



QUALITY SOUND
SYSTEMS INTEGRATION
DIVISION OF BI-JAMAR, INC.

To Mt Diablo USD
1480 Gasoline Alley
Concord, CA
Attn: Paul Lundholm

Location: Mt. Diablo USD Fire Alarm Inspections - All Sites
Date: 7/27/2021

Hello Paul,

I have prepared this proposal for the 2021 Annual Fire Alarm Inspections. Please feel free to contact me directly with any questions you may have. jstreder@qualitysound.net .

Within you will find:

- Quality Sounds Scope of Work
- Materials List & Project Cost
- Exclusions From Scope of Work
- Terms and Conditions of Agreement

QUALITY SOUND HISTORY AND EXPERIENCE

Quality Sound has been providing leading-edge technology solutions for our clients since 1948; our specialties include design and installation for the Healthcare, Education, and Commercial industries. Our commitment to providing professional service is backed by engineers with advanced degrees in our various fields, and we maintain a staff certified by industry standards committees such as BICSI, ICIA, NSCA and InfoComm. Quality Sound works with every client to provide the best possible solutions to their current and future challenges.

SCOPE OF WORK

- Barcode all fire alarm devices
- Test functionality of fire alarm system
- Test all Water flow and Tamper Switches (semi-annually)
- Load/Voltage test of all batteries connected to fire alarm system (semi-annually)
- Online reporting for easy access
- Deficiency reports

Year	Properties	Amount
2021	Annual Fire Alarm Inspection	\$177,748.55

Building Reports intelligent reporting service provides comprehensive data and statistical analysis on every system inspected, enabling a streamlined inspection process while improving compliance reporting. The facility’s fire and life safety team will also be able to compare current and past inspection results within their online database for ease of tracking.

Building Reports Software will be utilized for all inspections. Building Reports is a web based application that Quality Sound utilizes during test and inspections. The process in year one includes barcoding every device and documenting them into the system. This allows for better tracking of issues and identification of repair needs. After test/inspection is complete customer will be provided with a report online at www.qualitysound.net and instructions to log in. Customer will receive unlimited number of users for access to reports with passcode protection and a written report of deficiencies.

Total Sales Price: \$177,748.55
Deficiency Repairs (Require Separate PO)

EXCLUSIONS

- Elevator Test is excluded and will be performed on a T&M basis with elevator contractor.
- Testing of suppression system and/or pre-action water systems is excluded.
- Any and all work not quoted or listed within this proposal is excluded.
- Any Aerial Lifts are Excluded.
- Any Unforeseen Delays and Access issues causing return trips are excluded.

TERMS AND CONDITIONS FOR ACCEPTANCE OF CONTRACT

TERMS: A signed contract or P.O. shall be delivered to Quality Sound before any work is started or materials ordered. All invoices shall be paid within thirty days. Quality Sound is not responsible to delays caused by product availability; a minimum of fifteen working days is typically required to procure material. A minimum of ten working days’ notice is required for scheduling of labor. Any labor requests without proper notice are subject to emergency rates (\$250ph). Quality Sound reserves the right to bill for any delays or accelerations outside of the control of Quality Sound. All changes to the contract shall be subject to all requirements; terms and conditions listed within this proposal.

TEST AND INSPECTION: Quality Sound's staff will require the work area be free of equipment and other obstructions prior to commencement of any work. In addition, our staff will need unrestricted access to and from the work area.

INTERRUPTIONS: During testing the tenant space and related areas should be considered a working space. In the interest of public safety, our staff must have priority use of the space and related areas until the testing are complete. Quality Sound staff is scheduled to perform only the work included within this proposal. If anyone with authority wishes to change or modify the scope of work; please contact our service department at our office in lieu of disrupting the inspectors. If scheduling problems arise, Quality Sound will make every effort to work around those needs, provided such conflicts are stated in writing at least seven days prior to the testing date. If Quality Sound is not advised of such conflicts, and as a result the installation work cannot proceed as scheduled—a work interruption surcharge of \$165.00 per man/per hour may be assessed.

CONFLICTS: Should there be any conflicts with the above items, please contact Quality Sound as soon as possible so that appropriate schedule accommodations may be made.

MODERNIZATIONS: Should a site go through an addition or modernization, an administration fee of \$125, in addition to a \$10 per added device (min. 25 devices.)

RENEWAL: If both parties agree, contract will renew at a year-to-year basis with a 6% incremental increase.

Thank You again for considering Quality Sound.

Visit us on the web at www.qualitysound.net

Quality Sound

By Joel Streder_____

By _____

Date 1/14/21_____

Date _____

P.O. Number _____



BuildingReports Services Description

Powered by BuildingReports' digital reporting and unique bar code technology, (Company) can provide accurate and comprehensive inspections that are fully documented in compliance with regulatory standards. Third Party Verification ensures verifiable, trusted inspection results.

Your inspection report is delivered in real time and stored in a secure online database. Results are instantly retrievable 24/7 from any location for flexible property management. (Company) delivers device specific reports with more detail than any other system, including:

- Executive Summary with inspection overview
- Colored Inspection Status Tags for immediate one-look indication
- Discrepancy Report showing manufacturer recalls and industry notifications
- Proposed Solutions with pricing and repair authorization
- Inspection & Testing with Date/Time of test verification for accountability
- Inventory & Warranty (aging) report

(Company) makes it easy for you to stay in compliance. Just login, review your report, approve repairs, and have an audit trail of your inspections for up to 5 years. No more paper, no more worries. Unmatched accessibility puts your inspection reports at your fingertips to satisfy AHJs, Insurance Providers, and other facility management.

Regular Inspections Lead to Safer Buildings

As building owners and managers, one of your most important responsibilities is to make sure your building is safe for all its occupants. According to NFPA 72 code, yearly inspections of your fire and life safety systems are mandatory and enforced by local authorities. In addition, some device types may require more frequent inspections. It is best to consult your service company for details. Having your building inspected by trained and certified inspectors will help keep your safety systems in good working order. The following tips will help you get ready for your next inspection.

Inspection Tips

1. Annual inspections should be performed on all fire and life safety systems.
2. Inspectors should be certified by a nationally recognized organization.
 - a. Inspectors should wear company clothing or nametags identifying them as professionals authorized to be in the building.
3. Your inspection reports should deliver the following information:
 - a. Location of every device in building
 - b. Whether each device passed or failed inspection and why
 - c. Date/time stamp when each device was inspected
 - d. Device inventory & warranty status
 - e. Indication of length of time devices have been in service
 - f. Verification of report results
4. Detailed inspection reports are excellent supporting documents for insurance companies or AHJs.
5. Make sure your employees or building tenants are aware of a scheduled inspection 24 hours in advance.
 - a. Audio/visual testing may interfere with trainings, meetings or site visits
6. Let inspectors know of any construction or remodeling, and additions or problems to the fire protection system in your building since the last annual inspection.

Fire & Life Safety Inspections Go Digital



The digital revolution has taken the business world by storm and countless industries have gone digital. The fire and life safety industry has also embraced the digital era with web-based inspection technology. Not only do digital inspections save our customers time and money, but also more and more AHJs are advocating for consistent and comprehensive reports that only digital inspection reporting can provide.

Before digital, inspectors would test devices and make notes on paper and then back at the office, they would write out the inspection report or hand it off to someone else to decipher. They'd flip through code manuals to find specific sections of the fire code that were violated and reference those by hand in the report. The process could take weeks before a final report was sent to the customer.

BuildingReports' digital inspection reporting technology allows (COMPANY) inspectors to streamline the inspection process. No more paper. No more waiting. All the device data is captured digitally during the inspection. Once the inspector completes the inspection, the data is uploaded to a secure database and available on the web for your review. Our organized, easy-to-read reports provide consistent and comprehensive data that AHJs are looking for. Your reports are conveniently accessible 24/7 for any AHJ visits.

Servicing National Accounts for Our Customers

Many building owners and property managers are looking for a "one-stop-shop" for all their critical protection needs. One company to handle all your facilities' life safety needs is a win-win for our customers.

As a member of BuildingReports' national member network, (Company) is that "one-stop-shop." We have the ability to service not only regional but National Accounts as well. BuildingReports' unique network infrastructure allows us to partner with other network members, expanding our service and inspection resources to provide our customers with national coverage. We have successful relationships with some of the finest regional, national and even international maintenance and inspection partners.

Given that all members in the network utilize BuildingReports' web-based mobile inspection reporting and bar code technology, our customers can be assured their inspections are done right. BuildingReports' web-based reporting software streamlines and standardizes the inspection process, providing comprehensive inspection reports for every building regardless of location.

(Company) provides access to all of your compliance documentation with just one login account and one contact point for all your Fire, Security and Life Safety requirements. Customers can access their inspection reports through a secure database from anywhere at anytime for flexible and convenient property management.

The True Cost of Managing Paper...

In an age of digital information, one would think paper usage would be declining, not so, in fact it is increasing. The cost of paper and associated costs of using paper are enormous but with procedures and systems built into most businesses for decades, many of these costs are hidden to the average business. Therefore BuildingReports has compiled the below facts about the true cost of using paper from industry studies. Compare the data below with the efficiencies gained by using a one-time digital capture method for any data recording procedure:

- A four-drawer filing cabinet costs about \$25,000 to fill and \$2,000 per year to maintain. -- *Delphi Group*
- □ 45% of the files in filing cabinets are duplicated information, and 80% is never accessed again. -- *IDC*
- Over its life span, a single sheet of paper ends up costing an average of \$30. -- *Delphi Group*
- US companies spend an estimated \$20 on labor costs to file a document, \$120 on finding a misfiled document and \$220 to reproduce a lost document. -- *Coopers & Lybrand*
- Associated paper costs such as copying, printing, postage, disposal, recycling and storing can be as much as 31 times the purchasing cost. Translated, a \$5 ream of paper could actually cost up to \$155—and that doesn't include labor. -- *Green Life*
- 7.5 percent of all documents get lost, 3 percent get misfiled, and the average professional spends 50% of their time looking for information. -- *Gartner Group*
- 90% of corporate memory exists on paper.
- 70% of today's businesses would fail within three weeks if they suffered a catastrophic loss of paper-based records due to fire, flood or other natural disaster. -- *Coopers & Lybrand*
- 1 in 4 businesses will suffer a catastrophic loss. ^[1]_{SEP} -- *U.S. Department of Labor*

NewYork-Presbyterian Hospital Chooses Digital Reporting



NewYork-Presbyterian Hospital, based in New York City, is the nation's largest non-profit hospital, with 2,353 beds. It is the number one hospital in the New York metropolitan area and is consistently ranked among the best academic medical institutions in the nation, according to U.S. News & World Report.

As one of the most comprehensive health care institutions in the world, NewYork-Presbyterian is committed not only to excellence in patient care, but in providing superior fire and life safety protection as well. NewYork-Presbyterian needed to coordinate its fire and life safety inspection activities throughout its five-campus hospital system to support organizational goals and ensure compliance

with outside agency regulations, including The Joint Commission. The Hospital's team overseeing quality control and safety programs needed to get all in-house inspectors and vendors to provide device-specific inspection reporting. All inspection reporting needed to be accurate and documented in compliance with regulatory standards.

The fire and life safety team at NewYork-Presbyterian turned to BuildingReports' web-based technology to help them solve their inspection reporting challenges. BuildingReports' reporting format for FireScan Healthcare, based on The Joint Commission's guidelines and feedback directly from The Joint Commission, service companies and facility managers was the perfect solution for NewYork Presbyterian. The FireScan Healthcare reporting format will eventually feature all 20 Elements of Performance under the Environment of Care code EC 02.03.05.

BuildingReports' digital inspection reporting uncovered many devices that had not previously been inspected. BuildingReports' intelligent reporting provided comprehensive data and statistical analysis on every device inspected, enabling NewYork-Presbyterian Hospital to streamline their inspection process while improving their compliance reporting. NY-Presbyterian's fire and life safety team was able to compare current and past inspection results within their online database for easier tracking. NY-Presbyterian Hospital remains one of the top ten hospital systems in the country.