S1.1	FIRST FLOOR FRAMING PLAN	02/04/11
S1.2	SECOND FLOOR FRAMING PLAN	02/04/11
S1.3	THIRD FLOOR/LOW ROOF FRAMING PLAN	02/04/11
S1.4	FOURTH FLOOR LOW ROOF FRAMING PLAN	02/04/11
S1.5	HIGH ROOF FRAMING PLAN	02/04/11
S2.0	GENERAL NOTES & SCHEDULES	02/04/11
S2.1	FOUNDATION SECTION & DETAILS	02/04/11
S2.2	FRAMING DETAILS	02/04/11
S2.3	STEEL SECTIONS & DETAILS	02/04/11

DWG. NO.	DRAWING NAME	ISSUE DATE
PLUMBING		
P1.0	PLUMBING SPECIFICATIONS, NOTES, LEGEND & SCHEDULES	03/28/11
P1.1	PLUMBING NOTES, SCHEDULES	03/28/11
P2.0	PLUMBING DEMO - SUB-BASEMENT, LOWER LEVEL PLANS	03/28/11
P2.1	PLUMBING DEMO - FIRST & SECOND FLOOR PLANS	03/28/11
P2.2	PLUMBING DEMO - THIRD & FOURTH FLOOR PLANS	03/28/11
P2.3	PLUMBING DEMO - THIRD & FOURTH FLOOR PLANS	03/28/11
P3.0	NEW WORK PLUMBING ENLARGED TOILET PLANS	03/28/11
P3.1	PLUMBING - PARTIAL SUB-BASEMENT FLOOR PLAN, ELEVATIONS	03/28/11
P3.2	PLUMBING - ROOF PLAN, STORM RISER DIAGRAM	03/28/11
P4.1	PLUMBING SANITARY RISER DIAGRAMS	03/28/11
P4.2	PLUMBING DETAILS	03/28/11
P4.3	PLUMBING DETAILS	03/28/11
FIRE PROTECTION		
FP1.0	FIRE PROTECTION NOTES	03/28/11
FP2.0	FP - SUB-BASEMENT & LOWER LEVEL PLANS	03/28/11
FP2.1	FP - FIRST & SECOND FLOOR PLANS	03/28/11
FP2.2	FP - THIRD & FOURTH FLOOR PLANS	03/28/11
FP3.1	FP PARTIAL SUB-BASEMENT FL. PLAN, ELEVATIONS	03/28/11
FP3.2	FP DETAILS	03/28/11
MECHANICAL		
M1.0	NEW WORK HVAC ABBREVIATIONS, LEGENDS	03/28/11
M1.1	HVAC SPECIFICATIONS	03/28/11
M1.2	HVAC SEQUENCE OF OPERATION	03/28/11
M2.0	HVAC DEMO - LOWER LEVEL & SUB-BASEMENT PLANS	03/28/11
M2.1	HVAC DEMO - FIRST & SECOND FLOOR PLANS	03/28/11
M2.2	HVAC DEMO - THIRD & FOURTH FLOOR PLANS	03/28/11
M3.1	NEW WORK HVAC LOWER LEVEL PLAN	03/28/11
M3.2	FIRST & SECOND FLOOR HVAC PLANS	03/28/11
M3.3	THIRD & FOURTH FLOOR HVAC PLANS	03/28/11
M3.4	NEW WORK PARTIAL ROOF PLAN PARTIAL SUB-BASEMENT PLAN	03/28/11
M4.0	HVAC SCHEDULES	03/28/11
M4.1	HVAC SCHEDULES	03/28/11
M4.2	HVAC DETAILS	03/28/11
M4.3	HVAC DETAILS	03/28/11
M4.4	HVAC-SPLIT SYSTEMS DIAGRAMS 3RD FL.	03/28/11
M4.5	HVAC-SPLIT SYSTEMS DIAGRAMS 4TH FL.	03/28/11
M4.6	HEATING HOT WATER RISER DIAGRAM.	03/28/11
ELECTRICAL		
E1.0	ELECTRICAL SPECIFICATIONS	03/28/11
ED2.0	ELEC. DEMOLITION - SUB-BASEMENT & LOWER LEVEL	03/28/11
ED2.1	ELEC. DEMOLITION - FIRST & SECOND FLOOR PLANS	03/28/11
ED2.2	ELEC. DEMOLITION - THIRD & FOURTH FLOOR PLANS	03/28/11
E2.0	ELEC. SUB-BASEMENT & LOWER LEVEL LIGHTING PLANS	03/28/11
E2.1	FIRST & SECOND FL. LIGHTING PLANS	03/28/11
E2.2	THIRD & FOURTH FL. LIGHTING PLANS	03/28/11
E2.3	ROOF LEVEL LIGHTING PLANS	03/28/11
E3.0	ELEC. SUB-BASEMENT & LOWER LEVEL POWER PL.	03/28/11
E3.1	FIRST & SECOND FLOOR POWER PLANS	03/28/11
E3.2	THIRD & FOURTH FLOOR POWER PLANS	03/28/11
E3.3	ROOF LEVEL POWER PLAN, SWITCHBOARD SPEC.	03/28/11
E4.1	ELECTRICAL ONE LINE RISER DIAGRAM, ELECTRICAL PANEL SCHEDULES	03/28/11
E4.2	ELEC. PANEL SCHEDULES	
FIRE ALARM SYSTEM		
FA3.0	FA SUB-BASEMENT & LOWER LEVEL PLANS	03/28/11
FA3.1	FIRST & SECOND FLOOR FIRE ALARM PLANS	03/28/11
FA3.2	THIRD & FOURTH FLOOR FIRE ALARM PLAN	03/28/11
FA3.3	FA RISER DIAGRAM, PARTIAL ROOF PLAN	

IV.3 Bidder Clarifications

Q: Should all labor be quoted at the NJ State Prevailing Wage rate?
A: We confirmed with NJDCA that NJ Public Works Contractor Registration and NJ prevailing wage requirements do not apply to this Shelter Support Program grant.

Q: Are there DPMC Classification requirements for this project?
A: We have not been provided with any DPMC classification requirements for this project from NJDCA.

Q: Is a bid bond required for this project?
A: A bid bond is not required as part of the bid submission for this project. NJDCA has not provided us with any bid bond requirements for this grant.

Q: Will any sort of 'potential bidder' list be published?
A: We do not have a formal "potential bidder" list available for this project.

Q: Is the selected contractor responsible for developing any engineered/stamped plans required for permitting and project completion?
A: Yes. If permits or engineered/stamped plans are required for project completion, the selected contractor will be responsible for obtaining them.

Q: If it is not possible to keep the building 100% protected at the end of every workday, what procedure should be followed?
A: In emergency situations, our YMCA implements a fire watch; however, this is typically used only in cases of emergency. Contractors should plan the work to keep the building protected by an operational fire alarm system at the end of each workday, such as by setting up the new system before taking the existing system offline.

Q: Will the elevator company be on site so that we may get to devices in the elevator pit and top of shaft? Will this cost be covered by the YMCA?
A: Contractors are responsible for contacting the elevator company and including that cost in their proposal. Our elevator company is Otis and they can be contacted by phone at 800-233-6847.

Q: What is the building's applicable occupancy/use group classification? Do different areas of the building have different classifications?
A: The 2011 building schematics identify the building as mixed occupancy (non-separated occupancies), specifically A-3 Assembly (Community Center / Health Club) and R-2 Residential (Single Room Occupancy).

Q: Will the YMCA be able to provide dedicated escorts when a contractor is replacing apartment smoke detectors?
A: If residents are present in their rooms, an escort will not be provided and residents can provide access. If residents are not present, a YMCA staff escort will be provided to facilitate access.

Q: What are the CO bases referenced in the historical equipment quantities intended for, given that no CO detectors are listed? Should bidders include CO detection when determining the new system requirements?
A: The current CO devices and their placement are based on the Fire Marshal's recommendations; however, they are separate from the fire alarm system and are not included in the scope of this project. Bidders do not need to include CO detection in their proposals.

IV.4 Quality Standards

All work shall be performed using high-quality materials and workmanship in accordance with applicable industry standards. Whenever applicable, materials and equipment shall be equal to or exceed the quality of those specified in these bid documents to ensure the safety and long-term functionality of the facility.

IV.5 Brand Name or Equal

When project specifications, forms, and/or other contract documents use "or approved equal," "brand name or equivalent," or similar language, the listed brand make/model will serve as a point of comparison for the operational characteristics needed.

If a bidder proposes an equivalent product in place of a specified brand-name product, the bidder must:

a. Fully describe and document the proposed product (e.g., brand, model number, specifications, etc.) to establish its equivalence.

b. Identify and describe any variations between the proposed equivalent product and the specified brand-name product.

The Gateway Family YMCA reserves the right to determine whether a proposed equivalent product is acceptable. If the proposed equivalent product is determined not to be acceptable, the bidder shall submit a revised proposal using the specified brand-name product.

V. CONTRACT REQUIREMENTS

V.1 Permits

The contractor shall obtain all necessary permits required by law and provide The Gateway Family YMCA with any necessary approvals prior to beginning the project.

V.2 Insurance Requirements

The contractor shall maintain the following insurance coverage throughout the duration of the contract through one or more licensed insurance carriers.

A Certificate of Insurance shall be provided to The Gateway Family YMCA prior to beginning any work with limits not less than the following:

- Commercial General Liability (CGL): Coverage for all operations including, but not limited to, contractual, products and completed operations, and personal injury with limits no less than $1,000,000 per occurrence/$3,000,000 general aggregate. The Gateway Family YMCA shall be included as an additional insured. Coverage is provided on a primary and non-contributory basis to The Gateway Family YMCA.

- Automobile Liability: Coverage for all owned, non-owned, and hired vehicles with limits not less than $1,000,000 each accident, combined single limit (CSL), or its equivalent.

- Umbrella Liability: Coverage with limits no less than $5,000,000 per occurrence/$5,000,000 aggregate.

- Workers Compensation: Coverage with limits not less than $1,000,000 per accident for bodily injury or disease.

- Excess Commercial Liability: Coverage with limits no less than $5,000,000.

Special Circumstances: The Gateway Family YMCA reserves the right to modify these requirements based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

V.3 Compliance With State Regulations

This project is funded by the New Jersey Department of Community Affairs (NJDCA) using State of New Jersey funds. Contractors shall comply with all applicable federal, state, and local laws, regulations, licensing requirements, and grant conditions associated with this project. Contractors shall also possess all licenses and registrations necessary to perform the work described in these specifications.

V.4 Safety

The contractor will observe all rules and regulations of the federal, state, and local health officials concerning construction safety and health standards. This includes but is not limited to OSHA regulations, building and construction codes, and the rules and regulations of the New Jersey Department of Labor and Workforce Development. The contractor will not require any worker to work in surroundings or under conditions that are unsanitary, hazardous, or dangerous to the worker's health or safety. The contractor shall also take appropriate measures to protect building occupants, visitors, staff, and the general public throughout the duration of the project.

V.5 Subcontractors

All subcontractors will be subject to the same requirements as contractors outlined in this bid package.

VI. PROJECT ADMINISTRATION

VI.1 Access For Other Contractors

The contractor shall provide reasonable access to other contractors working on the project and shall not hinder or delay work being performed under other contracts.

VI.2 Storage

If it is necessary for the contractor to store equipment or materials at the project location, the contractor will inform The Gateway Family YMCA. If The Gateway Family YMCA designates space for storage, the contractor shall use that space only for storing materials and equipment associated with this project. Any and all materials which may be stored will be at the contractor's sole risk. The Gateway Family YMCA will not be responsible for any loss of or damage to those materials or equipment for any reason.

VI.3 Final Clean Up And Protection Of Property

Upon completing the work specified in the contract, the contractor will remove all equipment, unused materials, rubbish, etc., and will r repair or replace any damage resulting from the project so that affected areas are restored to their condition prior to the start of construction. If the contractor fails to comply with this requirement, The Gateway Family YMCA may complete the necessary cleanup or repairs, and the associated costs may be charged to the contractor.

VI.4 Payment

In accordance with The Gateway Family YMCA's operating procedures, 50% of the contract amount will be paid upon execution of the contract. The remaining 50% will be paid upon satisfactory completion of the project. Contractors are requested to deposit or cash payments within 30 days so The Gateway Family YMCA can provide timely proof of payment to the project funder.