



ARLINGTON COUNTY, VIRGINIA  
OFFICE OF THE PURCHASING AGENT  
2100 CLARENDON BOULEVARD, SUITE 500  
ARLINGTON, VIRGINIA 22201

**CONTRACT AWARD COVERAGE**

<b>TO:</b> M.C. DEAN, INC.	<b>DATE ISSUED:</b> 2/1/2022
1765 GREENSBORO STATION PLACE	<b>CONTRACT NO:</b> 22-DES-ITBLW-570
TYSONS, VIRGINIA 22102	<b>CONTRACT TITLE:</b> FIRE ALARM SYSTEMS & FIRE SUPPRESSION

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**THIS IS A NOTICE OF AWARD OF CONTRACT AND NOT AN ORDER. NO WORK IS AUTHORIZED UNTIL THE VENDOR RECEIVES A VALID COUNTY PURCHASE ORDER ENCUMBERING CONTRACT FUNDS.**

The contract documents consist of the terms and conditions of AGREEMENT No. 22-DES-ITBLW-570 including any attachments or amendments thereto.

**EFFECTIVE DATE:** 2/1/2022

**EXPIRES:** 1/31/2023

**RENEWALS:** 4 (FOUR) RENEWALS REMAINING

**LIVING WAGE:** N

**EMPLOYEES NOT TO BENEFIT:**

**NO COUNTY EMPLOYEE SHALL RECEIVE ANY SHARE OR BENEFIT OF THIS CONTRACT NOT AVAILABLE TO THE GENERAL PUBLIC.**

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**VENDOR CONTACT:** KATERYNA KIRSANOVA

**VENDOR TEL. NO.:** (571) 882-3017

**EMAIL ADDRESS:** [KATERYNA.KIRSANOVA@MCDEAN.COM](mailto:KATERYNA.KIRSANOVA@MCDEAN.COM)

**COUNTY CONTACT:** TSEHAY LIGHTFOOT (DES-FMB)

**COUNTY TEL. NO.:** (703) 228-7593

**COUNTY CONTACT EMAIL:** [TLIGHTFOOT@ARLINGTONVA.US](mailto:TLIGHTFOOT@ARLINGTONVA.US)

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**PURCHASING DIVISION AUTHORIZATION**

DocuSigned By:

*Lucas Alexander*

Title

Procurement Officer

Date

2/1/2022

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**ARLINGTON COUNTY, VIRGINIA  
OFFICE OF THE PURCHASING AGENT  
SUITE 500, 2100 CLARENDON BOULEVARD  
ARLINGTON, VA 22201**

**AGREEMENT NO. 22-DES-ITBLW-570**

THIS AGREEMENT is made, on February 1, 2022, between M.C. Dean, Inc., with a place of business at 1765 Greensboro Station Place, Mclean, Virginia 22102 ("Contractor") a Virginia corporation authorized to do business in the Commonwealth of Virginia, and the County Board of Arlington County, Virginia ("County"). The County and the Contractor, for the consideration hereinafter specified, agree as follows:

**1. CONTRACT DOCUMENTS**

The "Contract Documents" consist of this Agreement, bid of the successful Bidder (hereinafter "Contractor") and Arlington County (hereinafter "County") Invitation to Bid No. 22-DES-ITBLW-570.

The Contract Documents set forth the entire agreement between the County and the Contractor. The County and the Contractor agree that no representative or agent of either party has made any representation or promise with respect to the parties' agreement that is not contained in the Contract Documents. The Contract Documents may be referred to below as the "Contract" or the "Agreement".

**2. SCOPE OF WORK**

The Contractor agrees to perform the services described in the Contract Documents (the "Work"), more particularly described in the Scope of Services included with the Invitation to Bid. The primary purpose of the Work is Fire Alarm Systems and Fire Suppression. The Contract Documents set forth the minimum work estimated by the County and the Contractor to be necessary to complete the Work. It will be the Contractor's responsibility, at its sole cost, to provide the services set forth in the Contract Documents and sufficient services to fulfill the purposes of the Work. Nothing in the Contract Documents limits the Contractor's responsibility to manage the details and execution of the Work.

**3. PROJECT OFFICER**

The performance of the Contractor is subject to the review and approval of the County Project Officer, who will be appointed by the Director of the Arlington County department or agency requesting the Work under this Contract.

**4. CONTRACT TERM**

Time is of the essence. The Work will commence on February 1, 2022, and must be completed no later than January 31, 2023 ("Initial Contract Term"), subject to any modifications provided in the Contract Documents. Upon satisfactory performance by the Contractor the County may, through issuance of a bilateral Notice of Renewal, authorize continuation of the Agreement under the same contract prices for not more than four (4) additional 12-month periods, from February 1, 2023, to January 31, 2027 (each a

"Subsequent Contract Term"). The Initial Contract Term and any Subsequent Contract Term(s) are together the "Contract Term".

**5. CONTRACT PRICING**

Unless otherwise provided in the Contract Documents, the Contractor shall provide the goods and services covered in the County's Invitation to Bid No. 22-DES-ITBLW-570 at the prices provided in the bid of the Contractor.

**6. CONTRACT PRICING WITH OPTIONAL PRICE ADJUSTMENTS**

The Contract Amount/unit price(s) will remain firm until January 31, 2023 ("Price Adjustment Date"). To request a price adjustment, the Contractor or the County must submit a written request to the other party not less than 90 days before the Price Adjustment Date. Adjustments to the Contract Amount/unit price(s) will not exceed the percentage of change in the U.S. Department of Labor Consumer Price Index, All Items, Unadjusted, Urban Areas ("CPI-U") for the 12 months of statistics available at the time of the Contract's renewal.

Any Contract Amount/unit price(s) that result from this provision will become effective the day after the Price Adjustment Date and will be binding for 12 months. The new Price Adjustment Date will be 12 months after the price adjustment.

If the Contractor and the County have not agreed on a requested adjustment by 30 days before the Price Adjustment Date, the County may not renew the Contract, whether or not the County has previously elected to renew the Contract's term.

**7. PAYMENT TERMS**

The Contractor must submit invoices to the County's Project Officer, who will either approve the invoice or require corrections. The County will pay the Contractor within 45 days after receipt of an invoice for completed work that is reasonable and allocable to the Contract and that has been performed to the satisfaction of the Project Officer. The number of the County Purchase Order pursuant to which goods or services have been delivered or performed must appear on all invoices.

**8. PAYMENT OF SUBCONTRACTORS**

The Contractor is obligated to take one of the two following actions within seven days after receipt of payment by the County for work performed by any subcontractor under this Contract:

- a. Pay the subcontractor for the proportionate share of the total payment received from the County attributable to the work performed by the subcontractor under this Contract; or
- b. Notify the County and the subcontractor, in writing, of the Contractor's intention to withhold all or a part of the subcontractor's payment, with the reason for nonpayment.

The Contractor is obligated to pay interest to the subcontractor on all amounts owed by the Contractor to the subcontractor that remain unpaid after seven days following receipt by the Contractor of payment from the County for work performed by the subcontractor under this Contract, except for amounts withheld as allowed in subsection b., above. Unless otherwise provided under the terms of this Contract, interest will accrue at the rate of 1% per month.

The Contractor must include in each of its subcontracts, if any are permitted, a provision requiring each subcontractor to include or otherwise be subject to the same payment and interest requirements with respect to each lower-tier subcontractor.

The Contractor's obligation to pay an interest charge to a subcontractor pursuant to this section may not be construed to be an obligation of the County. A Contract modification may not be made for the purpose of providing reimbursement for such interest charge. A cost reimbursement claim may not include any amount for reimbursement for such interest charge.

**9. NO WAIVER OF RIGHTS**

The County's approval or acceptance of or payment for any goods or services under this Contract will not waive any rights or causes of action arising out of the Contract.

**10. NON-APPROPRIATION**

All payments by the County to the Contractor pursuant to this Contract are subject to the availability of an annual appropriation for this purpose by the County Board of Arlington County, Virginia ("Board"). In the event that the Board does not appropriate funds for the goods or services provided under this Contract, the County will terminate the Contract, without termination charge or other liability to the County, on the last day of the fiscal year or when the previous appropriation has been spent, whichever event occurs first.

**11. ESTIMATED QUANTITIES/NON-EXCLUSIVITY OF CONTRACTOR**

This Contract does not obligate the County to purchase a specific quantity of items or services during the Contract Term. Any quantities that are included in the Contract Documents are the present expectations of the County for the period of the Contract; and the County is under no obligation to buy that or any amount as a result of having provided this estimate or of having had any normal or otherwise measurable requirement in the past. The County may require more goods and/or services than the estimated annual quantities, and any such additional quantities will not give rise to any claim for compensation other than at the unit prices and/or rates in the Contract.

The County does not guarantee that the Contractor will be the exclusive provider of the goods or services covered by this Contract. The items or services covered by this Contract may be or become available under other County contract(s), and the County may determine that it is in its best interest to procure the items or services through those contract(s).

**12. COUNTY PURCHASE ORDER REQUIREMENT**

County purchases are authorized only if the County issues a Purchase Order in advance of the transaction, indicating that the ordering County agency has sufficient funds available to pay for the purchase. If the Contractor provides goods or services without a signed County Purchase Order, it does so at its own risk and expense. The County will not be liable for payment for any purchases made by its employees that are not authorized by the County Purchasing Agent.

**13. DELIVERY**

All goods are purchased F.O.B. destination in Arlington County as described in the specifications. Transportation, handling, and all related charges are included in the unit prices or discounts that the Contractor submitted with its bid.

**14. WARRANTY**

The Contractor guarantees against and will correct at its expense factory defects that occur during the manufacturer's standard warranty period. The Contractor will provide all manufacturers' warranties at the time of delivery.

All work is guaranteed by the Contractor against defects resulting from the use of inferior or faulty materials or workmanship for one (1) year from the date of final acceptance of the work by the County. No date other than the date of final acceptance shall govern the effective date of the Guaranty unless that date is agreed upon by the County and the Contractor in advance and in a signed writing.

**15. INSPECTION, ACCEPTANCE, TITLE, AND RISK OF LOSS**

The County will inspect all materials at the delivery location within ten days of delivery and may test the goods at its sees fit before accepting them.

The Contractor warrants that it has good title to and will require all subcontractors to warrant that they have good title to, all delivered goods.

The Contractor bears title and risk of loss or damage to all delivered goods until the County accepts them.

Neither the Contractor nor any subcontractor may retain any interest in the goods after the County accepts them.

**16. DAMAGE TO PROPERTY**

Any damage, as determined by the Project Officer, to the real or personal property, whether owned by the County or others, resulting from the Work performed under this Contract shall be timely repaired or replaced to the County's satisfaction at the Contractor's expense. The County will perform the repairs unless the County agrees that such repairs will be made by the Contractor. Any such Contractor repairs will be made within ten (10) days of the date of damage to the satisfaction of the County. All costs of the repair performed by the County shall be deducted from the Contractor's final payment.

**17. CLEANING UP**

The Contractor shall remove, as frequently as necessary, all refuse, rubbish, scrap materials and debris from any and all work sites to the extent that the trash is the result of the Contractor's operations, to the end that any and all work sites shall present a neat, orderly, and workmanlike appearance at all times. At completion of the Work, but before final acceptance, the Contractor shall remove all surplus material, falsework, temporary structures including foundations thereof, and debris of every nature resulting from the Contractor's operations or resulting from any activity on the site related to the Contractor's operations and put the site in a neat, orderly condition; if the Contractor fails to do so, the County shall have the right to remove the surplus material, falsework, temporary structures including foundations thereof, and debris, put the site in a neat, orderly condition, and charge the cost to the Contractor. The County shall be entitled to offset such cost against any sums owed by the County to the Contractor under this Contract.

**18. DISPOSAL OF PACKING MATERIALS, TRASH AND DEBRIS**

The Contractor must, at its expense and without using any County waste containers, immediately remove and legally dispose of off-site all packing materials, trash and debris ("Waste"). Otherwise, the County will contract a third party to dispose of the Waste and will deduct the expense from the final payment to the Contractor.

The County will deduct from the final payment the expense to repair any damage to County-owned or-controlled property that the Contractor or its agents cause, unless the County agrees that the Contractor can make the repairs, in which case the Contractor must make the repairs at its expense within ten days of the damage and to the satisfaction of the County.

**19. OSHA REQUIREMENTS**

The Contractor certifies that all material supplied or used under this Contract meets all federal and state Occupational Safety and Health Administration ("OSHA") requirements. If the material does not meet the OSHA requirements, the Contractor will bear all costs necessary to bring the material into compliance.

**20. HAZARDOUS MATERIALS**

The Contractor must comply with all federal, state, and local laws governing the storage, transportation, and use of toxic and hazardous materials. The County is subject to the Hazard Communication Standard, 29 CFR § 1910.1200 ("Standard"). The Contractor will provide, no later than delivery or first use of the materials, Material Safety Data Sheets ("MSDS") for all hazardous materials supplied to the County or used in the performance of the Work. The Contractor will also ensure that all shipping and internal containers bear labels that meets the requirements of the Standard. The County may refuse shipments of hazardous materials that are not appropriately labeled or for which the Contractor has not timely provided MSDS. The Contractor must pay any expenses that it or the County incurs as a result of the County's refusal of goods under this section or rejection of MSDS.

**21. SAFETY**

The Contractor shall comply with, and ensure that the Contractor's employees and subcontractors comply with, all current applicable local, state and federal policies, regulations and standards relating to safety and health, including, by way of illustration and not limitation, the standards of the Virginia Occupational Safety and Health program of the Department of Labor and Industry for General Industry and for the Construction Industry, the Federal Environmental Protection Agency standards and the applicable standards of the Virginia Department of Environmental Quality.

The Contractor shall provide, or cause to be provided, all technical expertise, qualified personnel, equipment, tools and material to safely accomplish the work specified to be performed by the Contractor and subcontractor(s).

The Contractor shall identify to the County Project Officer at least one on-site person who is the Contractor's competent, qualified, and authorized person on the worksite and who is, by training or experience, familiar with and trained in policies, regulations and standards applicable to the work being performed. The competent, qualified and authorized person must be capable of identifying existing and predictable hazards in the surroundings or working conditions which are unsanitary, hazardous or dangerous to employees, shall be capable of ensuring that applicable safety regulations are complied with, and shall have the authority and responsibility to take prompt corrective measures, which may include removal of the Contractor's personnel from the work site.

The Contractor shall provide to the County, at the County's request, a copy of the Contractor's written safety policies and safety procedures applicable to the scope of work. Failure to provide this information within seven (7) days of the County's request may result in cancellation of the contract.

**22. COVID-19 VACCINATION POLICY FOR CONTRACTORS**

Due to the COVID-19 pandemic, the County has taken various steps to protect the welfare, health, safety and comfort of the workforce and public at large. As part of these steps, the County has implemented

various requirements with respect to health and safety including policies with respect to social distancing, the use of face-coverings and vaccine mandates. All County Contractors, entering County owned, controlled, or leased facilities or facilities operated by a contractor if the services provided at that location are exclusive to Arlington County Government or contractors with public facing responsibilities must adopt these policies for implementation with their employees and subcontractors working on County contracts.

Contractors are required to obtain and maintain the COVID-19 vaccine status of employees or subcontractors, require any unvaccinated or not fully vaccinated employees to follow a weekly testing protocol established by the Contractor to submit to weekly testing, and provide any accommodations as required by law. Contractor should submit the certification of compliance to the Purchasing Agent at the time of contract execution and within five working days of the end of each quarter (see Exhibits C and D). In addition, all Contractor and subcontractor employees subject to the requirements of this section must also comply with the County COVID-19 masking and social distancing protocols, as signed at each County location.

It is recognized that the COVID-19 pandemic is an ongoing health crisis. As such, requirements with respect to health and safety, including vaccines and face-coverings may change over time. Contractors are expected to adhere to the County requirements as they evolve in response to the crisis.

For questions, the Contractor may email [contractorvaccineinfo@arlingtonva.us](mailto:contractorvaccineinfo@arlingtonva.us).

### **23. FAILURE TO DELIVER**

If the Contractor fails to deliver goods or services in accordance with the Contract terms and conditions, the County, after notice to the Contractor, may procure the goods or services from other sources and hold the Contractor responsible for any resulting additional purchase and administrative costs. The County shall be entitled to offset such costs against any sums owed by the County to the Contractor. However, if public necessity requires the use of nonconforming materials or supplies, they may be accepted at a reduction in price to be determined solely by the County.

### **24. UNSATISFACTORY WORK**

The Contractor must within 15 days of written notice from the County remove and replace, at its expense, any goods that the County rejects as unsatisfactory. Otherwise, the County may choose to remove or replace the rejected goods at the Contractor's expense. The County may offset the costs against any amounts that it owes the Contractor. The County may also decide not to remove or replace the unsatisfactory goods and instead to adjust the Contract Amount to account for the unsatisfactory performance. This paragraph applies throughout the Contract Term and any warranty or guarantee period.

### **25. PROJECT STAFF**

The County has the right to reasonably reject staff or subcontractors whom the Contractor assigns to the Project. The Contractor must then provide replacement staff or subcontractors satisfactory to the County in a timely manner and at no additional cost to the County. The day-to-day supervision and control of the Contractor's employees and its subcontractors is the sole responsibility of the Contractor.

**26. SUPERVISION BY CONTRACTOR**

The Contractor shall at all times enforce strict discipline and good order among the employees and subcontractors performing under this Contract and shall not employ on the Work any person not reasonably proficient in the work assigned.

**27. BACKGROUND CHECK**

All employees or subcontractors whom the Contractor assigns to work on this Contract must pass the County's standard background check. The background check will include fingerprinting by the County Sheriff's Office and a credit check.

**28. EMPLOYMENT DISCRIMINATION BY CONTRACTOR PROHIBITED**

During the performance of its work pursuant to this Contract:

- A. The Contractor will not discriminate against any employee or applicant for employment because of race, religion, color, sex, sexual orientation, gender identity, national origin, age, disability or on any other basis prohibited by state law. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.
- B. Notices, advertisements, and solicitations placed in accordance with federal law, rule or regulation will be deemed sufficient for meeting the requirements of this section.
- C. The Contractor will state in all solicitations or advertisements for employees that it places or causes to be placed that such Contractor is an Equal Opportunity Employer.
- D. The Contractor will comply with the provisions of the Americans with Disabilities Act of 1990 ("ADA"), which prohibits discrimination against individuals with disabilities in employment and mandates that disabled individuals be provided access to publicly and privately provided services and activities.
- E. The Contractor must include the provisions of the foregoing paragraphs in every subcontract or purchase order of more than \$10,000.00 relating to this Contract so that the provisions will be binding upon each subcontractor or vendor.

**29. EMPLOYMENT OF UNAUTHORIZED ALIENS PROHIBITED**

In accordance with §2.2-4311.1 of the Code of Virginia, as amended, the Contractor must not during the performance of this Contract knowingly employ an unauthorized alien, as that term is defined in the federal Immigration Reform and Control Act of 1986.

**30. DRUG-FREE WORKPLACE TO BE MAINTAINED BY CONTRACTOR**

During the performance of this Contract, the Contractor must: (i) provide a drug-free workplace for its employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in the Contractor's workplace and specifying the actions that will be taken against employees for violating such prohibition; (iii) state in all solicitations or advertisements for employees placed by or on behalf of the Contractor that the Contractor maintains a drug-free workplace; and (iv) include the provisions of the foregoing clauses in every



subcontract or purchase order of more than \$10,000.00 relating to this Contract so that the provisions will be binding upon each subcontractor or vendor.

For the purposes of this section, "workplace" means the site(s) for the performance of the work required by this Contract.

**31. SEXUAL HARASSMENT POLICY**

If the Contractor employs more than five employees, the Contractor shall (i) provide annual training on the Contractor's sexual harassment policy to all supervisors and employees providing services in the Commonwealth, except such supervisors or employees that are required to complete sexual harassment training provided by the Department of Human Resource Management, and (ii) post the Contractor's sexual harassment policy in (a) a conspicuous public place in each building located in the Commonwealth that the Contractor owns or leases for business purposes and (b) the Contractor's employee handbook.

**32. TERMINATION**

The County may terminate this Contract at any time as follows: (1) for cause, if, as determined by the County, the Contractor is in breach or default or has failed to perform the Work satisfactorily; or (2) for the convenience of the County.

Upon receipt of a notice of termination, the Contractor must not place any further orders or subcontracts for materials, services, or facilities; must terminate all vendors and subcontracts, except as are necessary for the completion of any portion of the Work that the County did not terminate; and must immediately deliver all documents related to the terminated Work to the County.

Any purchases that the Contractor makes after the notice of termination will be the sole responsibility of the Contractor unless the County has approved the purchases in writing as necessary for completion of any portion of the Work that the County did not terminate.

If any court of competent jurisdiction finds a termination for cause by the County to be improper, then the termination will be deemed a termination for convenience.

**A. TERMINATION FOR CAUSE, INCLUDING BREACH AND DEFAULT; CURE**

1. Termination for Unsatisfactory Performance. If the County determines that the Contractor has failed to perform satisfactorily, then the County will give the Contractor written notice of such failure(s) and the opportunity to cure them within 15 days or any other period specified by the County ("Cure Period"). If the Contractor fails to cure within the Cure Period, the County may terminate the Contract for failure to provide satisfactory performance by providing written notice with a termination date. The Contractor must submit any request for termination costs, with all supporting documentation, to the County Project Officer within 30 days after the expiration of the Cure Period. The County may accept or reject the request for termination costs, in whole or in part, and may notify the Contractor of its decision within a reasonable time.

In the event of termination by the County for failure to perform satisfactorily, the Contractor must continue to provide its services as previously scheduled through the termination date, and the County must continue to pay all fees and charges incurred through the termination date.

2. Termination for Breach or Default. If the County terminates the Contract for default or breach of any Contract provision or condition, then the termination will be immediate after notice of termination to the Contractor (unless the County provides for an opportunity to cure), and the Contractor will not be permitted to seek termination costs.

Upon any termination pursuant to this section, the Contractor will be liable to the County for costs that the County must expend to complete the Work, including costs resulting from any related delays and from unsatisfactory or non-compliant work performed by the Contractor or its subcontractors. The County will deduct such costs from any amount due to the Contractor; or if the County does not owe the Contractor, the Contractor must promptly pay the costs within 15 days of a demand by the County. This section does not limit the County's recovery of any other damages to which it is entitled by law.

Except as otherwise directed by the County, the Contractor must stop work on the date of receipt the notice of the termination.

#### **B. TERMINATION FOR THE CONVENIENCE OF THE COUNTY**

The County may terminate this Contract in whole or in part whenever the Purchasing Agent determines that termination is in the County's best interest. The County will give the Contractor at least 15 days' notice in writing. The notice must specify the extent to which the Contract is terminated and the effective termination date. The Contractor will be entitled to termination costs plus any other reasonable amounts that the parties might negotiate; but no amount will be allowed for anticipatory profits.

Except as otherwise directed by the County, the Contractor must stop work on the date of receipt of the notice of the termination.

### **33. INDEMNIFICATION**

The Contractor covenants for itself, its employees and its subcontractors to save, defend, hold harmless and indemnify the County and all of its elected and appointed officials, officers, current and former employees, agents, departments, agencies, boards and commissions (collectively the "County Indemnitees") from and against any and all claims made by third parties for any and all losses, damages, injuries, fines, penalties, costs (including court costs and attorneys' fees), charges, liability, demands or exposure resulting from, arising out of or in any way connected with the Contractor's acts or omissions, including the acts or omissions of its employees and/or subcontractors, in performance or nonperformance of the Contract. This duty to save, defend, hold harmless and indemnify will survive the termination of this Contract. If the Contractor fails or refuses to fulfill its obligations contained in this section, the Contractor must reimburse the County for any and all resulting payments and expenses, including reasonable attorneys' fees. The Contractor must pay such expenses upon demand by the County, and failure to do so may result in the County withholding such amounts from any payments to the Contractor under this Contract.

### **34. INTELLECTUAL PROPERTY INDEMNIFICATION**

The Contractor warrants and guarantees that in providing services under this Contract neither the Contractor nor any subcontractor is infringing on the intellectual property rights (including, but not limited to, copyright, patent, mask, and trademark) of third parties.

If the Contractor or any of its employees or subcontractors uses any design, device, work or material that is covered by patent or copyright, it is understood that the Contract Amount includes all royalties, licensing fees, and any other costs arising from such use in connection with the Work under this Contract.

The Contractor covenants for itself, its employees and its subcontractors to save, defend, hold harmless, and indemnify the County Indemnitees, as defined above, from and against any and all claims, losses, damages, injuries, fines, penalties, costs (including court costs and attorneys' fees), charges, liability or exposure for infringement of or on account of any trademark, copyright, patented or unpatented invention, process or article manufactured or used in the performance of this Contract. This duty to save, defend, hold harmless and indemnify will survive the termination of this Contract. If the Contractor fails or refuses to fulfill its obligations contained in this section, the Contractor must reimburse the County for any and all resulting payments and expenses, including reasonable attorneys' fees. The Contractor must pay such expenses upon demand by the County, and failure to do so may result in the County withholding such amounts from any payments to the Contractor under this Contract.

### **35. COPYRIGHT**

By this Contract, the Contractor irrevocably transfers, assigns, sets over and conveys to the County all rights, title, and interest, including the sole exclusive and complete copyright interest, in any and all copyrightable works created pursuant to this Contract. The Contractor will execute any documents that the County requests to formalize such transfer or assignment.

The rights granted to the County by this section are irrevocable and may not be rescinded or modified, including in connection with or as a result of the termination of or a dispute concerning this Contract.

The Contractor may not use subcontractors or third parties to develop or provide input into any copyrightable materials produced pursuant to this Contract without the County's advance written approval and unless the Contractor includes this Copyright provision in any contract or agreement with such subcontractors or third parties related to this Contract.

### **36. OWNERSHIP AND RETURN OF RECORDS**

This Contract does not confer on the Contractor any ownership rights or rights to use or disclose the County's data or inputs.

All drawings, specifications, blueprints, data, information, findings, memoranda, correspondence, documents, or records of any type, whether written, oral, or electronic, and all documents generated by the Contractor or its subcontractors as a result of this Contract (collectively "Records") are the exclusive property of the County and must be provided or returned to the County upon completion, termination, or cancellation of this Contract. The Contractor will not use or willingly cause or allow such materials to be used for any purpose other than performance of this Contract without the written consent of the County.

The Records are confidential, and the Contractor will neither release the Records nor share their contents. The Contractor will refer all inquiries regarding the status of any Record to the Project Officer or to his or her designee. At the County's request, the Contractor will deliver all Records, including hard copies of electronic records, to the Project Officer and will destroy all electronic Records.

The Contractor agrees to include the provisions of this section as part of any contract or agreement related to this Contract into which it enters with subcontractors or other third parties.

The provisions of this section will survive any termination or cancellation of this Contract.

**37. CONFIDENTIAL INFORMATION**

The Contractor and its employees, agents and subcontractors will hold as confidential all County information obtained under this Contract. Confidential information includes, but is not limited to, nonpublic personal information; personal health information (PHI); social security numbers; addresses; dates of birth; other contact information or medical information about a person; and information pertaining to products, operations, systems, customers, prospective customers, techniques, intentions, processes, plans and expertise. The Contractor must take reasonable measures to ensure that all of its employees, agents and subcontractors are informed of and abide by this requirement.

**38. ETHICS IN PUBLIC CONTRACTING**

This Contract incorporates by reference Article 9 of the Arlington County Purchasing Resolution, as well as all state and federal laws related to ethics, conflicts of interest or bribery, including the State and Local Government Conflict of Interests Act (Code of Virginia § 2.2-3100 et seq.), the Virginia Governmental Frauds Act (Code of Virginia § 18.2-498.1 et seq.) and Articles 2 and 3 of Chapter 10 of Title 18.2 of the Code of Virginia, as amended (§ 18.2-438 et seq.). The Contractor certifies that its bid was made without collusion or fraud; that it has not offered or received any kickbacks or inducements from any other offeror, supplier, manufacturer or subcontractor; and that it has not conferred on any public employee having official responsibility for this procurement any payment, loan, subscription, advance, deposit of money, services or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.

**39. COUNTY EMPLOYEES**

No Arlington County employee may share in any part of this Contract or receive any benefit from the Contract that is not available to the general public.

**40. FORCE MAJEURE**

Neither party will be held responsible for failure to perform the duties and responsibilities imposed by this Contract if such failure is due to a fire, riot, rebellion, natural disaster, war, act of terrorism or act of God that is beyond the control of the party and that makes performance impossible or illegal, unless otherwise specified in the Contract.

**41. AUTHORITY TO TRANSACT BUSINESS**

The Contractor must, pursuant to Code of Virginia § 2.2-4311.2, be and remain authorized to transact business in the Commonwealth of Virginia during the entire term of this Contract. Otherwise, the Contract is voidable at the sole option of and with no expense to the County.

**42. RELATION TO COUNTY**

The Contractor is an independent contractor, and neither the Contractor nor its employees or subcontractors will be considered employees, servants or agents of the County. The County will not be responsible for any negligence or other wrongdoing by the Contractor or its employees, servants or agents. The County will not withhold payments to the Contractor for any federal or state unemployment taxes, federal or state income taxes or Social Security tax or for any other benefits. The County will not provide to the Contractor any insurance coverage or other benefits, including workers' compensation.

**43. ANTITRUST**

The Contractor conveys, sells, assigns, and transfers to the County all rights, title and interest in and to all causes of action under state or federal antitrust laws that the Contractor may have relating to this Contract.

**44. AUDIT**

The Contractor must retain all books, records and other documents related to this Contract for at least five years, or such period of time required by the County's funding partner(s), if any, whichever is greater, after the final payment and must allow the County or its authorized agents to examine the documents during this period and during the Contract Term. The Contractor must provide any requested documents to the County for examination within 15 days of the request, at the Contractor's expense. Should the County's examination reveal any overcharging by the Contractor, the Contractor must, within 30 days of County's request, reimburse the County for the overcharges and for the reasonable costs of the County's examination, including, but not limited to, the services of external audit firm and attorney's fees; or the County may deduct the overcharges and examination costs from any amount that the County owes to the Contractor. If the Contractor wishes to destroy or dispose of any records related to this Contract (including confidential records to which the County does not have ready access) within five years after the final payment, or such period of time required by the County's funding partner(s), if any, whichever is greater, the Contractor must give the County at least 30 days' notice and must not dispose of the documents if the County objects.

The Purchasing Agent may require the Contractor to demonstrate that it has the necessary facilities, ability, and financial resources to comply with the Contract and furnish the service, material or goods specified herein in a satisfactory manner at any time during the term of this Contract.

**45. ASSIGNMENT**

The Contractor may not assign, transfer, convey or otherwise dispose of any award or any of its rights, obligations, or interests under this Contract without the prior written consent of the County.

**46. AMENDMENTS**

This Contract may not be modified except by written amendment executed by persons duly authorized to bind the Contractor and the County.

**47. ARLINGTON COUNTY PURCHASING RESOLUTION AND COUNTY POLICIES**

Nothing in this Contract waives any provision of the Arlington County Purchasing Resolution, which is incorporated herein by reference, or any applicable County policy.

**48. DISPUTE RESOLUTION**

All disputes arising under this Agreement or concerning its interpretation, whether involving law or fact and including but not limited to claims for additional work, compensation or time, and all claims for alleged breach of contract must be submitted in writing to the Project Officer as soon as the basis for the claim arises. In accordance with the Arlington County Purchasing Resolution, claims denied by the Project Officer may be submitted to the County Manager in writing no later than 60 days after the final payment. The time limit for a final written decision by the County Manager is 30 days. Procedures concerning contractual claims, disputes, administrative appeals, and protests are contained in the Arlington County Purchasing Resolution. The Contractor must continue to work as scheduled pending a decision of the Project Officer, County Manager, County Board, or a court of law.

**49. APPLICABLE LAW, FORUM, VENUE AND JURISDICTION**

This Contract is governed in all respects by the laws of the Commonwealth of Virginia; and the jurisdiction, forum and venue for any litigation concerning the Contract or the Work is in the Circuit Court for Arlington County, Virginia, and in no other court.

**50. ARBITRATION**

No claim arising under or related to this Contract may be subject to arbitration.

**51. NONEXCLUSIVITY OF REMEDIES**

All remedies available to the County under this Contract are cumulative, and no remedy will be exclusive of any other at law or in equity.

**52. NO WAIVER**

The failure to exercise a right provided for in this Contract will not be a subsequent waiver of the same right or of any other right.

**53. SEVERABILITY**

The sections, paragraphs, clauses, sentences, and phrases of this Contract are severable; and if any section, paragraph, clause, sentence, or phrase of this Contract is declared invalid by a court of competent jurisdiction, the rest of the Contract will remain in effect.

**54. NO WAIVER OF SOVEREIGN IMMUNITY**

Notwithstanding any other provision of this Contract, nothing in this Contract or any action taken by the County pursuant to this Contract shall constitute or be construed as a waiver of either the sovereign or governmental immunity of the County. The parties intend for this provision to be read as broadly as possible.

**55. ATTORNEY'S FEES**

In the event that the County prevails in any legal action or proceeding brought by the County to enforce any provision of this Contract, the Contractor will pay the County's reasonable attorney's fees and expenses.

**56. SURVIVAL OF TERMS**

In addition to any statement that a specific term or paragraph survives the expiration or termination of this Contract, the following sections also survive: INDEMNIFICATION; INTELLECTUAL PROPERTY INDEMNIFICATION; RELATION TO COUNTY; OWNERSHIP AND RETURN OF RECORDS; AUDIT; COPYRIGHT; WARRANTY; DISPUTE RESOLUTION; APPLICABLE LAW AND JURISDICTION; ATTORNEY'S FEES, AND CONFIDENTIAL INFORMATION.

**57. HEADINGS**

The section headings in this Contract are inserted only for convenience and do not affect the substance of the Contract or limit the sections' scope.

**58. AMBIGUITIES**

The parties and their counsel have participated fully in the drafting of this Agreement; and any rule that ambiguities are to be resolved against the drafting party does not apply. The language in this Agreement is to be interpreted as to its plain meaning and not strictly for or against any party.

**59. NOTICES**

Unless otherwise provided in writing, all legal notices and other communications required by this Contract are deemed to have been given when either (a) delivered in person; (b) delivered by an agent, such as a delivery service; or (c) deposited in the United States mail, postage prepaid, certified, or registered and addressed as follows:

**TO THE CONTRACTOR:**

Kateryna Kirsanova  
1765 Greensboro Station Place  
Tysons, Virginia 22102  
Phone: (571) 882-3017  
Email: [Kateryna.kirsanova@mcdean.com](mailto:Kateryna.kirsanova@mcdean.com)

**TO THE COUNTY:**

Tsehay Lightfoot, Project Officer  
Arlington County, Virginia  
1400 N Uhle Street, Suite 601  
Arlington, VA 22201  
Phone: (703) 228-7593  
Email: [tlightfoot@arlingtonva.us](mailto:tlightfoot@arlingtonva.us)

**AND**

Dr. Sharon T. Lewis, LL.M, MPS, VCO, CPPB  
Purchasing Agent  
Arlington County, Virginia  
2100 Clarendon Boulevard, Suite 500  
Arlington, Virginia 22201  
Phone: (703) 228-3294  
Email: [slewis1@arlingtonva.us](mailto:slewis1@arlingtonva.us)

**TO COUNTY MANAGER'S OFFICE (FOR PROJECT CLAIMS):**

Mark Schwartz, County Manager  
Arlington County, Virginia  
2100 Clarendon Boulevard, Suite 318  
Arlington, Virginia 22201

**60. ARLINGTON COUNTY BUSINESS LICENSES**

The Contractor must comply with the provisions of Chapter 11 ("Licenses") of the Arlington County Code, if applicable. For information on the provisions of that Chapter and its applicability to this Contract, the Contractor must contact the Arlington County Business License Division, Office of the Commissioner of the Revenue, 2100 Clarendon Blvd., Suite 200, Arlington, Virginia, 22201, telephone number (703) 228-3060, or e-mail [business@arlingtonva.us](mailto:business@arlingtonva.us).

**61. NON-DISCRIMINATION NOTICE**

Arlington County does not discriminate against faith-based organizations.

**62. LIMITED ENGLISH PROFICIENCY**

The Contractor must comply with Executive Order 13166, Title VI of the Civil Rights Act of 1964 and make reasonable efforts to ensure that as part of the services that it provides, adequate communication services, including interpretation and translation, are available to persons who have limited English proficiency. If such services are not included in the Contract's scope of services and pricing, the Contractor will use a County-contracted service provider, and the County will pay the fees.

**63. ADA COMPLIANCE**

The Contractor is solely responsible for its compliance with the ADA and must defend and hold the County harmless from any expense or liability arising from the Contractor's non-compliance. The Contractor also must respond promptly to and cooperate fully with all inquiries from the U.S. Department of Labor.

The Contractor's responsibilities related to ADA compliance include, but are not limited to, the following:

- a. Access to Programs, Services and Facilities: The Contractor must ensure that its programs, services and facilities are accessible to persons with disabilities. If a particular facility or program is not accessible, the Contractor must provide equivalent services in an accessible alternate location or manner.
- b. Effective Communication: Upon request, the Contractor, must provide appropriate communication aids and services so that qualified persons with disabilities can participate equally in the Contractor's programs, services and activities. Communication aids and services can include, but are not limited to, qualified sign language interpreters, Braille documents and other means of facilitating communications with people who have speech, hearing or vision impairments.
- c. Modifications to Policies and Procedures: The Contractor must modify its policies and procedures as necessary to ensure that people with disabilities have an equal opportunity to enjoy the Contractor's programs, services and activities. For example, individuals' service animals must be allowed in the Contractor's offices or facilities, even if pets are generally prohibited.
- d. No Extra Charges: The Contractor may not charge a person with a disability or any group of individuals with disabilities to cover the cost of providing aids or services or of reasonable modifications to policies and procedures.

**64. SERVICE CONTRACT WAGE REQUIREMENTS**

- a. LIVING WAGE

The County has determined that the provisions of Section 4-103 of the Arlington County Purchasing Resolution (regarding "Service Contract Wage" or "Living Wage") apply to this Contract. All employees of the Contractor and any subcontractors working on County-owned, County controlled property, facilities owned, or leased, and operated by a Contractor if services provided at that location are exclusive to Arlington County, or contracts for home-based client services must be paid no less than the hourly Living Wage rate that is published on the County's web site.

- b. COMPLAINTS BY AGGRIEVED EMPLOYEES

If the Contractor fails to pay the Living Wage rate, an aggrieved employee or subcontractor may file a complaint with the County Purchasing Agent within six months of the



underpayment. If the Purchasing Agent determines that the Contractor has failed to comply with the Living Wage rate provisions of the Purchasing Resolution, the Contractor will be liable to the employee for the unpaid wages, plus interest at the judgment rate from the date originally due, and less any deductions required or permitted by Virginia law. The Contractor must not discharge, reduce the compensation of or otherwise retaliate against any employee who files a complaint with the County Purchasing Agent or takes any other action to enforce the requirements of this section.

c. ADDITIONAL COMPLIANCE REQUIREMENTS

At all times during the term of the Contract, the Contractor must:

1. Post the current Living Wage rate, in English and Spanish, in a prominent place at its offices and at each location where its employees perform services under this Contract Go (see sample notice in Attachment A);
2. Within five days of an employee's request, provide a written statement of the applicable Living Wage rate, using the same form provided in Attachment B;
3. Include the provisions of this section in all subcontracts for work performed under the Contract; and
4. Submit to the Purchasing Agent, within five working days of the end of each quarter, certified copies of quarterly payroll reports for each employee, including subcontractor employees, working under the Contract during the quarter and a completed Arlington County Contractor Living Wage Quarterly Compliance Report (Attachment B).

d. CONTRACTOR RECORD KEEPING

The Contractor must preserve for five years after the expiration or termination of this Contract records of wages and benefits provided to each employee who worked under the Contract and must allow the County or its authorized agents to examine the documents during this period and during the Contract Term. The Contractor must provide any requested documents to the County for examination within 15 days of the request at the Contractor's expense.

e. VIOLATIONS

Violation of this section, as determined by the Purchasing Agent, will be a ground for termination of this Contract and suspension or debarment of the Contractor from consideration for future County contracts.

f. QUESTIONS

For questions regarding Living Wage, please email [livingwage@arlingtonva.us](mailto:livingwage@arlingtonva.us).

**65. INSURANCE REQUIREMENTS**

Before beginning work under the Contract or any extension, the Contractor must provide to the County Purchasing Agent a Certificate of Insurance indicating that the Contractor has in force at a minimum the coverage below. The Contractor must maintain this coverage until the completion of the Contract or as otherwise stated in the Contract Documents. All required insurance coverage must be acquired from insurers that are authorized to do business in the Commonwealth of Virginia, with a rating of "A-" or better and a financial size of "Class VII" or better in the latest edition of the A.M. Best Co. Guides.

- a. Workers Compensation - Virginia statutory workers compensation (W/C) coverage, including Virginia benefits and employer's liability with limits of \$500,000/500,000/500,000. The County will not accept W/C coverage issued by the Injured Worker's Insurance Fund, Towson, MD.
- b. Commercial General Liability - \$1,000,000 per occurrence, with \$2,000,000 annual aggregate covering all premises and operations and including personal injury, completed operations, contractual liability, independent contractors, and products liability. The general aggregate limit must apply to this Contract. Evidence of contractual liability coverage must be typed on the certificate.
- c. Employer's Liability - \$500,000/accident, \$500,000 disease, \$500,000/disease policy
- d. Premises/Operations - \$500,000 CSL BI/PD each occurrence, \$2,000,000 annual aggregate
- e. Independent Contractors - \$1,000,000 CSL BI/PD each occurrence, \$2 Million annual aggregate
- f. Products Liability - \$1,000,000 CSL BI/PD each occurrence, \$2 Million annual aggregate
- g. Completed Operations - \$1,000,000 CSL BI/PD each occurrence, \$2 Million annual aggregate
- h. Business Automobile Liability - \$1,000,000 combined single-limit (owned, non-owned and hired).
- i. Miscellaneous E&O/ Professional Liability - \$2,000,000 per occurrence/claim
- j. Additional Insured – The County and its officers, elected and appointed officials, employees and agents must be listed as additional insureds on all policies except workers compensation and automotive and professional liability; and the additional insured endorsement must be typed on the certificate.
- k. Cancellation - If there is a material change or reduction in or cancellation of any of the above coverages during the Contract Term, the Contractor must notify the Purchasing Agent immediately and must, with no lapse in coverage, obtain replacement coverage that is consistent with the terms of this Contract. Not having the required insurance throughout the Contract Term is grounds for termination of the Contract.
- l. Claims-Made Coverage - Any "claims made" policy must remain in force, or the Contractor must obtain an extended reporting endorsement, until the applicable statute of limitations for any claims has expired.
- m. Contract Identification - All insurance certificates must state this Contract's number and title.
- n. Certificate Holder: The County Board of Arlington County Virginia  
c/o The Purchasing Agent  
2100 Clarendon Blvd. Suite 500  
Arlington, VA 22201

The Contractor must disclose to the County the amount of any deductible or self-insurance component of any of the required policies. With the County's approval, the Contractor may satisfy its obligations under

this section by self-insurance for all or any part of the insurance required, provided that the Contractor can demonstrate sufficient financial capacity. In order to do so, the Contractor must provide the County with its most recent actuarial report and a copy of its self-insurance resolution.

The County may request additional information to determine if the Contractor has the financial capacity to meet its obligations under a deductible and may require a lower deductible; that funds equal to the deductible be placed in escrow; a certificate of self-insurance; collateral; or another mechanism to guarantee the amount of the deductible and ensure protection for the County.

The County's acceptance or approval of any insurance will not relieve the Contractor from any liability or obligation imposed by the Contract Documents.

The Contractor is responsible for the Work and for all materials, tools, equipment, appliances, and property used in connection with the Work. The Contractor assumes all risks for direct and indirect damage or injury to the property used or persons employed in connection with the Work and for of all damage or injury to any person or property, wherever located, resulting from any action, omission, commission, or operation under the Contract or in connection in any way whatsoever with the Work. The Contractor's insurance shall be the primary non-contributory insurance for any work performed under this Contract.

The Contractor is as fully responsible to the County for the acts and omissions of its subcontractors and of persons employed by them as it is for acts and omissions of persons whom the Contractor employs directly.

#### **66. MATERIAL CHANGES**

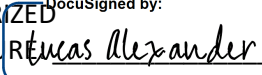
The Contractor shall notify Purchasing Agent within seven days of any material changes in its operation that relate to any matter attested regarding certifications on its bid form.

#### **67. COUNTERPARTS**

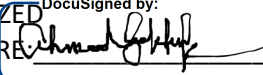
This Agreement may be executed in one or more counterparts and all of such counterparts shall together constitute one and the same instrument. Original signatures transmitted and received via facsimile or other electronic transmission (e.g., PDF or similar format) are true and valid signatures for all purposes hereunder and shall be effective as delivery of a manually executed original counterpart.

WITNESS these signatures:

THE COUNTY BOARD OF ARLINGTON  
COUNTY, VIRGINIA

AUTHORIZED DocuSigned by:  
SIGNATURE   
5D2342428F9D4B4...  
NAME: Lucas Alexander  
TITLE: Procurement Officer  
DATE: 2/1/2022

M.C. DEAN, INC.

AUTHORIZED DocuSigned by:  
SIGNATURE   
2B68820CBB2E4CB...  
NAME: Ahmed Gokturk  
TITLE: Vice President  
DATE: 2/1/2022

## **EXHIBIT A - SCOPE OF SERVICES**

### **INTRODUCTION**

Arlington County ("County") seeks to establish a term contract with a qualified firm to provide inspection, testing, maintenance, repair, replacement, alterations, and installation services for fire alarm systems in County-owned and leased facilities.

### **SERVICE REQUIREMENTS**

The Contractor shall furnish all necessary labor, transportation, parking, fees, tools-of-the-trade including specialized diagnostic testing equipment, consumable supplies, and materials as required to provide comprehensive preventive maintenance, testing and inspection on all fire alarm and fire protectant equipment listed herein. The equipment listed in Schedules A & B represent current County inventory covered by the contract. The Contractor shall provide emergency on-call response, repairs, replacement, and installation services for the fire alarm and fire protection equipment not on Schedules A & B on a time and materials or project basis (refer to "Contract Changes" below). All charges for materials shall be at the Contractor's cost.

### **CONTRACT CHANGES**

The County reserves the right to add or remove locations, equipment, and services to or from the contract by written amendment. The additions or removals shall be at the sole discretion of the County. The service contract value of listed equipment discontinued from service during the contract term shall be deducted from the contract price. Equipment added after bid opening shall be added to the contract price. The value of any such additions or subtractions shall be negotiated by the County and the Contractor.

### **INSPECTION, TESTING, AND PREVENTIVE MAINTENANCE SERVICE**

The Contractor shall perform inspection, testing, and preventive maintenance of all equipment listed in Schedules A and B per the guidelines identified in Schedule C. The Contractor shall provide to the County Purchase Officer within ten (10) calendar days of issuance of a valid County Purchase Order an inspection, testing, and preventive maintenance first-month schedule for all equipment in Schedule A for review and approval by the County Project Officer. Contractor shall begin inspection, testing, and maintenance on all equipment in Schedule A upon County approval to the County Project Officer five (5) calendar days prior to the start of each month.

The initial service to any equipment shall be the annual service of next highest cyclical service (e.g., semi-annual, quarterly) and shall meet the guidelines identified in Schedule B. Upon completion of the initial service of all equipment listed in Schedule A and within sixty (60) calendar days of the County's approval of the schedule, the Contractor shall submit to the County's project Officer one (1) electronic PDF copy on DVD (*or other electronic means ex. Drop box, electronic link*) of a written report identifying the building name, building address, the date of service visit and the following information:

1. Equipment type, model, model number, serial number, and manufacturer (the Contractor shall verify the equipment listed in Schedule A for accuracy). ***Include any equipment not indicated on Schedule A.***
2. A statement as to the current condition of the equipment.
3. A description of work performed as a part of the annual preventive maintenance visit.

4. Specific recommendations for any repair or modification which the Contractor believes could enhance the operation of the equipment.
5. An estimate of the cost of each task to accomplish the work recommended in item 4 above using the contract labor rates.

A written report shall be provided yearly after each annual service and within sixty (60) days after the contract anniversary date. All code required documentation or reports shall be provided electronically within 48 hours after service visit.

All major deficiencies found during any service visit shall be relayed by phone to the County Project Officer or designee on the same day of the service visit and followed up with an email summarizing the deficiencies and providing deficiency repair quotes within 24 hours after the service visit. The Contractor is responsible for creating a system to track deficiencies, and correction status and provide this report to the County Project Officer or designee upon request.

All inspection, testing, and preventive maintenance of all equipment shall be performed by technicians that meet the criteria of Fire Alarm Technician identified in the Contractor's Personnel Requirements Section and the Service Personnel and Qualification Requirements in NFPA 10, 17A, 25, and 72. Use of non-qualified staff (e.g. helper) to perform these services is unacceptable. The only exception is that component individuals may perform visual inspections.

#### CONTRACTOR'S RESPONSIBILITY

It is the responsibility of the Contractor to review each building fire prevention equipment system listed in Schedule A to ensure they are capable of servicing directly (*including programming, alterations, or upgrades*) or need to engage a third party authorized vendor through a work agreement to service the equipment. The Contractor will maintain the primary responsibility of the equipment service program and must oversee every aspect to include managing third party vendors to meet the scope demands of this contract.

Within sixty (60) calendar days of the initial equipment service of Schedule A, *if applicable*, the Contractor will submit written proof to the County Project Officer that it has obtained work agreements or can utilize a specific vendor for all work including emergency services.

#### ANNUAL REPORTING REQUIREMENTS

In addition to other reporting requirements indicated in the contract, the Contractor shall provide to the County Project Officer compiled legible electronic PDF copies of all inspection and testing reports via email or other electronic submission for example drop box. This shall be provided to the County Project Officer annually by or on the contract anniversary date.

#### FIRE ALARM CONTROL PANEL TEST REPORTS

The Contractor shall maintain a copy of all fire alarm panel reports/service tickets onsite in a clear plastic folder with sewn edges and be posted at or near each associated fire alarm panel.

#### NEW AND CORRECTIVE WORK

In addition to the work on equipment listed in Schedules A & B, inspection testing, preventive maintenance, repair, replacement, and installation of equipment not listed in Schedules A & B and which are not due to the Contractor's improper performance or negligence, shall be completed on a time and materials or project basis using the contractor labor rate (s). Upon request by the County, the Contractor

shall provide evidence of the materials cost. The County will reimburse the Contractor for any subcontractor work at the labor rates and materials charged by the subcontractor at the Contractor's cost. Work is not authorized unless specifically approved in advance by the County Project Officer and supported by issuance of a Purchase Order ("PO").

Tools of the trade and other trade consumables are not valid contract expenses. The cost of consumables (including by way of illustration and not limitation, solder, caulking, tape, wire nuts, fasteners, gases, and other consumable items) are considered administrative expenses. These shall be included as part of the hourly rates bid

#### WORK TICKET & WORK ORDERS

For time and material work less than \$5,000, the County will issue Work Orders to the Contractor. All time and material work shall require associated Work Tickets indicating the issued Work Order number. The Contractor's employees shall validate their time and material work through sign-off on the Work Ticket by the County Project Officer or designee. The sign-off on the Work Ticket shall be considered evidence of the site visit only and shall not be construed as the County's acceptance of any work performed during the visit or the amount of labor hours charged to the job.

The Contractor shall submit a proposal for all inspection, testing, maintenance, repair, replacement, and installation services. The Contractor's proposal shall be based on the Contract Labor Rates on the Bid Form and the actual cost for the work.

#### PROJECT WORK

The Contractor shall submit a formal proposal for all inspection, testing, maintenance, repair, replacement, and installation services whose anticipated cost exceed \$5,000. The Contractor's proposal shall be based on the Contract Labor Rates on the Bid Form, and for the actual cost for the work, all the necessary material and the associated labor each as a separate cost item. Upon acceptance of the proposal by the County Project Officer or designee, the County shall issue a separate Purchase Order (PO) for the work. The Contractor shall not begin the work without receipt of the PO. The County reserves the right to solicit additional cost proposals or issue a separate bid (s) for any such project work.

#### IMPROPER OPERATION

The Contractor shall be responsible for all costs of repair work caused by improper operation, negligence, misuse, or accidents caused by the Contractor's employees including subcontractors, or as a result of action of the Contractor's employees, including subcontractors.

If any equipment warranty is invalidated due to Contractor's negligence in providing factory-certified service technicians as required, the Contractor shall be responsible for any ensuing costs.

#### WORK HOURS

Regular work hours are defined as: 7:00 a.m. to 5:00 p.m., Monday through Friday except weekends and County-observed holidays. All work shall be performed during regular working hours unless indicated otherwise in this contract. Some County facilities are only accessible at different hours, including some with twenty-four (24) hour access. It is the Contractor's responsibility to determine the hourly schedule and access availability for each facility covered by this contract. No overtime payments will be allowed for work done before 7:00 a.m. or after 5:00 p.m. when such scheduling is done at the Contractor's option.

#### ON CALL SERVICE

The Contractor shall provide twenty-four (24) hour on-call and emergency repair services. The Contractor shall respond within two (2) hours of a call identified as an emergency and shall respond within four (4) hours for a routine service call. On-call repair services shall be completed on a time and materials basis using contract unit prices. No work is authorized unless specifically approved in advance by the County Project Officer and unless a valid County Purchase Order is issued.

If the Contractor is unable to or fails to respond within the required time frame, the County reserves the right to obtain the service elsewhere. If the Contractor is unable to or fails to respond within the required time frame on two (2) or more occasions during any three (3) month period, the County may terminate the contract.

#### OVERTIME WORK

Work authorized to be performed on a time and material basis outside of regular work hours shall be paid at the overtime hourly labor rate (s) provided on the Bid Form. The Contractor shall not perform overtime work for any reason without the advance approval of the County Project Officer. Work performed outside of regular work hours without the advance approval of the Project Officer will be paid for at straight-time hourly labor rate (s) only.

#### CHECK-IN AT SITE AND SIGN-OFF

The Contractor's employees shall check in and out with the County's Facilities Management Bureau Hotline (703-228-4422) to allow for proper notification to County staff at the various sites.

THE CONTRACTOR'S PERSONNEL SHALL CALL THE FACILITIES MANAGEMENT  
BUREAU  
HOTLINE (703-228-4422) AND INFORM THE DISPATCHER IN ADVANCE OF THEIR  
TIME OF ARRIVAL AND DEPARTURE AT THE COUNTY FACILITY.

#### MATERIAL AND WORKMANSHIP

All parts and materials used or furnished under this contract shall be new and genuine manufacturer's recommended or authorized replacement parts. Use of used parts or materials is prohibited. Prior approval of the County Project Officer is required on a case-by-case basis when rebuilt parts are proposed for use.

The Contractor understands and agrees that payment to the Contractor for materials used in the performance of any work under this contract on a cost-plus-a-percentage-of-cost basis is specifically prohibited. All charges for materials for all contract work shall be at the Contractor's cost.

#### GUARANTEE

The Contractor shall guarantee all parts/materials and workmanship for a period of one (1) year or the manufacturer's warranty period, whichever is longer. Any repeated repairs/corrections for the same reason or problem within this time period shall be made at no cost to the County. The Contractor guarantee shall commence upon final County payment for that specific project, item, or task.

#### CONTRACTOR'S PERSONNEL

##### A. CONTRACT MANAGER

The Contractor shall assign a qualified individual to serve as the Contract Manager (Field Supervisor, Project Officer, etc.). The Contractor shall identify to the County the Contract Manager within ten (10) days of contract award. The Contract Manager shall be experienced in project management; supervisor of employees; knowledgeable in all aspects of fire alarm and fire protection systems; can troubleshoot problems and issues quickly and be able to consult with the County Project Officer about remedies.

The Contract Manager shall report to the County's Project Officer for communication, coordination and evaluation of inspections, testing, and maintenance services and for quality control. The Contract Manager shall serve as the single point of contact with the County for work assignments, Contractor cost proposals, and problem resolution.

The Contract Manager shall meet with the County Project Officer for progress meetings and site tours as needed to discuss performance and receive feedback on all services performed. At a minimum, the Contract Manager shall meet with the County Project Officer monthly.

The Contract Manager hours are not billable and shall be considered Contractor overhead.

**B. PROJECT MANAGER**

The Contractor shall provide project management on an as-needed basis. The Project Manager shall be responsible for project coordination of installation, repair, and replacement projects. The coordination tasks shall include, but not limited to: scheduling, ordering and delivery of equipment and materials, project oversight, coordination, and close-out (i.e. checklist, start-up, warranty, etc.). A project Manager may only be charged for work over \$25,000.

**C. FIRE ALARM TECHNICIAN**

The Contractor shall provide Fire Alarm Technicians who currently hold and active NICET Level II or above certification on an as-needed basis to perform maintenance, testing and inspection services. The Fire Alarm Technicians provided by the Contractor must have factory certifications for all fire alarm systems identified in Schedule A. Evidence of stated certifications shall be made available to the County upon request at any time and submitted in the bid response to this solicitation. Each Fire Alarm Technicians must have at least three (3) years of experience in the fire alarm field.

The Contractor shall employ at all times during the Contract term at least three (3) Fire Alarm Technicians that are properly certified and readily available to perform work under this Contract.

**D. HELPER**

The Contractor shall provide a helper to assist technicians on an as-needed basis for work order and project work. A helper shall not be used for inspection, testing, or preventive maintenance work.

The County reserves the right to reject Contractor's service personnel who, in the County's sole judgment are not qualified to perform the work.

**TIMELY COMPLETION OF WORK**

The Contractor shall proceed diligently to complete the work during regular working hours without interruption, except for scheduled lunch breaks. The County will deduct from the Contractor's invoices any charges for time spent by the Contractor's crew on extended lunch breaks or other breaks.



Scheduling of priority work, including the interruption of a current assignment, required the advance approval of the Project Officer. Priority work identified by the County Project Officer or designee shall take precedent over current work.

#### SPECIAL REQUIREMENTS:

- A. TRAFFIC MANAGEMENT: The Contract shall be responsible for maintaining traffic flow, and for protection and safety of vehicles and pedestrians in the area affected by all Contract work. The Contractor must provide all signs, barricades, flashers, and flag-personnel required to maintain traffic flow and safety. Signs and other traffic control devices must be in accordance with the most current VDOT standards. At least one Contractor employee at each site where traffic control is required shall be a VDOT certified flagger trained on Basic Work Zone Traffic Control.
- B. EQUIPMENT ACCESSIBILITY: The Contractor shall provide the means and methods to access all equipment. This includes, but not limited to, ladders and scissor lifts (man-lifts).
- C. ROOF SAFETY: The Contractor shall follow all applicable federal, state and local safety requirements and regulations.
- D. SAFETY WORK PLAN: The Contractor shall provide a safety work plan to the County Project Officer or designee for all work requested unless otherwise directed by the County Project Officer or designee. This plan shall be submitted for approval prior to start of work.
- E. CODES AND STANDARDS: All work performed under this contract shall be in strict accordance with all applicable codes, <http://www.nfpa.org/> industry standards, and County Standards. Should permits for any work performed by this Contract be required by Arlington County, the Contractor shall prepare, submit, and obtain approval and the permit from the County. The Contractor shall be responsible for all permit fees. The Contractor shall follow and shall be responsible for coordination of all County requirements and procedures associated with impairments of fire protection equipment.

#### JUSTICE CENTER BACKGROUND CHECK

Within thirty (30) calendar days after award of the contract, all technicians employed by the Contractor to be assigned to this contract must obtain background check approval from the Arlington County Sheriff and receive one day Arlington County Detention Facility (ACDF) training to work in the ACDF and Courthouse. The Contractor shall not be reimbursed for time required for ACDF training.

#### METHOD OF MEASURING PERFORMANCE

The performance of the Contractor will be measured during the term of the contract by consideration of the following performance criteria:

- A. Failure to meet the approved monthly testing, inspection, and maintenance schedule described herein.
- B. Failure to provide appropriately certified and trained personnel as required in the section titled "Contractor Personnel."
- C. Number of call-backs to correct malfunctions/failures.
- D. Failure to respond to requests for work as provided for in these specifications.
- E. Failure to perform services within accepted industry standards and codes. See "*SPECIAL REQUIREMENTS*" paragraph.
- F. Failure to adhere to contractual requirements for onsite response for emergency work and routine service calls.

- G. Excessive time to complete work on three or more jobs with a three (3) month period, may result in termination of the contract by the County for default.
- H. Contract Manager's failure to evaluate performance, provide quality control, and effectively communicate and/or report to the County's Project Officer as required in the Contractor's Personnel section.
- I. Failure to follow all applicable local, state, and federal standards regarding confined space entry and material disposal.

#### **SERVICES FOR OTHER COUNTY DEPARTMENTS**

This Contract is extended to other County Departments. If other Departments make use of this Contract a separate Purchase Order ("PO") must be issued by that Department. All the following, including, but not limited to, project and Contractor management, invoices, scheduling, coordination, and payments shall be the responsibility of the Department issuing the PO.

#### **SCHEDULE A**

#### **EQUIPMENT LIST-FIRE ALARM SYSTEM INCLUDES TAMPER & FLOW DEVICE**

##### **ARGUS HOUSE, 1527 Clarendon Boulevard**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Silent Knight M/N 5808	
2	10	Smoke Detector	N/A	Serves attic
3	5	Pull Station	N/A	
4	2	Duct Smoke Detector	N/A	
5	6	A/V Device	N/A	
6	1	Annunciator panel	QED	
7	2	Flow Device	N/A	

##### **ARLINGTON ARTS CENTER, 3550 Wilson Blvd.**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Simplex 4007ES	
2	20	Smoke Detector	N/A	
3	29	A/V Device	N/A	
4	10	Pull Station	N/A	
5	3	Duct Smoke Detector	N/A	
6	3	Heat Detector	N/A	
7	1	Annunciator Panel		
8	9	Flow Device	Various	

##### **ARLINGTON CHILDCARE CENTER, 1915 N. Uhle Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Notifier NFW2-100	Six zones
2	7	Smoke Detector	N/A	
3	8	A/V Device	N/A	
4	4	Pull Station	N/A	
5	2	Heat Detector	N/A	

6	1	Flow Device	N/A	
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**ARLINGTON COUNTY COURTHOUSE, 1425 N. Courthouse Road**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Simplex M/N 2120	Eighty-two zones
2	12	Duct Smoke Detector	N/A	
3	122	Phone Jack	N/A	
4	65	Pull Station	N/A	
5	1	Annunciator Panel	N/A	
6	213	A/V Device	N/A	
7	34	Flow Device	N/A	

**ARLINGTON COUNTY COURTHOUSE- 1425 N. Courthouse Road 7<sup>th</sup> floor ECC**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	11	Smoke Detector	Simplex M/N 2120	Eighty-two zones
2	3	Pre-action Fire Panel	N/A	
3	4	Duct Detector	N/A	
4	3	Flow Devices		

**ARLINGTON COUNTY DETENTION FACILITY, 1435 N. Courthouse Road**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	EST M/N JRC-1	
2	40	Duct Smoke Detector	N/A	
3	122	Phone Jack	N/A	
4	65	Pull Station	N/A	
5	150	Smoke Detector	N/A	
6	214	A/V Device	N/A	
7	1	Annunciator Panel	N/A	
8	8	Sub Panel	N/A	
9	57	Flow Device	N/A	

**ARLINGTON MILL COMMUNITY CENTER, 909 S. Dinwiddie Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Siemens M/N FS-250	
2	1	Annunciator	N/A	
3	2	NAC Panel	N/A	
4	25	Pull Stations	N/A	
5	34	Smoke Detectors	N/A	
6	8	Smoke Duct Detectors	N/A	
7	10	Flow Switches	N/A	
8	10	Tamper Switches	N/A	

**ART BUS, 3201 South Eads Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Main Fire Alarm	Silent Knight	
2	2	Fire Alarm Battery Test (each)		
3	2	Annunciator	Model 5200	
4	5	Smoke Sensor Addressable		
5	2	Heat Detector Restorable		
6	2	Duct Sensor Addressable		
7	8	Pull Station		

**AURORA HILLS COMPLEX, 735 18<sup>TH</sup> Street S.**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Notifier NFW2-10	New
2	6	Duct Smoke Detector	N/A	
3	1	Heat Detector	N/A	
4	22	A/V Device	N/A	
5	3	Pull Station	N/A	
6	1	Annunciator Panel	QED	

**ARLINGTON BUS FACILITY, 3201 S. EADS STREET**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Silent Knight	
2	3	Duct Detector		
3	7	Pull Station		
4	4	Smoke Detector		
5	1	Horn/Strobe		

**BARCROFT SPORTS COMPLEX, 4200 S. Four Mile Run**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Simplex 4007	
2	1	Smoke Detector	N/A	
3	38	A/V Device	N/A	
4	1	Annunciator Panel	N/A	
5	1	Water Flow Device	N/A	

**BARCROFT SPORTS PARKING GARAGE, 4200 S. Four Mile Run**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Siemens MXL-IQ	
2	10	Heat Detector	N/A	
3	1	A/V Device	N/A	

**CENTRAL LIBRARY, 1017 N. Quincy Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Silent Knight M/N 5808	Eight zones
2	4	Duct Smoke Detector	N/A	
3	6	Heat Detector	N/A	
4	10	Smoke Detector	N/A	
5	30	A/V Device	N/A	
6	20	Pull Station	N/A	
7	1	Annunciator Panel	N/A	
8	11	Water Flow Device	N/A	Wet (7) and dry (4)

**CHERRYDALE LIBRARY, 2190 Military Road**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Silent Knight 5080	
2	14	Smoke Detector	N/A	
3	6	A/V Device	N/A	
4	3	Pull Station	N/A	

**COURT SQUARE WEST, 1400 N. Uhle Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	FCI M/N 7200	
2	1	Annunciator Panel	N/A	
3	20	Smoke Detector	N/A	
4	31	Pull Stations	N/A	
5	113	A/V Device	N/A	
6	14	Duct Smoke Detector	N/A	
7	7	Water Flow Device	N/A	

**COURT SQUARE WEST- ECC, 1400 N. Uhle Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	3	Fire alarm sub panel	N/A	In a closet
2	2	Duct Smoke Detector	N/A	
3	3	Water Flow Device	N/A	

**DAWSON TERRACE, 2133 N. Taft Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	M/N XR150/XR550 Series	
2	8	Smoke Detector	N/A	
3	2	Fire Extinguishers	Various	
4	1	A/V Device	N/A	

**EQUIPMENT BUREAU, 2700 S. Taylor Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Fire-lite M/N MS5210UD	
2	10	A/V Device	N/A	
3	10	Pull Station	N/A	
4	1	Annunciator Panel	Simplex	
5	1	Water Flow Device	N/A	

**FAIRLINGTON COMMUNITY CENTER, 3308 S. Stafford Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Notifier M/N NFS3030	
2	19	Pull Station	N/A	
3	8	Smoke Duct Detector	N/A	
4	14	Smoke Detector	N/A	
5	56	A/V Device	N/A	
6	1	Annunciator Panel	QED	
7	3	Water Flow Device	N/A	

**FIRE STATION #1, 500 S. Glebe Road**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Silent Knight 5808	Six zones
2	6	Pull Station	N/A	
3	6	A/V Device	N/A	
4	7	Ionized Detector	N/A	
5	9	Duct Detector	N/A	
6	1	Annunciator Panel	QED	
7	1	Water Flow Device	N/A	

**FIRE STATION #2, 4805 Wilson Blvd**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Silent Knight 5808	
2	6	Smoke Detector	N/A	
3	4	Duct Smoke Detector	N/A	
4	32	A/V Device	N/A	
5	9	Pull Station	N/A	
6	1	Annunciator Panel	QED	
7	1	Water Flow Device	N/A	

**FIRE STATION #3, Old Dominion Dr.**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Fire-lite MS9200	
2	36	Smoke Detector		
3	3	Heat Detector		
4	7	Pull Stations		
5	48	Audio-Visual Units		
6	22	Monitor IAM/ZAM Relay		
7	1	Carbon Dioxide Detector		
8	2	Water Flow Switch		

**FIRE STATION #4/Fire HQ, 1020 N. Hudson Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Simplex M/N 4010	
2	2	Smoke Detector	N/A	
3	8	A/V Device	N/A	
4	8	Pull Station	N/A	

**FIRE STATION #5, 735 18<sup>th</sup> street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Siemens M/N MXL-IQ	Four zones
2	13	Pull Station	N/A	
3	36	Smoke Detector	N/A	
4	2	Duct Detector	N/A	
5	49	A/V Device	N/A	
6	1	Water Flow Device	CV2-1	

**FIRE STATION 6, 6950 N. Little Falls Road**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm	NFS-320 Notifier	
2	1	Annunciator	Grinnell Fire	
3	15	Pull Stations		
4	61	Smoke detectors		
5	2	Duct detectors		
6	6	Heat detectors		
7	1	Flow switches		
8	1	Tamper/Control valve		

**FIRE STATION #9, 1900 Walter Reed Drive**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Silent Knight 5808	Four zones
2	14	Smoke Detector	N/A	
3	37	A/V Device		
4	10	Pull Station	N/A	
5	1	Annunciator Panel	QED	
6	2	Water Flow Device	N/A	

**FIRE TRAINING ADMIN BUILDING, 2800 S. Taylor Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Bosch D7412G	Two zones
2	3	A/V Device	N/A	
3	1	Annunciator Panel	Fire lite MS-5024	
4	2	Water Flow Device	N/A	

**FIRE LOGISTICS WAREHOUSE, 1740 S. Hayes Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Intelli Knight M/N 5808	
2	1	Annunciator	Simplex TYCO	
3	12	Smoke Detectors	N/A	

**FORT C.F. SMITH, 2411 24<sup>th</sup> Street N.**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Fire-lite M/N MS9200	Two zones
2	6	Smoke Detector	N/A	
3	21	A/V Device	N/A	
4	21	A/V Device	N/A	
5	8	Pull Station	N/A	
6	1	Duct Smoke Detector	N/A	
7	1	Annunciator Panel	N/A	
8	2	Water Flow Device	N/A	

**GLEN CARLYN LIBRARY, 300 S. Kensington Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Fire-lite M/N MS10UD	Ten Zones
2	1	Heat Detector	N/A	
3	3	Pull Station	N/A	
4	9	Smoke Detector	N/A	
5	8	A/V Device	N/A	
6	1	Annunciator Panel	N/A	



**GULF BRANCH NATURE CENTER, 3608 Military Road**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Simplex 4010ES	One Zone
2	1	Heat Detector	N/A	
3	7	Smoke Detector	N/A	
4	1	A/V Device	N/A	

**HEAD START, 2920 S. Glebe Road**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Fire-lite M/N MS10UD	Ten Zones
2	1	Heat Detector	N/A	
3	10	Pull Station	N/A	
4	18	Smoke Detector	N/A	
5	15	A/V Device	N/A	
6	1	Annunciator Panel	N/A	
	2	Duct Detectors		

**INDEPENDENCE HOUSE, 1727 N. Fairfax Drive**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Main Fire Alarm	Microm FX3500	
2	1	Digital Alarm Communicator Transmitter		
3	1	Annunciator	Tenelec Inc	
4	20	Smoke Sensor Addressable		
5	5	Heat Detector Restorable		
6	40	Duct Detector Conventional		
7	15	Pull Station		
8	40	Audio-Visual Notification		
9	1	Elevator Recall		
10	1	Remote Power Supply/NAC Extender		
11	1	Remote Power Supply/NAC Extender		
12	15	Water Flow Switch (Each Additional)		

**LEE COMMUNITY CENTER, 5722 Lee Highway**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Simplex M/N 4010	
2	44	Smoke Detector	N/A	
3	3	Duct Smoke Detector	N/A	
4	1	Heat Detector	N/A	
5	35	A/V Alarm	N/A	
6	8	Pull Station	N/A	
7	1	Annunciator Panel	QED	

**LONG BRANCH NATURE CENTER, 5613 7<sup>TH</sup> Street N.**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Fire-lite M/N MS5210UD	Ten Zones
2	5	Pull Station	N/A	
3	6	Smoke Detector	N/A	
4	1	Heat Detector	N/A	
5	8	A/V Device	N/A	
6	1	Annunciator Panel	N/A	

**LUMBER RUN RECREATION CENTER, 300 N PARK STREET**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks		
1	1	Main Fire Alarm Panel	Fire-lite M/N			
2	12	Smoke Detectors	N/A			
3	119	A/V Device	N/A			
4	13	Pull Station	N/A			
5	4	Heat Detector	N/A			
6	5	Duct Smoke Detector	N/A			
7	1	Annunciator Panel	N/A			
8	3	Water flow switch				

**MADISON COMMUNITY CENTER, 3829 N. Stafford Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Fire-lite M/N MS100UD	Ten zones
2	2	Heat Detector	N/A	
3	10	Pull Station	N/A	
4	11	Smoke Detector	N/A	
5	11	A/V Device	N/A	

**PARKS OPERATION CENTER, 2700 S. Taylor Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Siemens M/N MXL-IQ-9412	
2	4	Smoke Detector	N/A	
3	60	A/V Device	N/A	
4	24	Pull Station	N/A	
5	4	Duct Smoke Detector	N/A	
6	2	Heat Detector	N/A	
7	1	Annunciator Panel	N/A	
8	5	Water Flow Device		

**QUINCY I, 1425 N. Quincy Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Main Fire Alarm		
2	3	Fire Alarm Battery		
3	1	Annunciator		
4	14	Smoke Sensor Addressable		
5	1	Digital Alarm Communicator Transmitter (DACT)		
6	10	Heat Detector Restorable		
7	2	Duct Sensor Addressable		
8	9	Pull Station		
9	12	Audio-Visual Notification		
10	1	Elevator Recall		
11	1	Control Valve		
12	1	Water Flow Switch		

**QUINCY II, 1429 N. Quincy Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
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1	1	Main Fire Alarm	Fire-lite MS-9200 UDLS	
2	3	Fire Alarm Battery Test		
3	1	Annunciator		
4	30	Smoke Sensor Addressable		
5	2	Heat Detector Restorable		
6	4	Duct Sensor Addressable		
7	25	Pull Station		
8	30	Audio-Visual Notification		
9	6	Remote Key Switch		
10	1	Remote Power Supply/NAC Extender		
11	4	Water Flow Switch		

**QUINCY III, 1435 N. Quincy Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Siemens FS-250	
2	1	Annunciator	Siemens	
3	8	Smoke Sensors		
4	2	Duct Detector		
5	5	Pull Stations		
6	15	Audio-Visual		
7	1	Remote Power Supply		

**QUINCY IV, 1439 N Quincy Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Main Fire Alarm	FCI-7100 Series	
2	2	Fire Alarm Battery		
3	1	Digital Alarm Communicator Transmitter (DACT)		
4	1	Annunciator		
5	41	Smoke Sensor Addressable		
6	2	Heat Detector Restorable		
7	2	Duct Sensor Addressable		
8	10	Pull Station		
9	49	Audio-Visual Notification		
10	10	Monitor IAM/ZAM/Relay		
11	1	Elevator Recall		
12	1	Remote Power Supply/NAC Extender		

**RESIDENTIAL PROGRAM CENTER, 1554 Columbia Pike**

1	1	Fire Alarm Panel	Cerberus M/N CP-35	Two zones
2	25	Smoke Detector	N/A	

3	34	A/V Device	N/A	
4	2	Ionized Detector	N/A	
5	14	Pull Station	N/A	
6	1	Annunciator Panel	QED	
7	5	Water Flow Device	N/A	

**SHIRLINGTON LIBRARY, 4200 Campbell Ave.**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Fire watch 411UDAC	
2	1	Heat Detector	N/A	
3	16	Pull Station	N/A	
4	17	Smoke Detector	N/A	
5	4	Duct Smoke Detector	N/A	
6	100	A/V Device	N/A	
7	1	Annunciator Panel	N/A	
8	6	Water Flow Device	N/A	

**SHIRLINGTON THEATER, 4200 Campbell Ave.**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Notifier	
2	30	Smoke Detector		
3	10	Heat Detector		
4	10	Duct Sensor		
5	70	Audio-Visual Unit		
6	2	Remote Power Supply (NAC Extender)		

**SOLID WASTE/TRAFFIC ENGINEERING, 4300 S. 29<sup>th</sup> Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Notifier M/N AFP-200	
2	45	Smoke Detector	N/A	
3	20	A/V Device	N/A	
4	3	Heat Detector	N/A	
5	8	Pull Station	N/A	
6	1	Annunciator Panel		

**SULLIVAN HOUSE, 3103 9<sup>TH</sup> Street N.**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Intelli Knight 5808	Five zones

2	1	Heat Detector	N/A	
3	4	Pull Station	N/A	
4	13	Smoke Detector	N/A	
6	3	A/V Device	N/A	
7	1	Water Flow Device	N/A	

**THOMAS BUILDING, 2020 14<sup>th</sup> Street N.**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Simplex	
2	1	Annunciator		
3	32	Smoke Detector		
4	6	Heat Detector		
5	8	Duct Sensor		
6	45	Pull Stations		
7	52	Audio Visual Device		
8	2	Elevator Recall		
9	2	Remote Power Supply		
10	5	Pre action system		2020A Homeless Shelter

**TRADE CENTER PARKING GARAGE, 2881 S. Taylor Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
2	1	Fire Alarm Panel	Fire-lite M/N MS5UD	
3	1	Air Pump	General M/N LT1220200B	
4	1	Smoke Detector	N/A	
5	2	A/V Device	N/A	
6	1	Water Flow Device	N/A	

**WALTER REED COMMUNITY CENTER, 2909 16<sup>th</sup> Street S.**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Firelite M/N MS9200UD	
2	5	Smoke Detector	N/A	
3	35	A/V Device	N/A	
4	16	Pull Station	N/A	
5	11	Duct Smoke Detector	N/A	
6	2	Heat Detector	N/A	
7	1	Annunciator Panel	Fire line	
8	2	Water Flow Device	N/A	

**WATER/SEWER/STREETS ADMIN BUILDING, 4200 S. 28<sup>th</sup> Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
2	1	Fire Alarm Panel	Notifier M/N NFW2-100	

4	15	Smoke Detector	N/A	
5	5	A/V Device	N/A	
6	5	Ionized Detector	N/A	
7	10	Pull Station	N/A	
8	1	Annunciator Panel	QED	
9	1	Water Flow Device	N/A	

**WATER/SEWER/STREETS WAREHOUSE, 4202 S. 28<sup>th</sup> Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Honeywell Knight M/N 5808	Three zones
2	5	A/V Device	N/A	
3	20	Ionized Detectors	N/A	
4	6	Pull Stations	N/A	

**WETA BUILDING, 3700 S. Four Mile Run**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Cerberus M/N MXL-IQ NSS	
2	1	Smoke Detector	N/A	
3	41	A/V Alarm	N/A	
4	1	Annunciator Panel	ELLENCO QED	
5	2	Water Flow Device	N/A	

**WOODMONT CENTER, 2422 N. Fillmore Street**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Fire-lite MS10UD	Ten zones
2	1	Heat Detector	N/A	
3	16	Pull Station	N/A	
4	36	Smoke Detector	N/A	On six zones
5	32	A/V Device	N/A	
6	1	Annunciator Panel	N/A	
7	1	Water Flow Device	N/A	

**Clarendon House, 3141 10<sup>th</sup> Street N.**

Item	Qty	Equipment Type	Manufacturer & Model	Remarks
1	1	Fire Alarm Panel	Fire-lite M/N MS5210UD	
2	10	Smoke Detector	N/A	
3	10	A/V Device	N/A	
4	6	Pull Station	Various	
5	1	Annunciator Panel	Fire-lite	

**SCHEDULE B****EQUIPMENT PREVENTIVE MAINTENANCE, INSPECTION, AND TESTING GUIDELINES**

At a minimum, the Contractor shall perform the following inspection, testing and, maintenance requirements below for all equipment indicated in Schedule A and Schedule B. Any deviations from the requirements below require the advance approval of the County Project Officer. This list is not represented as being all-inclusive of the services to be performed or the frequency to provide a safe and efficient maintenance program commensurate with recommended practices for as specified by each manufacturer and NFPA.

1. FIRE ALARM SYSTEMS

All fire alarm systems shall be inspected, tested, and maintained in strict accordance with the minimum requirements, including notification, frequencies and recording, of the latest County adopted version of NFPA 72 including any amendments by Arlington County Fire Prevention Code and Virginia Statewide Fire Prevention Code.

The Contractor shall provide completed forms with associated County work order numbers to the County Project Officer for all inspection, testing, and maintenance service (s) performed, or any combination thereof service (s) performed. The Contractor shall use the forms provided in NFPA 72. The Contractor must provide sample forms to the County Project Officer for approval prior to use.

2. ADDITIONAL REQUIREMENTS

In addition to maintenance, inspection, and testing requirements identified by NFPA, the following shall be performed at the indicated frequencies. In the event where the frequencies and/or requirements indicated below conflict with NFPA, then NFPA standards shall take precedence.

- A. Courthouse Testing & Inspection: All fire alarm testing and inspection shall be performed after hours at night or on weekends.
- B. Fire Alarm Panels- Monthly: Provide visual inspection of fire alarm panels and components.



**EXHIBIT B  
PRICING**

#	LOCATION	ANNUAL COST
1	ARGUS HOUSE	\$585.00
2	ARLINGTON ARTS CENTER	\$760.00
3	ARLINGTON CHILD CARE CENTER	\$585.00
4	ARLINGTON COUNTY COURTHOUSE	\$2,200.00
5	ARLINGTON COUNTY COURTHOUSE- 7 <sup>TH</sup> FLOOR ECC	\$850.00
6	ARLINGTON COUNTY DETENTION FACILITY	\$4,400.00
7	ARLINGTON MILL COMMUNITY CENTER	\$1,500.00
8	ART BUS	\$585.00
9	AURORA HILLS COMPLEX	\$585.00
10	BARCROFT SPORTS COMPLEX	\$400.00
11	BARCROFT SPORTS PARKING GARAGE	\$400.00
12	CENTRAL LIBRARY	\$760.00
13	CHERRYDALE LIBRARY	\$585.00
14	COURT SQUARE WEST	\$1,500.00
15	COURT SQUARE WEST – ECC	\$400.00
16	DAWSON TERRACE	\$400.00
17	EQUIPMENT BUREAU	\$400.00
18	FAIRLINGTON COMMUNITY CENTER	\$580.00
19	FIRE STATION #1	\$760.00
20	FIRE STATION #2	\$580.00
21	FIRE STATION #3	\$760.00
22	FIRE STATION #4 / FIRE HEADQUARTERS	\$580.00
23	FIRE STATION #5	\$760.00
24	FIRE STATION #6	\$1,500.00
25	FIRE STATION #7	\$400.00
26	FIRE STATION #9	\$760.00
27	FIRE TRAINING ADMIN BUILDING	\$400.00
28	FIRE LOGISTICS WAREHOUSE	\$400.00
29	FORT C.F. SMITH	\$580.00
30	GLEN CARLYN LIBRARY	\$580.00
31	GULF BRANCH NATURE CENTER	\$400.00
32	HEADSTART	\$760.00
33	INDEPENDENCE HOUSE	\$1,500.00
34	LEE COMMUNITY CENTER	\$760.00
35	LONG BRANCH NATURE CENTER	\$580.00
36	LUBBER RUN RECREATION CENTER	\$760.00
37	MADISON COMMUNITY CENTER	\$580.00
38	PARKS OPERATION CENTER	\$760.00
39	RESIDENTIAL PROGRAM CENTER	\$760.00
40	QUINCY I	\$760.00
41	QUINCY II	\$1,200.00
42	QUINCY III	\$580.00
43	QUINCY IV	\$1,200.00
44	SHIRLINGTON LIBRARY	\$760.00

45	SHIRLINGTON THEATER	\$760.00
46	SOLID WASTE/TRAFFIC ENGINEERING	\$1,200.00
47	SULLIVAN HOUSE	\$580.00
48	THOMAS BUILDING	\$1,600.00
49	TRADE CENTER PARKING GARAGE	\$400.00
50	WALTER REED COMMUNITY CENTER	\$760.00
51	WATER/SEWER/STREETS ADMIN BUILDING	\$760.00
52	WATER/SEWER/STREETS WAREHOUSE	\$760.00
53	WETA BUILDING	\$400.00
54	WOODMONT CENTER	\$1,200.00
55	CLARENDON HOUSE	\$585.00
SUB-TOTAL ANNUAL COST		\$45,900.00

POSITION	REGULAR HOURLY RATE
PROJECT MANAGER	\$65.00
FIRE ALARM TECHNICIAN	\$105.00
HELPER	\$65.00

**EXHIBIT C  
LIVING WAGE FORMS**

**WAGE NOTICE**

THE HOURLY RATE FOR EMPLOYEES OF THE CONTRACTOR AND ANY SUBCONTRACTORS WORKING ON COUNTY-OWNED, COUNTY-CONTROLLED PROPERTY, FACILITIES OWNED, OR LEASED, AND OPERATED BY A CONTRACTOR IF SERVICES PROVIDED AT THAT LOCATION ARE EXCLUSIVE TO ARLINGTON COUNTY, OR CONTRACTS FOR HOME-BASED CLIENT SERVICES MUST NOT BE LOWER THAN

**\$17.00 PER HOUR**

REFERENCE: ARLINGTON COUNTY PURCHASING RESOLUTION SECTION 4-103

**FOR INFORMATION CONTACT:**

ARLINGTON COUNTY  
OFFICE OF THE PURCHASING AGENT  
2100 CLARENDON BOULEVARD, SUITE 500  
ARLINGTON, VA 22201  
703-228-3410

**AVISO de SALARIO MINIMO**

LA TARIFA HORARIA DE LOS EMPLEADOS DEL CONTRATISTA, Y DE CUALQUIER SUBCONTRATISTA QUE TRABAJE EN PROPIEDADES DEL CONDADO, EN INSTALACIONES PROPIAS/ALQUILADAS Y OPERADAS POR UN CONTRATISTA SI LOS SERVICIOS PRESTADOS EN ESE LUGAR SON EXCLUSIVOS DEL CONDADO DE ARLINGTON, O EN CONTRATOS DE SERVICIOS DOMICILIARIOS A CLIENTES, NO DEBE SER INFERIOR A

**\$17.00 POR HORA**

REFERENCIA: SECCIÓN 4-103, DE LA RESOLUCIÓN DE LA OFICINA DEL AGENTE DE COMPRAS DEL CONDADO DE ARLINGTON. (ARLINGTON COUNTY PURCHASING RESOLUTION SECTION 4-103)

**PARA OBTENER MAS INFORMACIÓN, LLAME A:**

LA OFICINA DEL AGENTE DE COMPRAS DEL CONDADO DE ARLINGTON.  
703-228-3410.

**PARA INFORMACION EN PERSONA DIRIJASE A:**

2100 CLARENDON BOULEVARD, OFICINA No 500  
ARLINGTON, VA 22201

EXHIBIT D  
LIVING WAGE QUARTERLY COMPLIANCE REPORT

By Email: Please complete the report below and return it to: [livingwage@arlingtonva.us](mailto:livingwage@arlingtonva.us)

Quarter: Year:  
Company Name:  
Contract Number: Contract Name:

In order to audit your firm’s compliance with Service Contract Wage (Living Wage) provisions of the Arlington County Purchasing Resolution, please complete the following report and submit to Arlington County, Office of the Purchasing Agent, 2100 Clarendon Boulevard, Suite #500, Arlington, Virginia 22201. This report shall be submitted every (3) months during the Contract Term. All employees of the Contractor and any subcontractors working on County-owned, County controlled property, facilities owned, or leased, and operated by a Contractor if services provided at that location are exclusive to Arlington County, or contracts for home-based client services, shall be listed.

EMPLOYEE NAME	TOTAL HOURS THIS QUARTER	HOURLY WAGE

By signing this form, the above-listed company certifies that the information provided is accurate and complete. If unable to electronically sign this form, then print and sign the fully executed form for submittal by email.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

**EXHIBIT E**

**CONTRACTOR COVID-19 VACCINATION CERTIFICATION**

☒ I hereby certify that all M.C. Dean, Inc. employees and subcontractors who will be working on Contract No. 22-DES-ITBLW-570 are fully vaccinated against COVID-19, or being tested on a weekly basis, or are exempt pursuant to a valid reasonable accommodation under state or federal law.

**Please do not include any of your employees' medical documentation, including vaccination records or test results.**

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**EXHIBIT F**

**CONTRACTOR COVID-19 VACCINATION QUARTERLY COMPLIANCE CERTIFICATION**

**By Email:** Please complete the report below and return it to: [contractorvaccineinfo@arlingtonva.us](mailto:contractorvaccineinfo@arlingtonva.us).

☐ I hereby certify that all M.C. Dean, Inc. employees and subcontractors working on Contract No. 22-DES-ITB-LW-570 are fully vaccinated against COVID-19, or being tested on a weekly basis, or are exempt pursuant to a valid reasonable accommodation under state or federal law.

**Please do not include any of your employees' medical documentation, including vaccination records or test results.**

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name and Title: \_\_\_\_\_

Company Name: \_\_\_\_\_