



Agenda Report

January 27, 2025

TO: Honorable Mayor and City Council
FROM: Department of Public Works
SUBJECT: **AUTHORIZE THE CITY MANAGER TO ENTER INTO A CONTRACT WITH CLIMATEC, LLC dba WEST COAST FIRE AND INTEGRATION FOR FIRE AND SECURITY ALARM SERVICES FOR CITY BUILDINGS FOR AN AMOUNT NOT-TO-EXCEED \$1,035,173**

RECOMMENDATION:

It is recommended that the City Council:

1. Find that the action proposed herein is covered by the "Common Sense" exemption set forth in the State CEQA Guidelines Section 15061(b)(3) as CEQA only applies to projects that may have a significant effect on the environment;
2. Authorize the City Manager to award contract to lowest and best bid dated April 15, 2024, submitted by Climatec, LLC dba West Coast Fire and Integration (West Coast) in response to project plans and specifications for fire and security alarm services for City buildings, and enter into a contract for a total amount not-to-exceed \$1,035,173, which includes the base contract amount of \$900,150 and a contingency of \$135,023 for up to five years; and
3. Authorize the City Manager to approve no-cost amendments to the subject contract including durational extensions.

BACKGROUND:

The Building Systems and Fleet Management Division (BSFMD) requires licensed and qualified firms to provide comprehensive fire and security alarm services, including inspection, monitoring, emergency response, and repair services at City buildings. A Notice Inviting Bids for Fire and Security Alarm Services was posted on OpenGov Procurement and published in the local newspaper on March 14, 2024. The posting generated notices to all vendors who have previously registered with the City for this particular commodity class. A total of 26 vendors downloaded the specifications, none of which were local. Three bids were received electronically by the bid opening date.

Bid Results:

Per the bid specification, bidders were asked to provide rates for testing and inspection of sprinklers and fire alarms in City buildings, as well as hourly labor rates including after-hours and emergency response. The basis of award is contingent on competitive bid, in which the lowest bidder for annual estimated services is awarded the contract.

The bids were received on April 16, 2024 and are as follows:

Bidder		Amount (\$)
1. Climatec, LLC dba West Coast Fire & Integration	Yorba Linda, CA	\$180,029.50
2. Siemens Industry, Inc.	Cypress, CA	\$189,684.05
3. ADT Commercial LLC	Orange, CA	\$293,483.92

Staff's annual estimate based on historic records for fire and security alarm services for City facilities is \$142,751. The City has previously done business with this vendor, totaling approximately \$569,788 for fire alarm testing, inspection, and repair services since fiscal year 2021.

It is recommended that Climatec, LLC dba West Coast Fire & Integration be awarded the contract as they are the lowest and best bidder. The proposed contract with Climatec, LLC dba West Coast Fire & Integration fully complies with the Competitive Bidding process as specified by Pasadena Municipal Code Section 4.08.045 and the Living Wage Ordinances. Staff recommends this vendor be awarded a contract for a total not-to-exceed amount of \$1,035,173, which includes the base contract amount of \$900,150 and a contingency of \$135,025 for up to five years.

The proposed contract will be established as follows:

Annual Bid x 5 Years	\$ 900,150
Contingency Allowance	\$ 135,023
Contract Not-to-Exceed Amount	\$ 1,035,173

The 15% contingency allowance is allocated to the contract to provide for unforeseen parts and service needs during the life of the contract.

COUNCIL POLICY CONSIDERATION:

This proposed contract supports the City Council's strategic goal to improve, maintain, and enhance public facilities and infrastructure.

ENVIRONMENTAL IMPACT:

The proposed action has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), the "Common Sense" exemption that CEQA applies only to projects which have the potential

for causing a significant effect on the environment. The proposed contract would make supplementary labor available for routine building maintenance and therefore have no adverse impact on the environment.

FISCAL IMPACT:

The total cost of the recommended action is \$1,035,173, which includes the base contract amount of \$900,150 and a contingency of \$135,023 for up to five years. The Department will utilize existing budgeted appropriations in the Building Maintenance Fund (Fund 502) to support the first year of contract costs. Future contract costs will be budgeted as part of the Department's annual operating budget. There is no impact to the General Fund.

Respectfully submitted,



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Director of Public Works

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