

**NAPA COUNTY AGREEMENT NO. 170216B  
AMENDMENT NO. 3**

**PROFESSIONAL SERVICES AGREEMENT**

**THIS AMENDMENT NO. 3 TO AGREEMENT NO. 170216B** is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between NAPA COUNTY, a political subdivision of the State of California, hereinafter referred to as “COUNTY”, and **JOHNSON CONTROL FIRE PROTECTION**, a Limited Partnership, whose business address is 4700 Exchange Ct, Suite 300, Boca Raton, FL 33431 hereinafter referred to as “CONTRACTOR”;

**RECITALS**

**WHEREAS**, COUNTY and Tyco Fire & Security Management, Inc. doing business as SimplexGrinnell (“Tyco”) entered into Agreement No. 170216B as of August 9, 2016 and (hereafter referred to as “Agreement”), whereby SimplexGrinnell agreed to provide preventative maintenance and inspection for the fire sprinklers located in COUNTY owned or operated buildings as authorized by Government Code section 31000; and

**WHEREAS**, in September 2016, Tyco merged with Johnson Controls to become Johnson Control Fire Protection; and

**WHEREAS**, on October 20, 2020, COUNTY and CONTRACTOR entered into Amendment No. 1 to the Agreement to update the scope of work, to add additional facilities including the Napa County Airport and the Re-entry Facility, and to increase maximum compensation to accommodate the revised scope and the need for additional non-routine services, including 5-year inspections and needed fire system repairs; and

**WHEREAS**, on May 4, 2021, COUNTY and CONTRACTOR entered into Amendment No. 2 to extend the term for an additional two years through June 30, 2023, to update the scope of work, and to increase maximum compensation to accommodate the need for additional non-routine services, including 5-year inspections and needed fire system repairs and an increase in rates for routine and non-routine services for the fire sprinklers located in County owned or operated buildings; and

**WHEREAS**, COUNTY and CONTRACTOR now wish to amend the agreement to update the scope of work and to increase maximum compensation to accommodate the need for additional routine services, including kitchen hood inspection, testing and cleaning services located in County owned or operated buildings.

**TERMS**

**NOW, THEREFORE**, the Agreement is amended as follows:

1. Exhibit "A", "A-1" and "A-2", "B", "B-1" and "B-2" of the Agreement is rescinded and replaced in full by that document entitled Exhibit "A-3" and "B-3", and all references in the Agreement to Exhibit "A", "A-1" and "A-2", "B", "B-1" and "B-2" shall mean Exhibit "A-3" and "B-3", respectively.

2. Paragraph 2 is hereby amended to read in full as follows:

2. **Scope of Services.** CONTRACTOR shall provide COUNTY those services set forth in Exhibit "A-3", attached hereto.

3. Paragraph 3 is hereby amended to read in full as follows:

3. **Compensation.**

(a) Rates. In consideration of CONTRACTOR's fulfillment of the promised work, COUNTY shall pay CONTRACTOR at the rates set forth in Exhibit "B-3", attached hereto and incorporated by reference herein.

(b) Expenses. No travel or other expenses will be reimbursed by COUNTY.

(c) Maximum Amount. Notwithstanding subparagraphs (a) and (b), the maximum payments under this Agreement shall be a total of SIXY FIVE THOUSAND THREE HUNDRED AND THIRTY THREE DOLLARS (\$65,333) for routine professional services per fiscal year and NINETY THOUSAND DOLLARS (\$90,000) for authorized non-routine testing, including 5 year inspections, maintenance, repair and emergency services per fiscal year as requested by the County's Director of Public Works or designee; provided, however, that such amounts shall not be construed as guaranteed sums, and compensation shall be based upon services actually rendered.

4. **Counterparts.** This Amendment No. 3 may be executed in counterparts, which when taken together, shall constitute a single signed original as though all parties had executed the same page.

5. **Electronic Signatures.** This Amendment No. 3 may be executed by electronic signature(s) and transmitted in a portable document format ("PDF") version by email and such electronic signature(s) shall be deemed original for purposes of this Amendment No. 3 and shall have the same force and effect as a manually executed original.

6. This Amendment No. 3 shall be effective as of the date first written above.

7. This Amendment No. 3 represents all the changes to the Agreement and prior amendments agreed to by Licensor and Licensee. No enforceable oral representations or other agreements have been made by the parties except as specifically stated herein. All other provisions of the Agreement and prior amendments not addressed in Amendment No. 3 shall remain in full force and effect.

*[remainder of page intentionally blank]*

8. Except as provided in 1 through 7 above, the terms and provisions of the Agreement shall remain in full force and effect.

**IN WITNESS WHEREOF**, this Amendment No. 3 was executed by the parties hereto as of the date first above written.

JOHNSON CONTROLS FIRE PROTECTION, LP

By   
RYAN TOLENTINO, Area Service Manager

By \_\_\_\_\_  
LEROY SUISALA, Fire Service Manager

"CONTRACTOR"

NAPA COUNTY, a political subdivision of  
the State of California

By \_\_\_\_\_  
~~ALFREDO PEDROZA~~, Chair Board of Supervisors  
Ryan Gregory,  
"COUNTY"

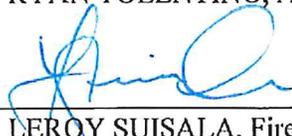
<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <u>Jason M. Dooley</u> Deputy County Counsel</p> <p>Date: <u>December 21, 2021</u></p>	<p>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: _____</p> <p>Processed By: _____</p> <p>Deputy Clerk of the Board</p>	<p>ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors</p> <p>By: _____</p>
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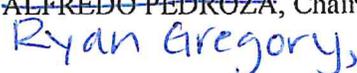
JOHNSON CONTROLS FIRE PROTECTION, LP

By \_\_\_\_\_  
RYAN TOLENTINO, Area Service Manager

By  \_\_\_\_\_  
LEROY SUISALA, Fire Service Manager

"CONTRACTOR"

NAPA COUNTY, a political subdivision of  
the State of California

By \_\_\_\_\_  
~~ALFREDO PEDROZA~~, Chair Board of Supervisors  


"COUNTY"

<p>APPROVED AS TO FORM Office of County Counsel</p> <p>By: <u>Jason M. Dooley</u> Deputy County Counsel</p> <p>Date: <u>December 21, 2021</u></p>	<p>APPROVED BY THE NAPA COUNTY BOARD OF SUPERVISORS</p> <p>Date: _____ Processed By: _____ _____ Deputy Clerk of the Board</p>	<p>ATTEST: NEHA HOSKINS Clerk of the Board of Supervisors</p> <p>By: _____</p>
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**EXHIBIT “A-3”**

**SCOPE OF WORK**

CONTRACTOR shall provide COUNTY with the following services:

**I. DESCRIPTION OF SERVICES**

CONTRACTOR shall provide COUNTY with three **Quarterly** and one **Annual** (doubles as the fourth quarterly for all equipment) inspection and testing at the following locations. Inspection and testing shall conform to the standards established by the National Fire Protection Association (NFPA 25). Unless otherwise indicated, all locations are in Napa, California.

<b>Building</b>	<b>Address</b>	<b>Equipment</b>
Administration	1195 Third Street	1 Sprinkler – Wet Riser
Carithers	1127 First Street	1 Sprinkler – Wet Riser
ITS	650 Imperial Way	1 Sprinkler – Wet Riser
Hall of Justice (Old Jail)	1125 Third Street	1 Sprinkler – Wet Riser, 1 Fire Hose
New Jail - Corrections	1125 Third Street	1 Riser, 1 Fire Pump*
Juvenile Justice Center	212 Walnut Street	1 Sprinkler – Wet Riser
Animal Shelter	942 Hartle Court	1 Sprinkler – Wet Riser
Homeless Shelter	100 Hartle Court	1 Sprinkler – Wet Riser
Sheriff Office	1535 Airport Blvd	1 Sprinkler – Wet Riser
5 <sup>th</sup> Street Parking Garage	1100 Fifth Street	1 Sprinkler – Wet Riser
Equipment Pool - Fleet	3075 California Blvd	2 Sprinkler – Wet Risers
Bella Drive	1046 Bella Drive	1 Residential Sprinkler - Wet Riser
Center Pointe (former McAllister)	Napa State Hospital Bldgs M1/M2	1 Sprinkler – Wet Riser
South Campus Bldg B (former Bldg. 1)	2751 Napa Valley Corporate Dr	2 Sprinkler – Wet Risers
South Campus Bldg A (former Bldg. 2)	2741 Napa Valley Corporate Dr	2 Sprinkler – Wet Risers, 1 Sprinkler – Pre Action, 1 Sprinkler – Dry Riser
South Campus Bldg 4	2721 Napa Valley Corporate Dr	1 Sprinkler – Wet Riser, 1 Sprinkler – Pre Action, 1 Sprinkler – Dry Riser
First Street	1917 First Street	1 Residential Sprinkler – Wet Riser
Yountville Fire Station	7401 Solano Ave, Yountville	1 Sprinkler – Wet Riser
Airport	2000 Airport Road	4 Sprinkler Wet Risers, 1 Sprinkler – Dry Riser
Re-Entry	2200 Napa-Vallejo Highway	5 Sprinkler – Wet Risers

\* Requires monthly rather than quarterly inspection

CONTRACTOR shall provide COUNTY with one **Annual** inspection and testing at the following locations. Inspection and testing shall conform to the standards established by the National Fire Protection Association (NFPA 25). All locations are in Napa, California.

<b>Building</b>	<b>Address</b>	<b>Equipment</b>
Sheriff Office	1535 Airport Blvd	5 Hydrants
South Campus – Entire Campus	2751 Napa Valley Corporate Dr	12 Hydrants
Re-Entry	2200 Napa-Vallejo Hwy	3 Hydrants
Airport	2000 Airport Rd	2 Hydrants
New Jail – Corrections	1125 Third Street	Fire Pump
Hall of Justice (Old Jail)	1125 Third Street	Fire Hose

CONTRACTOR shall provide COUNTY with four **Quarterly** cleaning and two **Semi-Annual** kitchen hood system inspection and testing at the following locations. Inspections and testing shall conform to the standards established by the National Fire Protection Association (NFPA 25). All locations are in Napa, California.

<b>Building</b>	<b>Address</b>	<b>Equipment</b>
South Campus Bldg B (Provisions Cafe)	2751 Napa Valley Corporate Dr	1 Single Tank Suppression System (Includes all Links & Pipe Blow Out), 3 Fusible Links (Each, Replacement)
Re-Entry	2200 Napa-Vallejo Hwy	1 Single Tank Suppression System (Includes all Links & Pipe Blow Out), 2 Fusible Links (Each, Replacement)

**Written Reports:** A written report, utilizing the forms established by the NFPA, shall be provided for each inspection and test at each location. Reports are due to the Napa County Maintenance Supervisor within five (5) working days of test/service.

**Hours and Frequency of Service:** All inspections and testing will be performed between the hours of 7:30am and 4:00pm Monday through Friday, excluding holidays.

**Non Routine and Emergency Services:**

CONTRACTOR shall provide the COUNTY with authorized non-routine testing, which includes 5-year inspections, maintenance, repair services and emergency services for all fire sprinkler and kitchen hood systems as requested by the County’s Director of Public Works or designee at the hourly rates and call out timing provided in Exhibit B.

**Minimum Certifications and Licensing:**

A California C16 Fire Protection Contractor’s License is required. Registration with the California Department of Industrial Relations (DIR) is required and a valid DIR registration number must be maintained throughout the entirety of the contract.

**II. COMPLIANCE WITH GOVERNMENT CODE SECTION 7550.** As required by Government Code section 7550, each document or report prepared by CONTRACTOR for or under the direction of COUNTY pursuant to this Agreement shall contain the numbers and dollar amounts of the Agreement and all subcontracts under the Agreement relating to the preparation of the document or written report. The Agreement and subcontract dollar amounts shall be

contained in a separate section of the document or written report. If multiple documents or written reports are the subject of the Agreement or subcontracts, the disclosure section may also contain a statement indicating that the total contract amount represents compensation for multiple documents or written reports.

**EXHIBIT “B-3”**

**COMPENSATION**

CONTRACTOR shall provide **Monthly, Quarterly** and **Annual** inspection and testing of COUNTY fire sprinkler systems as outlined in Exhibit A-3 at the following rates from commencement of this Agreement through to June 30, 2023:

<b>Building</b>	<b>Address</b>	<b>Equipment</b>	<b>Monthly</b>	<b>1<sup>st</sup> Qtrly</b>	<b>2<sup>nd</sup> Qtrly</b>	<b>3<sup>rd</sup> Qtrly</b>	<b>4<sup>th</sup> Qtrly/ Annual</b>	<b>Yearly Cost</b>
Administration	1195 Third Street	1 Sprinkler – Wet Riser	-	\$354	\$354	\$354	\$628	\$1,690
Carithers	1127 First Street	1 Sprinkler – Wet Riser	-	\$327	\$327	\$327	\$579	\$1,560
ITS	650 Imperial Way	1 Sprinkler – Wet Riser	-	\$327	\$327	\$327	\$579	\$1,560
Hall of Justice (Old Jail)	1125 Third Street	1 Sprinkler – Wet Riser	-	\$353	\$353	\$353	\$626	\$1,685
New Jail - Corrections	1125 Third Street	1 Sprinkler – Wet Riser	-	\$415	\$415	\$415	\$1,525	\$2,770
New Jail - Corrections	1125 Third Street	1 Fire Pump	\$232.50	-	-	-	-	\$2,790
Juvenile Justice Center	212 Walnut Street	1 Sprinkler – Wet Riser	-	\$412	\$412	\$412	\$1,054	\$2,290
Animal Shelter	942 Hartle Court	1 Sprinkler – Wet Riser	-	\$329	\$329	\$329	\$583	\$1,570
South Napa Homeless Shelter	100 Hartle Court	1 Sprinkler – Wet Riser	-	\$329	\$329	\$329	\$583	\$1,570
Sheriff Office	1535 Airport Blvd	1 Sprinkler – Wet Riser	-	\$327	\$327	\$327	\$579	\$1,560
5 <sup>th</sup> Street Parking Garage	1100 Fifth Street	1 Sprinkler - Wet Riser	-	\$329	\$329	\$329	\$583	\$1,570
Equipment Pool - Fleet	3075 California Blvd	Wet Sprinkler Riser #1	-	\$327	\$327	\$327	\$579	\$1,560
Equipment Pool - Fleet	3075 California Blvd	Wet Sprinkler Riser #2	-	\$327	\$327	\$327	\$579	\$1,560
Bella Drive	1046 Bella Drive	1 Residential Sprinkler – Wet Riser	-	\$327	\$327	\$327	\$579	\$1,560
Center Pointe (former McAllister)	Napa State Hospital – 2100 Napa-Vallejo Hwy. Bldgs M1/M2	1 Sprinkler – Wet Riser	-	\$327	\$327	\$327	\$579	\$1,560

South Campus Bldg B (former Bldg. 1)	2751 Napa Valley Corporate Dr	Wet Sprinkler - Riser #1	-	\$228	\$228	\$228	\$406	\$1,090
South Campus Bldg B (former Bldg. 1)	2751 Napa Valley Corporate Dr	Wet Sprinkler - Riser #2	-	\$228	\$228	\$228	\$406	\$1,090
South Campus Bldg A (former Bldg. 2)	2741 Napa Valley Corporate Dr	Wet Sprinkler - Riser #1	-	\$256	\$256	\$256	\$452	\$1,220
South Campus Bldg A (former Bldg. 2)	2741 Napa Valley Corporate Dr	Wet Sprinkler - Riser #2	-	\$256	\$256	\$256	\$452	\$1,220
South Campus Bldg A (former Bldg. 2)	2741 Napa Valley Corporate Dr	Sprinkler – Pre Action	-	\$409	\$409	\$409	\$723	\$1,950
South Campus Bldg A (former Bldg. 2)	2741 Napa Valley Corporate Dr	Sprinkler – Dry Riser	-	\$332	\$332	\$332	\$589	\$1,585
South Campus Bldg 4	2721 Napa Valley Corporate Dr	1 Sprinkler – Wet Riser	-	\$256	\$256	\$256	\$452	\$1,220
South Campus Bldg 4	2721 Napa Valley Corporate Dr	Sprinkler – Pre Action	-	\$409	\$409	\$409	\$723	\$1,950
South Campus Bldg 4	2721 Napa Valley Corporate Dr	Sprinkler – Dry Riser	-	\$332	\$332	\$332	\$589	\$1,585
First Street	1917 First Street	1 Residential Sprinkler - Wet Riser	-	\$329	\$329	\$329	\$583	\$1,570
Yountville Fire Station	7401 Solano Ave, Yountville	1 Sprinkler – Wet Riser	-	\$327	\$327	\$327	\$579	\$1,560
Airport	2000 Airport Rd	Wet Sprinkler Riser #1	-	\$170.50	\$170.50	\$170.50	\$301	\$812.50
Airport	2000 Airport Rd	Wet Sprinkler Riser #2	-	\$170.50	\$170.50	\$170.50	\$301	\$812.50
Airport	2000 Airport Rd	Wet Sprinkler Riser #3	-	\$170.50	\$170.50	\$170.50	\$301	\$812.50
Airport	2000 Airport Rd	Wet Sprinkler Riser #4	-	\$170.50	\$170.50	\$170.50	\$301	\$812.50
Airport	2000 Airport Rd	Sprinkler – Dry Riser System	-	\$409	\$409	\$409	\$723	\$1,950
Re-Entry	2200 Napa-Vallejo Hwy	Sprinkler – Wet Riser #1	-	\$170.40	\$170.40	\$170.40	\$300.80	\$812

Re-Entry	2200 Napa-Vallejo Hwy	Sprinkler – Wet Riser #2	-	\$170.40	\$170.40	\$170.40	\$300.80	\$812
Re-Entry	2200 Napa-Vallejo Hwy	Sprinkler – Wet Riser #3	-	\$170.40	\$170.40	\$170.40	\$300.80	\$812
Re-Entry	2200 Napa-Vallejo Hwy	Sprinkler – Wet Riser #4	-	\$170.40	\$170.40	\$170.40	\$300.80	\$812
Re-Entry	2200 Napa-Vallejo Hwy	Sprinkler – Wet Riser #5	-	\$170.40	\$170.40	\$170.40	\$300.80	\$812
<b>TOTAL</b>								\$52,155

CONTRACTOR shall provide COUNTY with one **Annual** inspection and testing as outlined in Exhibit A at the following rates from commencement of this Agreement through to June 30, 2023:

Building	Address	Equipment	Cost Per Hydrant	# of Hydrants	Annual/Yearly Cost
Sheriff Office	1535 Airport Blvd	5 Hydrants	\$127	5	\$635
South Campus – Entire Campus	2751 Napa Valley Corporate Dr	12 Hydrants	\$120	12	\$1,440
Re-Entry	2200 Napa-Vallejo Hwy	3 Hydrants	\$136	3	\$408
Airport	2000 Airport Rd.	2 Hydrants	\$180	2	\$360
New Jail - Corrections	1125 Third Street	1 Fire Pump	NA	NA	\$1,200
Hall of Justice (Old Jail)	1125 Third Street	1 Fire Hose	NA	NA	\$1,795
<b>TOTAL</b>					\$5,838

CONTRACTOR shall provide four **Quarterly** cleaning and two **Semi-Annual** inspection and testing of COUNTY kitchen hood systems as outlined in Exhibit A-3 at the following rates from commencement of this Agreement through to June 30, 2023:

Building	Address	Equipment	1 <sup>st</sup> Qtrly	2 <sup>nd</sup> Qtrly	3 <sup>rd</sup> Qtrly	4 <sup>th</sup> Qtrly	1 <sup>st</sup> Semi-Annual	2 <sup>nd</sup> Semi-Annual	Yearly Cost
South Campus Bldg B (Provisions Cafe)	2751 Napa Valley Corporate Dr	1 Single Tank Suppression System (Includes all Links & Pipe Blow Out), 3 Fusible Links (Each, Replacement)	\$720	\$720	\$720	\$720	\$395	\$395	\$3,670

Re-Entry	2200 Napa-Vallejo Hwy	1 Single Tank Suppression System (Includes all Links & Pipe Blow Out), 2 Fusible Links (Each, Replacement)	\$720	\$720	\$720	\$720	\$395	\$395	\$3,670
TOTAL									\$7,340

**Emergency and Non-Routine Rates:**

<b><u>SERVICE TYPE / PRODUCT ITEM</u></b>	<b><u>STRAIGHT TIME</u></b>	<b><u>OVERTIME</u></b>	<b><u>DOUBLETIME</u></b>
Alarm & Detection Service Technician Conventional Hardwire System	\$212.00 per hour	\$318.00 per hour	\$424.00 per hour
Alarm & Detection Service Technician	\$212.00 per hour	\$318.00 per hour	\$424.00 per hour
Sprinkler Systems Service Inspections Technician	\$150.00 per hour	\$225.00 per hour	\$300.00 per hour
Suppression Equipment Service	\$148.00 per hour	\$223.00 per hour	\$296.00 per hour
Mobilization Truck Charge	\$89.00 Flat	\$89.00 Flat Fee	\$89.00 Flat Fee
Fuel Surcharge	\$22.00 flat	\$22.00 flat fee	\$22.00 flat fee
Time Clock Technician	\$181.00 per hour	\$271.00 per hour	\$362.00.00 per hour
Mobilization Truck Charge	\$55.00 flat	\$55.00 flat fee	\$55.00 flat fee
Fuel Surcharge	\$22.00 flat	\$22.00 flat fee	\$22.00 flat fee
Project Management/Supervision	\$133.00 per hour	\$199.00 per hour	\$243.00 per hour
Engineering & Design	\$133.00 per hour	\$199.00 per hour	\$264.00 per hour
Shop Labor / Material Delivery	\$120.00 per hour	\$179.00 per hour	\$239.00 per hour
Material Cost	List Price	List Price	List Price
Subcontract Services	Cost +20%, +20%	Cost +20%, +20%	Cost +20%, +20% Overhead & Profit
Equipment Rental	Cost +20%, +20%	Cost +20%, +20%	Cost +20%, +20% Overhead & Profit
AHJ Permits (If paid by SimplexGrinnell)	Cost +20%, +20% Overhead & Profit	Cost +20%, +20% Overhead & Profit	Cost +20%, +20% Overhead & Profit

1. Normal service hours are 7:30 AM to 4:30 P.M., Monday - Friday, excluding holidays.
2. No travel or other expenses will be reimbursed by COUNTY. Travel time will be charged as follows:
  - a. There is no travel time charge within 60 minutes drive time enroute to the service call.

- b. Travel time shall apply only if drive time exceeds 60 minutes to the customer site.
- 3. All emergency service call rates apply based on normal working hours; i.e. if call is placed at 6:30 a.m. then 6:30-7:30 a.m. is overtime. Work continuing past 7:30 a.m. is charged at normal rates until 4:30 p.m.
  - a. Service calls dispatched after 4PM on normal business days, weekends, and holidays shall be Portal to Portal.
  - b. Over Time rates apply outside of normal service hours and Saturdays.
  - c. Double Time applies for holidays and Sundays.
- 4. Normal working hours service call minimum charge is:
  - a. Alarm & Detection Hardwire: \$747.00 After Hours Call: \$1065.00
  - b. Alarm & Detection Software: \$747.00 After Hours Call: \$1065.00
  - c. Sprinkler: \$561.00 After Hours Call: \$786.00
  - d. Inspection / Suppression: \$555.00 After Hours Call: \$780.00
- 5. Engineering, design and permit fees include time spent surveying project, meeting with AHJ officials to pull permits, and other related duties.

**Payment of California Prevailing Wage is required.**

#### **MAXIMUM ANNUAL PAYMENTS UNDER THIS AGREEMENT**

The annual maximum payment allowed under this contract to the CONTRACTOR is ONE HUNDRED FIFTY FIVE THOUSAND THREE HUNDRED AND THIRTY THREE DOLLARS (\$155,333) for professional services per fiscal year.