

# Agenda Report

August 17, 2020

**TO:** Honorable Mayor and City Council  
**FROM:** Department of Public Works  
**SUBJECT: CONTRACT AWARD TO CLIMATEC, LLC., FOR FIRE AND SECURITY ALARM SYSTEM SERVICES AT VARIOUS CITY-OWNED BUILDINGS FOR A NOT-TO-EXCEED AMOUNT OF \$943,900 FOR UP TO FIVE YEARS**

## **RECOMMENDATION:**

It is recommended that the City Council:

1. Find that this action is exempt under the California Environmental Quality Act (CEQA) in accordance with Section 15061(b)(3), the General Rule that CEQA only applies to projects that may have an effect on the environment;
2. Accept the bid dated July 14, 2020, submitted by Climatec, LLC. (Climatec) for fire and security alarm system services at various City-owned buildings; and
3. Authorize the City Manager to enter into a contract with Climatec in a not-to-exceed amount of \$566,340 (which includes a contingency of \$26,970) over a three-year period with the option for two, one-year additional terms in the annual amount of \$188,780 (which includes a contingency of \$8,990) at the discretion of the City Manager, for a maximum total contract length of five years and a total contract amount of \$943,900. The contract amount shall be adjusted in years two through five by Consumer Price Index, for the Los Angeles-Riverside-Orange County area, for the most recent available 12-month period.

## **BACKGROUND:**

The Building Systems and Fleet Management Division (BSFMD) requires licensed and qualified firms to provide comprehensive fire and security alarm system services, including inspection, monitoring, testing, emergency response, and repair services at twenty-three City-owned buildings.

On June 11, 2020, a Notice Inviting Bids for fire and security alarm system services was posted on PlanetBids generating notices to 527 vendors. Thirty-six of the vendors were identified as prospective bidders for the type and scope of work in the bid specification. Thirty-three vendors downloaded the bid documents and ultimately one vendor submitted a bid response.

**LOCAL OUTREACH:**

As part of local outreach, BSFMD staff contacted Rainier Group Fire Systems and encouraged the company to download information from PlanetBids related to this project prior to the mandatory tele-conference. Rainier indicated they were unable to participate in the project due to lack of personnel resources and other project commitments.

**BID RESULTS:**

On July 14, 2020, one bid was submitted to PlanetBids. The bid results are as follows:

Bidder	Amount (\$)
1. Climatec, LLC . Los Angeles, CA	\$179,790

While there was only one bidder, staff verified that pricing and terms are within industry standards. In addition, specifications were expanded over prior solicitation to include upcoming repairs identified for aging fire and security alarm systems, and updated code compliance requirements.

Climatec, founded in 1975 in Phoenix, AZ and expanded services to California in 1999, provides comprehensive building automation systems, security and life safety solutions. Climatec has the required California Public Works Contractor registration with the California Department of Industrial Relations.

While Climatec has never worked for the City of Pasadena, it has worked with other government agencies including the City of Fountain Valley, City of San Leandro, and Edwards Air Force Base.

The contract will have an initial period of three years, with an option for two, one-year additional terms, renewable at the discretion of the City Manager, for a maximum total contract length of five years.

For the initial three-year period, the contract will be set annually as follows:

Base Bid	\$179,790
Contingency Allowance 5%	<u>\$ 8,990</u>
Contract "Not to Exceed" Amount	\$188,780

The contingency allowance is for use in the event of emergency and/or special requests and Consumer Price Index (CPI) adjustments. The contract amount shall be adjusted in years two through five by CPI, for the Los Angeles-Riverside-Orange County area, for the most recent, available 12-month period. The new contract is scheduled to be in place and begin on September 1, 2020.

The Department of Public Works recommends that Climatec be awarded a contract for this project as they are the lowest responsive and responsible bidder. The proposed contract with Climatec fully complies with the Competitive Bidding and Living Wage Ordinances. In addition, Climatec fully complies with the Prevailing Wage Law (Senate Bill 7) per Resolution 9406 adopted by the City Council on December 15, 2014.

**COUNCIL POLICY CONSIDERATION:**

This contract furthers the City Council's goal to ensure public safety.

**ENVIRONMENTAL IMPACT:**

This action is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b) (3), the General Rule that CEQA only applies to projects that may have an effect on the environment.

**FISCAL IMPACT:**

The cost of this contract is \$566,340 and the total cost of this action will be \$943,900. Funding will be addressed by the utilization of existing budgeted appropriations from the Building Maintenance Fund (budget account 50222051-811400). There is no anticipated impact to other operational programs or capital projects as a result of this action.

Respectfully submitted,




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Approved by:



STEVE MERMELL  
City Manager