DEPARTMENT OF PUBLIC UTILITIES **Ordinance No. 509-2023**

Request for Legislation

An ordinance to authorize the Department of Public Utilities (DPU) to enter into one or more requirement contracts without competitive bidding with Johnson Controls Fire Protection, LP for inspection, testing, and service of fire protection and life safety systems. Systems include fire sprinklers, fire alarms, fire suppression, fixed gas detection systems, and exit / emergency lighting. Johnson Controls is the sole representative to supply proprietary fire alarm control panel equipment and services for their equipment and software. Term of contract will be up to two years with two one-year options to renew, the first of which requires additional legislative authority, for services in accordance with the current state term contract at the time of service.

Background/Purpose:

The Department of Public Utilities (DPU) is requesting legislation to authorize the purchase of services and proprietary equipment as appropriate for compliance with Ohio and City of Cleveland Fire and Building code required inspection, testing and maintenance of fire protection and life safety systems. Systems include building fire sprinklers, fire alarms, fixed fire suppression (e.g., clean agent and carbon dioxide suppression systems), fixed gas detection systems (e.g., carbon monoxide detection systems), and fixed building exit / emergency lighting fixtures.

The majority of CWD fire alarm and sprinkler systems are Johnson Controls (previously named Simplex Grinnell) equipment and its associated reliability and maintainability has been satisfactory. The fire alarm system at WPC and CPP facilities are Johnson Controls also. The fire alarm control software is proprietery and services (including parts) to Johnson Controls equipment must be completed by authorized service representatives.

DPU currently utilizes the Johnson Controls State Term Contract (STS 008863) under the City's codified ordinance 181.101 as source contract for City of Cleveland Master Service Agreement MA 1505 RCD 2022-05. The Johnson Controls labor costs and parts cost are fixed.

The ability to maintain and replace fire and life safety systems and system components or services are critical to insure the ability of DPU to provide safe, code compliant buildings across our infrastructure.

Scope of Work/Commodities/Services:

This direct award by requirement contract with Johnson Controls is needed to continue to provide for fire protection and life safety equipment inspection, testing and maintenance / repair services.

This direct award by requirement contract will be employed, as appropriate, to maintain and replace as needed annual preventive maintenace agreements (PMA) that include inspection, testing and repair services of fire sprinkler, fire alarm, fire suppression, fixed gas detection and exit / emergency lighting.

Justification/Urgency:

The City of Cleveland awarded contract MA 1505 RCD2022-05 to Johnson Controls for annual inspection, testing, and maintenance / repair of fire protection and life safety systems based on the current State Term Contract 008863. The current contract expires 6/30/23.

Anticipated Costs and funding source:
The direct award by requirement contract with Johnson Controls is estimated to cost $1,000,000.00 over a two-year period. Operating or Capital Funds will be used as appropriate to the procurement being made. Year 1 = $500,000.00, Year 2 = $500,000.00. The funding source for the Division of Water is Fund 52 001, Cleveland Public Power is Fund 58 001, and Water Pollution Control is Fund 54 001.

Schedule or Term of Contract:
Legislation is to allow a new Direct Award by Requirement Contract up to two years with two one-year options to renew for services which will follow the state term contract current at the time of services.

Current Contract(s):

Vendor Name	Vendor Address	Services/Work performed	Contract Info
Johnson Controls Fire Protection LP	17295 Foltz Industrial Parkway, Suite G Strongsville, OH 44149-3840	Full coverage maintenance service, testing and inspection, and repairs of fire protection systems.	Contract MA-1505-RCD-2022-05 Amt.: $250,000.00 Contract Exp. Date: 06/30/2023

CSB Participation on the Current Contracts:

Goals: __20%; Actual CSB Participation: _0__%

If there is no CSB participation, explain why here:
A waiver of OEO Subcontracting Goal(s) was requested and approved because it was impractical to subcontract portions of the contract. Due to the nature of this contract, there are no subcontracting opportunities.

Previous Contracts:

Vendor Name	Vendor Address	Contract Info	CSB Participation (OEO Actual %'s)
Johnson Controls Fire Protection LP	17295 Foltz Industrial Parkway, Suite G Strongsville, OH 44149-3840	Full coverage maintenance service, testing and inspection, and repairs of fire protection systems. Contract MA-1505-RCS2020-05 Amt.: $1,000,000.00 Contract Exp. Date: 6/30/2022	0.00%