

RESOLUTION NO. 2022-24

AUTHORIZING CONTRACT NO. 2021-184 WITH JOHNSON CONTROLS FIRE PROTECTION LP FOR PROJECT 19.12 – WOODHILL GARAGE SPRINKLER SYSTEM EXPANSION, AS SPECIFIED AND AS REQUIRED, IN AN AMOUNT NOT TO EXCEED \$124,500.00 (RTA CAPITAL FUND, ENGINEERING & PROJECT DEVELOPMENT DEPARTMENT BUDGET)

WHEREAS, as recommended by the Authority's property insurance company, the Authority deems it necessary to acquire construction services, as required, under Project 19.12 – Woodhill Garage Sprinkler System Expansion; and

WHEREAS, the single bid of Johnson Controls Fire Protection LP, located at 17295 Foltz Industrial Parkway, Strongsville, Ohio 44149, was received on January 14, 2022 in an amount not to exceed \$124,500.00; and

WHEREAS, the Authority proceeded to negotiate with the bidder, as permitted by Ohio Revised Code Section 306.43(B), but did not achieve a price reduction; and

WHEREAS, the General Manager, Chief Executive Officer deems the bid of Johnson Controls Fire Protection LP to be the lowest responsive bid from a responsible bidder and recommends acceptance thereof by the Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Greater Cleveland Regional Transit Authority, Cuyahoga County, Ohio:

Section 1. That the bid of Johnson Controls Fire Protection LP for Project 19.12 – Woodhill Garage Sprinkler System Expansion, be and the same is hereby accepted.

Section 2. That the General Manager, Chief Executive Officer of the Authority be and she is hereby authorized to enter into a contract with Johnson Controls Fire Protection LP for Project 19.12 – Woodhill Garage Sprinkler System Expansion.

Section 3. This procurement shall be payable through the RTA Capital Fund, Engineering & Project Development Department budget, including but not limited to, 100% Local funds for a total contract amount not to exceed \$124,500.00.

Section 4. That said contract shall be binding upon and an obligation of the Authority contingent upon compliance by the contractor to the Specifications and Addenda, thereto, if any; the Affirmative Action Plan adopted by the Board of Trustees; bonding and insurance requirements; and all applicable laws relating to the contractual obligations of the Authority.


Section 5. That the Greater Cleveland Regional Transit Authority's Board of Trustees expects that Johnson Controls Fire Protection LP will attempt to exceed the 7% minimum DBE goal assigned to this procurement.

Section 6. That this resolution shall become effective immediately upon its adoption.

Adopted: March 29, 2022



President

Attest: 
Secretary-Treasurer



TITLE/DESCRIPTION: CONTRACT: PROJECT 19.12 – WOODHILL GARAGE SPRINKLER SYSTEM EXPANSION VENDOR: JOHNSON CONTROLS FIRE PROTECTION LP AMOUNT: \$124,500.00	Resolution No.: 2022-24
	Date: March 24, 2022
	Initiator: Engineering & Project Development Department
ACTION REQUEST: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Review/Comment <input type="checkbox"/> Information Only <input type="checkbox"/> Other _____	

- 1.0 **PURPOSE/SCOPE:** This action will allow the Authority to enter into a contract to provide construction services for Project 19.12 – Woodhill Garage Sprinkler System Expansion.
- 2.0 **DESCRIPTION/JUSTIFICATION:** The expansion of the Woodhill Garage Sprinkler System was recommended by the Authority’s property insurance company. The work to be performed under this contract includes, but is not limited to, decommissioning and removal of the proprietary alarm system within the office in quadrant 17f-18; removal of the existing HFC-227EA fire suppression system within the same space; design and installation of an extension of the office space as well as two additional office spaces; installation of new piping, sprinkler heads and proprietary audible alarms; and replacement of gauges on four risers.
- 3.0 **PROCUREMENT BACKGROUND:** The Invitation for Bids (“IFB”) was posted on the GCRTA Procurement website and advertised in the local newspapers. One interested party downloaded the solicitation package. One responsive bid was received and opened on January 14, 2022, as follows:

Company Name	Total Base Bid
Johnson Controls Fire Protection LP	\$124,500.00

This IFB is a re-bid. In November 2021, GCRTA received two non-responsive bids on the previous solicitation. Ohio Revised Code Section 306.43(B) provides that in the case of a single bid being received, the Authority may negotiate the price with the vendor. Negotiations failed to achieve a price reduction from Johnson Controls Fire Protection LP. Johnson Controls Fire Protection LP is the sole provider of the Authority’s existing proprietary alarm system and equipment, making it difficult to compete this work. The agreed upon price of \$124,500.00 is \$11,297.07, or 9.98%, greater than the Engineer’s Estimate of \$113,202.93.

A cost analysis has been performed and the bid of Johnson Controls Fire Protection LP has been determined by the Procurement Department to be fair and reasonable to the Authority.

- 4.0 **AFFIRMATIVE ACTION/DBE BACKGROUND:** All Affirmative Action requirements have been met. A 7% DBE goal was established for this procurement. Johnson Controls Fire Protection, LP has committed to achieving the DBE participation goal through the utilization of North Electric (Hispanic-owned) in the amount of \$59,937.00 or 48%.
- 5.0 **POLICY IMPACT:** Does not apply.

- 6.0 ECONOMIC IMPACT: This procurement shall be payable through the RTA Capital Fund, Engineering & Project Development Department budget, including but not limited to, 100% Local funds for a total contract amount not to exceed \$124,500.00.
- 7.0 ALTERNATIVES: Reject this offer. Rejection of this offer may impact fire suppression at Woodhill Garage, as it would delay or prevent the expansion of the sprinkler system.
- 8.0 RECOMMENDATION: It is recommended that the bid of Johnson Controls Fire Protection LP be accepted and the resolution passed authorizing the General Manager, Chief Executive Officer to enter into a contract.
- 9.0 ATTACHMENTS: None.

Recommended and certified as appropriate to the availability of funds, legal form and conformance with the Procurement requirements.



General Manager, Chief Executive Officer