

City of Culver City, California
City Council Agenda Item Report

Meeting Date: 11/14/07		Item Number: C-6	
AGENDA ITEM: Approval of a Five-Year Professional Services Agreement with Siemens Building Technologies, Inc. for Regular Testing, Maintenance and Repair of Fire Safety Systems at City Hall and the Transportation Facility.			
Contact Person/Dept.: Eric Mirzaian Public Works-Maintenance Operations		Phone Number: (310) 253-6410	
Fiscal Impact: Yes ☒ No ☐		General Fund: Yes ☒ No ☐	
Public Hearing: ☐		Action Item: ☐ Attachments: ☐	
Public Notification: Master Notification List on (11/07/07); Siemens Building Technologies, Inc. on <u>November 5, 2007</u>			
Department Approval: Charles D. Herbertson 10/31/07		City Attorney Approval: Carol Schwab (by H. Iker) (11/06/07)	
Fiscal Impact Approval: Marlee Chang (by M. Noller) (11/07/07)		City Manager Approval: Jerry B. Fulwood (11/08/07)	
<u>RECOMMENDATION:</u> Staff recommends the City Council approve a five-year professional services agreement with Siemens Building Technologies, Inc. (Siemens) for the regular testing, maintenance and repair of fire safety systems located at City Hall and the Transportation Facility in the amount of \$78,856. <u>BACKGROUND:</u> When the City Hall and Transportation facilities were constructed, Siemens was awarded the bid to install fire safety systems in these facilities. They have maintained them ever since. The City Hall and Transportation fire safety systems are comprised of 617 components including sprinklers, smoke detectors, contact devices, manual fire alarm stations, audible and visual alarm warning devices, and annunciation panels used for monitoring and controlling the systems. Siemens manufactured systems are proprietary in nature and Siemens' certified staff of technicians conduct repair activities. To employ another contractor, or have City staff perform repair activities on Siemens' systems, would void existing warranties and system performance guarantees. The previous contract with Siemens expired on August 31, 2007. Since that time, Siemens has been providing services to the City on a month-to-month basis pending the approval of the contract extension. Siemens had provided staff with a proposal for the extension prior to the August 31, 2007 expiration date, but staff had requested a more detailed proposal from Siemens that provides both a yearly amount for each of the five years at both facilities and a summary of services that will be provided.			

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DISCUSSION:

The proposed five-year agreement with Siemens for both facilities will be effective September 1, 2007 through August 31, 2012 and includes:

- Annual system configuration audit and testing
- Smoke detector cleaning and sensitivity verification
- Faulty smoke detector replacement
- Defective parts removal and replacement
- Warranties for any new component purchases extended from one year to the agreements expiration date
- Annual tests for code conformance to meet National Fire Protection Agency standards and insurance requirements (by law, these tests must be conducted)
- Annual training of City staff on system operations
- Emergency repairs performed within 24 hours of request
- A discount in the standard hourly labor rate for new installations

Currently, Siemens is also providing the same services outlined in this staff report at the Senior Center through May 31, 2009. At that time, Staff will return to Council to extend the Senior Center agreement and consolidate it with the City Hall/Transportation agreement.

FISCAL ANALYSIS:

The cost of the proposed agreement is \$46,917 for City Hall and \$31,939 for Transportation; a total of \$78,856 for the entire five-year agreement.

	City Hall	Transportation
Year 1	\$8,829	\$6,007
Year 2	\$9,096	\$6,192
Year 3	\$9,372	\$6,384
Year 4	\$9,660	\$6,576
Year 5	\$9,960	\$6,780
Total	\$46,917	\$31,939

Funds for the fire system maintenance at City Hall and Transportation have been appropriated in the following accounts for the 2007/08 & 2008/09 operating budgets:

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City Hall: 10163200.600100 (R&M-Building)
Transportation: 30868900.619800 (Other Contractual Services)

If the proposed agreement is approved, funds will need to be appropriated each budget year for the remaining years (2009/10 - 2011/12) of the agreement.

ATTACHMENTS:

Siemens Proposal

MOTION:

That the City Council:

1. Approve a five-year professional services agreement with Siemens Building Technologies, Inc. for a total amount not-to-exceed \$78,856 for the term of the agreement.
2. Authorize the City Attorney to review/prepare the necessary documents and authorize the City Manager to approve those documents on behalf of the City.