

TO: Library Board
FROM: David Ruff, Director
RE: Required Fire Alarm System Upgrade
DATE: February 5, 2019

Background: As part of the 2017 West Expansion, the Rolling Meadows Fire Inspector discovered that the fire alarm system installed in 1987 could not completely synchronize alarm tones with the new West Wing System. While not a danger, it nevertheless was not up to the present code, in part because each alarm device and pull station in the building was not individually addressable. The Fire Department issued a report that requires the Library to upgrade the Library fire alarm system no later than the completion of the North Expansion. We expect the North Expansion to be completed by mid-July of this year.

Warren Olsen, Vice President of Building, Training and Marketing for FSCI of Elgin, Illinois was hired to help the Library prepare the technical specifications for the project, write the bid notice, conduct the pre-bid meeting, and evaluate the bids submitted. Bid notices were published in the Daily Herald and posted on the Library webpage. A mandatory pre-bid meeting was attended by interested bidders and a summary of the bids received is in the next section.

Analysis: Five bids were received. From lowest to highest, they are:

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| 1. CPSI Fire and Security: | \$ 15,445 |
| 2. Esscoe: | \$ 19,565 |
| 3. Johnson Controls: | \$ 19,693 |
| 4. Intelligent Systems: | \$ 35,788 |
| 5. Chicago Metropolitan Fire Protection: | \$ 64,720 |

Bidders were invited to bid on several alternates, most importantly, whether the existing wiring can be used and whether the Fire Alarm Control Unit (FACU) is relocated from its current location near the Staff Entrance (this is recommended to bring the building within code since areas of egress are not to be used for multiple purposes).

The lowest three bidders are comparable in that they all assume relocation of the FACU and use of existing wiring.

Esscoe's proposal included 4 fewer smoke detectors.

Hardware and circuit boards from each of the bidders is adequate to our needs.

Mr. Olsen has worked on projects with each of the three lowest bidders and knows them to be reputable and competent.

Recommendation: Mr. Olsen's recommendation is to award the contract to CPSI Fire and Security for \$ 15,445.