



**COUNTY OF ERIE
DIVISION OF PURCHASE
MEMORANDUM**

To: All Using Departments

From: Jamie Kucewicz, Buyer

Date: September 17, 2025

Subject: MAINTENANCE OF FIRE ALARM & SMOKE DETECTOR SYSTEMS

Bid No.: 221328-002

Effective Dates: Extended through December 31, 2027

Vendor #: 110586

Vendor: JOHNSON CONTROLS FIRE PROTECTION
6850 Main Street, Suite 3
Williamsville, NY 14221
Contact: Sandy Laffrado

Telephone: 716-650-6925

Pricing: per attached document



COUNTY OF ERIE

DIVISION OF PURCHASE

September 12, 2025

Johnson Controls Fire Protection LP
6850 Main St. Suite 3
Williamsville, NY 14221
Attn: Sandy Laffrado

Re: Bid 221328-002 "Maintenance of Fire Alarm & Smoke Detector System"

Dear Ms. Laffrado,

The County of Erie wishes to extend this agreement for an additional 2 years through December 31, 2027, under the same prices, terms and conditions as the original agreement.

Extension is provided for per paragraph 26, Page 5 of 6 of the "Instructions to Bidders". This offer is for your immediate consideration and acceptance. Please indicate below whether you agree to extend or do not wish to extend. Please respond within seven days upon receipt of this request.

After approval and execution by the County, a fully signed copy will be returned to you for your files.

☒ Yes, I agree to extend ☐ No, I do not wish to extend

Company Name: Johnson Controls Fire Protection

Representative (Please print) Mark Dalbergh Title: Total Service Mgr.

Signature: [Signature] Date: 9/15/25

Sincerely,

James D. Kucewicz
Buyer

[Signature]
Vallie M. Ferraraccio
Director of Purchase
9/16/2025
DATE



COUNTY OF ERIE
MARK C. POLONCARZ
COUNTY EXECUTIVE
DIVISION OF PURCHASE
INVITATION TO BID

Bids, as stated below, will be received and publicly opened by the Division of Purchase in accordance with the attached specifications. FAX bids are unacceptable. Bids must be submitted in a sealed envelope to:

County of Erie
Division of Purchase
Attention: James D. Kucewicz, Buyer (716) 858-6336
95 Franklin Street, Room 1254
Buffalo, New York 14202-3967

NOTE: Lower left-hand corner of envelope **MUST** indicate the following

BID NUMBER 221328-002

OPENING DATE JANUARY 4, 2022 TIME: 11:00 AM

FOR MAINTENANCE OF FIRE ALARM & SMOKE DETECTOR SYSTEMS

NAME OF BIDDER JOHNSON CONTROLS FIRE PROTECTION LP

If you are submitting other Invitations to Bid, each bid must be enclosed in a separate envelope.

Following EXHIBITS are attached to and made a part of the bid specifications, and part of any agreement entered into pursuant to this Invitation to Bid:

- X EXHIBIT "A" - Assignment of Public Contracts
- X EXHIBIT "B" - Purchases by Other Local Governments or Special Districts
- EXHIBIT "C" - Construction/Reconstruction Contracts
- EXHIBIT "D" - Bid Bond (Formal Bid)
- EXHIBIT "E" - Bid Bond (Informal Bid)
- X EXHIBIT "EP" - Equal Pay Certification
- X EXHIBIT "F" - Standard Agreement
- X EXHIBIT "G" - Non-Collusive Bidding Certification
- X EXHIBIT "H" - MBE/ WBE Commitment
- X EXHIBIT "IC" - Insurance - CLASSIFICATION "A"
- EXHIBIT "P" & EXHIBIT "PBI" - Performance Bond
- X EXHIBIT "PW" - NYS Prevailing Wage
- EXHIBIT "Q" - Confined Space Program Certification
- X EXHIBIT "V" - Vendor Federal Compliance Certification

(Rev. 1/00)

County of Erie
 DIVISION OF PURCHASE
NON-COLLUSIVE BIDDING CERTIFICATION

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of his knowledge and belief

(1) the prices in this bid have been arrived at independently without collusion, consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other bidder or any competitor

(2) unless otherwise required by law, the prices which have been quoted in this bid have not been knowingly disclosed by the bidder and will not knowingly be disclosed by the bidder prior to opening, directly or indirectly, to any other bidder or to any competitor; and

(3) no attempt has been made or will be made by the bidder to induce any other person, partnership or corporation to submit or not to submit a bid for the purpose of restricting competition.

NOTICE

(Penal Law, Section 210.45)

IT IS A CRIME, PUNISHABLE AS A CLASS A MISDEMEANOR UNDER THE LAWS OF THE STATE OF NEW YORK, FOR A PERSON, IN AND BY A WRITTEN INSTRUMENT, TO KNOWINGLY MAKE A FALSE STATEMENT, OR TO MAKE A FALSE STATEMENT OR TO MAKE A STATEMENT WHICH SUCH PERSON DOES NOT BELIEVE TO BE TRUE

BID NOT ACCEPTABLE WITHOUT FOLLOWING CERTIFICATION:

Affirmed under penalty of perjury this 22ND day of DECEMBER, 2021

TERMS NET 30 DELIVERY DATE AT DESTINATION ASAP

FIRM NAME JOHNSON CONTROLS FIRE PROTECTION LP

ADDRESS 6850 MAIN ST-STE 3

WILLIAMSVILLE, NY

ZIP 14221

AUTHORIZED SIGNATURE

Sandy Raffrado

TYPED NAME OF AUTHORIZED SIGNATURE

TITLE TOTAL SERVICE MANAGER TELEPHONE NO 716-429-3542

County of Erie
DIVISION OF PURCHASE
BID SPECIFICATIONS

BID NO. 221328-002

Ship to
 Attention
 Address:

Ship Via
 Date Required at Destination

ITEM NO	QUANTITY	U/M	CATALOG NO./DESCRIPTION	TOTAL PRICE
			Please furnish pricing for Maintenance of Fire Alarm and	\$53,380
			Smoke Detector Systems per the attached specifications.	
			Term of the contract will be January 1, 2022 – December 31, 2023.	
			Please provide pricing on the "Building Schedules" page.	
			2 YEAR TOTAL	\$53,380

NOTE: Bid results cannot be given over the phone. All requests for bid results should be submitted in writing or faxed to

ERIE COUNTY DIVISION OF PURCHASE
 Freedom of Information Officer
 95 Franklin Street, Rm. 1254
 Buffalo, NY 14202
 FAX # 716/858-6465

NAME OF BIDDER JOHNSON CONTROLS FIRE PROTECTION LP

(Rev 9/95)

ERIE COUNTY OFFICE BUILDING 95 FRANKLIN STREET, BUFFALO, NEW YORK 14202 (716) 858-6395

Maintenance Specifications for Fire Alarm and Smoke Detector Systems

Term of contract January 1, 2022 – December 31, 2023

ARTICLE I

GENERAL

1001

The services to be performed under contract as per these specifications shall consist of furnishing all materials, labor, tools, and equipment necessary to provide inspection and complete maintenance of the equipment herein described. **Full service shall include systematic inspections, preventive maintenance to test, inspect, clean, calibrate main fire panels and all associated equipment.**

ARTICLE II

COMPETENCY OF BIDDER

2001A

The bidder shall have had a qualified service organization in active operation for a minimum of five years. The bidder shall have an established, certified fire and smoke alarm service agency capable of performing all work described herein. No portion of this contract shall be subcontracted to others. The bidder shall furnish with his bid, a statement that he has in his employ and under his supervision, the necessary personnel, and organization, and that he possesses facilities located within the County of Erie to properly fulfill all the services and conditions required under these specifications. Consideration will not be given to bids submitted by an individual, firm, or corporation who has established on former projects, either governmental or commercial, an unsatisfactory record of performance in connection with inspection or repair of the type of systems specified herein.

2001B

ERIE COUNTY CORRECTIONAL FACILITY

Bidder must be able to perform diagnostics and repairs of the printed circuit boards and zone addressable modules. Bidder must be able to provide, at the time of bid, competency on the following Simplex Life Safety System.

SIMPLEX 4100ES

Bidder must be a trained vendor in the concepts of the executive operating program. In the event of a malfunction, prospective bidder must have direct access to newly manufactured replacement parts and be able to install program and warranty said parts. Newly manufactured replacement parts shall be OEM UL listed. Bidder must maintain spare parts inventory and have 24-hour access to all listed parts.

2001C

Central Station Monitoring Erie County Correctional Facility

Must be able to provide central Alarm and Detection – Monitoring for the term of contract.

2002

Each bidder shall submit, as requested by the owner, the number of the qualified service technicians to provide 24-hour service, certification of all technicians to verify qualifications as certified by a major equipment manufacturer and/or as certified under the laws administered by the New York State Dept. of Labor, the 24-hour emergency service phone number, and a list of customers who the contractor has successfully contracted with for services.

2003

The bidder shall be responsible for making an initial inspection of the equipment and facilities to be serviced, to adequately familiarize themselves with the building (see attached building schedule). Bidder shall have adequate knowledge of the systems being quoted to provide uninterrupted operation of all equipment. Any omissions or deletions by the bidder shall not be cause for increases or changes at a later date.

2004

The bidder shall provide adequate workman's compensation and liability insurance coverage acceptable to the Erie County Purchasing Department.

ARTICLE III QUALIFICATIONS OF BIDDERS

3001 The successful bidder must furnish at the time of the contract award the following

- 1 An inventory of spare parts in the bidder's shop for repair of the equipment listed in the building schedule under attached equipment sheets. If the bidder does not now own such parts, as an alternate, a list of parts which the bidder deems necessary to satisfactorily service this equipment for uninterrupted daily operation may be submitted together with a tabulation of procurement lead time for each item, and a statement that, in the event that the bidder is awarded this contract for service, he will immediately order and expedite delivery of such parts.

3001A

- 1 The bidder must furnish, at the time of the bid opening, the names of any full-time technicians now on the payroll of the bidder who are factory trained in the maintenance and repair of equipment listed. Indicate for each person the number of years' experience repairing such equipment.
- 2 References are required. List three customers in Erie County who are currently employing the bidder for maintenance service on fire alarms and smoke detector systems.

ARTICLE IV PAYMENTS

4001 Payments in the amount stipulated in the contract shall be made Quarterly in arrears of service, upon submission of properly certified vouchers and invoices.

ARTICLE V FAILURE to COMPLY

5001 The County of Erie reserves the right to make inspections and tests at any time when deemed advisable to ascertain that the requirements of these specifications are being fulfilled. Should it be found that the standards herein specified are not being satisfactorily maintained, the County of Erie may immediately demand that the contractor place the systems in condition to meet these requirements. If the contractor fails to comply with such demands, within a reasonable time, the County of Erie may by written notice to the contractor terminate his right to proceed further with the work. In such event, the County of Erie may take over the work and prosecute it to completion by contract or otherwise, and the contractor or their sureties (if any) shall be liable to the County of Erie for any excess cost occasioned.

The County of Erie may terminate the contract if it deems that the contract is not satisfactorily performed in accordance with the standards herein specified. In the event of such termination, the County of Erie may refuse to award future contracts to such contractor.

ARTICLE VI SCOPE OF WORK

6001 This invitation to bid assumes the systems covered to be in maintainable condition. If repairs are found necessary upon initial inspection, repair charges will be submitted for approval. Should these restoration charges be declined, those nonmaintainable items will be eliminated from the program and the agreement price adjusted accordingly.

6002 Year One of contract: 50% of the Smoke Heads are to be cleaned at all of the facilities.
Year Two of contract: Remaining 50% of the Smoke Heads are to be cleaned at all of the facilities.

6003 Repair, replacement and emergency service provisions apply only to the systems and equipment covered. Repair of nonmaintainable parts shall not be included in this agreement as per Section 6001 above.

6004 Replacement of defective or worn component parts shall be included in this agreement, with the exception of nonmaintainable items. Nonmaintainable items shall include items found to be nonmaintainable per Section 6001: horns, bells, pull stations, water flow switches and batteries.

6005 Damages to equipment resulting from accidents, fire, storm, water, negligence by owner or by any reason beyond the contractor's control other than fair wear and tear shall not be the responsibility of the contractor.

ARTICLE VI SCOPE OF WORK (Continued)

6006 Worn, failed, or doubtful components and parts shall be replaced by the contractor. Replacement parts shall be a duplication of existing make and manufacturer or manufacturer's suggested replacement substitute, to minimize system depreciation and obsolescence. The owner shall approve all substitutes prior to their installation. Material, parts (within the limitations set forth in Section 6003) and labor costs of such replacements, shall be covered by the contract price. Non-maintainable items and damages as set forth in 6003 & 6004 may be installed only with approval by the County and are to be billed separately from this contract.

6007 Emergency Service shall be provided 24 hours a day to minimize down time and inconvenience. Emergency service required during normal business hours for the trade, shall be provided without charge for labor or traveling expenses. Labor and travel expenses incurred during emergency service calls outside of normal business hours for the trade, shall be invoiced separately from this contract to the owner, at the contractor's prevailing overtime rate. If for any reason a system should be out of service for more than the usual inspection or trouble shooting time, the contractor shall notify the Erie County Division of Buildings & Grounds office with the reason why, and what time the system is expected to be put back in service for proper and safe operation.

Contractor shall provide a list of names and emergency telephone numbers that can be contacted for emergency service, nights, weekends and holidays. **Owner shall be supplied a list of current labor and travel expense rates for normal business hours, overtime rates, holiday and weekend rates, and mileage rates for call in hours.**

6008 Upon completion of all testing and/or emergency services, contractor shall certify in writing that each system is 100% operational. Copies of this report shall be given to building engineers and delivered or mailed to Erie County Buildings & Grounds office, also copies maintained by the contractor. **Contractor shall supply and maintain on premise, as directed by the owner, a servicing log book documenting all occurrences, and time spent by the contractor's service technician.** Specific items that were inspected or serviced shall be listed in the log book, so as to prevent repetition on future inspections. The contractor shall maintain on the premises, all drawings and prints, outlining all electrical and mechanical repairs, replacement, or adjustments performed on the equipment. These drawings and prints shall be available at all times for Erie County inspection and upon termination of the contract shall become the property of Erie County.

6009 EQUIPMENT LISTING

Where possible, the owner shall provide the bidders with a list of equipment to be covered under this agreement. Where partial or incomplete listings exist, it shall remain the contractor's responsibility to assure that all systems (as listed in Article .) operation and integrity is maintained at all times.

6010 QUARTERLY FIRE ALARM-SMOKE DETECTION MAINTENANCE PROCEDURES

The contractor shall inspect, clean, test, adjust and repair or replace all system components to maintain proper system operation and integrity. These functions shall include as minimum, not necessarily limited to the following:

- a. Check main and slave control panels to assure operation and integrity of all alarming and initiating circuits, on a quarterly basis. (Four times per year).
- b. Local alarms shall be energized, using an active alarm initiating device with each quarterly inspection.
- c. City trip circuits and devices shall be verified at the owner's site and at the appropriate fire agency, utilizing an active alarm initiating device, with each quarterly inspection. Log book to show a different initiating device on each inspection, i.e. (pull box, smoke detector, heat detector, etc.).
- d. Twenty-five percent of manual initiating devices shall be activated and alarm verified at the main panel four times per year. This operation may be scheduled at a time other than the quarterly inspection. Log book shall list the devices checked, so as to assure 100% of devices inspected in one year.

6010 QUARTERLY FIRE ALARM-SMOKE DETECTION MAINTENANCE PROCEDURES: (Continued)

- e All automatic sensing devices shall be initiated and their alarm signal verified at the main control panel at least once per contract year. Inspections may be split 25% each time to assure 100% inspection in contract year. Log book shall list devices checked at each inspection.
- f All audible and visual alarm devices shall have their operation verified at each quarterly inspection.
- g Clean and lubricate all main control panels and secondary equipment (fans, motors, filters, relays etc.) as necessary.

6010 25 SEMIANNUAL FIRE ALARM-SMOKE DETECTION MAINTENANCE PROCEDURES:

The contractor shall inspect, clean, test, adjust and repair or replace all system components to maintain proper system operation and integrity. These functions shall include as minimum, not necessarily limited to the following:

- a Check main and slave control panels to assure operation and integrity of all alarming and initiating circuits on a semiannual basis (two times per year).
- b Local alarms shall be energized using an active alarm initiating device with each semiannual inspection.
- c City trip circuits and devices shall be verified at the owner's site and at the appropriate fire agency, utilizing an active alarm initiating device with each semiannual inspection. Log book to show a different initiating device on each inspection, i.e. (pull box, smoke detector, heat detector etc.).
- d Fifty percent of manual initiating devices shall be activated and alarm verified at the main panel two times per year. This operation may be scheduled at a time other than the semiannual inspection. Log book shall list the devices checked, so as to assure 100% of devices inspected in one year.
- e All automatic sensing devices shall be initiated and their alarm signal verified at the main control panel at least once per contract year. Inspections may be split 50% each time to assure 100% inspection in contract year. Log book shall list devices checked at each inspection.
- f All audible and visual alarm devices shall have their operation verified at each semiannual inspection.

6010 50

ANNUAL FIRE ALARM-SMOKE DETECTION MAINTENANCE PROCEDURES

The contractor shall inspect, clean, test, adjust and repair or replace all system components to maintain proper system operation and integrity. These functions shall include as minimum, not necessarily limited to the following:

- a. Check main and slave control panels to assure operation and integrity of all alarming and initiating circuits, on an annual basis (once per year)
- b. Local alarms shall be energized, using an active alarm initiating device with each annual inspection
- c. City trip circuits and devices shall be verified at the owner's site and at the appropriate fire agency, utilizing an active alarm initiating device with each annual inspection. Log book to show a different initiating device on each inspection, i.e. (pull box, smoke detector, heat detector etc.)
- d. One hundred percent of manual initiating devices shall be activated and alarm verified at the main panel. This operation may be scheduled at a time other than the annual inspection. Log book shall list the devices checked, so as to assure 100% of devices are inspected in one year
- e. All automatic sensing devices shall be initiated and their alarm signal verified at the main control panel at least once per contract year. Inspections must assure 100% inspection in contract year. Log book shall list devices checked at each inspection
- f. All audible and visual alarm devices shall have their operation verified at each annual inspection

ARTICLE VII DEVICE REPLACEMENT

Devices which, in the opinion of the contractor, can no longer be serviced or repaired, shall be replaced by prior authorization of the owner and invoiced separately on a pro-rated exchange i.e. (smoke detectors, horns, bells, stations, water flow switches, batteries)

ARTICLE VIII ADDENDUM or CHANGE

8001 Any omissions or deletions in this specification, which the bidders feel should be either added or subtracted and could result in attaching an addendum shall be discussed with the owner's agents within a period not to exceed two weeks prior to the scheduled bid opening

8002 OWNER'S AGENTS

Erie County Department of Public Works
Division of Buildings and Grounds
95 Franklin Street
14th Floor Rath Building
Buffalo, NY 14202

Contact: Dave Rodemeyer (716) 858-6268

-SEE ATTACHMENT OF BUILDING SCHEDULES-

BUILDING SCHEDULES

Erie County Correctional Facility
11581 Walden Avenue
Alden, NY 14004
Contact person: Joe Dauer (716) 858-3045

(4) Inspections and Tests per Year

2022 Cost \$16,880

2023 Cost \$16,880

Central Station Monitoring 2022 Cost \$420
2023 Cost \$420

Alden Mechanical Center
11494 Walden Avenue
Alden, NY 14004
Contact person: Ken Adamczyk (716) 858-5642

(2) Inspections and Tests per Year

2022 Cost \$720

2023 Cost \$720

Erie County Fire Training Academy
3359 Broadway
Cheektowaga, NY 14225
Contact person: Mike Feldman (716) 753-6695

Monitoring 2022--\$420

Monitoring 2023--\$420

(2) Inspections and Tests per Year

2022 Cost \$940

2023 Cost \$940

Central Station Monitoring 2022 Cost \$420
2023 Cost \$420

Erie County Hazmat Building
3359 Broadway
Cheektowaga, NY 14225
Contact person: Mike Feldman (716) 753-6695

(2) Inspections and Tests per Year

2022 Cost \$650

2023 Cost \$650

Central Station Monitoring 2022 Cost \$420
2023 Cost \$420

Erie County Office Building
120 – 134 West Eagle Street
Buffalo, NY 14202
Contact person: Paul Overfield (716) 858-6368

(2) Inspections and Tests per Year

2022 Cost \$3,990

2023 Cost \$3,990

Erie County Medical Mail
1500 Broadway
Buffalo, NY 14212
Contact person: Mike Feidman (716) 753-6695

(2) Inspections and Tests per Year

2022 Cost \$900

2023 Cost \$900

Erie County Radio Shop
6121 Chestnut Ridge Road
Orchard Park, NY 14127
Contact person: Greg Stroh (716) 622-5009

(1) Inspection and Test per Year

2022 Cost \$930

2023 Cost \$930

Additional work

Any additional system testing or required repairs not covered in the specifications will be charged at the following labor rates

LABOR RATES

Regular Hourly Rate \$160.00

Overtime Rate \$240.00

Weekend Rate \$320.00

Holiday Rate \$320.00

Travel Rate NA