



College Station Independent School District

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MEMORANDUM

To: Amy Drozd, Chief Financial Officer

From: Jon Hall, Executive Director of Facilities *Jon E. Hall*

Date: April 7, 2021

Subject: Consider approval of a contract award to API National Service Group under purchasing cooperative contract 18-7278 for the purchase and installation of a fire alarm system replacement for College Station Middle School utilizing 2015 bond funds.

Agenda Item: K-1

BACKGROUND

In November 2015, College Station ISD voters passed a bond issue for \$135.9 million for new construction and renovation to district facilities. Since that time, all identified projects have been completed and we have been able to accomplish additional projects with the savings left from the original projects.

One project that has been identified as a significant need is the replacement of the fire alarm system at College Station Middle School. The existing fire alarm system at CSMS has become increasingly difficult to maintain, with parts becoming difficult to find due to the age of the system. We have also experienced more false alarms out of this system over the last two years than other campus systems. Due to these issues, we have determined that a full replacement of the fire alarm system is the proper solution. A budget of \$275,000 was identified to cover this need.

In March of 2021, CSISD solicited two purchasing cooperative bids from local vendors to accomplish this work. API National Service Group and Summit Fire & Security submitted bids for this work and these bids were reviewed to determine the best value for the district by Executive Director of Facilities Jon Hall, Assistant Director of Facilities Rene Ramirez and Alarm Technician Walter McDaniel.

The API National Service Group bid was unanimously agreed upon as the best value for the district. It was the low bid and had a complete scope. API National Service Group, formerly known locally as American Fire Protection Group, also has an outstanding reputation for service and has accomplished some maintenance on this exact campus over the years, so they are very familiar with the building.



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Their bid was for \$237,578, compared to the Summit Fire & Protection bid of \$248,028.

The API National Service Group bid is \$37,422 below our established budget, allowing us to use these savings for additional projects in the future.

This work would be accomplished over the summer of 2021 so that it would be operational again by the start of school.

RECOMMENDATION

It is recommended that the College Station Independent School District Board of Trustees approve a contract award to API National Service Group under purchasing cooperative contract 18-7278 for the purchase and installation of a fire alarm system replacement for College Station Middle School utilizing 2015 bond funds.



3/25/2021

Quote #: G-3393

Attention: College Station ISD
4002 Victoria Ave
College Station, TX 77840

Regarding: Middle School – Fire Alarm System Replacement

API National Service Group and American Fire Protection Group are pleased to present the following scope of work and proposal for the referenced property. All work will be performed in accordance with NFPA as well as state and the local authority having jurisdiction.

Scope of Work:

- Design build a complete and functioning Fire Alarm\Emergency Voice Evacuation System as required by local adopted code requirements.
- Furnish and install (1) addressable 6820EVS Silent Knight control panel.
- Furnish and install up to (3) remote annunciators as shown on the drawings provided.
- Furnish and install amplifiers and power supply for notification devices as required.
- Furnish and install notification devices as required. API proposes to mount these devices on the ceiling were possible. Provide outside weatherproof horn/strobes as shown on the drawings provided on 3/18/2021.
- Furnish and install automatic smoke detection in the following areas:
 - All corridors except with high inaccessible ceiling spaces
 - Storage rooms
 - Computer Labs
 - Teacher work rooms
 - Mechanical rooms
 - Nurse's area/clinic and patient care/cot areas
- Furnish and install automatic heat detection in the following areas:
 - Kitchen
 - Janitorial/custodial closets
 - Employee Break Room
- Furnish and install (3) Carbon Monoxide detectors with sounder base in the mechanical rooms with boilers and the athletic laundry room.
- Furnish and install (1) manual pullstation as required.
- Furnish and install fire sprinkler monitor modules for wet system riser control valves, and waterflow sensors.
- Furnish and install device guards for notification devices located in the gym.
- Furnish and install (42) duct smoke detection to replace the existing devices with SK type compatible devices.
 - We plan to install the shutdown relays in place of the existing remote indicating annunciators or in close proximity.
- Furnish and install (1) HVLS fan shutdown relay to replace the existing relay.
 - Our plan is to send 24 dc volt power to the fan to activate existing internal shutdown fan relay. Per onsite conversations, it was requested by the installing fan contractor to provide the power for the fan to shutdown upon fire alarm activation.
- Installation shall be under the supervision of NICET Level IV Certified Fire Alarm Engineer.
- Secure required permits and submit plan review.
- Provide as-built drawings, owner's manuals, and onsite customer training.
- Perform acceptance testing and AHJ witness testing.
- Demo existing fire alarm system



Assumptions:

- We have proposed on this project from the plans provided. Detection layout for rooms, excluding corridors, is based on the drawing provide on 3/18/2021.
- Standard working hours apply Monday – Friday 7:00 am – 4:00 pm.
- There is not a wage scale for this project.
- Project schedule is based on starting work in May of 2021 and fully completion by end of the first week in August 2021.
- APi will be provided a set of accurate floor plan CAD files for design phase.

Exclusions/Clarifications:

- Facilitate access to property and facilities; we coordinate when the material is available to mobilize our crews.
- Electrical contractor or others to provide dedicated 120vac circuit(s) at fire alarm control panel and auxiliary power supplies. Grounding shall be provided by others.
- APi will furnish and install electrical back boxes as required, we plan to install most wire as open plenum cable.
- Detection for Fire/Smoke dampers have been excluded from our proposal as we did not see any on the drawings.
- Detection and or releasing of any fire doors has been excluded.
- APi did not include wage scale and has been specifically excluded.
- Owner to provide 24/7 monitoring service (APi can provide this service to owner). Monitoring service will be required to be activated before final witness testing and commissioning.
- All security and control access have been excluded from our proposal.
- Tax has not been included in our pricing. Please let us know if we need to include remodel tax.
- This is a firm fixed price proposal.

Labor: \$114,000.00

Materials: \$112,234.00

Permit: \$745.00

Design: \$9,375.00

Equipment Rental: \$1,224.00

Project Total: \$237,578.00

Unless specifically directed through specifications or written directions, the basis for our bid, the proposal and agreement is to perform work in the usual and customary manner in accordance with standard industry practice.

Due to the existing pandemic involving COVID-19 and the constantly evolving situation, which includes shut downs of definite and indefinite durations by the federal, state, and local governments, quarantines, business shut downs, transportation interruptions, disruptions in the supply chain of certain materials, supplies, or equipment, disruptions to public services, temporary suspensions of work on site, or the unavailability or reduced availability of manpower, the parties agree that if Subcontractor (APi National Service Group, Inc.) is hindered, prevented or delayed at any time in the commencement or progress of the work for a cause arising from or related to COVID-19, including but not limited to any of the examples above, Subcontractor shall be entitled to an extension of the Contract time. Furthermore, Subcontractor shall be entitled to additional compensation for increased costs associated with the high demand for specified materials, for increased costs associated with any proposed substitute approved by Contractor or Owner, or any other similar cost increase outside the control of Subcontractor.



PAYMENT

Payment is to be made monthly as the work progresses to the value of **100** (%) percent of all work complete and material on job site. The entire amount of the contract to be paid within **30** days after completion. NOTE: This proposal may be withdrawn by us if not accepted within **30** days.

TERMS AND CONDITIONS

- THE PROPOSAL, TOGETHER WITH THESE TERMS AND CONDITIONS, CONSTITUTE THE ENTIRE AGREEMENT ("AGREEMENT") OF THE PARTIES.
1. TO THE FULLEST EXTENT PERMITTED BY LAW, CUSTOMER AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS COMPANY, ITS PARENT AND ITS AFFILIATES, AND ITS/THEIR OFFICERS, DIRECTORS, SHAREHOLDERS, MANAGERS, MEMBERS, GOVERNORS, PARTNERS, EMPLOYEES, AND AGENTS FROM AND AGAINST ALL THIRD-PARTY CLAIMS, SUITS, LOSSES, DAMAGES AND EXPENSES, INCLUDING WITHOUT LIMITATION ATTORNEYS' FEES, WHICH MAY BE ASSERTED AGAINST OR INCURRED BY COMPANY ARISING OUT OF, RESULTING FROM OR IN ANY MANNER CONNECTED WITH THE COMPANY'S WORK PROVIDED FOR IN THIS PROPOSAL, THE PROPERTY, OR ITS PRESENCE ON THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE ACTIVE OR PASSIVE NEGLIGENCE OF COMPANY, ITS PARENT AND ITS AFFILIATES, OR ANY OF ITS/THEIR OFFICERS, DIRECTORS, SHAREHOLDERS, MANAGERS, MEMBERS, GOVERNORS, PARTNERS, EMPLOYEES, OR AGENTS. CUSTOMER SHALL MAINTAIN GENERAL LIABILITY INSURANCE UNDER WHICH COMPANY SHALL BE NAMED AS AN ADDITIONAL INSURED AND WHICH SHALL INSURE CUSTOMER'S INDEMNIFICATION OBLIGATIONS HEREUNDER. CUSTOMER ALSO SHALL MAINTAIN A POLICY OF PROPERTY INSURANCE COVERING THE PROPERTY, ON A REPLACEMENT COST BASIS, COVERING ALL RISKS OF LOSS DUE TO FIRE, THEFT, BURGLARY AND OTHER CASUALTIES, WHICH POLICY SHALL WAIVE SUBROGATION AS AGAINST COMPANY. SAID POLICIES SHALL BE PRIMARY AND NON-CONTRIBUTORY.
 2. CUSTOMER AGREES TO RELEASE COMPANY AND WAIVE SUBROGATION AGAINST COMPANY FROM ANY AND ALL CLAIMS COVERED UNDER SUCH INSURANCE POLICIES.
 3. CUSTOMER AGREES TO LIMIT THE LIABILITY OF COMPANY, ITS PARENT AND ITS AFFILIATES, AND ITS/THEIR OFFICERS, DIRECTORS, SHAREHOLDERS, MANAGERS, MEMBERS, GOVERNORS, PARTNERS, EMPLOYEES, CONSULTANTS, SUBCONTRACTORS AND VENDORS, TO A MAXIMUM OF \$ 5,000.00 OR THE AMOUNT OF THE CONTRACT/PRICE OF WORK TO BE PERFORMED, WHICHEVER IS LESS. THIS LIMITATION OF LIABILITY SHALL APPLY TO ALL JUDGMENTS, CLAIMS, LIABILITY, COSTS, CLAIM EXPENSES, LEGAL FEES AND ALL DAMAGES OR LOSSES OF ANY NATURE, SUSTAINED BY CUSTOMER, CONTRACTOR OR SUBCONTRACTORS OR ANY OTHER PARTY CLAIMING BY OR THROUGH THEM. THIS LIMITATION APPLIES TO CLAIMS OF INTENTIONAL, WILLFUL OR WANTON ACTS BUT ONLY TO THE EXTENT PERMITTED BY LAW.
 4. IT IS UNDERSTOOD AND AGREED BY THE CUSTOMER THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE COVERAGE SHALL BE OBTAINED BY THE CUSTOMER AND THAT THE AMOUNTS PAYABLE TO THE COMPANY HEREUNDER ARE BASED UPON THE VALUE OF THE SERVICES AND ARE UNRELATED TO THE VALUE OF THE CUSTOMER'S PROPERTY AND THE PROPERTY OF OTHERS LOCATED ON THE PROPERTY. CUSTOMER AGREES TO LOOK EXCLUSIVELY TO THE CUSTOMER'S INSURANCE TO RECOVER FOR INJURY OR DAMAGE IN THE EVENT OF ANY LOSS OR INJURY AND THE CUSTOMER RELEASES AND WAIVES ALL RIGHT OF RECOVERY AGAINST COMPANY ARISING BY WAY OF SUBROGATION.
 5. THIS QUOTATION INFORMATION IS PROPRIETARY AND MAY NOT BE COPIED OR RELEASED OTHER THAN FOR THE EXPRESS PURPOSE OF THE CURRENT SYSTEM SELECTION AND PURCHASE. THIS INFORMATION MAY NOT BE GIVEN TO OUTSIDE PARTIES OR USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN CONSENT FROM API NATIONAL SERVICE GROUP.

PURCHASE ORDERS

In order to remain compliant with the ASC contract, please name all purchase orders to:

API National Service Group
1200 Old Highway 8 NW
New Brighton, MN 55112

PLEASE SEND ALL PURCHASE ORDERS TO: co-ops@api-nsg.us

ACCEPTANCE OF PROPOSAL

Please sign and return one copy of this agreement to our office and retain one copy for your records. The proposal is to be emailed to co-ops@api-nsg.us. If you have any questions regarding the proposed services, please do not hesitate to **contact David Huynh at (888) 274-8595**.

The above proposal is accepted this _____ day of _____, 2021.

By _____ Print Name _____



SOW for "CSMS Fire Alarm Renovation"

Date

3/29/2021

Services Performed By:

Summit Fire & Security
4242 Koppe Bridge RD
College Station, TX 77845

Services Performed For:

Walter McDaniel

Applicable Standards of Installation – City of College Station, TX

NFPA 72 – 2016 Edition

NEC 70 – 2014 Edition

IBC – 2018 Edition

Plans & Specs

The following SOW has been completed from drawings provided by College Station School District and a scope detail from Walter McDaniel with CSISD.

Schedule

This bid has been estimated to be completed from the following times: 5/31/21 – 8/10/21
Summit Fire and Security assumes the building will be accessible 24hrs a day 7 days a week for the completion of the project.

The Existing system to be left in place and removed after final commission of new system.



General Scope of Work – *BETTER Fire Protection*

Contractor shall provide the Services and Deliverable(s) as follow

- **SOW** to demo and remove ALL existing Fire Alarm equipment including wire.
- **SOW** covers the following: Installation of a New Silent Knight Voice Evac Fire Alarm system as well as notification and initiation devices per specs provided by CSISD.
- **SOW** will assume the accuracy of the given drawings. If revisions to the building (e.g. adding walls, moving structures) cause the addition or subtraction of fire alarm devices, charges based on the desired change(s) outside the **SOW** may apply.
- The contracted **SOW** will be governed by the laws of the State of Texas.

Design

- Design to be submitted to Local AHJ.
- Design to be stamped by NICET Level 3 per specs
- Design to include adds requested by CSISD including but not limited to smokes in computer & science classes and storage, heats in janitor closets, CO detectors in laundry, etc.

Devices

- Installation of System Sensor Notification devices
- Installation of Silent Knight Initiation devices
- Devices to be ceiling mounted per CSISD request (exception in Natatorium and Gymnasium)

Wires & hangers

- All wires to be FM approved and/or UL Listed/Approved for fire alarm systems.
- All wire runs and hanger spacing to be installed per NFPA 72.
- All wire runs will be secured as per NFPA 72.



Fees & Testing

- Fire alarm installation testing in accordance with Local AHJ.

Contractor Responsibilities

- Provide reliable electrical power and lighting throughout the project.
- Contractor shall provide DWG/CAD files of all drawings at no cost to BTRFP.
- Provide storage area for our materials and equipment.
- Provide restrooms and other hygienic facilities.
- Provide a dedicate 120v AC circuit for the fire alarm control panel, auxiliary boosters, and other fire alarm related equipment whose primary power is 120v AC.
- Provide and install conduit/back boxes if necessary, for fire alarm wire runs.
- Provide keys for 24hr access to building.

General Exclusions

BETTER Fire Protection has excluded the following SOW from our proposal and responsibility.

- Temporary fire protection of any kind.
- Protection of existing computers, shelves or existing contents.
- Cutting, removing, patching, painting or repair of sheetrock or ceiling tiles.
- Painting, priming, or cleaning of fire alarm devices or fire alarm wires. Painter is responsible to protect the fire alarm devices from overspray and remove any protective material once finished.
- Painting any exposed fire alarm wiring
- Running underground pathway(s) for fire alarm wires between separate buildings.



- Work with hazardous materials such as lead, asbestos, etc.
- Run Class A wiring.
- Scaffolding.
- Fire Caulking.

Pricing

- If project is tax exempt, please provide certificate upon award of project.
- Price is subject to review upon (30) days after submittal.

Fire Alarm: \$248,028.00

Pricing includes fees associated with Region 19 Purchasing Cooperative.

Authorized Signer

Summit Fire & Security

By:

By:

Name:

Name:

Title:

Title:

Ben Hudson

Sales/Estimating

Aggie owned and operated.

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