



# City of Barre, Vermont

6 N. Main St., Suite 2  
Barre, VT 05641  
[www.barrecity.org](http://www.barrecity.org)

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## City Hall/Opera House fire alarm March 26, 2025

<b>Bids Due Date</b>	Friday, April 11, 2025
<b>Mandatory Site Visit</b>	11:00AM, Tuesday, April 1, 2025
<b>Work Completion Deadline</b>	December 31, 2025
<b>Contact Person</b>	Tom Baker, 802-476-0256, <a href="mailto:tom.baker@barrecity.org">tom.baker@barrecity.org</a>

### **Project Purpose and Description**

The City of Barre, Vermont is soliciting proposals for a Fire Alarm Monitoring System.

Bid materials and forms may be accessed on the City's website under this project in the Bids & Proposals section ([www.barrecity.org/rfp](http://www.barrecity.org/rfp)).

All questions are to be submitted via email to [tom.baker@barrecity.org](mailto:tom.baker@barrecity.org) or before Wednesday, April 2, 2025. All questions will be answered by Friday, April 4, 2025. Any questions received and answers provided will be posted on the City's website under this project in the Bids & Proposals section.

Work may commence by **May 1, 2025** and must be completed no later than **December 31, 2025**. A phased-in project timeframe is acceptable and will be considered.

### **Scope of Work**

The City of Barre is seeking proposals for the design and installation of life safety Fire Alarm sensing, detection and notification systems for the City Hall and Opera House.

#### **The Fire Alarm system is to include:**

- A code / ADA compliant zoned fire alarm system with 2 remote annunciation panels one to be located in the lobby of the opera house and the second will be established by the system at a "to be determined" location. **See page 3, #3.**
- All public activation devices will be equipped with code compliant guarding to prevent accidental or false alarm activations.
- A Voice EVAC system with preprogrammed evacuation messages must be included. Messages will be determined in conjunction with the vendor.
- The Voice EVAC system will also have a remote access station located in the Opera House Lobby
- The Fire Alarm will interface with the City of Barre Master Box system and also will have a Dialer.
- The proposed Fire Alarm system will interface with the current compressor and sprinkler system and provide monitoring for the system.
- The system will have a battery backup and also be supported by the building's generator unit.
- The proposed system will be designed to interface with the City's proposed Security system.
- Vendor is responsible for all permits.
- Vendor responsible for the removal of all decommissioned equipment.

### **General Conditions**

### **FIRE ALARM REQUIREMENTS and SPECIFICATIONS**

All systems shall be fully compliant with applicable State of Vermont codes for fire and life safety, NFPA Fire Alarm code and ADA requirements. The systems shall be open source and serviceable by all technically qualified electrical contractors. Connection to the Master Fire Alarm Box and supplying of dial-up off site reporting equipment is required.

1) Aesthetically pleasing, and appropriately sized, white strobe lights will be mounted on all four exterior corners of the building to alert first responders.

2) A voice announcement system (manual and pre-programmed messaging) designed to instruct all building occupants of the potential hazard(s) and actions required, shall be tied into each of the systems described in items 1 and 3 of this section. Both life safety systems will require connection to the public address system that can provide audible announcements throughout the entire complex in each of its areas for occupancy. There will be a primary location for the voice evacuation located at the main fire alarm panel location and also a secondary panel location located in the Opera House Lobby.

3) The fire detection system shall be installed to provide proper detection and notification for smoke, manual pull station activation and sprinkler flow activations in the facility. The system will include both the fire alarm panel and 2 remote annunciator panels to assist the fire department in providing a rapid effective response. The first remote panel will be located at the front entrance of the first floor of City Hall located outside the Clerk's office. The second will be located in the lobby of the Opera House in conjunction with the voice evacuation system located there.

4) All penetrations made to connect the systems will be kept to a reasonable size needed to accommodate and appropriate methods will be used. All penetration's will be closed and sealed using an approved and appropriate Engineered Fire Stop System. Prior approval of these products will be granted by the City of Barre Fire Marshal using vendor/engineer drawing and cut sheets. These systems will be moisture and mold resistant.

5) Each of these systems will have remote annunciator panels located near/or in conjunction with the Fire Alarm Panel and Master Fire Alarm Box or as determined by the City of Barre Fire Marshal's office.

6) All electrical junction boxes will be colored red and clear mechanical identification labeling of circuits and zones will be made with a commercial labeling devise.

7) A detailed legend will be laminated and posted inside the panel with the detector system showing locations.

### **ENVIRONMENTAL CONDITIONS**

The boiler room poses specific temperature and humidity challenges based on year round uses of a building. All system components shall be fully operable at temperatures as low as -30 F and up to 150 F. The systems shall remain operable for the required period of time during and after power outages according to code and best practice.

**NO PENETRATIONS SHALL BE MADE THROUGH ANY OF THE STRUCTURAL COMPONENTS UNLESS APPROVED BY THE CITY OF BARRE AND APPROVED BY THE VENDORS ENGINEER.**

### **Site Visit**

A **mandatory** pre-bid site visit will be held at **11:00AM on Tuesday, April 1, 2025 at Barre City Hall (6 N. Main Street, Barre, VT 05641)**. Prospective bidders may contact Tom Baker at 802-476-0256 on the day of the site visit.

### **Bid Submission**

Bids will be received by the City of Barre until **4:00PM Friday, April 11, 2025**. Bids shall be plainly marked as City Hall / Opera House Fire Alarm and must be delivered in a sealed envelope and/or via email to:

**City of Barre  
City Hall, 6 North Main St. Suite 2  
Barre VT 05641**

**All envelopes to be marked: Attn: Roxanne Pike** (CITY OF BARRE City Hall / Opera House Fire Alarm)

**EMAIL: ExecAssist@barrecity.org**

Bids shall be in the form of a written bid that includes a description of work to be performed, a schedule and budget for the service rendered. In addition, the bid shall include a list of any subcontractors that will be utilized and verification of insurance with specific coverages described earlier.

Bids shall be signed by an authorized agent of the contractor.

By submitting a bid, the bidder acknowledges the following:

1. The conditions affecting the work, including but not limited to physical conditions of the site which may bear upon site access, handling and storage of tools and materials, access to water, electrical service or other utilities, or which may otherwise affect performance of required activities;
2. The character and quantity of all surface and subsurface materials or obstacles to be encountered in so far as this information is reasonably ascertainable from an inspection of the site, including exploratory work done by the Owner or Owner's Representative;
3. The commencement of work under this contract on the date of issuance of the notice to proceed and to fully complete the project within the time specified in the contract documents. The contractor agrees to pay as liquidated damages the sum of \$500 for each day thereafter.

Bids shall be effective and open for acceptance for 60 days after date and time set for receipt of bids. The City of Barre may waive any informalities or minor defects and/or reject any and all proposals. Any proposal may be withdrawn prior to the above scheduled time for the opening of Proposals or authorized postponement thereof. Any proposals received after the time and date specified shall not be considered. **The City reserves the right to reject any/all bids at its discretion if such action is deemed in the best interests of the municipality.**

#### **Award of Bid**

Bids will be evaluated and should address the following factors:

1. Ability to provide services listed;
2. Experience with similar projects;
3. Qualifications of staff; and
4. Total cost

In determining the "least costly, best qualified, and most responsible vendor," in addition to price, the following may be considered:

- The substantial performance of the bidder in meeting the specifications and other terms and conditions of the Solicitation;
- The ability, capacity, and skill of the vendor to perform the contract or provide the goods or services required, and to do so promptly or within the time specified;
- The character, integrity, reputation, experience, financial resources, and performance of the vendor under previous contracts with the municipality and elsewhere;
- The quality, availability, and adaptability of the service or goods being purchased, and the ability of the vendor to provide future maintenance if necessary.

- A Local Vendor Allowance of up to five percent (5) may be factored into any non-federally subsidized (grant funded) purchases. This decision will be made during the bid selection process. It may be used in conjunction with other criteria specified in this section in order to choose the most qualified vendor.

It is anticipated that the contract will award on or after **April 22, 2025**. Contracts over \$25,000 require prior approval by the City Council in accordance with the [City of Barre Procurement Policy](#).

The City reserves the right to accept the bid deemed to be in the best interest of the City of Barre, even if it is not the lowest bid. The City of Barre also reserves the right not to award the contract to any bidder, if not making an award is deemed to be in the best interest of the City. All bidders, successful or unsuccessful, will receive notice of the City's decision to either accept or not accept their bid within five working days after a bid has been accepted.

The selected Contractor and the City of Barre agree that the provisions of this Request for Proposals are incorporated by this reference into any executed contract.

The City of Barre may at its sole discretion request at least three (3) qualified references for (i) new bidders and (ii) any projects that would trigger the threshold of Chapter 24 of Barre City Ordinances (over \$200,000), provided such references may be requested after selection and before award of the contract.

### **Payment**

Payment will be made to the contractor (generally within fifteen (15) days of submission of an invoice) in the following manner:

Payment #1: Upon 50% completion of the project.

Payment #2: Upon 100% completion of the project, (completion is defined as all "punch list" items being complete including clean-up of the site.)

### **Insurance**

The contractor shall purchase insurance from and maintain (in a company or companies lawfully authorized to do business in Barre City) such insurance as will protect the contractor from claims which may arise out of or result from the contractor's operations under the contract and for which the contractor may be legally liable, whether such operations be by the contractor or by a subcontractor or by anyone for whose acts any of them may be liable. The requirements for insurance shall be consistent with the requirements in Attachment I.

Coverage shall be maintained without interruption from date of commencement of the work until the date of final payment. Certificates of Insurance acceptable to the City of Barre shall be filed with the City of Barre prior to commencement of work.

### **Termination for cause**

The City of Barre may terminate the contract if the contractor:

1. Does not proceed in an expeditious manner with adequate forces to accomplish the work within the contracted time;
2. Fails to begin the work within the specified time;
3. Fails to pursue the work in a manner to ensure proper completion;
4. Pursues the work in a manner to render the completed project unsuitable to the City;
5. Discontinues work on the project;
6. Fails to make payments to subcontractors for materials or labor in accordance with the respective agreement between contractor and the subcontractors;
7. Persistently disregards directive of the City of Barre or laws, ordinances, rules, regulations, or orders of a public authority having jurisdiction; or
8. Otherwise is guilty of substantial breach of a provision of the contract documents.

When any of the above reasons exist, the City of Barre may without prejudice to any other rights or remedies of the City of Barre and after giving the contractor and contractors surety, seven days written notice, terminate employment of the contractor and may, subject to any prior rights of surety:

1. Take possession of the site and of all materials, equipment, tools, and construction equipment machinery thereon owned by the contractor;
2. Accept assignment of subcontractors pursuant to the following:
  - a. Each subcontractor agreement for a portion of the work is assigned by the contractor to the City of Barre provided that assignment is effective only after termination of the contract by the City of Barre for just cause and only for those subcontract agreements which the City of Barre accepts by notifying the subcontractor in writing and assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the contract.

When the City of Barre terminates the contract for one of the reasons stated above, the contractor shall not be entitled to receive payment until the work is finished. If the unpaid balance of the contract sum exceeds costs of finishing the work, including the City of Barre expenses made necessary thereby, such excess shall be paid to the contractor. If such costs exceed the unpaid balance, the contractor shall pay the difference to the City of Barre.

### **Suspension for convenience**

The City may, without cause, order the contractor in writing to suspend, delay or interrupt the work in whole or in part for such period of time as the City may determine. Only adjustments for lost days shall be made.

### **Indemnification**

The contractor will indemnify and hold harmless the City of Barre, their agents and employees from and against all claims, damages, losses and expenses. This indemnification shall include attorney's fees arising out of, or resulting from the performance of the work, and is caused to whole, or in part, by any negligent or willful act or omission of the contractor, subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

The indemnification obligation shall not be limited in any way by the amount or type of damages, compensation or benefits payable by or for the contractor or any subcontractor under worker's compensation acts, disability benefit act or other employee benefit acts in any and all claims against the City of Barre or any of their agents or employees by:

- any employee of the contractor;
- any subcontractor;
- anyone directly or indirectly employed by any of them; or
- anyone for whose acts any of them may be liable.

The obligation of the contractor under this paragraph shall not extend to the liability of the City of Barre, its agents or employees arising out of preparation or approval of drawings, opinions, reports, surveys, change orders, designs, or specifications.

### **Compliance with Chapter 24 of Barre City Ordinances**

In accordance with [Barre City Ordinance](#), any bid that exceeds a \$200,000 threshold must comply with the Community Investment Ordinance, unless such requirement is waived by the City Manager. The ordinance generally requires that contractors and subcontractors, if applicable, meet the following conditions:

- Comply with the obligations established by the City for payment of a "Responsible Wage," which effectively incorporates the rates and fringe benefits authorized by Vermont Capital Construction Act in the Northern Area;
- Proper classification of actual employees as employees rather than as independent contractors;

- Comply with the federal Affordable Care Act (ACA) and federal Davis-Bacon and Related Acts (DBRA), to the extent required by law; and
- Comply with certain reporting requirements.

Any bidder that can demonstrate their ability to hire, maintain and assign to the project any of the following qualified employee demographics to ensure that any such combination equals 10 percent of the project's workforce shall receive a 2 percent deduction of the total bid for scoring purposes:

- City residents;
- Women;
- Minority group members (defined as US citizens, permanent residents, or individuals who are authorized to work in the United States who are Native American or Alaska Native, Asian, Black or African America, Latino or Hispanic, and Native Hawaiian or other Pacific Islander);
- Veterans; and/or
- People with disabilities.

## Appendix I

Before commencing work on this Contract, the Contractor must provide certificates of insurance to show that the following minimum coverages are in effect. Contractor agrees that it will provide and maintain at all times during the term of this Contract such insurance coverages as are indicated herein and that it will otherwise comply with the provisions that follow. No warranty is made that the coverages and limits listed herein are adequate to cover and protect the interests of the Contractor for the Contractor's operations. These are solely minimums that have been established to protect the interests of the Municipality. Such policy or policies shall apply to the extent of, but not as a limitation upon or in satisfaction of, the indemnity provisions of this Contract. The provisions of this section shall also apply to all subcontractors, other lower tier contractors, independent contractors, and sole proprietors engaged by Contractor with respect to this Contract, and Contractor shall be entirely responsible for securing the compliance of all such persons or parties with these provisions. All policies required by this Contract shall be issued by an insurer licensed to do business in the State of Vermont with a rating of A or better from a financial rating organization such as S&P or AM Best. Contractor shall not commence or perform any work under this Contract until certificates of insurance are presented to the Municipality showing the required coverages are in full force and effect with at least the required coverage limit amounts and naming the Municipality as an additional insured.

Contractor agrees to maintain at all times during the period of this Contract all of the following:

**General Liability.** Commercial General Liability insurance coverage providing coverage on an "occurrence" rather than on a "claims made" basis, which policy shall include, but not be limited to, coverage for bodily injury, property damage, personal injury, contractual liability (applying to this Contract), independent contractors, and products-completed operations liability (if applicable). Contractor agrees to maintain at all times during the period of this Contract a total combined general liability policy limit of at least \$2,000,000 per occurrence and \$4,000,000 aggregate, applying to liability for bodily injury, personal injury, and property damage, which total limit may be satisfied by the limit afforded under its commercial general liability policy, or equivalent policy, or by such policy in combination with the limits afforded by an umbrella or excess liability policy(ies); provided that the coverage afforded under any such policy in combination with the limits afforded by an umbrella or excess liability policy is at least as broad as that afforded by the underlying commercial general liability policy. The policies shall name the Municipality as an additional insured.

**Automobile Liability.** Business automobile liability insurance covering liability for bodily injury and property damage arising out of the Municipality's ownership, use, maintenance, or operation of all owned, non-owned, and hired automobiles and other motor vehicles utilized by Contractor in connection with its performance under this Contract. Such policy shall provide total liability limits for combined bodily injury and/or property damage in the amount of at least \$2,000,000 per accident, which total limits may be satisfied by the limits afforded under such policy, or by such policy in combination with the limits afforded by an umbrella or excess liability policy(ies); provided that the coverage afforded under any such umbrella or excess liability policy(ies) shall be

at least as broad with respect to such business automobile liability insurance as that afforded by the underlying policy. Unless included within the scope of Contractor's commercial general liability policy, such business automobile liability policy shall also include coverage for motor vehicle liability assumed under contract. The policies shall name the Municipality as an additional insured.

**Workers' Compensation.** Workers' compensation insurance in compliance with all applicable statutes including an all states or universal endorsement where applicable. Such policy shall include employer's liability coverage in an amount of no less than \$500,000. If Contractor is not required by statute to carry workers' compensation insurance, Contractor agrees: (1) to provide Municipality with evidence documenting Form 29 has been filed with the Vermont Department of Labor, which excludes Corporate officers or LLC members from the requirement of obtaining workers' compensation insurance; (2) to provide prior notice to the Municipality of any change in exemption status; and (3) to defend, hold harmless, and indemnify Municipality from and against any and all claims and losses brought by Contractor or any subcontractor or other person claiming through Contractor for workers' compensation or employers' liability benefits for damages arising out of any injury or illness resulting from performance of work under this Contract. If any such change requires Contractor to obtain workers' compensation insurance, Contractor agrees to promptly provide Municipality with evidence of such insurance coverage.