

CLEVELAND PUBLIC LIBRARY

Finance Committee

January 17, 2023

**RESOLUTION AUTHORIZING AGREEMENT FOR ANNUAL FIRE SUPPRESSION AND
SPRINKLER INSPECTION, TESTING, AND MAINTENANCE**

WHEREAS, The Cleveland Public Library conducts annual inspections, testing, and maintenance of its fire suppression and sprinkler systems as required by National Fire Protection Association Standard 25; and

WHEREAS, In order to seek competitive pricing for a new contract, the Library sought price proposals from fourteen vendors for both inspections/testing and maintenance services for a one-year contract with the option to renew for two additional years and received the following three price proposals for inspection and testing services:

| Vendor | Annual Cost | Cost for Three-Year Term |
|---|--------------------|---------------------------------|
| Continental Fire & Security (WH Gardiner) | \$16,140 | \$48,420 |
| S.A. Comunale | \$15,772 | \$47,316 |
| Siemens | \$19,305 | \$57,915 |

; and

WHEREAS, The Library also asked vendors to provide quotes for hourly rates for maintenance services to be provided on an as-needed basis, and the rates provided by S.A. Comunale were lower than those proposed by the other two vendors; and

WHEREAS, The Library Administration has determined that it will receive the best value by selecting S.A. Comunale to provide annual inspection/testing and maintenance services to the Library's fire suppression and sprinkler systems for an annual cost of \$15,772 for inspection and testing or \$47,316 for a three-year term plus maintenance services to be provided on an as-needed basis at the rates set forth in S.A. Comunale's proposal; now therefore be it

RESOLVED, That the Board of Trustees authorizes the Executive Director, CEO, or his designee, to enter into an agreement with S.A. Comunale for annual fire suppression and sprinkler system inspections, testing, and maintenance at the rates set forth in S.A. Comunale's proposal for a one-year term with the option to renew for the agreement for an additional two years, which agreement shall be subject to the approval of the Director of Legal Affairs and which expenditure shall be charged to the General Fund to object code 53340 (Building Maintenance) based on the location.



FIRE SUPPRESSION/SPRINKLER BID FORM

Proposal of: _____ S.A. Comunale Fire Protection _ Date: ____01/03/2023__
 (Proposer Name)

To: Cleveland Public Library

Having examined specifications and requirements of this RFP, the undersigned proposes to furnish work upon the pricing terms quoted below:

1. Pricing for Services Offered – Breakdown of Base Bid

1.1 Inspection Services

Provide pricing for the cost of each individual inspection at each building. Respondent is to state the price to inspect the facilities (as noted in the Statement of Work and current codes/standards) for each type of inspection. A cumulative cost shall be submitted to reflect cost for an entire year.

| | Quarterly Inspection | | Annual Inspection | Total |
|------|-----------------------------|--------------|--------------------------|--------------|
| CDF | \$250 | (X 3) \$750 | \$900 | \$1650 |
| FLE | | | \$225 | \$225 |
| FUL | | | \$225 | \$225 |
| RIC | | | \$225 | \$225 |
| SOU | | | \$225 | \$225 |
| STE | | | \$225 | \$225 |
| UNI | | | \$225 | \$225 |
| LSW | \$598 | (X 3) \$1794 | \$3112 | \$4906 |
| MAIN | \$598 | (X 3) \$1794 | \$3112 | \$4906 |
| LKS | \$580 | (X 3) \$1740 | \$1220 | \$2960 |
| | | | Yearly Total: | \$15,772.00 |



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1.2 Incremental Testing Services

Provide pricing for inspections performed at increments greater than one (1) year at the request of the Library. It will be the Library’s discretion to make a separate award for the incremental portion.

A. Interval Inspection of the Pipe, Valves and Backflow and Fire Dept Connection Piping Hydrostatic Testing:

| | Interval Inspection (5 yr.) | Hydrostatic Testing (5 yr.) |
|------|--|--|
| CDF | TBD after annual inspection is completed – building is new and will be priced in 2028 | TBD after annual inspection is completed- building is new and will be priced in 2028 |
| LSW | TBD – after annual inspection is completed – need to determine amount of systems due - | Performed in 2022- to be priced /quoted when services come due in 2027 |
| MAIN | TBD – after annual inspection is completed – need to determine amount of systems due - | Performed in 2022- to be priced /quoted when services come due in 2027 |
| LKS | Performed in 2021 will be priced /quoted in 2026 | Performed in 2022- to be priced /quoted when services come due in 2027 |

1.3 Maintenance Services

Provide pricing for maintenance/repair services performed on fire suppression system during term of contract. *Please Note: The proposed pricing given by the vendor/proposer on this bid form must reflect fixed costs over the term of the*



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contract. The vendor/proposer must take into consideration any potential increases in the cost of doing business over the term of the contract when completing the bid form. The Cleveland Public Library (CPL) WILL NOT ACCEPT any price increases/change orders during the term of the contract except when due to the increase/decrease in the number of devices/appliances and/or locations. If there is a charge/fee that your company uses that you do not see listed below, please add it at the bottom of this form under "Other". The contract will be negotiated based on the charges/fees listed here and CPL requires full disclosure from the vendor/proposer at the time proposal is submitted.

| SERVICE | FEE | EXPLAIN FEE |
|--|------------|--|
| Service fee for visits to repair fire suppression system | | Time & Material |
| Cost to evaluate suppression system issues | | Time & Material |
| Additional Trip Cost | N/A | No Trip Charge |
| SERVICE VEHICLE CHARGES/ TRAVEL TIME (PER SITE VISIT) | \$18.00/HR | \$18.00 /Hr |
| SPECIFY MINIMUM SERVICE CHARGE HOURS | | Minimum (2) hour service call during regular business hours Monday – Friday between 7:30 AM -3:30 PM |
| HOURLY SERVICE RATES | \$110/ HR | |
| TECHNICIAN – SATURDAYS | \$165/ HR | Min (4) hour service call - |
| TECHNICIAN – SUNDAYS/HOLIDAYS | \$220/HR | Min (4) hour service call |
| Other: After Hour Pricing | \$165.00 | Min (4) Hour Service Call – After Hours = 3:30PM – 7:30 AM |
| Other: | | |
| Other: | | |
| Other: | | |

PROPOSAL REQUIREMENTS - SUPPRESSION/SPRINKLERS

Business Name:

SIEMENS

1. Completed "Fire Suppression/Sprinkler Bid Form"

 X

YES

NO

*Cannot provide pricing for 5-year internals or hydrostatic testing. Not enough info to provide these services.

2. Provided a list of no fewer than three (3) references for whom proposer has completed similar services in the past five (5) years

 X

YES

NO

3. Completed "Fair Employment Practices Report"

 X

YES

NO

4. Indicated they are a certified MBE?

YES

 X

NO

5. Indicated they are a certified FBE?

YES

 X

NO



FIRE SUPPRESSION/SPRINKLER BID FORM

Proposal of: Matt Huston Date: **1-9-23**

(Proposer Name)

To: Cleveland Public Library

Having examined specifications and requirements of this RFP, the undersigned proposes to furnish work upon the pricing terms quoted below:

1. Pricing for Services Offered – Breakdown of Base Bid

1.1 Inspection Services

Provide pricing for the cost of each individual inspection at each building. Respondent is to state the price to inspect the facilities (as noted in the Statement of Work and current codes/standards) for each type of inspection. A cumulative cost shall be submitted to reflect cost for an entire year.

| | Quarterly Inspection | | Annual Inspection | Total |
|------|-----------------------------|--------------|--------------------------|--------------|
| CDF | \$510 | (X 3) \$1530 | \$2025 | \$3,555 |
| FLE | | | \$510 | \$510 |
| FUL | | | \$510 | \$510 |
| RIC | | | \$510 | \$510 |
| SOU | | | \$510 | \$510 |
| STE | | | \$510 | \$510 |
| UNI | | | \$510 | \$510 |
| LSW | \$510 | (X 3) \$1530 | \$4050 | \$5,580 |
| MAIN | \$510 | (X 3) \$1530 | \$2025 | \$3,555 |
| LKS | \$510 | (X 3) \$1530 | \$2025 | \$3,555 |



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| | |
|---------------|-------------|
| Yearly Total: | \$19,305.00 |
|---------------|-------------|

1.2 Incremental Testing Services

Provide pricing for inspections performed at increments greater than one (1) year at the request of the Library. It will be the Library’s discretion to make a separate award for the incremental portion.

A. Interval Inspection of the Pipe, Valves and Backflow and Fire Dept Connection Piping Hydrostatic Testing:

| | Interval Inspection (5 yr.) | Hydrostatic Testing (5 yr.) |
|------|-----------------------------|-----------------------------|
| CDF | \$NA | \$NA |
| LSW | \$NA | \$NA |
| MAIN | \$NA | \$NA |
| LKS | \$NA | \$NA |

Siemens can not provide pricing for 5yr internals or hydrostatic testing. There’s not enough information to provide these services. There are no device counts of the following: Backflows, Fire Department connections, control valves, taper valves, & Flow switches. Per NFPA a 5 yr inspection is to be done on all control valves.

1.3 Maintenance Services

Provide pricing for maintenance/repair services performed on fire suppression system during term of contract. *Please Note: The proposed pricing given by the vendor/proposer on this bid form must reflect fixed costs over the term of the contract. The vendor/proposer must take into consideration any potential increases in the cost of doing business over the term of the contract when completing the bid form. The Cleveland Public Library (CPL) WILL NOT ACCEPT any price increases/change orders during the term of the contract except when due to the increase/decrease in the number of devices/appliances and/or locations. If there is a charge/fee that your company uses that you do not see listed below, please add it at the bottom of this form under "Other". The contract will be negotiated based on the charges/fees listed here and CPL*



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requires full disclosure from the vendor/proposer at the time proposal is submitted.

| SERVICE | FEE | EXPLAIN FEE |
|--|-------|-----------------------------------|
| Service fee for visits to repair fire suppression system | \$180 | Standard service call rate per hr |
| Cost to evaluate suppression system issues | \$180 | Standard Service call rate per hr |
| Additional Trip Cost | \$80 | Trip charge |
| SERVICE VEHICLE CHARGES/ TRAVEL TIME (PER SITE VISIT) | NA | |
| SPECIFY MINIMUM SERVICE CHARGE HOURS | 4 | 4 hrs minimum charge |
| HOURLY SERVICE RATES | \$180 | Standard Service call rate per hr |
| TECHNICIAN – SATURDAYS | \$260 | Saturday rate per hr |
| TECHNICIAN – SUNDAYS/HOLIDAYS | \$350 | Sunday rate per hr |
| Other: | | |
| Other: | | |
| Other: | | |
| Other: | | |



FIRE SUPPRESSION/SPRINKLER BID FORM

Proposal of: Continenatl Fire & Security, Inc.

Date: January 5, 2023

To: Cleveland Public Library

Having examined specifications and requirements of this RFP, the undersigned proposes to furnish work upon the pricing terms quoted below:

1. Pricing for Services Offered – Breakdown of Base Bid

1.1 Inspection Services

Provide pricing for the cost of each individual inspection at each building. Respondent is to state the price to inspect the facilities (as noted in the Statement of Work and current codes/standards) for each type of inspection. A cumulative cost shall be submitted to reflect cost for an entire year.

| | Quarterly Inspection | | Annual Inspection | Total |
|----------------------|-----------------------------|-------------------------|--------------------------|--------------|
| CDF | \$335.00 | <i>(X 3) \$1,005.00</i> | \$1,350.00 | \$2,355.00 |
| FLE | | | \$400.00 | \$400.00 |
| FUL | | | \$325.00 | \$325.00 |
| RIC | | | \$585.00 | \$585.00 |
| SOU | | | \$325.00 | \$325.00 |
| STE | | | \$325.00 | \$325.00 |
| UNI | | | \$325.00 | \$325.00 |
| LSW | \$695.00 | <i>(X 3) \$2,085.00</i> | \$1,725.00 | \$3,810.00 |
| MAIN | \$695.00 | <i>(X 3) \$2,085.00</i> | \$1,725.00 | \$3,810.00 |
| LKS | \$695.00 | <i>(X 3) \$2,085.00</i> | \$1,795.00 | \$3,880.00 |
| Yearly Total: | | | | \$16,140.00 |



1.2 Incremental Testing Services

Provide pricing for inspections performed at increments greater than one (1) year at the request of the Library. It will be the Library’s discretion to make a separate award for the incremental portion.

A. Interval Inspection of the Pipe, Valves and Backflow and Fire Dept Connection Piping Hydrostatic Testing:

| | Interval Inspection (5 yr.) | Hydrostatic Testing (5 yr.) |
|------|------------------------------------|------------------------------------|
| CDF | \$1,080.00 | \$675.00 |
| LSW | \$1,080.00 | \$675.00 |
| MAIN | \$1,080.00 | \$675.00 |
| LKS | \$1,080.00 | \$675.00 |

1.3 Maintenance Services

Provide pricing for maintenance/repair services performed on fire suppression system during term of contract. *Please Note: The proposed pricing given by the vendor/proposer on this bid form must reflect fixed costs over the term of the contract. The vendor/proposer must take into consideration any potential increases in the cost of doing business over the term of the contract when completing the bid form. The Cleveland Public Library (CPL) WILL NOT ACCEPT any price increases/change orders during the term of the contract except when due to the increase/decrease in the number of devices/appliances and/or locations. If there is a charge/fee that your company uses that you do not see listed below, please add it at the bottom of this form under "Other". The contract will be negotiated based on the charges/fees listed here and CPL requires full disclosure from the vendor/proposer at the time proposal is submitted.*



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| SERVICE | FEE | EXPLAIN FEE |
|--|------------|--------------------------|
| Service fee for visits to repair fire suppression system | \$238.00 | See Minimum Charge Hours |
| Cost to evaluate suppression system issues | \$119/hr | If field labor needed |
| Additional Trip Cost | \$238.00 | See Minimum Charge Hours |
| SERVICE VEHICLE CHARGES/ TRAVEL TIME (PER SITE VISIT) | \$75.00 | |
| SPECIFY MINIMUM SERVICE CHARGE HOURS | \$238.00 | 2 Hours |
| HOURLY SERVICE RATES | \$119.00 | |
| TECHNICIAN – SATURDAYS | \$178.00 | |
| TECHNICIAN – SUNDAYS/HOLIDAYS | \$238.00 | |
| Other: | | |
| Other: | | |
| Other: | | |
| Other: | | |