Napa County

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Legislation Text

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TO: Board of Supervisors

FROM: Steve Lederer - Director of Public Works

REPORT BY: Andrea Salter - Staff Services Analyst - 707-259-8603

SUBJECT: Amendment No. 2 to PSA Agreement No. 170216B with Johnson Control Fire Protection, L.P. formerly Simplex Grinnell / Tyco Fire & Security Management, Inc.

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign Amendment No. 2 to Agreement No. 170216B with Johnson Control Fire Protection, L.P. to:

1. Extend the term for an additional two years through June 30, 2023;
2. Increase compensation for routine fire system inspection and testing by $10,443 for a new annual maximum of $57,993, updating the scope of work to include additional routine services at Hall of Justice; and
3. Increase compensation for non-routine services by $25,000 (for a new annual maximum of $90,000) to include repairs at the Hall of Justice and 2000 Airport Road (former JAL Building), 5-year inspections and associated repairs, maintenance, repairs, and emergency services.

EXECUTIVE SUMMARY

On August 9, 2016, the Board of Supervisors authorized Agreement No. 170216B with Johnson Control Fire Protection, L.P. (formerly Tyco Fire & Security Management Inc. doing business as SimplexGrinnell) to provide preventative maintenance and inspection for fire sprinklers located in County owned or operated buildings. Amendment No. 1, approved on October 20, 2020, updated the scope of work to add additional facilities including 2000 Airport Road (the former JAL Building at Napa County Airport) and the Re-entry Facility, and 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.

Approval of Amendment No. 2 to Agreement No. 170216B will update the scope of work, increase associated compensation for routine services by $10,443 for a new annual maximum of $57,993 for routine services, increase maximum compensation from $25,000 per fiscal year to $90,000 for non-routine services, which includes needed repairs at the Hall of Justice and 2000 Airport Road, and increase rates for routine and non-routine services to include prevailing wage rates.

FISCAL & STRATEGIC PLAN IMPACT

Is there a Fiscal Impact?	Yes
Is it currently budgeted?	Yes
Where is it budgeted?	Property Management, Fund 4300, Subdivision 4300000
Is it Mandatory or Discretionary?	Mandatory
Discretionary Justification:	
Is the general fund affected?	No
Future fiscal impact:	The amount will be budgeted accordingly in future fiscal years.
Consequences if not approved:	Not having a contract for sprinkler system services could place the County out of compliance with the standards set forth by the National Fire Protection Association (NFPA 25). The County would be required to engage providers on an as-needed basis which could significantly delay the timeliness of service and increase the cost of those services.
County Strategic Plan pillar addressed:	Effective and Open Government
Additional Information:	

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION.

Preventative maintenance, inspection and repair is required to ensure that fire systems remain operational at County buildings. Between 2002 and 2013, SimplexGrinnell ("Tyco") provided fire sprinkler system inspection and testing for County Buildings under Napa County Agreement 4708. On August 9, 2016, your Board approved Agreement No. 170216B with Tyco to provide regular fire sprinkler inspections and testing, and non-routine testing, maintenance, repair, and emergency services for fire sprinklers located in County owned and operated buildings. County staff obtained the services of Tyco through a Request for Proposals process that was conducted in June, 2016. The Agreement is in effect until June 30, 2021.

In September 2016, Tyco merged with Johnson Controls to become Johnson Control Fire Protection, L.P. Amendment No. 1, approved on October 20, 2020, increased maximum annual compensation for routine services by $9,382 to include quarterly and annual inspection and testing of fire sprinkler systems and an annual inspection and testing of hydrants at the Re-entry Facility and the Napa County Airport and increased maximum annual compensation for non-routine services by $50,000 to complete 5-year inspections at a number of County owned facilities and needed fire system repairs for a total annual maximum amount of $112,550 for routine and non-routine services.

County staff anticipated release of a RFP for continuing fire sprinkler system and hydrant maintenance and repair. However, due to COVID-19 pandemic restrictions within Napa County, it was not feasible to complete in-person site visits necessary to carry out a Request for Proposals process. To ensure ongoing maintenance and timely repair of County fire sprinkler systems and hydrants, staff recommends that the Board approve Amendment No. 2 to Agreement No. 170216B to extend the term to June 30, 2023, amend the scope of work, adjust the maximum annual compensation for routine services, increase the maximum annual compensation for non-routine services including fire system repairs identified in the 5-year inspections at the Hall of Justice and 2000 Airport Road and future 5-year inspections, maintenance, repair and emergency services, and increase rates for routine and non-routine services to include prevailing wage rates. The total maximum annual amount for routine and non-routine services will be $147,993.

Johnson Control Fire Protection, L.P. is not a local vendor.