



City of Palo Alto

City Council Staff Report

(ID # 12083)

Report Type: Consent Calendar

Meeting Date: 6/7/2021

Summary Title: Amendment No. 1 for Fire Sprinkler System Inspections and Repairs Performed by Johnson Controls Fire

Title: Approval of Amendment Number 1 to Contract S20176879 With Johnson Controls Fire Protection LP to Increase the Contract Amount by \$86,847 for a Revised Three-year Contract Total Amount Not-to-Exceed \$265,584 for the Provision of Fire Sprinkler System Inspections and Repair Services

From: City Manager

Lead Department: Public Works

Recommendation

Staff recommends that Council approve and authorize the City Manager or ~~his~~-designee to execute the attached Amendment (Attachment A) to contract no. [S20176879](#) with Johnson Controls Fire Protection LP, to increase the contract amount by \$86,847 and increase the scope of services to include the repair of fire sprinkler systems at the Lot S/L, Lot R, and Ted Thompson parking garages, for a revised three-year contract total amount not to exceed \$265,584, Capital Improvement Program, project PF-14003.

Background

In May 2020, staff conducted an RFQ solicitation for Fire Sprinkler Inspections and Repairs for all City buildings. Johnson Controls Fire Protection, LP (Johnson Controls) was awarded the contract ([S20176879](#)).

Johnson Controls, per the Fire Sprinkler Inspection and Repair contract, performed code-required quarterly inspections on the fire sprinkler systems at the Lot S/L, Lot R, and Ted Thompson parking garages in September 2020. During the inspections, Johnson Controls found repair and maintenance issues needed attention. Many of these issues are because components of the fire sprinkler system are at the end of their service life and/or are corroded. The National Fire Protection Association codes and Palo Alto Fire Department regulations require replacement of these components. It is difficult to predict repair costs for repair and maintenance issues such as these, so funds were not originally included in the base contract (\$178,737) with Johnson Controls. The attached Amendment to the contract (\$86,847) is for

the repair and correction of the issues so the fire sprinkler systems at the Lot S/L, Lot R, and Ted Thompson garages will operate as intended in the event of a fire and comply with the codes and regulations.

Discussion

Scope Overview

The primary scope of this project is the repair and maintenance of the fire sprinkler issues in the Lot S/L, Lot R, and Ted Thompson parking garages. A detailed scope of work is provided in the attached Amendment to the contract, but some highlights include:

Lot S/L Parking Garage

- Replace four hundred and ten (410) ¾" ECLC brass 200 degree Quick Response Upright sprinklers that are corroded, loaded, and/or painted.
- Replace four hundred and seventeen (417) ½" brass 212 degree SSU sprinkler heads that are corroded, loaded, and/or painted.
- Replace approximately 3' of 4" sprinkler pipe that is corroded between levels A-B at Stair #1.
- Replace approximately 3' of 4" sprinkler pipe that is corroded between levels A-B at Stair #2.

Lot R Parking Garage

- Replace one hundred and seventy-six (176) ¾" ECLC brass 200 degree Quick Response Upright sprinklers that are corroded and/or loaded.
- Replace two hundred and twenty-seven (227) ½" brass 212 degree SSU sprinkler heads that are corroded and/or loaded.

Ted Thompson Parking Garage

- Replace ninety (90) ¾" ECLC brass 212 degree Quick Response Pendent sprinklers that are outdated.
- Replace four (4) ¾" ECLC brass 212 degree Quick Response Pendent sprinklers that are missing from the spare head cabinet.

Timeline

This project is considered urgent and is scheduled to be complete in 60 calendar days from date of Notice to Proceed.

Resource Impact

Funding for the contract increase recommended in this report is budgeted in the University Avenue Parking Improvements Capital Improvement Program project PF-14003 for Lot S/L (\$77,600) and Lot R repairs and the California Ave Parking District Fund (for Ted Thompson parking garage repairs (\$9,247).

Stakeholder Engagement

Stakeholder engagement is not applicable to this contract amendment.

Policy Implications

This contract amendment is in conformance with the City of Palo Alto’s Comprehensive Plan and does not represent any changes to existing City policies.

Environmental Review

This project is categorically exempt from California Environmental Quality Act (CEQA) under Sections 15301 and 15302 of the CEQA guidelines as an alteration to an existing facility and no further environmental review is necessary.

Attachments:

- Attachment A: Amendment Number 1 to Contract S20176879 With Johnson Controls Fire Protection LP

SIGNATURES OF THE PARTIES

IN WITNESS WHEREOF, the Parties have by their duly authorized representatives executed this Amendment effective as of the date first above written.

CITY OF PALO ALTO

JOHNSON CONTROLS FIRE PROTECTION LP

City Manager

Officer 1

APPROVED AS TO FORM:

DocuSigned by:
By: *Willard McCune*
Name: Willard McCune
Title: Total Service Manager

City Attorney or designee

Officer 2 (Required for Corp. or LLC)

DocuSigned by:
By: *Matthew Thomas*
Name: Matthew Thomas
Title: Market Director and General Manager

Attachments:

- EXHIBIT "A" entitled "SCOPE OF SERVICES, AMENDMENT NO.1" (AMENDED, REPLACES PREVIOUS)
- EXHIBIT "B" entitled "SCHEDULE OF PERFORMANCE, AMENDMENT NO. 1" (AMENDED, REPLACES PREVIOUS)
- EXHIBIT "C" entitled "SCHEDULE OF FEES, AMENDMENT NO. 1" (AMENDED, REPLACES PREVIOUS)

