

**AN ORDINANCE  
AUTHORIZING THE MAYOR TO ENTER INTO AN  
AGREEMENT WITH YPS INTEGRATED SYSTEMS FOR  
INSTALLATION OF A FIRE PROTECTION ALARM  
SYSTEM PROJECT FOR VILLAGE BUILDINGS, AND  
DECLARING AN EMERGENCY.**

WHEREAS, the Village advertised for bids for the installation of fire alarm systems in Village buildings and received three (3) sealed bids, which were timely delivered to the Village, opened and read on February 14, 2014 and another bid that arrived 25 minutes late after the bid opening (and this bid was not the lowest bid); and

WHEREAS, YPS Integrated Systems submitted the lowest bid for such services as set forth in their proposal and the Administration is recommending that said bid should be found to be the lowest and best bid; and

WHEREAS, this Council finds and determines that YPS Integrated Systems has submitted the lowest and best bid for the Fire Protection Alarm System Project for the Village buildings as set forth in their proposal; and

WHEREAS, this Council desires to authorize the Mayor to execute an agreement with YPS Integrated Systems for the installation of fire alarm systems in Village buildings in accordance with the terms and conditions set forth in the contract documents for their proposal.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CHAGRIN FALLS, CUYAHOGA COUNTY, STATE OF OHIO:**

SECTION 1. That the Mayor be, and is hereby authorized and directed, to enter into an agreement with YPS Integrated Systems for the design and installation of a fire protection alarm system in buildings for the Village of Chagrin Falls, in accordance with the contract documents for their proposal. A copy of the agreement shall be maintained in the office of the Village Administrator. The Mayor may execute such further documentation and perform such additional actions as may be necessary to accomplish the purpose of the agreement.

SECTION 2. That actions of this Council concerning and relating to the passage of this legislation were adopted in lawful meetings of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in compliance with all legal requirements, including Chapter 114 of the Codified Ordinances of the Village of Chagrin Falls.

SECTION 3. That in accordance with Section 113.01 of the Codified Ordinances of the Village of Chagrin Falls, public notice of this Ordinance shall be given by posting a copy thereof for not less than fifteen (15) days in the Village Hall.

SECTION 4. That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health and safety of this Village and for the further reason that this Ordinance must be immediately effective so that the Village may have the benefit of a fire protection alarm system to save lives and protect property; wherefore, provided it receives the requisite number of affirmative votes of all members elected to Council, this Ordinance shall be in full force and effect from and immediately upon its passage by this Council and approval by the Mayor; otherwise, it shall take effect and be in force after the earliest period allowed by law.

PASSED: March 24, 2014

  
\_\_\_\_\_  
Council President

Submitted to the Mayor for  
his approval on this

25 day of March, 2014

Approved by the Mayor

March 25, 2014

  
\_\_\_\_\_  
Mayor

I hereby certify that Ordinance No. 2014- 21 was duly enacted on the 24 day of March, 2014, by the Council of the Village of Chagrin Falls and posted in accordance with Section 113.01 of the Codified Ordinances of the Village of Chagrin Falls.

  
\_\_\_\_\_  
Clerk of Council

## SPECIAL PROVISIONS

### PROJECT: FIRE PROTECTION ALARM SYSTEMS DESIGN-BUILD PROJECT

### OWNER: VILLAGE OF CHAGRIN FALLS

The Village of Chagrin Falls (Village) and YPS Integrated Systems (Contractor) are entering into a contract for the **FIRE PROTECTION ALARM SYSTEMS DESIGN-BUILD PROJECT** within the Village of Chagrin Falls, Ohio.

#### **GENERAL CONDITIONS OF THE PROJECT**

The Contractor shall submit proof of liability insurance and workers compensation insurance prior to execution of a contract. Minimum amount shall be \$1,000,000.00 per Occurrence and \$2,000,000.00 General Aggregate for General Liability. The Village of Chagrin Falls shall be named as additional insured.

**Proposal Bond:** A proposal bond in the form of a certified check in the amount of \$500.00 will be required to guarantee that the Contractor will enter into a contract under the terms of the RFP.

**The General Conditions** of the contract shall be "AIA Document A201, 2007 Edition" issued by the American Institute of Architects.

**Permits:** Contractor will be required to register with the Village of Chagrin Falls. All review / permit costs and registration fees are to be included in the cost of work. All work shall be installed according to all applicable codes.

**Subcontractors:** List all subcontractors if applicable, that will be performing any of your work. Also clearly identify all work you assume will be provided by others.

**Completion:** Completion of the project shall be no later than sixty days (60) from contract execution unless the Village approves an alternate schedule. The RFP response shall include a detailed schedule.

**Tax Exempt:** The project is tax exempt and the appropriate paperwork will be provided upon award.

**Warranty:** A minimum warranty period of one year shall be required on all work.

## **1. GENERAL :**

The purpose of this contract shall be for Contractor to provide all materials, labor, installation, initial testing and alarm monitoring for the FIRE PROTECTION ALARM SYSTEMS DESIGN-BUILD PROJECT for specified buildings and facilities owned by the Village. The scope of work for each of these facilities is described in these specifications.

### **POINT OF CONTACT VILLAGE**

Direct all correspondence to:

Robert Jamieson, Street Superintendent  
21 W. Washington St.  
Chagrin Falls, Ohio 44022  
or via email at [rjamieson@chagrin-falls.org](mailto:rjamieson@chagrin-falls.org)

## **2. CONTRACTOR QUALIFICATIONS:**

- A. Both design and installation shall be done only by a competent, licensed fire protection contractor with at least 5 years of experience in designing and installing both wired and wireless fire alarm systems and security systems. The Contractor shall possess a valid fire protection license in the jurisdiction of the work. All crews used for the installation of materials and utilities shall be bonded and insured pursuant to the general conditions of the contract.
- B. A minimum of five (5) references shall be provided for projects of similar or larger scope.

## **3. SYSTEM DESIGN AND APPROVAL:**

- A. The design section of the project includes both upgrading the existing fire alarm and detection systems in certain facilities to a fully addressable system, as well as designing an entirely new system for certain facilities as indicated in the "Village Facility Requirements" section of these specifications. All new system and system remodeling designs shall meet current OBC, OFC, ADA and NFPA code requirements.
- B. All materials and components specified shall be selected from the "List of Inspected Fire Protection Equipment and Materials" published annually by Factory Mutual Engineering and U.L., and shall bear the U.L. approved stamp or label.

- C. The design section of this project shall include the creation of a full set of shop drawings of each building detection and alarm system, depicting the location of all devices and other data required (point to point wiring, battery calculations, cut sheets, etc. as required for plan submittals per NFPA 72 for construction and maintenance of the system.
- D. The design documents shall include all necessary calculations for wire sizes, point-to-point wiring, battery voltages, device specifications, and cut sheets, etc. as required for plan submittals per NFPA 72.
- E. The design section shall also include verification of the location of all existing fire alarm devices and components (pull stations, audio/visual indicators, tamper switches, detectors, control panels, etc.) that are specified to remain. For buildings that have existing system components that are specified to remain in-tact, these devices shall also be included in the design plans.
- F. All design documents and circuit calculations are subject to review and approval by the Chagrin Falls Fire Marshal and Street Superintendent prior to final submittal by the Contractor to the State of Ohio Board of Building Standards. Once final approval is given by all parties, installation authorization will be given to the Contractor and building permits issued.
- G. The exact locations of alarm system panels shall be approved by the Chagrin Falls Fire Marshal.

#### **4. SYSTEM CONSTRUCTION:**

- A. The Contractor will provide and install all fire protection systems per the approved specifications and design documents, and must coordinate all work with the Street Superintendent.
- B. The Contractor must follow all applicable industry standards regarding installation, materials, and methods.
- C. The Contractor shall furnish all labor, materials, equipment, and supervision to construct this project at the sites listed below in accordance with these specifications.
- D. Completion of the project shall be no later than sixty days (60) from contract execution unless the Village approves an alternate schedule. All Chagrin Falls Village facilities and their employees must be allowed to carry on with their work during normal business hours throughout the entire construction process.
- E. The scope of work shall include all work necessary to provide a complete and fully operational detection and alarm system at each of the facilities indicated.
- F. Construction shall include; the removal of specified existing system components and wiring, the installation of new and/or additional devices to meet code requirements, installation of all wiring, and installation of all remote or extender panels required for a fully operational system.
- G. Work areas include all floor levels of each facility indicated.

- H. The Contractor is responsible for clean-up of each facility at the conclusion of the project. In addition, daily project cleanup is required in all Village office areas as directed by the Street Superintendent.
- I. The Contractor will cooperate with employees of the Village of Chagrin Falls to maintain general work and building functions for the duration of the construction period.
- J. The Contractor is responsible to install all fixtures and appliances in a neat and workman like manner and shall preserve wall, floor, and ceiling surfaces or restore same to original condition. Any damage or issues regarding existing surfaces shall be brought to the attention of the Street Superintendent.
- K. The Contractor shall locate all devices to avoid conflicts with existing pieces of equipment and fixtures including but not limited to; lights, speakers, diffusers, etc. The Contractor shall identify potential conflicts and verify all existing conditions during the design phase and design the system to minimize disturbance of existing equipment and fixtures.
- L. Work must be performed within the normal work hours of 8 a.m. to 5 p.m. Monday through Friday. Special circumstances that require work to be done outside of these hours must be pre-approved by the Street Superintendent.
- M. All work is to be done with professional workmanship following all applicable codes including; Ohio Building Code (OBC), National Fire Protection Association (NFPA), Americans with Disabilities Act Accessibility Guidelines (ADAAG), and the Ohio Environmental Protection Agency (OEPA), etc.
- N. The entire system at each facility location shall be thoroughly tested at the conclusion of installation with the Street Superintendent and Fire Marshal. The Chagrin Falls Fire Marshal shall perform a final inspection and approval of the fire alarm and detection system upon notification of completion.
- O. Reproducible prints of detailed "as-built" construction shop drawings shall be transmitted to the Street Superintendent within ten (10) working days after system acceptance. These prints shall consist of one (1) original and four (4) standard copies. As-built drawings shall include all items included in NFPA 13. The State of Ohio Board of Building Standards will stamp and approve the final drawings.
- P. The Contractor will coordinate the placing of existing alarm systems in and/or out of service with the Chagrin Falls Fire Marshal. Under NO circumstances will a fire alarm system be disabled in any way without the knowledge and approval of the Chagrin Falls Fire Marshal.

## 5. VILLAGE FACILITY REQUIREMENTS:

### A. VILLAGE HALL / FIRE STATION / POLICE STATION / SHUTE BLDG. 21 W. WASHINGTON ST. AND 21 WALNUT ST.

1. Building floor plans are available for the Village Hall, Police Station, and Fire Station facilities.
2. Removal of existing fire alarm panel inside fire station and installation of a new addressable panel in the same location to provide service to the Village Hall building, Fire Station building, Police Station building, and Shute Building.
3. Installation of one GSM dialer for the new fire alarm panel.
4. Removal of the existing fire alarm and burglar alarm system components in Village Hall and the Police Station.
5. Installation of a “wireless” fire alarm system in all floors of the Village Hall building and the Police Station building. This system will include the code-required smoke detector heads, fire alarm pull stations, and all audio/visual devices. Detection is to be provided in all occupied and non-occupied areas, including attic and basement areas.
6. Removal of the current fire alarm panel inside of the Shute Building, and connection of existing fire alarm system to new panel to be installed inside the Fire Station next door. This project will require running new wiring between the two buildings.
7. Installation of new, replacement detection devices in the Shute Building and the Fire Station building. The pull stations and system wiring in both of these buildings are to be re-used, only if compatible with the new system. If not compatible, these devices and wiring are to be replaced as well.

### B. STREET DEPARTMENT GARAGE - 240 SOLON RD.

1. The fire alarm system at this facility is currently code-compliant and will not require system upgrades.
2. Connect a GSM dialer to the fire alarm panel and ensure proper operation.
3. Connect a GSM dialer to the security alarm system and ensure proper operation.
4. Installation of an exterior audio/visual alerting device and identification sign for the fire alarm system on the exterior of the building in a location to be specified by the Fire Marshal.

C. CLEVELAND ST. ARMORY BUILDING - 40 CLEVELAND ST.

1. Installation of a new fire alarm panel and new heat/smoke detectors throughout building per code requirements. Add a pull station device near the man-door.
2. Installation of a GSM dialer for the fire alarm system and a second GSM dialer for the security system.
3. Removal of existing fire alarm panel and heat/smoke detectors throughout the building upon new system becoming operational.
4. Installation of an exterior audio/visual alerting device and identification sign for the fire alarm system on the exterior of the building in a location to be specified by the Fire Marshal.

D. FIRE DEPARTMENT STORAGE BUILDING 7727 E. WASHINGTON ST.

1. Installation of a new hard wired detection and alarm system for the building including; new addressable alarm panel, heat detectors, audio/visual alerting devices, and pull station(s) per code requirements.
2. Installation of a single GSM dialer to new alarm panel.
3. Installation of an exterior audio/visual alerting device and identification sign for the fire alarm system on the exterior of the building in a location to be determined by the Fire Marshal.
4. There is no fire alarm system in this building currently.

E. CEMETERY MAINTENANCE BUILDING 506 S. FRANKLIN ST.

1. Removal of the existing fire alarm system panel, devices, and wiring.
2. Installation of a new hard wired detection and alarm system for the building including; new addressable alarm panel, heat/smoke detectors, audio/visual alerting devices, and pull station(s) per code requirements.
3. Installation of a GSM dialer on the fire alarm panel.
4. Installation of an external audio/visual device and identification sign for the fire alarm system on the exterior of the building in a location to be specified by the Fire Marshal.



VILLAGE OF CHAGRIN FALLS

FIRE PROTECTION ALARM SYSTEMS DESIGN-BUILD PROJECT

PRICE PROPOSAL

We hereby submit our quotation for the Village of Chagrin Falls FIRE PROTECTION ALARM SYSTEMS DESIGN-BUILD PROJECT per the quote request and any referenced specifications: NOTE: Depending on price and budget availability, the Village may proceed with this project on a building-by-building basis.

The Contractor hereby proposes to furnish the following hereinafter named, in accordance with the provisions of the quote request document of which this form is a part. The Contractor will design and/or install a fire protection and security system per specifications and requirements, and will coordinate all work with the Street Superintendent.

PROJECT PRICING:

1. DESIGN SECTION COST:

A. Village Hall, Fire Station, Police Station, Schute Bldg.	\$ <u>1425.50</u>
B. Street Department Garage	\$ <u>-0-</u>
C. Cleveland St. Armory	\$ <u>657.50</u>
D. Fire Department Storage Building	\$ <u>646.00</u>
E. Cemetery Maintenance Building	\$ <u>623.00</u>

**TOTAL DESIGN SECTION COST:** \$ 3352.00

2. CONSTRUCTION SECTION COST:

A. Village Hall, Fire Station, Police Station, Schute Bldg.	\$ <u>17185.<sup>00</sup></u>
B. Street Department Garage	\$ <u>558.<sup>00</sup></u>
C. Cleveland St. Armory	\$ <u>3969.<sup>00</sup></u>
D. Fire Department Storage Building	\$ <u>2991.<sup>00</sup></u>
E. Cemetery Maintenance Building	\$ <u>2092.<sup>00</sup></u>

**TOTAL CONSTRUCTION SECTION COST:** \$ 26795.<sup>00</sup>

3. MONITORING & CELLULAR SERVICE COST:

A. Monthly cost per GSM dialer	\$ <u>47.00</u>
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4. PROPOSED SCHEDULE:

A. Design phase completion date PER AMMENDED SECTION 4.D

B. Installation completion date PER AMMENDED SECTION 4.D

Please provide further detail to the proposed schedule as may be warranted for clarity.

This quote proposal is valid for 30 days from the bid opening date. The Contractor hereby acknowledges that he has reviewed the following addenda:

Addendum No. \_\_\_\_\_

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

The undersigned, having full knowledge of the plans and specifications for the improvements and the conditions of the Proposal hereby agree to furnish all the services, labor, materials, and equipment necessary to complete the work according to the plans and specifications and to accept as full compensation the lump sum or the unit prices specified serving as deduct or extra compensation rates.

And We (or I) do hereby agree that in the event of failure on OUR part to contract as aforesaid (provided this Proposal is accepted) the Proposal Bond, Check or Letter of Credit accompanying this Proposal shall be forfeited to the Owner as liquidated damages for the difference between this bid and the awarded Contract price, not to exceed the amount of bond. We further agree that the Owner may reject any or all proposals.

By signature below, I hereby certify that I AND my Insurance Agent have examined the insurance requirements in the specifications and that the types and amounts of same are currently in effect or will be obtained and kept in effect for the project duration and that my Insurance Agent has assured that notification of non-renewal, policy modification, and/or cancellation to all certificate holders will occur per the contract requirements. Verification will be provided to the Owner subsequent to the issuance of a Notice of Award.

By: YPS INTEGRATED SYSTEMS  
(Company)  
KEVIN J. TANKO  
(Name - Please Print)  
440-248-1173  
(Phone)  
31-1324780  
(Federal ID Number)

Title: VICE PRESIDENT  
(Owner, Partner, or Corporate Officer)  
6200 SOM CENTER ROAD - B-20  
(Street Address)  
SOLOON, OHIO 44139  
(City, State, Zip)  
Kevin J. Tanko VP.  
(Signature in Ink)

Executed at SOLOON, OHIO this 14 day of FEBRUARY, 2014  
(City) (State)

Note: Evidence of authority to sign must be affixed and attested by the Secretary.  
COMPLETION DATE: We do hereby agree, if awarded the contract, to guarantee completion of work covered by this proposal by \_\_\_\_\_, 2014. NOTE: The Village of Chagrin Falls reserves the right to reject any and all quotes.