



County of Los Alamos

Council Meeting Staff Report

May 28, 2024

Agenda No.:	A.
Indexes (Council Goals):	Quality Excellence - Effective, Efficient, and Reliable Services, Quality Excellence - Infrastructure Asset Management, Quality of Life - Public Safety
Presenters:	Sara Rhoton; Eric Martinez
Legislative File:	AGR1011-24

Title

Approval of Service Agreement No. AGR 24-41a with New Mexico Fire Protection and AGR 24-41b with API Life Safety USA, LLC d/b/a Western States Fire Protection for Fire System Inspections, Maintenance and Repair Services in an Amount Not to Exceed \$925,000.00 Plus Applicable Gross Receipts Tax Per Agreement Over a Seven Year Period

Recommended Motion

I move that Council approve Service Agreement No. AGR 24-41a with New Mexico Fire Protection and AGR 24-41b with API Life Safety USA, LLC d/b/a Western States Fire Protection for Fire System Inspections, Maintenance and Repair Services in an Amount Not to Exceed \$925,000.00 Plus Applicable Gross Receipts Tax Per Agreement Over a Seven Year Period.

County Manager's Recommendation

The County Manager recommends that Council approve the motion as presented.

Body

On November 9, 2023, the County issued Request for Proposals (RFP) No. 24-41 for Fire System Inspections, Maintenance and Repair Services. RFP No. 24-41 was issued to provide a continuation of services that were provided previously by New Mexico Fire Protection, LLC under Service Agreement No. AGR17-03, which expired December 31, 2023. New Mexico Fire Protection and API Life Safety USA, LLC d/b/a Western States Fire Protection responded to RFP No. 24-41. Staff evaluation identified both proposals offer cost-effective value to the County. To provide redundancy in availability of services with supporting fire monitoring, alarm and suppression systems, staff recommends award to both respondents in an amount not-to-exceed \$925,000 per agreement. The full term of both agreements is seven (7) years.

Both contracts provide for annual inspections of fire panels, quarterly inspections of fire risers that includes piping, valves and air compressors, and repairs and maintenance to any part of the fire detection and suppression systems for the 34 County buildings that have fire systems. Inspections are conducted in accordance with the National Fire Protection Association (NFPA) standards and the NFPA 72 National Fire Alarm and Signaling Code.

The contract amount considers costs for the full term of seven (7) years for annual and quarterly inspections; projected repair and replacement costs based on experience; new or replacement systems added such as the Women's Dormitory building; for the replacement of proprietary fire suppression and monitoring/alarm systems that are costly to repair; and maintain and support system modifications required by facilities renovation projects.

High-cost replacement items such as fire panels, associated wiring and detection devices for smoke or heat may be required when damaged by lightning or power fluctuations. Panel replacement has been necessary for buildings with lightning damage, even with lightning protection features within the building are in place. Other parts of the fire suppression system such as piping, valves, seals, or air

compressors may also fail over time and require replacement. Proprietary systems installed in various buildings such as Fire Station 3 also have higher maintenance, repair, and replacement costs.

Establishing contract amounts sufficient to cover possible events enhances the County's ability to respond quickly during emergencies, addresses life and safety considerations for protection of human life and County assets, and provides cost and time efficiencies by reducing staff time required to make amendments to the contract mid-term, as was necessary with the previous contract that expired December 31, 2023.

Alternatives

Council could choose to not approve the Agreements resulting in a lapse in service until services can be procured. These services are essential for the safety of the public and County employees including first responders in the event a fire.

Fiscal and Staff Impact/Planned Item

Facility Maintenance funds are budgeted and available for these services as part of the council approved FY 2024 and FY 2025 Budget.

Attachments

A - AGR No. 24-41a - New Mexico Fire Protection, LLC

B - AGR No. 24-41b - API Life Safety USA, LLC d/b/a Western States Fire Protection