



Executive Director's  
Report to the  
Board of Harbor Commissioners

**DATE: APRIL 10, 2024**

**FROM: CONSTRUCTION AND MAINTENANCE**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - CHANGE NO. 1 TO PURCHASE ORDER NO. 39939-23 WITH JOHNSON CONTROLS FIRE PROTECTION LP FOR FIRE ALARM AND FIRE SUPPRESSION SYSTEM MAINTENANCE**

**SUMMARY:**

Staff requests approval of Change No. 1 to Purchase Order No. 39939-23 (Contract) with Johnson Controls Fire Protection LP (JCFP) of Westminister, Massachusetts for fire alarm and fire suppression system maintenance. The proposed change will increase the second renewal period's expenditure authority amount by \$1,100,000 from \$3,130,000 currently to \$4,230,000, as proposed. The requested increase is necessary to complete current and planned capital and maintenance projects. The City of Los Angeles Harbor Department (Harbor Department) will continue to be financially responsible for the payment of expenses incurred under the Contract.

**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that the Director of Environmental Management has determined that the proposed action is administratively and categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) and Article III Class 2(2) and 3(4) of the Los Angeles City CEQA Guidelines;
2. Approve Change No. 1 to Purchase Order No. 39939-23 with Johnson Controls Fire - Protection LP to increase the annual expenditure authority from \$3,130,000 to \$4,230,000 for the current contract period, which is in its second renewal option;
3. Authorize the Executive Director to execute and the Board Secretary to attest to Change No. 1 to Purchase Order No. 39939-23 for and on behalf of the Board; and
4. Adopt Resolution No. \_\_\_\_\_.

**DISCUSSION:**

Background/Context - The Harbor Department, through its Construction and Maintenance Division (C&M), is responsible for maintaining and monitoring fire alarm and fire suppression systems at locations throughout the Port of Los Angeles (Port).

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The work performed under this Contract involves maintaining, repairing, and upgrading fire-life safety equipment requiring specialized training and certification. This includes a State of California C-16 Fire Protection license, National Institute for Certification in Engineering Technologies (NICET) certification, and certification from the manufacturer for installation.

The work performed involves fully certified, local union technicians performing the repair, maintenance, inspection, testing, programming, and upgrades required for the Harbor Department's systems. They also complete complete upgrades of existing fire-life safety systems.

The tasks that JCFP performs under this Contract include the Los Angeles Fire Department-mandated Regulation No. 4 testing of smoke detectors, pull stations, sprinkler heads, and notification devices. Most fire-life safety systems require annual testing and repair, with exceptions for quarterly sprinkler inspections to comply with insurance liability provisions, and semi-annual testing of halon fire extinguishers and air/gas systems to comply with National Fire Protection Association (NFPA) guidelines and City of Los Angeles Department of Building and Safety codes.

In addition, JCFP assists C&M in the upgrade of fire-life safety networking systems at various locations throughout the Port including the Port Pilot Station, Maritime Museum, Berth 91-93 World Cruise Center, Port Police Canine Training Site, Vopak terminal, Fenix Marine Services terminal, APM terminal, Yusen terminal, Everport terminal and other locations requiring compliance with Los Angeles Fire Department Regulation No. 4 requirements and Port fire-life safety responsibilities.

In the course of normal operations, C&M requests increases, as needed, in the spending authority level on annual procurement contracts to complete maintenance and capital improvement projects. These requests may be necessary due to an expanded scope of work, unforeseen needs, or extra time required to complete a project. Sufficient funds are typically available in the Capital Improvement Program (CIP), Maintenance Improvement Program (MIP), or C&M operating budgets to cover these needs.

Contract Requiring Increased Funding – The Contract with JCFP is a cooperative purchasing ("piggyback") agreement based on Sourcwell Contract #031517-SGL. SGL refers to SimplexGrinnel LP, which is a subsidiary of Johnson Controls. On April 15, 2021 the Board approved the Contract for a one-year period with two one-year renewal options for total compensation of \$9,390,000.

An additional \$1,100,000 is needed to supplement the current annual expenditure authority of \$3,130,000 for a total proposed annual expenditure authority of \$4,230,000 in order to maintain current project schedules and operations. Since the execution of the Contract on May 27, 2023, there have been increased costs associated with two CIP

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projects, the Berth 189 Underwharf Fire Sprinkler System Replacement and the Berth 58-60 Shed Seismic Bracing Improvement projects. These projects have resulted in unforeseen repairs and material escalation, which require an increase in the Contract amount.

Proposed Change No. 1 (Transmittal 1) has been prepared to increase the annual expenditure authority for the second renewal option. Purchase Order No. 39939-23 is also attached for review (Transmittal 2).

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is approval of Change No. 1 to Purchase Order No. 39939-23 with JCFP, which is an administrative activity involving the replacement of a structure with a new structure of substantially the same size, purpose, and capacity and installation of new equipment involving negligible or no expansion of use if required for safety, health, the public convenience, or environmental control. Therefore, the Director of Environmental Management has determined that the proposed action is administratively and categorically exempt from the requirements CEQA in accordance with Article II Section 2(f) and Article III Class 2(2) and 3(4) of the Los Angeles City CEQA Guidelines.

**FINANCIAL IMPACT:**

Approval of the proposed Change No. 1 would authorize expenditures of up to \$4,230,000 for the second renewal option for fire alarm and fire suppression system maintenance.

Spending under the Contract has occurred and is anticipated to occur as follows:

<b>Account, Cost Center</b>	<b>Prior Fiscal Years</b>	<b>FY 2023-24</b>	<b>Total</b>
54010.0510	\$339,983	\$777,481	\$1,117,464
54010.1002	\$0	\$2,125,642	\$2,125,642
54010.1007	\$0	\$4,352	\$4,352
54010.1165	\$0	\$39,709	\$39,709
55010.0510	\$1,418	\$50,000	\$51,418
55010.1002	\$0	\$853,875	\$853,875
55010.1007	\$0	\$0	\$0
55010.1165	\$0	\$37,540	\$37,540
<b>Total</b>	<b>\$341,401</b>	<b>\$3,888,599</b>	<b>\$4,230,000</b>

Fiscal Year (FY) 2023-2024 funding in the amount of \$3,888,599 is available in the Accounts and Cost Centers noted above.

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The Harbor Department's obligation to pay any amount hereunder for any City fiscal year after the current fiscal year is contingent upon the Harbor Department's appropriation of funds for that purpose. The Harbor Department's Fiscal Year ends on June 30 of each calendar year; accordingly, anything to the contrary notwithstanding, the Harbor Department may terminate this contract and future monetary obligations hereunder as of the end of any Fiscal Year.

**CITY ATTORNEY:**

The Office of the City Attorney has reviewed and approved the proposed Change No. 1 to Purchase Order No. 39939-23 as to form and legality.

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**TRANSMITTALS:**

1. Change No. 1 to Purchase Order No. 39939-23
2. Purchase Order No. 39939-23

FIS Approval: MB

CA Approval: SO



TIM CLARK  
Director of Port Construction & Maintenance



DINA ARYAN-ZAHLAN, P.E.  
Deputy Executive Director  
Development

APPROVED:



EUGENE D. SEROKA  
Executive Director

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