



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor and Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Shannon Buckley, Assistant City Manager

**Date:** February 25, 2025

**Subject:** Public Works Construction Agreement with Cal State Fire Protection for the Purchase and Installation of the Fire Suppression System in the New City Hall Project (CIP Project No. Z20006)

### **Recommendation**

Approve and authorize the City Manager to execute a Public Works Construction Agreement with Cal State Fire Protection in an amount not to exceed \$336,306.23 for the purchase and installation of the fire suppression system in the new city hall in such final form as approved by the City Attorney, authorize the City Manager to execute change orders not to exceed the 10% contingency amount of \$33,630.62, and authorize the City Clerk to record the Notice of Completion once work is completed.

### **Background**

This report aims to provide a comprehensive overview of the proposed purchase and installation of the fire suppression system for the new City Hall building. Under a separate agreement, Cal State Fire Protection has completed the design of the building fire suppression system. At this time, it is necessary to purchase and install, as designed, the system requirements required to ensure the safety and protection of both the building and its occupants. The new city hall building is currently under construction, with the construction effort soon to start with the interior elements. Given the significance of this municipal facility, it is imperative to install a state-of-the-art fire suppression system to safeguard the structure and its occupants. In line with modern building codes and safety regulations, the fire suppression system will play a crucial role in minimizing fire-related risks and ensuring rapid response in the event of a fire.

## **Discussion**

### **Compliance with Safety Standards**

The fire suppression system must comply with national and local fire safety standards, including the National Fire Protection Association (NFPA) codes and the International Building Code (IBC). Adherence to these standards is essential to guarantee the effectiveness and reliability of the system.

### **Integration with all Building Systems**

The fire suppression system will be integrated with all the building's existing alarm and emergency response systems. This integration ensures a coordinated and efficient response in case of fire, including automatic alerts to emergency services and building occupants.

The fire suppression system will consist of several key components, each of them requiring interfacing with all other building systems (i.e., air conditioning and heating systems, data and communication systems, security and monitoring systems, and emergency power backup systems) all serving a vital function in detecting, controlling, and extinguishing fires:

#### **- Fire Sprinkler System**

A network of fire sprinkler heads will be strategically installed throughout the building to provide immediate suppression of fires. The sprinkler system will be designed to activate automatically upon detecting heat, ensuring rapid response and containment.

#### **- Fire Alarm System**

The fire alarm system will include smoke and heat detectors, manual pull stations, and audible/visual alarms. This system will provide early warning to occupants, allowing for safe evacuation and prompt notification of emergency services.

#### **- Standpipe System**

Standpipes, equipped with hose connections, will be installed in key locations to support firefighting efforts. These standpipes provide a reliable water supply for firefighters, enabling them to combat fires effectively within the building.

#### **- Fire Extinguishers**

Portable fire extinguishers will be placed at strategic points throughout the building for use by trained personnel. These extinguishers will be selected based on the potential fire hazards in each area, ensuring appropriate coverage.

#### **- System Testing, Commissioning, Training and Maintenance**

Once installation is complete, the fire suppression system will undergo rigorous testing to verify its functionality and compliance with safety standards. Any necessary adjustments or improvements will be made during this phase. The final phase will involve obtaining approvals from relevant authorities and handing over the fully operational fire suppression system to the City. Comprehensive training will be provided to ensure proper use and maintenance of the entire system.

### **Fiscal Impact**

Funding costs are included in the Fiscal Year 24/25 – 28/29 Capital Improvement Plan (CIP) budget, CIP Project #Z20006.

### **Waiver of Competitive Bidding Procedures**

Pursuant to Section 3.08.070(G) of the Municipal Code, the City Council has the discretion to waive the competitive bidding requirement that would otherwise be utilized for this purchase. This will be one of the most elaborate and complicated systems in the building. Hopefully one that will never be utilized. It is for the many reasons mentioned in the staff report and the technical requirements of the design and installation of the system that in the best interest of the City an exception to the bidding process be invoked in accordance with section 3.08.070(G) of the contract code. Herein the design, purchase, and installation, all are completed by the same contractor. It is also worth mentioning that Cal State Fire Protection will perform the maintenance of the system.

As such the system benefits outlined below foster innovation, and provide a robust framework for highly technical requirements and inclusion of multiple building systems to function without failure:

- Single Point of Responsibility
- Faster Project Completion
- Improved Quality Control
- Increased Innovation and Flexibility
- Enhanced Communication and Collaboration
- Cost Savings
- Reduced Administrative Burden
- Better Risk Management

### **Attachments**

Attachment 1 - Agreement

Exhibit A - Proposal

Manager's Office