



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: September 12, 2022



To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Dee Ann Irby, Controller
Brian Goul, Recreation Director
Kurt Bovensiep, Public Works Director
Dennis Trantham, Facilities and Grounds Operations Manager
Emily Frontera, Purchasing Manager

Subject: Standard Purchasing Resolution: 5 Approval to Expend Budgeted Funds – Historic Village Alarm System Replacement

History

The Historic Village is a collection of 11 buildings that are filled with historical collections and stories of life during the settlement and growth of the City of Troy. The Historic Village is operated through a renewable management agreement by the Troy Historic Society. Each building has fire and burglar alarm systems to protect our valuable and irreplaceable assets. The alarm system was originally installed by Vigilante Security Inc and they continue to monitor the site. The existing alarm system has reached the end of life and is no longer reliable to provide the necessary protection to our historical assets. The alarm system will be completely replaced and will eliminate the underground communication wires that are prone to damage by both environmental and mechanical forces.

Purchasing

- Pricing for the Historic Village Alarm System Replacement has been secured from *Vigilante Security, Inc.* of *Troy, MI* as detailed in the attached proposal dated August 1, 2022.
- Vigilante has provided Alarm Installation, Monitoring and Maintenance for the City of Troy since 1994.
- City Council authorized a bid waiver, contract extension for Vigilante Security, Inc. on December 3, 2007 (Resolution #2007-12-340).

Financial

Funds are budgeted and available in the in the Museum Capital Fund under Project Number 2023C0061 for fiscal year 2023. Expenditures will be charged to account number 401.804.804.7975.900.

Recommendation

City Management recommends granting the authority to expend budgeted capital funds to *Vigilante Security, Inc.* of *Troy, MI* for the Historic Village Alarm System Replacement for an estimated cost of \$35,370 as detailed in the attached proposal; not to exceed budgetary limitations.



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www.vigilantesecurity.com

August 1, 2022

Ms. Laura Campbell
Troy Historic Village
60 Wattles Road
Troy, Michigan 48098
248-524-3570 / L.Campbell@troymi.gov

RE: Intrusion alarm system upgrade for above location

Dear Laura,

Thank you for allowing **Vigilante Security, Inc.**, the opportunity to provide you with our budgetary proposal for the upgrade of your existing security alarm system. Our proposed work will include the use of wireless radio receivers and transmitters to provide detection, alarm notification and system control divided into four area partitions. Further discussions with the Troy fire department may be required to satisfy any fire alarm detection and monitoring concerns they may have and possible additional fees for additional required fire alarm detection, notification, plan review and permitting which is yet to be determined.

The new proposed systems will not be reliant on POTS telephone lines. Instead, we propose to utilize the internet for central station communications and radio for backup communication path. This system will also allow the use of "Virtual Keypad" a smart phone app and service for remote system administration of security user alarm codes, system event messages being delivered to your phone plus the ability to remotely arm or disarm any desired partition or all from anywhere you have cell phone connectivity.

If additional information is needed, or if you wish to discuss this in detail, please feel free to contact me at (248) 559-7100 ext. 271.

Very truly yours,

Steve Vansteel, SET

Fire & Security Consultant/Engineer
Senior Engineering Technician
N.I.C.E.T. Level IV - Certification # 87851
National Institute For Certification In Engineering Technologies
Fire Protection Engineering Technology / Fire Alarm Systems / IV

PROPOSAL

INTRUSION SYSTEM

Overview-

Utilize existing materials where possible and provide new materials and technician(s) services detailed below to upgrade the intrusion and fire alarm system for the buildings of the Historic Village as defined below. Please read and understand all proposal notes listed at the bottom. This system will be monitored at our local U.L Listed, Five Diamond central station in Troy Michigan for proper authority dispatch and client provided call list notification.

Partition #1 Troy Township Hall

Alarm Control-

(1) DMP, XR Intrusion alarm system control panel and associated components. Main central station communication path by way of the internet and a secondary path by way of optional wireless radio. Control panel features include:

- IP internet communication
- Plug in cellular GSM communication (optional)
- Arming Modes: Home/Sleep/Away or All/Perimeter
- 32 character zone name descriptions
- Up to 574 total zones (hardwired/wireless)
- Up to 16 keypads
- Up to 106 outputs
- Up to 10,000 user codes
- Up to 4 profiles per user
- Up to 8 partitions (areas)
- Up to 96 access controlled doors (optional)
- Up to 8 schedules per: profile, door, area or output
- Up to 12,000 event log
- Up to 140 Z-Wave automation devices (optional)
- Remote phone capability using "Virtual Keypad" option
- Ability to chime by zone
- Dynamic battery test
- U.L. Listed

Internet Communicator-

(1) DMP, Internet central station communicator included with above

Backup Radio Communicator-

(1) Exchange the existing (PRN) Private Radio Network communicator from the Niles - Bernard house to a fire PRN and install onto this partition.

Enclosure-	(1) On-Q, 42" recessed keyed and hinged equipment enclosure with DMP security panel mounting plate.
Zone Expansion-	(1) DMP, Sixteen zone hardwired expander module with 354 mounting plate.
Receiver/Repeater-	(1) DMP, Wireless receiver (high powered) module for the following: (1) Upper level- Storage room adjacent window
Notification Power Supply-	(1) Utilize and tie in existing Altronix AL600ULADA horn strobe notification power supply panel for this partition.
Standby Power-	(4) Ultra-tech, 12 volt 7 A/H standby backup battery for the following: (2) Security alarm control panel (2) Fire notification panel
Alarm Keypad-	(1) DMP, Touchscreen keypad to arm, disarm and provide zone/alarm status for the following location: (1) Main township hall entry
Notification Alarm-	(1) Interior alarm notification siren.
Alarm Contacts-	(8) Utilize and tie in existing alarm contacts on the following: (2) Lower level- Doors (2) Lower level- Windows (1) Main level- Bathroom window (1) Main level- South front door (1) Main level- West side door (1) Upper level- Interior doors
Motion Detectors-	(7) Utilize and tie in existing motion detectors at the following: (1) Main level- Gift shop (1) Main level- Office #1 (1) Main level- Office #2 (1) Main level- Lunch room (1) Main level- Archives room (1) Main level- Conference room (1) Main level- Pioneer room
High Water-	(1) Utilize and tie into existing sump pump high water sensor (1) Lower level- Sump pump

- Smoke Detection-** (4) DMP, Wireless smoke detectors with transmitters for the following:
 (4) Main level- Troy township hall
- Heat Detection-** (6) DMP, Wireless heat detectors with transmitters for the following:
 (6) Main level- Troy township hall

Partition #2
Old Troy Church, Parsonage & Town Hall

- Receiver/Repeater-** (1) DMP, Wireless repeater module for the following:
 (1) Upper level- Church
- Alarm Keypad-** (1) DMP, Wireless touchscreen keypad to arm, disarm and provide zone/alarm status for the following location:
 (1) Main level- Church front entry
- Notification Alarm-** (3) DMP, Wireless interior alarm notification sirens for the following:
 (1) Main level- Church
 (1) Main level- Parsonage
 (1) Main level- Town hall
- Alarm Contacts-** (9) DMP, Wireless transmitter with integrated alarm contacts on the following:
 (1) Lower level- Church double door
 (1) Main level- Church rear side door
 (1) Main level- Church front side door
 (1) Main level- Church front rear side door
 (1) Main level- Parsonage rear door
 (1) Main level- Parsonage front door
 (1) Main level- Parsonage side door
 (1) Main level- Town hall front door
 (1) Main level- Town hall rear door
- Motion Detectors-** (5) DMP, Wireless motion detectors at the following:
 (1) Main level- Church
 (1) Main level- Parsonage kitchen
 (1) Main level- Parsonage dining room
 (1) Main level- Parsonage living room
 (1) Main level- Town hall

Smoke Detection-	(7) DMP, Wireless smoke detectors with transmitters for the following: (3) Main level- Church (3) Main level- Parsonage (1) Main level- Town hall
Duct Smoke Detection-	(1) DMP, Wireless transmitter to monitor the existing HVAC duct smoke detector at the following: (1) Main level- Church
Water-Flow Switch-	(2) DMP, Wireless transmitter to monitor the fire suppression system water-flow switch at the following: (1) Main level- Church (1) Main level- Parsonage
Water Shutoff Switch-	(4) DMP, Wireless transmitter to monitor the fire suppression system water shutoff switch at the following: (2) Main level- Church (2) Main level- Parsonage
Low Air Pressure Switch-	(1) DMP, Wireless transmitter to monitor the fire suppression system water shutoff switch at the following: (1) Main level- Church

Partition #3

Wagon Shop, Print Shop, General Store, Poppleton School, Caswell House & Log Cabin

Receiver/Repeater-	(1) DMP, Wireless repeater module for the following: (1) Upper level- Caswell house
Alarm Keypad-	(1) DMP, Wireless touchscreen keypad to arm, disarm and provide zone/alarm status for the following location: (1) Main level- Desired location of: Poppleton, Caswell house or General store
Notification Alarm-	(4) DMP, Wireless interior alarm notification sirens for the following: (1) Main level- General store (1) Main level- Caswell house (1) Main level- Poppleton school (1) Main level- Print shop
Alarm Contacts-	(6)DMP, Wireless transmitter with integrated alarm contacts on the following:

- (2) Main level- General store doors
- (2) Main level- Caswell house doors
- (2) Main level- Poppleton school doors

Motion Detectors-

(6) DMP, Wireless motion detectors at the following:

- (1) Main level- General store
- (1) Main level- Print shop
- (1) Main level- Poppleton school
- (1) Main level- Caswell house
- (1) Main level- Wagon shop
- (1) Main level- Log cabin

High Water-

(2) DMP, Wireless transmitters and tie into existing sump pump high water sensors at the following:

- (1) Lower level- Caswell house sump pump
- (1) Lower level- General store sump pump

Smoke Detection-

(8) DMP, Wireless smoke detectors with transmitters for the following:

- (3) Main level- Caswell house
- (1) Main level- Poppleton school
- (3) Main level- General store
- (1) Main level- Print shop

Heat Detection-

(2) DMP, Wireless heat detectors with transmitters for the following:

- (1) Main level- Wagon shop
- (1) Main level- Log cabin

Water-Flow Switch-

(1) DMP, Wireless transmitter to monitor the fire suppression system water-flow switch at the following:

- (1) Main level- General store

Partition #4

Niles-Bernard House

Receiver/Repeater-

(1) DMP, Wireless repeater module for the following:

- (1) Upper level-

Alarm Keypad-

(1) DMP, Wireless touchscreen keypad to arm, disarm and provide zone/alarm status for the following location:

- (1) Main level- Entry door

Notification Alarm-

(1) DMP, Wireless interior alarm notification siren.

Alarm Contacts-

(8) DMP, Wireless transmitter with integrated alarm contacts to replace existing on the following:

- (1) Lower level- Basement door
- (1) Lower level- Cellar door
- (1) Main level- Kitchen door
- (1) Main level- East door
- (1) Main level- West door
- (1) Main level- South door
- (1) Main level- Southwest door
- (1) Main level- Southeast door

Motion Detectors-

(3) DMP, Wireless motion detectors to replace existing at the following:

- (1) Main level- West front
- (1) Main level- Middle area
- (1) Main level- East rear area

High Water-

(1) DMP, Wireless transmitter and tie into existing sump pump high water sensor

- (1) Lower level- Sump pump

Payment Option #1**Outright Sale**

Installation Amount:	\$	35,370.00*
Monthly Monitoring Through Internet Amount:	\$	113.00
Monthly Backup Monitoring Through Radio Amount:	\$	8.00
Monthly Virtual Keypad <u>Premium</u> Remote Services	\$	12.00**

Payment Option #2**Outright Sale Over Time (60 Months)**

Installation Amount:	\$	15,820.00*
Monthly Monitoring Through Internet Amount:	\$	377.15
(Includes: Backup Radio Monitoring & Virtual Keypad)		

Outright Sale Over Time (After Initial 60 Months)

Monthly Monitoring Through Internet Amount:	\$	194.87
(Includes: Backup Radio Monitoring & Virtual Keypad)		

* This budgetary figure may increase should the fire department require additional fire alarm protection or notification during plan review.

** Optional

Please read and understand all notes listed at the end of this proposal

OPTIONAL PROTECTION

Option # 1

Air Temperature Alert Protection

Overview-

This option is highly recommended for any remote building and allows an emergency message to be sent the central station by automatically detecting a drop in air temperature below 45 degrees greater than 4 minutes, 24 hours a day regardless if the system is disarmed.

Temperature Alert-

(1) DMP, Wireless transmitter with integrated temperature sensor for the any desired location.

INSTALLED (\$195.00 each)

\$ 195.00

Option # 2

Virtual Keypad Remote Interactive Services



Overview-

In today's digital era, it has become increasingly important to utilize technological advancements to ease the use of your alarm system. DMP's new Virtual Keypad™ Remote Services solutions actually pave the way for you to do this with your smart phone or computer.

With Virtual Keypad, you can take advantage of all the amazing benefits next-generation digital technology has to offer - including enhanced communication and the ability to stay connected to your homes and businesses from anywhere in the world.

By simply logging on to a secure website, you can with the proper plan:

Control (arm, disarm, bypass, add or change alarm codes) your security system via a virtual keypad using any internet browser on a PC or via SMS on a smart phone or cell phone

Receive important e-mail notifications (alarms, troubles, arms & disarms and by who) via cell phone, laptop, or any other web-enabled smart phone

Administrate alarm user codes on your system

Monthly Virtual Keypad Premium Remote Services \$ 12.00

PROPOSAL NOTES

1.

This proposal is valid for ninety (90) days and includes the specified materials and labor for our specified services based upon information provided to Vigilante Security, Inc. If changes are necessary, including additional quantities or devices, this proposal will be modified accordingly. Any additional pass-through charges that may be incurred, including, but not limited to sales tax, plan review, permit and/or municipal testing fees will be reflected on your invoice. The entire installation, including parts and labor provided by Vigilante Security, is warranted for one year from date of installation.

2.

Our non-union labor involvement in the installation of the system proposed above has been determined by our standard Monday through Friday 8:00am to 4:30pm rates, should you desire the installation to be performed during hours outside our standard work schedule, additional fees would be required and should be discussed prior to proposal acceptance.

3.

The above proposal may require any fire alarm portion of the work to be submitted to the city of Troy for plan review and possible permitting. Should this be the requirement, upon proposal acceptance, actual building CAD drawing files in the DWG format must be available (delivered) to our engineering department so that our fire alarm design can be completed and submitted to the local municipality for review, acceptance and permitting prior to any installation of the fire alarm system. Should these building CAD drawing files be unavailable, additional engineering fees will be proposed to measure and draw electronically to produce a CAD drawing of the building.

4.

The municipality of Troy currently does NOT require fire alarm systems under their jurisdiction be U.L. Central Station Certificated. This certification ensures that the system is installed, maintained and monitored by a U.L. certified firm that performs these services to a higher standard to ensure prompt notification, on site response within two hours of a non restorable alarm condition, four hours of a non restorable trouble or supervisory signal and detailed record keeping for central station signal response and notification as well as the service repair documentation.

Each year a U.L. inspector performs a site visit to our facility to review our operation / documentation and selects certain certificated sites at random to perform a site survey of the installation and maintenance per recognized standards we must adhere to. These standards enforced by U.L and also the local fire marshal requires your system to have an annual fire alarm system inspection performed to ensure all devices operate as designed to continue the life safety protection to the occupants. The annual inspection will be scheduled and billed at our normal inspection rates after prior approval from you.

5.

The municipality of Troy currently does NOT required the alarm circuits to be installed in a “Class A” fashion.

6.

Dedicated 110 volt electrical circuits with locked breakers from electrical panel to the alarm control panel and each notification power booster panels to be provided by others at no expense to Vigilante Security.

7.

It will be the responsibility of you (our client) to notify all occupants in advance and post proper notices at all building entrances on the scheduled day of testing if necessary. **You (our client) to also provide personnel that will escort our technician(s) into any secure or locked area for testing of devices located within these areas.**

8.

Any required alarm system circuits will be run in concealed in walls, and exposed above suspended or open ceilings using beam clamps / bridle rings in an open air fashion approved by the National Electrical Code or installed in a raceway (conduit) only where required by code. Any necessary raceway (per code) may need to be installed exposed on the surface of a wall or ceiling to protect circuit wiring as required by code. The painting (if desired) of any installed raceways can be perform by others at no expense to Vigilante Security. Should the desire for all fire alarm wiring to be concealed in raceways a new “Parts and Smarts” style proposal will need to be created for your electrical contractor’s installation after our municipal submittal is approved. This will require your electrical contractor to review our project to offer you an installation price.

9.

This proposal is based upon the required monitoring of certain sized HVAC units by way of a duct smoke detector. These duct smoke detectors (if required by mechanical code) are to be provided, installed and powered by others at no expense to Vigilante Security. Currently one addressable monitor module(s) have been provided for this proposal. Note that some jurisdictions require the installation of remote test/reset stations for any duct smoke detectors where the power and alarm indication lights cannot be viewed from standing on the floor. Check with your mechanical contractor and have them installed if required.

10.

*All materials and workmanship provided by Vigilante Security is warranted for one year from the completion date. Any materials or workmanship provided by others will not be warranted by Vigilante Security.

11.

During any warranty period or provided and elected service (by request) program, any component or wiring found damaged by acts of nature or accidental / intentional damage will not be covered. Likewise there is no coverage after the initial first year on consumable materials such as batteries.

12.

Any additions or subtractions of the accepted contractual scope of work will be forwarded in way of a Change Order for review and signature as soon as the change of scope is confirmed. Note: The existing system and the replacement system proposed above is not and will not be code compliant as additional occupant notification appliances are needed throughout the entire building. These additional items may be determined and required by the municipality during plan review.

13.

Installation and/or Monitoring Agreement will be created and delivered electronically through "DocuSign" for your review and signature endorsement. These agreements must be executed and returned along with the required deposit of 30% of the accepted sale or installation amount prior to the start of any engineering, submittal or preparation of work. Another 30% will be required upon commencement of installation, with the final balance due upon completion, or prior to any municipal acceptance test. Deposits, progress and final payments must be via checking account ACH, or check. Credit card payments for installations will be assessed a 3% processing fee. All recurring monitoring charges must be paid by automatic pre-approved payment either as a checking account ACH or by credit card.

14.

This document was prepared exclusively for the named individual/business listed on the proposal. It is understood without question, the content, pricing and information within this proposal is not to be shared with any individual, company or entity, without written permission from Vigilante Security, Inc. Furthermore, should it be determined that this proposal has been shared, distributed or otherwise displayed to those other than the individual/business listed on the proposal, the proposal is hereby retracted.

15.

This project may desire Vigilante Security Inc. to be considered a subcontractor to you or others. Please understand that should this proposed work be accepted, our installation and or monitoring agreements must be fully executed as written and any required deposit received **prior** to the start of any engineering, equipment procurement, installation or subcontractor agreement review.

16.

The city of Troy will continue to receive our reduced installation labor rates plus a 5% discount off the installation price and any monthly monitoring fees or services from the rates listed in this proposal.