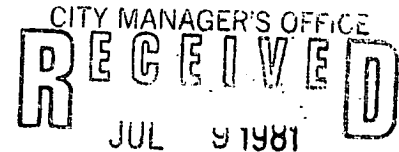




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## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

July 9, 1981



Housing Authority of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** Approving Modification to Bid and Awarding a Contract  
for Fire Alarm Monitoring and Testing at Fourteen  
Elderly Housing Complexes

### SUMMARY

The attached resolution authorizes the Interim Executive Director to execute a contract with Capital Alarm Company for monitoring and testing of existing fire alarm systems at fourteen elderly housing complexes owned by the Housing Authority.

### BACKGROUND

The existing five-year contract for fire alarm monitoring testing expires on August 13, 1981. The Agency must award a new contract for monitoring and testing of the fire alarm systems at fourteen elderly housing complexes prior to August 13th in order to provide continuous fire alarm monitoring. At the present time, there are only two companies in the Sacramento area (Capitol Alarm Company and ADT) that meet the requirement of the Sacramento Fire Department for monitoring and direct reporting of fire alarms.

On February 24, 1981, the Agency received approval from the Housing Authority of the City of Sacramento by Resolution No. HA81-014, to solicit bids for the award of a five year contract. The Agency received bids on May 14, 1981 for the following fire alarm services:

1. Connect contractor's monitoring equipment to the Agency's equipment at fourteen housing complexes;
2. Maintain parts and provide labor on Agency-owned transmitters;
3. Provide monthly maintenance services including:
  - (a) quarterly testing
  - (b) minor repairs
  - (c) adjustment and replacement of dry standby batteries; and

**APPROVED**  
SACRAMENTO HOUSING AUTHORITY

Date 7/14/81

7-14-81

D-All

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the  
City of Sacramento  
Page Two

July 9, 1981

4. Upon receipt of a fire alarm signal from one of the premises, the contractor will promptly notify the headquarters of the fire department and the Agency. In addition, trouble alarm signals will be promptly reported to the Agency.

The sole bidder was Capitol Alarm Company at \$8,232 a year or \$41,160 for the proposed five-year contract. ADT informed the Agency that they were not interested in bidding the job at this time.

At the request of the City Council, the Agency staff again checked with the City Electrical Engineering Department (Mr. Joe Yee) regarding direct connection into the City Fire Department Headquarters. We confirmed our original investigation that this could be accomplished by providing a master box at each housing site, at an estimated cost of \$150,000. This capital expenditure was previously explored by the Agency and since it represents the approximate cost of a fifteen year contract with a monitoring company, it was dismissed as not being cost effective. However, Fire Chief W. R. Powell indicated that the Agency had another alternative to provide direct reporting of fire alarms, i.e. by installing radio alarms at each housing site at a significantly reduced capital cost of \$70,000.

The City Electrical Engineer, Joe Yee, indicated that it was possible to best implement this alternative; however, it would require at least two years before the Fire Department would be ready with a radio alarm system. The advantages to the Agency in participating in this new system are: (1) a slight reduction in our monitoring cost; (2) a few seconds saved on response time; and (3) integration into the new 911 Public Safety Program.

Based on the above information and the fact that a direct connection would reduce the response time by a few seconds per call, the Agency recommends modifying the attached service contract as the following:

Award a two (2) year contract with the option to extend annually for a total period not to exceed five (5) years. The cost would be \$8,232 annually for the first two years or a total of \$16,464 total plus the option years. The contractor (Capitol Alarm has agreed to this modification as long as he can have the option to negotiate an increased price for telephone line expenses plus 10% over the proposed two years contract price). The Agency is

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the  
City of Sacramento  
Page Three

July 9, 1981

in agreement with the contractor request. This modification will give the Agency time to connect the fire alarm systems directly to the City Fire Department Headquarters by installing radio alarms.

Although connecting directly into the Fire Department Headquarters would provide for the direct routing of fire alarms at a savings of \$19 per location, (\$3,192 annually) the Agency will still require the monitoring and maintenance of each of the complexes' trouble signal system.

## FINANCIAL DATA

The contract for Fire Alarm monitoring and testing at fourteen Elderly Housing Complexes will be funded by the Housing Authority Operating budget which is provided through an Annual Contributions Contract with DHUD. The contract is \$686 per month or \$8,232 annually, for a total of \$15,464 for the two (2) year contract with the options to extend annually with a 10% increase over the proposed two (2) year contract price and the actual annualized cost increase in telephone line usage fees imposed by Pacific Telephone and Telegraph upon Capitol Alarm Company. The contract options would therefore increase by \$823.20 annually, plus the annualized cost increase in telephone line usage fees.

The cost for the two (2) year contract and the three (3) option years is approximately \$46,099.20 plus the annualized increase in telephone line usage fees.

During the next five-year period, the Agency anticipated an increase of approximately 100 units of housing for the elderly, (Agency owned) which may require a change order to include these units under this proposed contract. The cost for this change order will not exceed \$10,000 over the five-year contract period.

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# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the  
City of Sacramento  
Page Four

July 9, 1981

## RECOMMENDATION

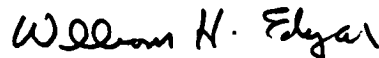
I, Fire Chief William R. Powell am in full agreement with the above mention modification and will work with the Agency to make a smooth change over in reporting fire alarms.



WILLIAM R. POWELL  
Fire Chief

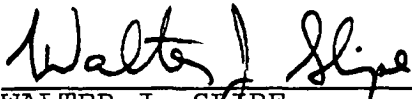
The staff recommends adoption of the attached resolution authorizing the Interim Executive Director to award and execute a contract with Capitol Alarm Company.

Respectfully submitted,



WILLIAM H. EDGAR  
Interim Executive Director

Transmittal to Council:



WALTER J. SLUPE  
City Manager

RESOLUTION NO. \_\_\_\_\_

Adopted by the Housing Authority of the City of Sacramento

July 7, 1981

AWARDING CONTRACT FOR MONITORING AND TESTING  
FIRE ALARM SYSTEMS AT AUTHORITY-OWNED  
HOUSING COMPLEXES FOR THE ELDERLY

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY  
OF SACRAMENTO:

Section 1. The Interim Executive Director is authorized to execute a contract with Capitol Alarm Company for monitoring and testing fire alarm equipment at fourteen (14) Housing Authority owned complexes for the elderly. The contract shall be for a term of two (2) years and the Authority shall have three (3) options to renew the contract with each option having the term of one (1) year. The contract shall provide for the following payments by the Authority:

- (a) For each of the first two years, Eight Thousand Two Hundred Thirty-Two Dollars (\$8,232.00);
- (b) For the first option year, Nine Thousand Fifty-Five and 20/100 Dollars (\$9,055.20); plus the actual annualized cost increase in telephone line usage fees imposed by Pacific Telephone and Telegraph upon Capitol Alarm Company at the inception of the option year as compared to said fees at the date of execution of the contract;
- (c) For the second option year, Nine Thousand Eight Hundred Seventy-Eight and 40/100 Dollars (\$9,878.40); plus the actual annualized cost increase in telephone line usage fees imposed by Pacific Telephone and Telegraph upon Capitol Alarm Company at the inception of the option year as compared to said fees at the date of execution of the contract;
- (d) For the third option year, Ten Thousand Seven Hundred One and 60/100 Dollars (\$10,701.60), plus the actual annualized cost increase in telephone line usage fees

APPROVED  
SACRAMENTO HOUSING AUTHORITY

Date 7/14/81

imposed by Pacific Telephone and Telegraph upon Capitol Alarm Company at the inception of the option year as compared to said fees at the date of execution of the contract.

Section 2. The Interim Executive Director is further authorized to execute contract change orders to include all new housing units for the elderly to be constructed in the next five (5) years. The change orders will not exceed Ten Thousand Dollars (\$10,000.00) total for the duration of the contract.

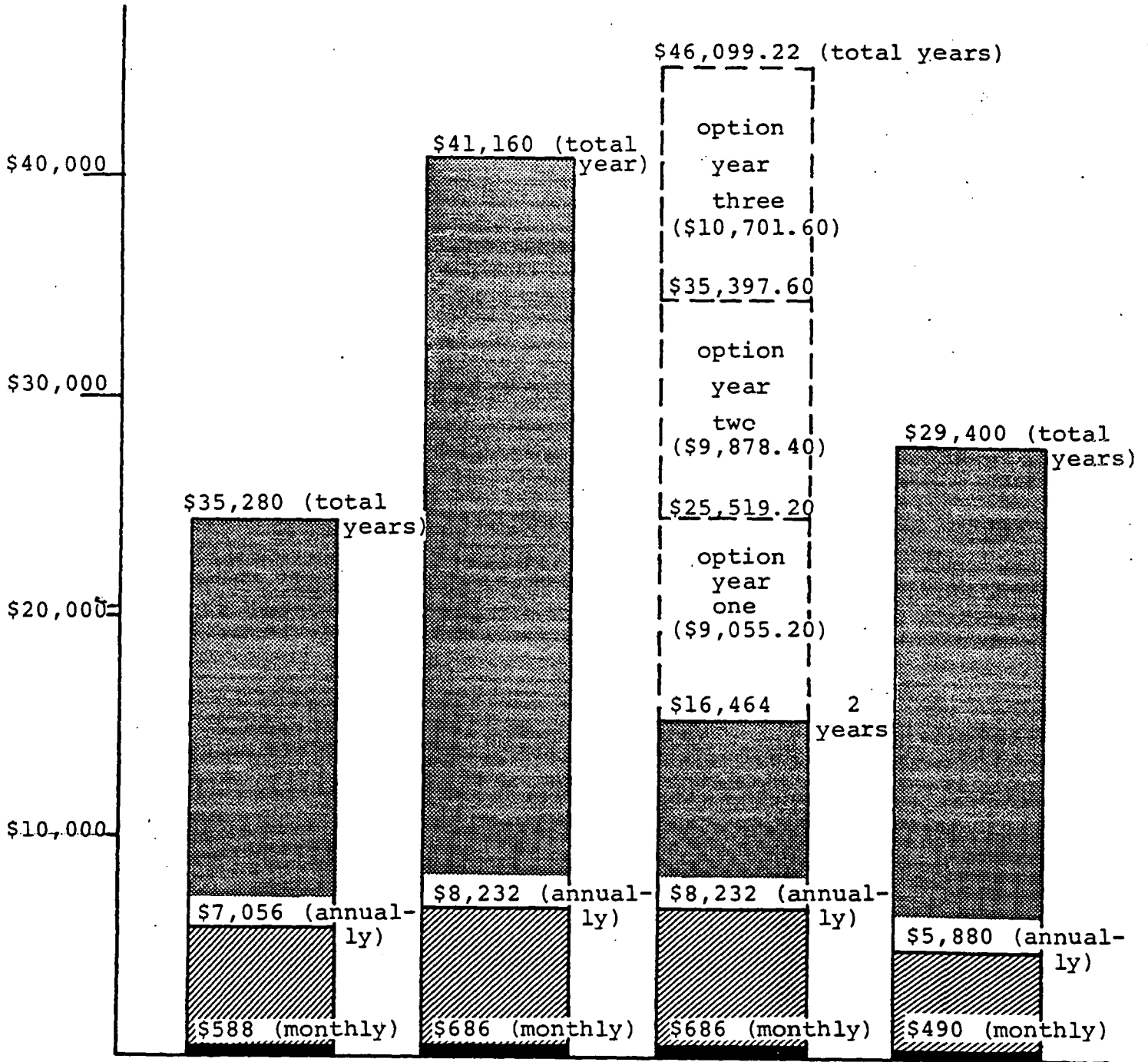
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CHAIRMAN

ATTEST:

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SECRETARY



\*Existing 5 Year Contract

\*Proposed 5 Year Contract

\*Proposed 2 Year with Options Contracts

\*\*Maintenance Contract 5 Years

(\$504 annually per location)

(\$588 annually per location)

\*\*\*  
(\$659+ annually per location)

(\$420 annually per location)

\* Full coverage (Fire Alarm Monitoring and Maintenance Contract)

\*\* Trouble Signal and Maintenance Contract on going

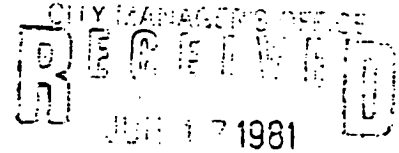
\*\*\* One time Capitol Cost (70,000), plus Full Coverage Contract

There would be no Capitol expense to the City.



## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

June 15, 1981



Housing Authority of the  
City of Sacramento  
Sacramento, California

Honorable Members in Session:

SUBJECT: Approving Bid and Awarding of a 5-Year Contract for  
Fire Alarm Monitoring and Testing at Fourteen Elderly  
Housing Complexes.

### SUMMARY

The attached resolution authorizes the Interim Executive Director to execute a contract with Capitol Alarm Company for monitoring and testing of existing fire alarm systems at fourteen elderly housing complexes owned by the Housing Authority.

### BACKGROUND

The existing five-year contract for fire alarm monitoring testing expires on July 13, 1981. The Agency must award a new five-year contract for monitoring and testing the fire alarm systems at fourteen elderly housing complexes prior to July 13th in order to provide continuous fire alarm monitoring. At the present time, there are only two companies (Capitol Alarm Company and ADT) in the Sacramento area that meet the requirements of the Sacramento Fire Department to monitor and report fire alarms.

On February 24, 1981, the Agency received approval from the Housing Authority of the City of Sacramento by Resolution No. HA81-014, to solicit bids for the award of a contract. The Agency received bids on May 14, 1981, for fire alarm services, which included:

- (1) Connect contractor's monitoring equipment to the Agency's equipment at fourteen housing complexes;
- (2) Maintain parts and labor to Agency-owned transmitter;
- (3) Provide monthly maintenance services, including:
  - (a) Quarterly testing,
  - (b) minor repairs, and
  - (c) adjustments and replacement of dry standby batteries; and

6-23-81  
All Districts



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the  
City of Sacramento  
June 15, 1981  
Page Two

- (4) Upon receipt of a firm alarm signal from one of the premises, contractor agrees to transmit promptly to the headquarters of the fire department and also notify the Agency. In addition trouble alarm signals will be promptly reported to the Agency.

The lowest responsible, and only, bidder was Capitol Alarm Company at \$8,232.00 a year or \$41,160.00 for the five-year contract. ADT was not interested in bidding the job at this time.

## FINANCIAL DATA

The contract for Fire Alarm monitoring and testing at fourteen Elderly Housing Complexes will be funded by the Housing Authority operating budget which is provided through an Annual Contributions Contract with DHUD. The contract is \$686.00 per month, for a total of \$41,160.00 for the five-year contract period. The increase in cost over the existing five-year contract is 17% or \$1,176 per year.

Article 2 of the contract states, the Agency shall pay the contractor for performance of the contract, from current funds, subject to additions and deductions of housing complexes for the duration of the contract.

During the next five-year period the Agency anticipates an increase of about 100 units of housing for the elderly, Agency owned, which may require a change order to include these units under this proposed contract. The cost for this change order will not exceed \$10,000 over the five-year contract period.

## VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of June 15, 1981, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Kneprath, Luevano, A. Miller, Serna, Teramoto,  
Walton, B. Miller

NOES: None

ABSENT: Coleman, Fisher

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Housing Authority of the  
City of Sacramento  
June 15, 1981  
Page Two

## RECOMMENDATION

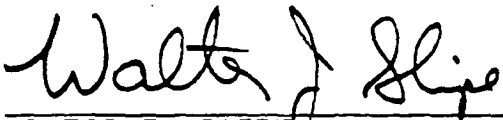
The staff recommends adoption of the attached resolution authorizing the Interim Executive Director to award and execute a contract with Capitol Alarm Company.

Respectfully submitted,



WILLIAM H. EDGAR  
Interim Executive Director

APPROVAL RECOMMENDED:



WALTER J. SLIPE  
City Manager

Contact Person: Leo T. Goto

RESOLUTION NO. \_\_\_\_\_

Adopted by the Housing Authority of the City of Sacramento

June 23, 1981

AWARDING CONTRACT FOR MONITORING AND TESTING  
FIRE ALARM SYSTEMS AT FOURTEEN AGENCY-OWNED  
HOUSING COMPLEXES FOR THE ELDERLY

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY  
OF SACRAMENTO:

Section 1. The Interim Executive Director is authorized to award a contract to the responsible low bidder, Capital Alarm Company, in the amount of Forty-One Thousand One Hundred Sixty Dollars (\$41,160.00) for monitoring and testing of fire alarm equipment at fourteen (14) Agency-owned housing complexes for the elderly. The term of the contract shall be for five (5) years, commencing July 13, 1981.

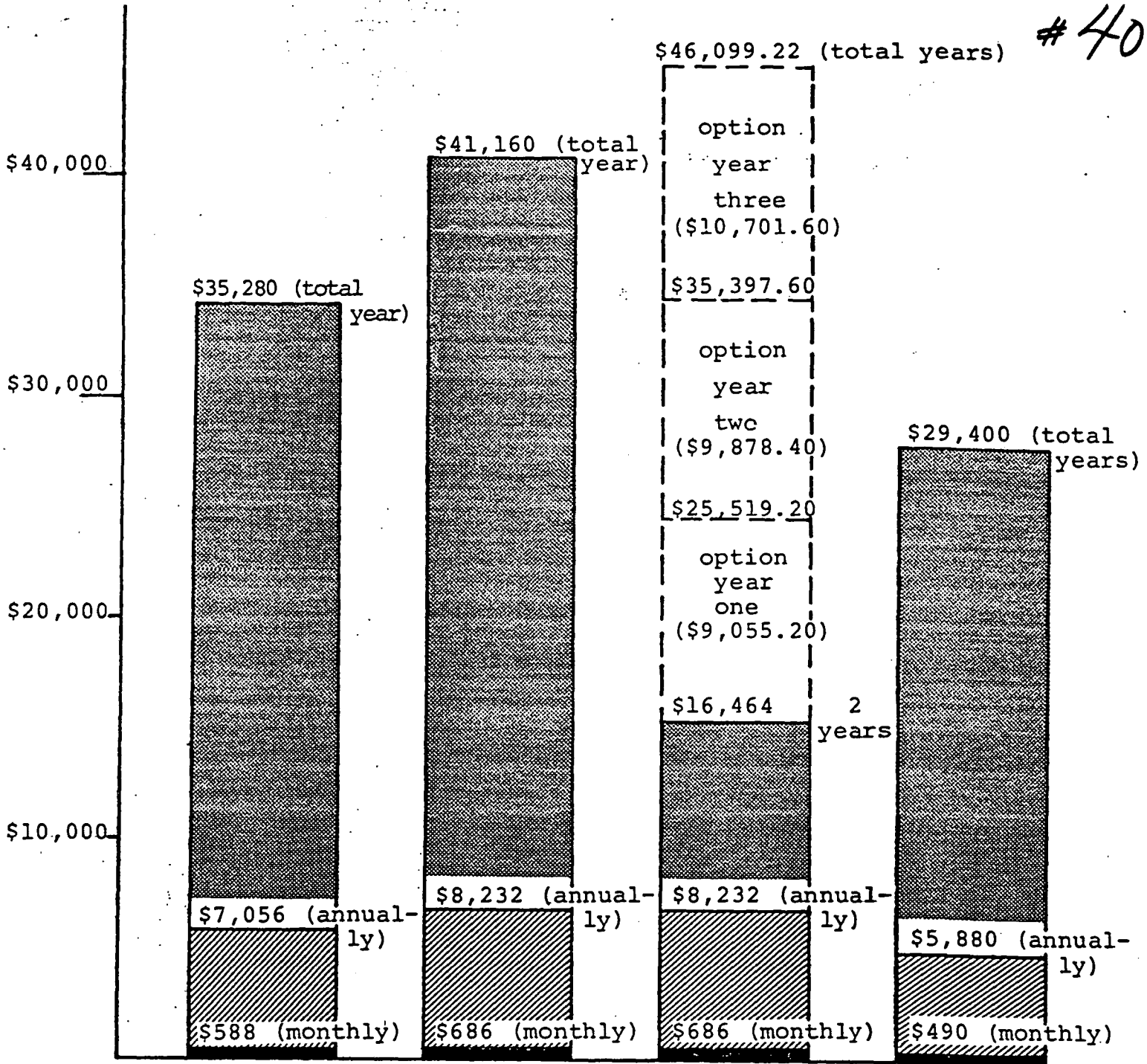
Section 2. The Interim Executive Director is further authorized to execute contract change orders to include all new housing units for the elderly to be constructed in the next five (5) years. The change orders will not exceed Ten Thousand Dollars (\$10,000.00) total for the duration of the contract.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY

# 40



\*Existing 5 Year Contract

\*Proposed 5 Year Contract

\*Proposed 2 Year with Options Contracts

\*\*Maintenance Contract 5 Years

(\$504 annually per location)

(\$588 annually per location)

\*\*\* (\$659+ annually per location)

(\$420 annually per location)

\* Full coverage (Fire Alarm Monitoring and Maintenance Contract)

\*\* Trouble Signal and Maintenance Contract on going

\*\*\* One time Capitol Cost (70,000), plus Full Coverage Contract

There would be no Capitol expense to the City.