



College Station Independent School District

Success...each life...each day...each hour

MEMORANDUM

To: Amy Drozd, Chief Financial Officer

From: Jon Hall, Executive Director of Facilities 

Date: January 10, 2022

Subject: Consider approval of a contract award to Summit Fire & Security under purchasing cooperative Buy Board contract No. 654-21 for the purchase and installation of a fire alarm system replacement for Rock Prairie Elementary School utilizing 2021 bond funds.

Agenda Item: J-3

BACKGROUND

In November 2021, College Station ISD voters passed a bond issue for \$78.125 million for renovations to district facilities and other items.

One project that has been identified as a significant need is the replacement of the fire alarm system at Rock Prairie Elementary School. The existing fire alarm system at Rock Prairie Elementary School 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 few 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 \$175,000 was identified to cover this need.

In December 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 Summit Fire & Security bid was unanimously agreed upon as the best value for the district. It was the low bid and had a complete scope. Summit Fire & Security has an outstanding reputation for service and has accomplished some fire alarm system maintenance on other campuses over the years, so CSISD is very familiar with their staff and product.



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Their bid was for \$149,163 compared to the API National Service Group bid of \$160,861.

The Summit Fire & Security bid is \$25,837 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 2022 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 Summit Fire & Security under purchasing cooperative Buy Board contract No. 654-21 for the purchase and installation of a fire alarm system replacement for Rock Prairie Elementary School utilizing 2021 bond funds.



SOW for "Rock Prairie Fire Alarm Replacement"

Date

1/3/2022

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 and scope detail provided by Walter McDaniel with CSISD.

Schedule

This bid has been estimated to be completed in 8 weeks for turnaround to school district.



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

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 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.



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: \$149,163.00

Buy Board Contract No. 654-21

Authorized Signer

Summit Fire & Security

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Ben Hudson

Sales/Estimating

Aggie owned and operated.

4242 Koppe Bridge Rd Suite 200

College Station, TX

m: 832 920 0309

o: 979 426 1088

e: bhudson@btrfp.com

www.btrfp.com

Better Services, Better Relationships, BETTER Fire Protection



"Don't just make a sale, make a partnership."

College Station: 4242 Koppe Bridge Road, #200 | College Station, TX 77845 | Tel: 979.426.1088

www.SummitFireSecurity.com



12/20/2021

Quote #: G-3770

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

Regarding: Rock Prairie Elementary – 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 industry standard 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 (1) remote annunciators.
- Furnish and install amplifiers and power supply for notification devices as required.
- Furnish and install notification devices as required. API National Service Group (NSG) proposes to mount these devices on the ceiling where possible. Provide outside weatherproof horn/strobes.
- 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 (1) Carbon Monoxide detectors with sounder base in the mechanical rooms with boilers.
 - Include (2) MR-901T relays for boiler operation shutdown.
- 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 (16) 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 (8) magnetic door holders for releasing specific doors as discussed on site walkthrough.
- Furnish and install (1) beam smoke detector for the high corridor.
- 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.



Assumptions:

- We have proposed on this project from the plans provided.
- Standard working hours apply Monday – Friday 7:00 am – 4:00 pm.
- NSG 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.
- NSG 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.
- Owner to provide 24/7 monitoring service (NSG 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.

Technician Labor: \$76,000.00

OTHER DIRECT COSTS/OPEN MARKET ITEMS

- Silent Knight Materials: \$31,893.05
- Other Materials: \$43,660.14
- Lift: \$478.72
- City Permit Fee: \$ 851.06
- Fire Alarm Design: \$7,978.72

Project Total: \$160,861.69

*This is a Firm Fixed Price Quote

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 volatility of products and material costs, we reserve the right adjust all prices based on the cost of materials at the time of contract. The customer may be required to pay for materials at the time of contract to guarantee price. Any contractual agreement related to this quoted work must include language that relieves API from any costs or liquidated damages that may result from unavailability of products. This includes inflated material costs due to material shortages.

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.

API National Service Group (NSG) assumes that no federal funds are being appropriated to fund this project. NSG understands EDGAR requirements are applicable when federal funds are appropriated for this project. Furthermore, no DBE/HUB participation goals or EDGAR requirements are included or inferred. Should this project involve DBE/HUB goals, prevailing wage, and/or federal funding, please advise in writing regarding the specific nature of those goals or requirements and specifically how they impact API National Service Group.

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 _____