Legislation Text

File #: 26-763, **Version:** 1

Approve a contract for $876,210 with Honeywell International for Phase 1 fire alarm replacement at 675 Texas Street, 501 Union Avenue, and 475 Union Avenue in Fairfield; Approve use of Job Order Contracting for Phase 2 fire suppression replacement at the County Administration Center server center, with all resulting JOC work authorized and executed pursuant to existing Board-delegated authority and thresholds; Authorize the County Administrator or designee to execute the Honeywell International contract for Phase 1, authorize additional fire alarm improvements at 601 Texas Street in Fairfield, through a subsequent amendment, and execute and any subsequent amendments, with County Counsel concurrence, within the approved project budget; and Authorize the Director of General Services, or designee, to approve the Project plans and specifications and any subsequent modifications

Published Notice Required? Yes ____ No _X__
Public Hearing Required? Yes ____ No _X_

DEPARTMENTAL RECOMMENDATION:

The Department of General Services recommends that the Board of Supervisors:

1. Approve a contract for $876,210 with Honeywell International for Phase 1 fire alarm replacement at 675 Texas Street, 501 Union Avenue, and 475 Union Avenue in Fairfield;

2. Approve use of Job Order Contracting (JOC) for Phase 2 fire suppression replacement at the County Administration Center (CAC) server center, with all resulting JOC work authorized and executed pursuant to existing Board-delegated authority and thresholds;

3. Authorize the County Administrator or designee to execute the Honeywell International contract for Phase 1, authorize additional fire alarm improvements at 601 Texas Street in Fairfield, through a subsequent amendment, and execute any subsequent amendments, with County Counsel concurrence, within the approved project budget; and

4. Authorize the Director of General Services, or designee, to approve the Project plans and specifications and any subsequent modifications.

SUMMARY/DISCUSSION:

The Department of General Services recommends that the Board approve a contract (Attachment A) in the amount of $876,210 with Honeywell International (Honeywell) for Phase 1 fire alarm replacement and approve the use of Job Order Contracting project delivery method for Phase 2 fire suppression replacement of the Fire Alarm and Server Center Fire Suppression Retrofit Project (Project).

The overall Project includes fire alarm improvements at the CAC campus in Fairfield, including the CAC (675 Texas Street), CAC Parking Garage (501 Union Avenue), Probation Building (475 Union Avenue), and County

Events Center (CEC) (601 Texas Street). The proposed Phase 1 Honeywell contract will replace aging fire alarm control panels and related devices at the Probation building, CAC, and CAC Parking Garage. Fire alarm improvements at the CEC are also included in Phase 1 and will be incorporated through a subsequent contract amendment once the scope and costs are finalized. The replacement equipment must integrate with the County's existing Honeywell fire alarm monitoring system, which requires proprietary Honeywell equipment, software, and technical services. The requested delegation will authorize the Director of General Services, or designee, to approve the Project plans and specifications and any subsequent modifications.

In accordance with County Purchasing Policy, the Phase 1 contract qualifies for a non-competitive purchasing exemption based on compatibility with the County's existing proprietary Honeywell system. While other qualified contractors may perform portions of the physical installation, Honeywell is required for the proprietary programming, commissioning, certification, and integration with the County's existing system. Using another manufacturer would require replacement or significant modifications to the County's existing fire alarm monitoring infrastructure at an estimated additional cost of approximately $6.5 million. Contracting directly with Honeywell provides a single point of responsibility for system installation and integration, avoids additional contractor markup, and allows the County to utilize existing contracted pricing and discounts.

Phase 2 will replace the existing specialized fire suppression system protecting the server center at the CAC. Phase 2 is not included in the Honeywell sole-source procurement and will be completed through the County's JOC program pursuant to existing Board-delegated contracting authority and thresholds.

The proposed improvements will replace aging equipment and provide reliable fire alarm and fire suppression systems for the affected County facilities.

FINANCIAL IMPACT:

The Project received $3,996,500 from the Capital Renewal Reserve Fund under Budget Unit 1787. The current estimated project budget for both phases is $1,779,500, including the $876,210 Honeywell contract for Phase 1, anticipated fire alarm improvements at the CEC, and costs for Phase 2 fire suppression replacement.

The reduction from the original funding reflects cost savings primarily from Honeywell's contracted pricing and discounts, reduced mobilization costs from combining work at multiple facilities, and purchasing directly from the manufacturer to avoid additional contractor markups. Approximately $2,217,000 in remaining project funding is estimated to be returned to the Capital Renewal Reserve Fund upon project completion. A detailed breakdown of estimated project costs is provided in Attachment B.

The costs associated with preparing this agenda item are nominal and absorbed by the Department's FY2026/27 Working Budget.

ALTERNATIVES:

The Board could reject, postpone, or direct staff to competitively solicit the proposed work. These actions are not recommended because the fire alarm and fire suppression improvements are needed to maintain reliable life safety systems, and the fire alarm improvements must remain compatible with the County's existing Honeywell system. Delaying or competitively soliciting the work could increase costs and delay the Project.

OTHER AGENCY INVOLVEMENT:

The Department of General Services' Capital Projects Management, Facilities Operations, and Purchasing

Services Divisions reviewed the proposed Project and procurement. County Counsel reviewed and approved the Honeywell contract as to form.

CAO RECOMMENDATION:

APPROVE DEPARTMENTAL RECOMMENDATION