

Agreement No. _____

AGREEMENT BETWEEN THE COUNTY OF SAN MATEO AND Community Fire Protection

This Agreement is entered into this _____, by and between the County of San Mateo, a political subdivision of the state of California, hereinafter called "County," and Community Fire Protection, hereinafter called "Contractor."

* * *

Whereas, pursuant to Section 31000 of the California Government Code, County may contract with independent contractors for the furnishing of such services to or for County or any Department thereof; and

Whereas, it is necessary and desirable that Contractor be retained to perform a full line of fire system testing, maintenance, inspection, certification and repair of fire suppression systems for various County locations.

Now, therefore, it is agreed by the parties to this Agreement as follows:

1. Exhibits and Attachments

The following exhibits and attachments are attached to this Agreement and incorporated into this Agreement by this reference:

Exhibit A—Services

Exhibit B—Payments and Rates

Attachment A--Year One Inspection Schedule

Attachment B--Locations and Pricing Table

2. Services to be performed by Contractor

In consideration of the payments set forth in this Agreement and in Exhibit B, Contractor shall perform services for County in accordance with the terms, conditions, and specifications set forth in this Agreement and in Exhibit A.

3. Payments

In consideration of the services provided by Contractor in accordance with all terms, conditions, and specifications set forth in this Agreement and in Exhibit A, County shall make payment to Contractor based on the rates and in the manner specified in Exhibit B. County reserves the right to withhold payment if County determines that the quantity or quality of the work performed is unacceptable. In no event shall County's total fiscal obligation under this Agreement exceed One Million and 00/100 Dollars (\$1,000,000.00). In the event that the County makes any advance payments, Contractor agrees to refund any amounts in excess of the amount owed by the County at the time of contract termination or expiration. Contractor is not entitled to payment for work not performed as required by this agreement.

4. Term

Subject to compliance with all terms and conditions, the term of this Agreement shall be from Tuesday, February 24, 2026 through Sunday, February 23, 2031.

5. Termination

This Agreement may be terminated by Contractor or by the Director or his/her designee at any time without a requirement of good cause upon thirty (30) days' advance written notice to the other party. Subject to availability of funding, Contractor shall be entitled to receive payment for work/services provided prior to termination of the Agreement. Such payment shall be that prorated portion of the full payment determined by comparing the work/services actually completed to the work/services required by the Agreement.

County may terminate this Agreement or a portion of the services referenced in the Attachments and Exhibits based upon the unavailability of Federal, State, or County funds by providing written notice to Contractor as soon as is reasonably possible after County learns of said unavailability of outside funding.

County may terminate this Agreement for cause. In order to terminate for cause, County must first give Contractor notice of the alleged breach. Contractor shall have five business days after receipt of such notice to respond and a total of ten calendar days after receipt of such notice to cure the alleged breach. If Contractor fails to cure the breach within this period, County may immediately terminate this Agreement without further action. The option available in this paragraph is separate from the ability to terminate without cause with appropriate notice described above. In the event that County provides notice of an alleged breach pursuant to this section, County may, in extreme circumstances, immediately suspend performance of services and payment under this Agreement pending the resolution of the process described in this paragraph. County has sole discretion to determine what constitutes an extreme circumstance for purposes of this paragraph, and County shall use reasonable judgment in making that determination.

6. Contract Materials

At the end of this Agreement, or in the event of termination, all finished or unfinished documents, data, studies, maps, photographs, reports, and other written materials (collectively referred to as "contract materials") prepared by Contractor under this Agreement shall become the property of County and shall be promptly delivered to County. Upon termination, Contractor may make and retain a copy of such contract materials if permitted by law.

7. Relationship to Parties

Contractor agrees and understands that the work/services performed under this Agreement are performed as an independent contractor and not as an employee of County and that neither Contractor nor its employees acquire any of the rights, privileges, powers, or advantages of County employees.

8. Hold Harmless

a. General Hold Harmless

Contractor shall indemnify and save harmless County and its officers, agents, employees, and servants from all claims, suits, or actions of every name, kind, and description resulting from this Agreement, the performance of any work or services required of Contractor under this Agreement, or payments made pursuant to this Agreement brought for, or on account of, any of the following:

(A) injuries to or death of any person, including Contractor or its employees/officers/agents;

(B) damage to any property of any kind whatsoever and to whomsoever belonging;

(C) any sanctions, penalties, or claims of damages resulting from Contractor's failure to comply, if applicable, with the requirements set forth in the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and all Federal regulations promulgated thereunder, as amended; or

(D) any other loss or cost, including but not limited to that caused by the concurrent active or passive negligence of County and/or its officers, agents, employees, or servants. However, Contractor's duty to indemnify and save harmless under this Section shall not apply to injuries or damage for which County has been found in a court of competent jurisdiction to be solely liable by reason of its own negligence or willful misconduct.

The duty of Contractor to indemnify and save harmless as set forth by this Section shall include the duty to defend as set forth in Section 2778 of the California Civil Code.

9. Assignability and Subcontracting

Contractor shall not assign this Agreement or any portion of it to a third party or subcontract with a third party to provide services required by Contractor under this Agreement without the prior written consent of County. Any such assignment or subcontract without County's prior written consent shall give County the right to automatically and immediately terminate this Agreement without penalty or advance notice.

10. Insurance

10.1. General Requirements

Contractor shall not commence work or be required to commence work under this Agreement unless and until all insurance required under this Section has been obtained and such insurance has been approved by County's Risk Management, and Contractor shall use diligence to obtain such insurance and to obtain such approval. Contractor shall furnish County with certificates of insurance evidencing the required coverage, and there shall be a specific contractual liability endorsement extending Contractor's coverage to include the contractual liability assumed by Contractor pursuant to this Agreement. These certificates shall specify or be endorsed to provide that thirty (30) days' notice must be given, in writing, to County of any pending change in the limits of liability or of any cancellation or modification of the policy.

10.2. Workers' Compensation and Employer's Liability Insurance

Contractor shall have in effect during the entire term of this Agreement workers' compensation and employer's liability insurance providing full statutory coverage. In signing this Agreement, Contractor certifies, as required by Section 1861 of the California Labor Code, that (a) it is aware of the provisions of Section 3700 of the California Labor Code, which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of the Labor Code, and (b) it will comply with such provisions before commencing the performance of work under this Agreement.

10.3. Liability Insurance

Contractor shall take out and maintain during the term of this Agreement such bodily injury liability and property damage liability insurance as shall protect Contractor and all of its employees/officers/agents while performing work covered by this Agreement from any and all claims for damages for bodily injury, including accidental death, as well as any and all claims for property damage which may arise from Contractor's operations under this Agreement, whether such operations be by Contractor, any subcontractor, anyone directly or indirectly employed by either of them, or an agent of either of them. Such insurance shall be combined single limit bodily injury and property damage for each occurrence and shall not be less than the amounts specified below:

(a) Comprehensive General Liability..... \$1,000,000

(b) Motor Vehicle Liability Insurance..... \$1,000,000

County and its officers, agents, employees, and servants shall be named as additional insured on any such policies of insurance, which shall also contain a provision that (a) the insurance afforded thereby to County and its officers, agents, employees, and servants shall be primary insurance to the full limits of liability of the policy and (b) if the County or its officers, agents, employees, and servants have other insurance against the loss covered by such a policy, such other insurance shall be excess insurance only.

In the event of the breach of any provision of this Section, or in the event any notice is received which indicates any required insurance coverage will be diminished or canceled, County, at its option, may, notwithstanding any other provision of this Agreement to the contrary, immediately declare a material breach of this Agreement and suspend all further work and payment pursuant to this Agreement.

11. Compliance With Laws

All services to be performed by Contractor pursuant to this Agreement shall be performed in accordance with all applicable Federal, State, County, and municipal laws, ordinances, regulations, and executive orders, including but not limited to the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and the Federal Regulations promulgated thereunder, as amended (if applicable), the Business Associate requirements set forth in Attachment H (if attached), the Americans with Disabilities Act of 1990, as amended, and Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination on the basis of disability in programs and activities receiving any Federal or County financial assistance, as well as any required economic or other sanctions imposed by the United States government or under state law in effect during the term of the Agreement. Such services shall also be performed in accordance

with all applicable ordinances and regulations, including but not limited to appropriate licensure, certification regulations, provisions pertaining to confidentiality of records, and applicable quality assurance regulations. In the event of a conflict between the terms of this Agreement and any applicable State, Federal, County, or municipal law, regulation, or executive order, the requirements of the applicable law, regulation, or executive order will take precedence over the requirements set forth in this Agreement.

Contractor will timely and accurately complete, sign, and submit all necessary documentation of compliance.

12. Levine Act Compliance

The Contractor certifies and warrants that Contractor has fully complied, and will remain in full compliance, with all applicable requirements of the Levine Act in connection with this Agreement, including making any required disclosures of campaign contributions to County Officers, which includes but may not be limited to elected County Officers. Elected County Officers include members of the San Mateo County Board of Supervisors, as well as the Assessor-County Clerk-Recorder, Controller, Coroner, District Attorney, Sheriff, and Tax Collector-Treasurer. Any campaign contribution required to be disclosed under the Levine Act in connection with this Agreement shall be disclosed on the disclosure form provided by the County of San Mateo Levine Act Disclosure Form, a copy of which is available from the County upon request.

13. Non-Discrimination and Other Requirements

13.1. General Non-discrimination

No person shall be denied any services provided pursuant to this Agreement (except as limited by the scope of services) on the grounds of race, color, national origin, ancestry, age, disability (physical or mental), sex, sexual orientation, gender identity, marital or domestic partner status, religion, political beliefs or affiliation, familial or parental status (including pregnancy), medical condition (cancer-related), military service, or genetic information.

13.2. Equal Employment Opportunity

Contractor shall ensure equal employment opportunity based on objective standards of recruitment, classification, selection, promotion, compensation, performance evaluation, and management relations for all employees under this Agreement. Contractor's equal employment policies shall be made available to County upon request.

13.3. Section 504 of the Rehabilitation Act of 1973

Contractor shall comply with Section 504 of the Rehabilitation Act of 1973, as amended, which provides that no otherwise qualified individual with a disability shall, solely by reason of a disability, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination in the performance of any services this Agreement. This Section applies only to contractors who are providing services to members of the public under this Agreement.

13.4. Compliance with County's Equal Benefits Ordinance

Contractor shall comply with all laws relating to the provision of benefits to its employees and their spouses or domestic partners, including, but not limited to, such laws prohibiting

discrimination in the provision of such benefits on the basis that the spouse or domestic partner of the Contractor's employee is of the same or opposite sex as the employee.

13.5. Discrimination Against Individuals with Disabilities

The nondiscrimination requirements of 41 C.F.R. 60-741.5(a) are incorporated into this Agreement as if fully set forth here, and Contractor and any subcontractor shall abide by the requirements of 41 C.F.R. 60-741.5(a). This regulation prohibits discrimination against qualified individuals on the basis of disability and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified individuals with disabilities.

13.6. History of Discrimination

Contractor certifies that no finding of discrimination has been issued in the past 365 days against Contractor by the Equal Employment Opportunity Commission, the California Department of Fair Employment and Housing, or any other investigative entity. If any finding(s) of discrimination have been issued against Contractor within the past 365 days by the Equal Employment Opportunity Commission, the California Department of Fair Employment and Housing, or other investigative entity, Contractor shall provide County with a written explanation of the outcome(s) or remedy for the discrimination prior to execution of this Agreement. Failure to comply with this Section shall constitute a material breach of this Agreement and subjects the Agreement to immediate termination at the sole option of the County.

13.7. Reporting; Violation of Non-discrimination Provisions

Contractor shall report to the County Executive Officer the filing in any court or with any administrative agency of any complaint or allegation of discrimination on any of the bases prohibited by this Section of the Agreement or the Section titled "Compliance with Laws". Such duty shall include reporting of the filing of any and all charges with the Equal Employment Opportunity Commission, the California Department of Fair Employment and Housing, or any other entity charged with the investigation or adjudication of allegations covered by this subsection within 30 days of such filing, provided that within such 30 days such entity has not notified Contractor that such charges are dismissed or otherwise unfounded. Such notification shall include a general description of the circumstances involved and a general description of the kind of discrimination alleged (for example, gender-, sexual orientation-, religion-, or race-based discrimination).

Violation of the non-discrimination provisions of this Agreement shall be considered a breach of this Agreement and subject the Contractor to penalties, to be determined by the County Executive Officer, including but not limited to the following:

- i. termination of this Agreement;
- ii. disqualification of the Contractor from being considered for or being awarded a County contract for a period of up to 3 years;
- iii. liquidated damages of \$2,500 per violation; and/or
- iv. imposition of other appropriate contractual and civil remedies and sanctions, as determined by the County Executive Officer.

To effectuate the provisions of this Section, the County Executive Officer shall have the authority to offset all or any portion of the amount described in this Section against amounts due to Contractor under this Agreement or any other agreement between Contractor and County.

13.8. Compliance with Living Wage Ordinance

As required by Chapter 2.88 of the San Mateo County Ordinance Code, Contractor certifies all contractor(s) and subcontractor(s) obligated under this contract shall fully comply with the provisions of the County of San Mateo Living Wage Ordinance, including, but not limited to, paying all Covered Employees the current Living Wage and providing notice to all Covered Employees and Subcontractors as required under the Ordinance.

14. Compliance with County Employee Jury Service Ordinance

Contractor shall comply with Chapter 2.85 of the County's Ordinance Code, which states that Contractor shall have and adhere to a written policy providing that its employees, to the extent they are full-time employees and live in San Mateo County, shall receive from the Contractor, on an annual basis, no fewer than five days of regular pay for jury service in San Mateo County, with jury pay being provided only for each day of actual jury service. The policy may provide that such employees deposit any fees received for such jury service with Contractor or that the Contractor may deduct from an employee's regular pay the fees received for jury service in San Mateo County. By signing this Agreement, Contractor certifies that it has and adheres to a policy consistent with Chapter 2.85. For purposes of this Section, if Contractor has no employees in San Mateo County, it is sufficient for Contractor to provide the following written statement to County: "For purposes of San Mateo County's jury service ordinance, Contractor certifies that it has no full-time employees who live in San Mateo County. To the extent that it hires any such employees during the term of its Agreement with San Mateo County, Contractor shall adopt a policy that complies with Chapter 2.85 of the County's Ordinance Code." The requirements of Chapter 2.85 do not apply unless this Agreement's total value listed in the Section titled "Payments", exceeds two-hundred thousand dollars (\$200,000); Contractor acknowledges that Chapter 2.85's requirements will apply if this Agreement is amended such that its total value exceeds that threshold amount.

15. Retention of Records; Right to Monitor and Audit

(a) Contractor shall maintain all required records relating to services provided under this Agreement for three (3) years after County makes final payment and all other pending matters are closed, and Contractor shall be subject to the examination and/or audit by County, a Federal grantor agency, and the State of California.

(b) Contractor shall comply with all program and fiscal reporting requirements set forth by applicable Federal, State, and local agencies and as required by County.

(c) Contractor agrees upon reasonable notice to provide to County, to any Federal or State department having monitoring or review authority, to County's authorized representative, and/or to any of their respective audit agencies access to and the right to examine all records and documents necessary to determine compliance with relevant Federal, State, and local statutes, rules, and regulations, to determine compliance with this Agreement, and to evaluate the quality, appropriateness, and timeliness of services performed.

16. Merger Clause; Amendments

This Agreement, including the Exhibits and Attachments attached to this Agreement and incorporated by reference, constitutes the sole Agreement of the parties to this Agreement and correctly states the rights, duties, and obligations of each party as of this document's date. In the event that any term, condition, provision, requirement, or specification set forth in the body of this Agreement conflicts with or is inconsistent with any term, condition, provision, requirement, or specification in any Exhibit and/or Attachment to this Agreement, the provisions of the body of the Agreement shall prevail. Any prior agreement, promises, negotiations, or representations between the parties not expressly stated in this document are not binding. All subsequent modifications or amendments shall be in writing and signed by the parties.

17. Controlling Law; Venue

The validity of this Agreement and of its terms, the rights and duties of the parties under this Agreement, the interpretation of this Agreement, the performance of this Agreement, and any other dispute of any nature arising out of this Agreement shall be governed by the laws of the State of California without regard to its choice of law or conflict of law rules. Any dispute arising out of this Agreement shall be venued either in the San Mateo County Superior Court or in the United States District Court for the Northern District of California.

18. Notices

Any notice, request, demand, or other communication required or permitted under this Agreement shall be deemed to be properly given when both: (1) transmitted via email to the email address listed below; and (2) sent to the physical address listed below by either being deposited in the United States mail, postage prepaid, or deposited for overnight delivery, charges prepaid, with an established overnight courier that provides a tracking number showing confirmation of receipt.

In the case of County, to:

Name/Title: Roxanne Maquinana/Program Services Manager
Address: 555 County Center, Redwood City, CA, 94063
Telephone:(650) 363-4100
Email:rmaquinana@smcgov.org

In the case of Contractor, to:

Name/Title: Nathan Sowle/President
Address: 224 Reindollar Avenue, Marina, CA 93933
Telephone: 775-772-1755
Email: nsowle@communityfireprotection.com

19. Electronic Signature

Both County and Contractor wish to permit this Agreement and future documents relating to this Agreement to be digitally signed in accordance with California law and County's Electronic Signature Administrative Memo. Any party to this Agreement may revoke such agreement to permit electronic signatures at any time in relation to all future documents by providing notice pursuant to this Agreement.

20. Payment of Permits/Licenses

Contractor bears responsibility to obtain any license, permit, or approval required from any agency for work/services to be performed under this Agreement at Contractor's own expense prior to commencement of said work/services. Failure to do so will result in forfeit of any right to compensation under this Agreement.

21. Prevailing Wage

When applicable, Contractor hereby agrees to pay not less than prevailing rates of wages and be responsible for compliance with all the provisions of the California Labor Code, Article 2-Wages, Chapter 1, Part 7, Division 2, Section 1770 et seq. A copy of the prevailing wage scale established by the Department of Industrial Relations is on file in the office of the Director of Public Works, and available at www.dir.ca.gov/DLSR or by phone at 415-703-4774. California Labor Code Section 1776(a) requires each contractor and subcontractor keep accurate payroll records of trades workers on all public works projects and to submit copies of certified payroll records upon request.

Additionally,

- No contractor or subcontractor may be listed on a bid proposal for a public works project (submitted after March 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5 [with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a)].
- No contractor or subcontractor may be awarded a contract for public work on a public works project (awarded on or after April 1, 2015) unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5.

This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations

22. Rehabilitation Act of 1973

Refer to the attachment required to be completed by the Contractor.


23. Prison Rape Elimination Act (PREA) of 2003

Contractor shall comply with the Prison Rape Elimination Act (PREA) of 2003 (Federal Law 42. U.S.C. 15601 ET. Seq.), and applicable PREA Standards including but not limited to those regarding preventing, reporting, monitoring, and eradicating any form of sexual abuse within San Mateo County Sheriff's Office Facilities/Programs /Offices owned, operated or contracted. Failure to comply with PREA, including PREA Standards and related San Mateo County Sheriff's Office Policies, may result in termination of the contract.

SIGNATURE PAGE TO FOLLOW

In witness of and in agreement with this Agreement's terms, the parties, by their duly authorized representatives, affix their respective signatures:

For Contractor: Community Fire Protection

<p>DocuSigned by:  <small>FOF2D1BC430A467...</small></p>	<p>2/4/2026</p>	<p>Nathan Sowle</p>
<p>_____ Contractor Signature</p>	<p>_____ Date</p>	<p>_____ Contractor Name (please print)</p>

COUNTY OF SAN MATEO

By:
President, Board of Supervisors, San Mateo County

Date:

ATTEST:

By:
Clerk of Said Board

Exhibit A

In consideration of the payments set forth in Exhibit B, Contractor shall provide the following services:

Contractor shall perform a full line of fire system testing, maintenance, inspection, certification and repair of fire suppression systems for various County locations. Services shall be provided for all system components including, but not limited to; fire pumps, valves, back flow preventers, piping, sprinkler heads and standpipes.

The services shall be performed by the Contractor within a designated area of the County. However, if the need arises, the County reserves the right to require the Contractor to work at any location or facility under the jurisdiction of the County. The work to be done consists of, in general, providing routine maintenance, essential and time-sensitive projects as they may occur and providing all labor, materials, tools, appurtenances, and equipment required as well as any other items and details not mentioned but required to complete the work and as directed by the Director of Public Works or the Director's designee. Separate Task Orders will be issued, as warranted, throughout the term of the Agreement.

Detailed Scope of Works is as follows:

Inspections/Maintenance/Repairs

- Perform Quarterly, Semiannual, Annual, and a 5-Year inspection/testing for all covered systems in accordance with the most current National Fire Protection Agency (NFPA) standards and manufacturers' instructions
- Provide preventive maintenance to reduce failures and extend service life, including cleaning, lubrication, adjustment, calibration, and part replacement
- Provide corrective service to restore full functionality of any system or component found deficient, including troubleshooting, repairs, and functional retesting
- Provide 24/7/365 emergency response for unplanned activations/discharges, trouble/fault conditions, supervisory/impairment conditions, and equipment failures that could affect life safety or system performance
- All inspections and tests shall comply with the latest adopted editions of the applicable NFPA standards (including, as applicable, NFPA 10, 11, 12, 12A, 13, 14, 16, 20, 25, 72, and 1962), local codes/ordinances, and manufacturers' published instructions.
- Preventive maintenance shall include cleaning, lubricating, adjusting, calibrating, tightening, and replacing worn or defective components; verifying device addresses/labels; ensuring accessibility and clearances; and confirming proper signage and tagging.
- Corrective service shall include diagnostics and repairs using OEM or County-approved equivalent parts; restoring systems to normal; and performing post-repair functional tests and documenting results.
- Emergency response: Contractor shall maintain a 24/7/365 on-call program. A qualified technician shall arrive on-site within four (4) hours of notification unless otherwise approved by the Department. Contractor shall provide interim updates and escalate issues that may create an impairment.

See Attachment A for Year One Execution Timeline.

Reporting:

- The Contractor shall submit electronic reports (PDF for narrative, CSV/XLS if data tables are used) within three (3) business days of work completion.
- Handwritten reports are not acceptable.
- Reports shall include site, system ID, devices tested, results, measured values, photos (before/after for defects), identified deficiencies with severity, and recommended corrective actions.
- Provide an annual summary of systems serviced, outstanding deficiencies by severity, and recommended budget priorities

Deficiencies:

- The Contractor shall immediately notify the County of “Critical” deficiencies (impairing life safety or system performance) and same day provide a written corrective plan. “Major/Minor” deficiencies shall be listed with recommended correction timelines.

Tagging/Labeling:

- The Contractor shall tag systems/devices with inspection date, next due date, and technician ID; update panel labels/legends; and affix service stickers as required

Impairment Procedures:

- The Contractor shall coordinate impairments (planned or emergency) with the Department, provide fire watch recommendations, place out-of-service tags, and restore service promptly, documenting start/stop times per NFPA 25/NFPA 72.

Coordination:

- The Contractor shall schedule work with the County Facility Representative, confirm access and LOTO requirements, and request escorts if needed. Work that could affect operations shall be coordinated to avoid plant outages unless specifically planned.

Safety:

- All work shall follow OSHA and site safety rules, including LOTO, confined space, hot work permits, and fall protection where applicable.

Data & Records:

- The Contractor shall maintain traceable records of tests (including instrument serial numbers and calibration dates) and make them available upon request.

Parts & Spares:

- The Contractor shall recommend critical spare parts lists and maintain an itemized record of parts used.

Warranty:

- Repairs shall carry a minimum ninety (90) day workmanship warranty, or longer if manufacturer warranty applies.

Quality Assurance:

- The County reserves the right to witness tests, audit reports, and request retesting at the Contractor's expense if work is found non-compliant.

Coordination & Notifications:

- The Contractor shall provide a rolling schedule of recurring inspections at least thirty (30) days in advance and confirm specific dates/times at least seven (7) days prior to mobilization.
- The Contractor shall provide technician names, expected arrival times, and anticipated durations.
- The County may reschedule tests/inspections at any time due to system availability, operating conditions, or plant outage coordination.
- After-hours/weekend work required for outages shall be provided at no additional premium unless expressly approved in writing by the Department.

Personnel & Qualifications:

- Provide only technicians qualified and certified for the systems being serviced; maintain training records and make available upon request
- Assign a point of contact (Project Manager) authorized to schedule work, approve field decisions, and communicate with the Department of Public Works (Department) designee.

Safety & Conduct:

- Follow all Occupational Safety and Health Administration OSHA and site safety rules, including Lockout/Tagout (LOTO), electrical safety, confined space, hot work, and fall protection; attend

- site orientations as required
- Alcohol, illegal drugs, and firearms are strictly prohibited; any impaired individual shall be removed from site immediately

Materials, Tools & Access:

- Provide all consumables, test equipment (with current calibration), lifts/rigging, temporary lighting, extension cords, and lockable tool storage

Protect adjacent plant equipment and maintain housekeeping; remove debris daily; install temporary weather protection as needed

Communication & Availability

- Maintain 24/7 phone availability for the on-site supervisor during active work and for emergency response

Response Time

- Normal Response Time: The contractor shall respond and commence work to make repairs requiring service within twenty-four (24) hours from the time of notification.
- Emergency Response Time: Emergency service call response time for arrival on site shall be within two (2) hours of initial call.

Certification Requirements

Contractor shall adhere to the below requirements for all services rendered under this contract:

- Fire Deluge Value System Inspection, Testing, and Certification as per OSHA (Occupational Safety and Health Administration) and the most updated version of the NFPA (National Fire Protection Association).
- Fire Sprinkler System Inspection, Testing, and Certification as per OSHA and the most updated version of the NFPA
- Fire Pump Inspection, Testing, and Certification as per OSHA and the most updated version of the NFPA
- Stand Pipe System Inspection, Testing, and Certification as per OSHA and the most updated version of the NFPA.

Inspection Scheduling

- It shall be the responsibility of the Contractor to set up inspection schedules. Inspection of sprinkler systems and pumps shall be scheduled and work completed separately from other systems' schedules due to limitations of County staff to facilitate.
- A Task Order shall be issued to the Contractor before any testing, inspections and certifications are initiated.
- Each building or group of buildings within a complex has a designated Facility Site Representative.
- The designated Facility Site Representative is the point of contact for monthly fire system inspections.
- Within 30 days of the notice to proceed of the contract, the successful Contractor shall schedule a walk-through inspection of each location. At this time, the Contractor shall record the date of the last inspection/ certification on all devices included within this contract and match that date to the new schedule. Contractor shall provide an annual schedule to each county or section in writing. Schedule shall be approved by the Designated Facility Representative prior to any inspection work being performed.
- It shall be the Contractor's responsibility to notify the designated Facility Site Representative of an upcoming inspection. It shall not be the County's responsibility to notify the contractor that an inspection is due.

Inspection Reporting

- The Contractor shall provide reports of Fire System Inspection, Testing, Maintenance, Certification and Repair to the Facilities and Operations Manager or County designee. Reports shall include results or inspection, testing, or certification (pass/fail), maintenance tasks

performed, repair recommendations, and additional information regarding the state of the systems. Reports are to include recommendations to bring equipment into compliance and/or improve equipment efficiency rates.

- The Contractor is required to provide all inspection reports in an electronic format within ten (10) calendar days of completion of each assignment to the Facilities and Operations Manager or County designee. The reports shall serve as the verification that the work has been completed and as justification to authorize invoices for payment. An inspection report shall be attached to invoices submitted for payment. In addition to inspection reports, service tags shall be punched upon inspection to indicate inspection activities have been completed.
- Contractor shall also maintain a web-based database of all inspection reports and provide designated County staff with secured access. Training on web application platform shall be provided to the County at no additional cost. Overview of web application shall be provided at the pre-commencement meeting.
- Contractor shall provide and maintain a physical site visit/inspection record binder at each location in the fire pump room, or other appropriate location approved by the Facilities and Operations Manager or County designee. The binder shall include at a minimum:
 1. Hard copy of each completed annual inspection checklist, signed and dated by the Contractor
 2. Hard copy of each completed bi-annual inspection checklist, signed and dated by the Contractor
 3. Standard repair/service call forms with description of troubleshooting findings, signed and dated by the Contractor.
 4. This physical binder is in addition to the web-based database. The binder shall be updated as needed during the entire contract term and any extensions and is the sole responsibility of the Contractor.
- Contractor should provide sample reports and formats at the pre-commencement meeting with the County.

It is critical that all systems are inspected and tested in accordance with each manufacturer's recommended maintenance/inspection schedule, as well as all Federal, State and local laws, codes, ordinances and other applicable requirements. Any necessary repairs modifications, and or additions shall be approved by the Facilities and Operations Manager or County designee. All quotes for repairs shall include an estimated time of completion for repairs.

Minimum Technical Requirements

Engineered Systems

- A. Semiannual inspection and functional testing, including agent quantity/pressure verification; control panel status; releasing circuits; manual release/abort functions; cross-zoning as applicable; detectors and interfaces; time delays; and discharge indicators
- B. Containers without gauges shall be weighed; readings recorded on tags and in reports. Notify OWNER immediately if net weight/pressure deviates beyond manufacturer limits
- C. Hoses shall be inspected annually and hydrostatically tested at 5-year intervals per NFPA 12/12A/2001 as applicable
- D. Enclosure integrity shall be evaluated via door fan test where required to confirm hold time; deficiencies shall be reported with corrective recommendations
- E. System drawings, nozzle counts, and coverage shall be verified against the installed configuration; discrepancies shall be documented

Sprinkler Systems & Standpipes (including Hydrants/FDCs)

- A. Inspections per NFPA 25, including control valves (position/supervision), gauges, alarm devices, waterflow and supervisory switches, piping support/condition, signage, and spare head boxes
- B. Perform main drain tests; record static/residual pressures and compare to baseline
- C. Conduct quarterly/annual valve exercises and supervisory signal verification
- D. Internal pipe inspections and 5-year assessments shall be scheduled to maintain rolling compliance across systems; document MIC/corrosion conditions with photos
- E. Hydrants/FDCs: inspect, flow/operate as required, verify caps/threads/gaskets, paint condition, clearances, signage, and accessibility
- F. Standpipes: verify hose valves, PRVs where present, and test per applicable classes/zones

Fire Pumps

- A. Coordinate weekly churn runs and annual flow tests per NFPA 25/NFPA 20; document suction/discharge pressures, flow points, and controller operation
- B. Verify automatic start/stop, transfer switches, alarms, and power availability; record battery/charger readings for diesel/electric controllers

Foam Systems (AFFF or equivalent)

- A. Take annual foam concentrate samples per applicable standard and submit for laboratory analysis; provide certificates of analysis and recommended corrective actions
- B. Inspect proportioners, storage tanks/bladders, strainers, and discharge devices; verify correct concentration and system function

Documentation & Compliance

- A. Provide comprehensive test sheets listing each device/component, results, measured values, and pass/fail status
- B. Provide photo documentation for notable deficiencies, corrosion, leakage, grounding/bonding issues, and accessibility violations

Fire Pump Requirements

The Contractor shall perform all of the items outlined below and any other requirements as per OSHA and the most up to date NFPA edition accepted by the State of California. The Contractor shall also perform visual inspections (including paint) of the pump system, mechanical transmission and electrical system annually. The contractor shall provide a bi-annual lifecycle condition assessment of fire pumps and controls. The first assessment shall be submitted within ninety (90) days of award.

- A. Pump System:
 1. Annually:
 - a. Visually inspect
 - b. Lubricate pump bearings
 - c. Check pump shaft
 - d. Check accuracy of pressure gauges (change or re-calibrate when 5% out of calibration)
 - e. Check pump coupling alignment
 - f. Flow test (verify flow meet rating of pump) Provide inspection and maintenance report to include lubrication and alignment tolerance details
 2. Bi-Annually:
 - a. Check packing
- B. Mechanical Transmission:
 1. Annually:
 - a. Lubricate coupling
 - b. Lubricate right angle gear drive
- C. Electrical System:
 1. Annually:
 - a. Exercise isolating switch and circuit breaker
 - b. Trip circuit breaker (if provided)
 - c. Operate manual starting means (electrical)
 - d. Inspect and operate emergency manual starting means (without power)
 - e. Tighten electrical connections
 - f. Lubricate mechanical moving parts (excluding starters and relays)
 - g. Calibrate pressure switch settings
 - h. Grease motor bearings
- D. Paint:
 1. Annually:
 - a. Scrape and paint pumps and pumps leading to and from, according to the United

States General Administration Services (GAS) Color Standards SAE AMS-STD-595, Occupational Safety and Health Administration (OSHA), and National Fire Protection Association (NFPA)

Repairs

- All repairs shall be authorized by the designated Facility Site Representative before performance of the work is initiated. The Contractor shall not perform any repair service unless a Task Order has been provided by the County.
- After completion of inspection services and within five (5) business days, Contractor shall provide a detailed quote of any necessary repairs to the designated Facility Site Representative.
- Contractor shall quote the cost of the repair, using the quoted hourly rate bid, including the appropriate discount for parts. The hourly rate for bid for repairs shall include full compensation for labor, equipment uses, travel time, fuel and any other cost to the Contractor. Quote shall include estimated time for repairs to be completed.
- Contractor shall repair all walls holes and damage left from the removal or changes in locations of panels and fire systems to include drywall patching, priming, and painting, at no additional cost.

Replacement Parts

- Necessary parts and labor to repair deficient or inoperable devices, such as those found during system testing or inspection may be provided by the successful Contractor. Only compatible components agreed upon by the County Representative shall be used to meet NFPA requirements.
- Quote for parts shall be at a percent discounted from MSRP. Evidence of said costs shall be identified on each invoice, for each repair or service call. Proof of MSRP shall be printed, properly identified with manufacturer part number, and dated.
- After repairs are complete, the components of the fire system shall be cleaned, recalibrated and retested to ensure optimum performance and to further reduce the risk of component or system failure.

Equipment/Equipment Rentals

Equipment:

Services shall be inclusive of all equipment, materials and labor not specifically described but required for complete and proper execution of fire protection system services by the Contractor subject to the approval of the Facilities and Operations Manager or County designee. Other equipment may include, but shall not be limited to sprinkler heads, and/or piping.

Equipment Rentals:

If special equipment such as a lift or hoist is needed to complete a job, the County shall reimburse the Contractor actual cost for such expenses, with no-mark-up, as a separate line item on the final invoice(s) submitted upon completion of the project. These costs shall be paid under unspecified services. Estimates of such charges shall be approved by the Facilities and Operations Manager or County designee in advance of commencement of work. Invoices shall be accompanied with proof of cost document.

Additional Tests and Inspections

Any inspection or test, other than the quarterly and annual testing or other included inspection or testing, such as sensitivity testing, chemical suppression testing, that has not been completed for a location at commencement of the contract, shall be quoted as requested by the County. Additional testing shall be quoted by building, using the quoted hourly service rate (regular service) and the percent off MSRP for any parts needed. These costs shall be paid under unspecified services. If additional testing shall be performed after hours or on weekends or holidays, the quoted hourly service rate for after-hours shall be used.

Systems Covered

- Engineered suppression systems: Clean Agent (e.g., FM-200® or equivalent), CO₂, wet/dry chemical, and HI-FOG water mist systems

- Sprinkler systems: Wet pipe, Dry pipe, Deluge, Pre-action, and Foam-water systems
- Foam systems: AFFF or OWNER-approved equivalent; sampling/testing as required
- Hydrants/standpipes and fire protection valves, including fire department connections (FDCs)
- Water mist systems
- Fire pumps and controllers
- Special gas systems
- Door fan tests/enclosure integrity testing where required for agent retention

Estimated System Inventory

To be field verified upon contract start

12 sprinkler systems (24 zones)
1 HI-FOG mist system
85 hydrants/standpipes
15 engineered systems

Inventory is subject to change. Contractor shall verify counts during mobilization and notify County of variances; pricing will adjust per the unit rates submitted

Task Order Negotiation:

Contractor shall be entitled to payments in consideration for work performed per above, and based on those professional fees set forth in Exhibit B. Separate and individual “not-to-exceed” (NTE) cost proposals may be requested from Contractor during the term of the Agreement. The County shall review the proposal as to scope, cost and delivery schedule.

Task Order Authorization:

Each task order shall include specific work requirements, time frames for completion and NTE cost amount, which shall be mutually agreed upon by Contractor and County in writing prior to commencement of each task order. Once a proposal is found to be acceptable, a task order authorization shall be issued, as needed and at the Department’s sole discretion for each individual project or scope of work as defined in the task order. The contractor shall commence work upon receipt of task order authorization. The contractor agrees to complete the approved project or task order work for an amount equal to or less than the approved project or task order NTE amount and within the time limits set forth in the approved project or task order timetable.

Changes in Work:

Upon agreement by both County and Contractor, any substantive changes to the timeline, “not-to-exceed” amount, or scope of work of a task order shall be approved in writing and shall result in an amendment to the task order. All other terms and conditions of the Agreement shall remain in full force and effect.

Exhibit B

In consideration of the services provided by Contractor described in Exhibit A and subject to the terms of the Agreement, County shall pay Contractor based on the following fee schedule and terms:

See Attachment B for Quarterly and Annual Testing of Locations and Equipment Pricing Table.

Hourly Labor Rates:

Fire Protection Services

Line Item	Description	Quantity	Unit of Measure	Unit Cost
Emergency Response				
7	Emergency Response Labor Rate – On-site (per call)	1	Ea	\$220.00
8	Corrective Maintenance Labor Rate	1	Ea	\$195.00
9	Materials/Parts Markup	1	Ea	\$15.00
Non-Emergency Repairs/Service				
10	Labor Rate for Fire Sprinkler Repair	1	Ea	\$195.00
11	Labor Rate for Fire Extinguisher Service	1	Ea	\$195.00
12	Labor Rate for Fire Pump Repair	1	Ea	\$220.00
14	Materials/Parts Markup	1	Ea	\$15.00

Hourly labor rates are specified as follows:

- Standard hourly Labor Rate 1: Hourly rate for straight time repairs, i.e. from 7:00 AM to 4:00 PM, Monday through Friday (rate to include labor and travel, parts are not included).
- Standard hourly Labor Rate 2: Hourly rate for overtime repairs, i.e. before 7:00 AM or after 4:00PM, or on weekends or holidays (rate to include labor and travel, parts not included).
- Emergency Response Hourly Labor Rate 1: Hourly rate for straight time repairs, i.e. from 7:00 AM to 4:00 PM, Monday through Friday (rate to include labor and travel, parts are not included) that requires response within the emergency response timeframe.
- Emergency Response Hourly Labor Rate 2: Hourly rate for overtime repairs, i.e. before 7:00 AM or after 4:00PM, or on weekends or holidays (rate to include labor and travel, parts not included) that requires response within the emergency response timeframe.

Contractor will not be paid at overtime hourly rate unless specific authorization is obtained in advance from the Facilities and Operations Manager or Department designee. Unless repair is an emergency, a

“not to exceed” price shall be given to the designated Facility Site Representative.

Contractor shall comply with prevailing wage laws as determined by the Department of Industrial Relations.

Amount and Method of Payment:

County shall pay Contractor based on the terms of the individually approved task orders under this on call agreement. The Contractor may have several task orders assigned by the County as part of this on-call agreement. Payment shall not be made for any work unless approved and authorized in advance by the County. Total compensation paid to the Contractor for all task orders assigned will not be greater than the NTE amount of the agreement and may be less than the NTE amount of the agreement. Since this is an on-call agreement, the number of task orders issued is indeterminate, the resulting total compensation paid to the Contractor may be significantly less than the NTE amount of the agreement. The Contractor's fee schedule rates shall not be adjusted unless approved through a contract amendment by the Contractor and the County.

Invoice(s) shall be submitted by the Contractor according to progress achieved and recognized by the Department, for payment by the County thirty (30) working days from date of receipt, provided that the invoices are complete and absent errors and/or corrections as may be found upon review of invoice(s). Invoice shall be submitted to the Department of Public Works at the completion of service. Payment will be made within thirty (30) days of receipt in the Accounting Division, a written itemized invoice identifying the Agreement number, complete scope of work, specific work completed, location of work, and breakdown of charges.

In any event, the total payment for services of Contractor shall not exceed \$1,000,000, and the County shall have the right to withhold payment if the County determines that the quantity and/ or quality of the work performed is unacceptable.

Remit invoices to:
County of San Mateo
Department of Public Works
Attn: Accounting Unit
555 County Center, 5th Floor Redwood
City, CA 94063
Email: dpw_accounting@smcgov.org

Attachment A

Year 1 Visual Execution Timeline

(Five-Year Inspections + Ongoing Compliance)

Basis: 87 waterflow switches (flow-switch-based planning)

Execution window: First 6 months of contract

Production rate: 4–6 Risers + Building Assets per day

Crew: Robert Alvarez (Lead) + Jesus Melgarejo (Journeyman)

Month 1 – Redwood City Core

Facilities Scheduled:

- Hall of Justice – 400 County Center, Redwood City
- County Office Building (COB) – 455 County Center, Redwood City
- County Office Building 2 (COB2) – 555 County Center, Redwood City
- County Office Building 3 (COB3) – 500 County Center, Redwood City
- Maguire Jail – 330 Bradford Street, Redwood City
- Maguire Jail Administration Building – 330 Bradford Street, Redwood City
- Jail Administration Building – 330 Bradford Street, Redwood City
- Parking Structure 1 – 440 Middlefield Road, Redwood City
- Parking Structure 2 – 400 Middlefield Road, Redwood City

Planned Duration: 6–7 working days

Month 2 – Redwood City Extended Facilities

Facilities Scheduled:

- Child Care Center – 401/403 Winslow Street, Redwood City
- ROC – 501 Winslow Street, Redwood City
- Law Library (Cohn Sorenson) – 710 Hamilton Street, Redwood City
- Lathrop House – 701 Hamilton Street, Redwood City
- Maple Street Correctional Center – 1300 Maple Street, Redwood City
- HSA District Office – 2500 Middlefield Road, Redwood City
- RWC Motor Pool – 752 Chestnut Street, Redwood City
- Grant Yard Radio Shop – 702 Chestnut Street, Redwood City
- Navigation Center – 275 Bloomquist Street
- CDF Station #18 – 300 Edmonds Street
- BHRS Building – 601 Allerton Avenue
- Hudson House – 270 Hudson Street
- Pacific Inn – 2610 El Camino Real
- HSA Transition House – 3335 Spring Street
- BHRS Building – 601 Allerton Avenue
- Hudson House – 270 Hudson Street
- Pacific Inn – 2610 El Camino Real
- HSA Transition House – 3335 Spring Street
- Expo Center – 1346 Saratoga Drive
- Animal Shelter – 12 Airport Blvd
- El Camino House – 1900 El Camino Real
- WIC Office – 1909 Alameda de las Pulgas

- BHRS Office – 1950 Alameda de las Pulgas

Planned Duration: 6–7 working days

Month 3 – San Mateo Youth Services / Loop Road Cluster

Facilities Scheduled:

- YSC Building 1 – 222 Paul Scannell Drive, San Mateo
- YSC Building 4 (Gym) – 10 Loop Road, San Mateo
- YSC Building 5 (Kitchen) – 30 Loop Road, San Mateo
- YSC Building 6 (Elm) – 20 Loop Road, San Mateo
- YSC Building 7 (Pine) – 40 Loop Road, San Mateo
- YSC Building 8 (Forest) – 50 Loop Road, San Mateo
- Central Plant – 70 Loop Road, San Mateo

Planned Duration: 3–4 working days

Month 4 – San Mateo / Tower Road / County Services

Facilities Scheduled:

- Receiving Home – 31 Tower Road, San Mateo
- Crime Lab – 50 Tower Road, San Mateo
- Elections / Registration – 40 Tower Road, San Mateo
- Central Library – 125 Lessingia Way, San Mateo

- Household Hazardous Waste – 32 Tower Road, San Mateo
- Camp Kemp (Girls Camp) – 400 Paul Scannell Drive, San Mateo
- CDF Station #17 (Belmont) – 320 Paul Scannell Drive, San Mateo

Planned Duration: 3–4 working days

Month 5 – Burlingame / South San Francisco Corridor

Facilities Scheduled:

- Pal Care – 245 California Avenue, Burlingame
- “No Name” Facility – 849 Mitten Road, Burlingame
- AG Building / Bomb Squad – 863 Mitten Road, Burlingame
- Warehouse – 866 Malcolm Road, Burlingame
- Safe Harbor – 295 North Access Road, South San Francisco
- Emancipated Youth Apartments – 701 Grand Street / 215–217 Orange, South San Francisco

Planned Duration: 2–3 working days

Month 6 – East Palo Alto / Foster City / Coastside

Facilities Scheduled:

- EPA Government Center – 2415 University Avenue, East Palo Alto
- Our Common Ground – 2560 Pulgas Avenue, East Palo Alto
- HSA Building – 1500 Fashion Island Blvd, Foster City

- Coast House – 230 Cabrillo Highway, Half Moon Bay
- Glenwood Boys Ranch – 400 Log Cabin Road, La Honda
- The Honor Camp – 7546 Alpine Road, La Honda
- CDF Station #59 – 1200 Pescadero Creek Road, Pescadero
- CDF Station #58 – 17290 Skyline Blvd, Woodside

Planned Duration: 3–4 working days
(Scheduled consecutively due to travel distance)

Ongoing Throughout Year 1 (Parallel Activities)

- **Quarterly inspections & fire pump runs**
 - Every 3 months from contract start
 - **Semi-Annual inspections**
 - FM-200 and Halon systems only
 - Aligned with quarterly routes
 - **QA Review & Deliverables**
 - All reports reviewed by office staff prior to submission
-

End-of-Year-1 Result

By the end of Year 1, the County will have:

- All five-year inspections completed
- A verified, normalized system inventory

- Fixed annual inspection months for Years 2–5
- Zero disruption to quarterly or special hazard compliance

Attachment B

COUNTY OF SAN MATEO

Locations and Equipment

5-year pricing for the following services: Quarterly & Annual Testing of Fire Pumps, Fire Hydrant, Fire Standpipes, and 5-year Testing (if needed), Inspection & Repairs of any fire equipment

F,M&O

	FACILITY CODE	CITY	ADDRESS	# OF FIRE PUMPS	# OF RISERS	SIZE OF RISER	# OF FLOORS	# OF TAMPER SWITCHES	# OF FLOW SWITCHES	# OF HOSE CONNECTIONS	# OF MAIN DRAINS	# OF PREACTION	HALON	FM200	5-YEAR NEEDED	PRICE YEAR 1	PRICE YEAR 2	PRICE YEAR 3	PRICE YEAR 4	PRICE YEAR 5
Hall of Justice	F19062	Redwood City	400 County Center	1	2	6", 4"	2	5	1	1	1	1	1	1	1	4600	3600	3600	3600	3600
COB	F19071	Redwood City	455 County Center	1	1	6"	5	1	1	1	1	1	1	1	1	2100	1900	1900	1900	1900
COB2	F19074	Redwood City	555 County Center	1	1	6"	5	8	7	1	1	1	1	1	1	8500	6000	6000	6000	6000
COB3	F19075	Redwood City	500 County Center	1	1	6"	5	8	7	1	1	1	1	1	1	1400	1000	1000	1000	1000
Maguire Jail Admin Bldg.	F19065	Redwood City	330 Bradford Street	1	1	6"	6	25	16	2	1	1	1	1	1	1200	8000	8000	8000	8000
Maguire Jail	F19066	Redwood City	330 Bradford Street	1	1	6"	6	25	16	2	1	1	1	1	1	1200	8000	8000	8000	8000
Jail Admin Building	F19065	Redwood City	330 Bradford Street	1	1	6"	6	25	16	2	1	1	1	1	1	1200	8000	8000	8000	8000
Parking Structure 2	F99080	Redwood City	400 Middlefield Road	1	2	6"	7	18	8	1	1	1	1	1	1	5500	4000	4000	4000	4000
Parking Structure 1	F99079	Redwood City	440 Middlefield Road	1	1	6"	6	7	1	1	1	1	1	1	1	1800	1500	1500	1500	1500
Child Care Center	F99075	Redwood City	401/403 Winslow Street	1	1	4"	1	1	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
ROC	F99076	Redwood City	501 Winslow Street	3	3	6"	2	5	1	0	1	3	1	1	1	3600	2500	2500	2500	2500
Law Library (Cohn Sorenson)	F99273	Redwood City	710 Hamilton Street	1	1	6"	2	0	0	0	0	0	0	0	1	1400	1000	1000	1000	1000
Lathrop House	F99151	Redwood City	701 Hamilton Street	1	1	6"	2	0	0	0	0	0	0	0	1	1400	1000	1000	1000	1000
Maple Street Correctional Center	F99288	Redwood City	1300 Maple Street	1	1	8"	27	17	17	1	1	1	1	1	1	12000	8000	8000	8000	8000
H.S.A. District Office	F19260	Redwood City	2500 Middlefield Road	1	1	8"	1	1	1	1	1	1	1	1	1	2000	1600	1600	1600	1600
RWC Motor Pool	F09100	Redwood City	752 Chestnut Street	1	1	6"	1	1	1	1	1	1	1	1	1	1000	600	600	600	600
Grant Yard Radio Shop	F29077	Redwood City	702 Chestnut Street	1	1	6"	1	1	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
Navigation Center	F09305	Redwood City	275 Bloomquist Street	1	1	4"	1	2	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
CDR Station #18	F89602	Redwood City	300 Edmonds Road	1	1	4"	1	2	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
BHRS Building	F19076	Redwood City	601 Allerton	1	1	4"	1	2	1	1	1	1	1	1	1	1800	1200	1200	1200	1200
Hudson House BHRS	F09307	Redwood City	270 Hudson St	1	1	4"	2	1	1	1	1	1	1	1	1	800	400	400	400	400
Pacific Inn	F09301	Redwood City	2610 El Camino Real	1	1	4"	2	1	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
HSA Transition House	F09308	Redwood City	3335 Spring St	1	1	4"	2	1	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
YSC Building 1	F19401	San Mateo	222 Paul Scannell Drive	4	4	4", 2-1/2", 3"	2	10	4	2	4	1	1	1	1	1400	1000	1000	1000	1000
YSC Building 4 - Gym	F69404	San Mateo	100 Loop Road	2	2	4", 2-1/2"	2	5	2	2	2	1	1	1	1	1800	1300	1300	1300	1300
YSC Building 5 - Kitchen	F69405	San Mateo	30 Loop Road	1	1	4"	1	4	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
YSC Building 6 - Elm	F69406	San Mateo	20 Loop Road	1	1	6"	1	4	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
YSC Building 7 - Pine	F69407	San Mateo	40 Loop Road	1	1	6"	1	4	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
YSC Building 8 - Forrest	F69408	San Mateo	500 Loop Road	1	1	6"	1	4	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
Receiving Home	F69414	San Mateo	31 Lower Road	1	1	3"	1	4	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
Camp Kemp (Girl's Kemp)	F69415	San Mateo	400 Paul Scannell Drive	6	5	4", 3"	1	8	5	1	5	1	1	1	1	3000	1800	1800	1800	1800
Central Plant	F69416	San Mateo	70 Loop Road	1	1	4"	1	4	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
Crime Lab	F99433	San Mateo	50 Tower Road	1	1	4"	1	1	1	2	1	1	1	1	1	1500	1200	1200	1200	1200
Electrons-Registration	F69522	San Mateo	40 Tower Road	2	2	6"	2	1	2	1	2	1	1	1	1	1500	1200	1200	1200	1200
Central Library	F79452	San Mateo	125 Lessing Way	0	0	6"	1	1	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
Household Hazardous Waste	F29533	San Mateo	32 Tower Road	1	1	2"	2	1	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
CDP #17 Belmont	F99421	San Mateo	320 Paul Scannell Drive	2	2	6"	2	1	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
Expo Center	F99541	San Mateo	2495 Delaware Street	6	6	6"	6	3	4	4	4	1	1	1	1	6000	5000	5000	5000	5000
Animal Shelter	F99301	San Mateo	12 Airport Blvd	2	3	6"	1	6	3	2	2	1	1	1	1	4000	3000	3000	3000	3000
WIC	F29327	San Mateo	1731 S. El Camino Real	1	1	6"	1	1	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
El Camino House	F09306	San Mateo	2175 El Camino Real	0	0	0	0	0	0	0	0	0	0	0	1	200	0	0	0	0
BHRS Office	F29326	San Mateo	2191 El Camino Real	1	1	6"	1	1	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
Pal Care	F08201	Burlingame	245 California Avenue	1	2	6"	2	2	1	1	1	1	1	1	1	1500	1000	1000	1000	1000
"No Name"	F28204	Burlingame	849 Mitten	1	1	6"	1	1	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
AG Building/Bomb Squad	F28205	Burlingame	863 Mitten	1	1	6"	1	1	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
Warehouse	F28206	Burlingame	866 Malcolm Rd.	1	1	6"	1	1	1	1	1	1	1	1	1	1400	1000	1000	1000	1000
EPA Government Center	F18352	East Palo Alto	2415 University Avenue	1	1	4"	3	1	1	1	1	1	1	1	1	1600	1200	1200	1200	1200
Our Common Ground	F38361	East Palo Alto	2560 Pulgas Avenue	0	0	0	0	0	0	0	0	0	0	0	1	200	0	0	0	0
HSA Building	F19450	Foster City	1500 Fashion Island Blvd	1	1	6"	1	1	1	1	1	1	1	1	1	1800	1200	1200	1200	1200

Location	230 Cabrillo Highway, South	Half Moon Bay	F09302	74	45	7	47	6"	72	167	87	29	43	0	4	3	1	1400	90000	1000	90000	1000	1000	1000	1000	1000
Coast House		Half Moon Bay	F09302	74	45	7	47	6"	72	167	87	29	43	0	4	3	1	1400	90000	1000	90000	1000	1000	1000	1000	1000
Glenwood Boys Ranch	400 Log Cabin Road	La Honda	F68651	2	2												1	600	200	200	200	200	200	200	200	200
The Honor Camp	7546 Alpine Road	La Honda	F58641	3	2												1	600	200	200	200	200	200	200	200	200
CDF Station #59 Pescadero	1200 Pescadero Creek Rd.	Pescadero	F98981	0	0	0	0	0	0	0	0	0	0	0	0	0	1	200	0	0	0	0	0	0	0	0
CDF #58 Skylanda	17290 Skyline Blvd.	Woodside	F89601	2	1	1	2	2	4	2	2	2	2	2	2	2	1	1600	1200	1200	1200	1200	1200	1200	1200	1200
Emancipated Youth Apartments	701 Grand St, 215-217 Orange	South San Francisco	F09676	1													1	200	0	0	0	0	0	0	0	0
Safe Harbor	295 North Access Road	South San Francisco	F09674	1													1	1400	1000	1000	1000	1000	1000	1000	1000	1000
TOTALS																		126400	90000	90000	90000	90000	90000	90000	90000	90000

COUNTY OF SAN MATEO - LOCATIONS & EQUIPMENT

On-call Service Rates for Emergency Troubleshooting, Repairs and Improvements to all County Fire Sprinkler Systems

Contractor full hourly rates for the County of San Mateo.

LABOR HOURLY BILLING RATES	TECHNICIAN	HELPER
Travel Time	0	0
Straight Time	195	75
Scheduled OT Maintenance	210	100
Mon-Sat After Hours (5:01pm-7:59am)	220	120
Sundays	270	150
Holidays	270	150

ATTACHMENT I

Assurance of Compliance with Section 504 of the Rehabilitation Act of 1973, as Amended

The undersigned (hereinafter called "Contractor(s)") hereby agrees that it will comply with Section 504 of the Rehabilitation Act of 1973, as amended, all requirements imposed by the applicable DHHS regulation, and all guidelines and interpretations issued pursuant thereto.

The Contractor(s) gives/give this assurance in consideration of for the purpose of obtaining contracts after the date of this assurance. The Contractor(s) recognizes/recognize and agrees/agree that contracts will be extended in reliance on the representations and agreements made in this assurance. This assurance is binding on the Contractor(s), its successors, transferees, and assignees, and the person or persons whose signatures appear below are authorized to sign this assurance on behalf of the Contractor(s).

The Contractor(s): (Check a or b)

- a. Employs fewer than 15 persons.
- b. Employs 15 or more persons and, pursuant to section 84.7 (a) of the regulation (45 C.F.R. 84.7 (a), has designated the following person(s) to coordinate its efforts to comply with the DHHS regulation.

Name of 504 Person: NATHAN SOWLE

Name of Contractor(s): COMMUNITY FIRE PROTECTION

Street Address or P.O. Box: 224 REINDOLLAR AVE

City, State, Zip Code: MARINA, CA 93933

I certify that the above information is complete and correct to the best of my knowledge

Signature:

DocuSigned by:

F0F2D1BC430A467...

Title of Authorized Official: PRESIDENT

Date: 2/4/2026

*Exception: DHHS regulations state that: "If a recipient with fewer than 15 employees finds that, after consultation with a disabled person seeking its services, there is no method of complying with (the facility accessibility regulations) other than making a significant alteration in its existing facilities, the recipient may, as an alternative, refer the handicapped person to other providers of those services that are accessible."

Service Agreement Procurement Attestation

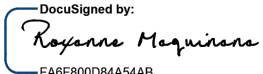

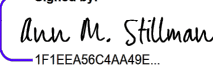
For all San Mateo County service agreements, this Service Agreement Procurement Attestation form must be completed by (a) the Department Head or Department Head designee responsible for approving or recommending approval of the service agreement and any waiver of competitive procurement requirements or waiver of application of a preference under the Local Business Preference Ordinance, (b) the program manager responsible for the agreement, (c) any contract administrator; (d) the Director of Procurement or designee if competitive procurement requirements or application of a preference under the Local Business Preference Ordinance is waived.

Proposed Contractor: COMMERCIAL FIRE PROTECTION

Solicitation/Contract No. and Title: FORMAL RFP/BOARD RESO COMMERCIAL FIRE PROTECTION

1. Neither I, nor my spouse, domestic partner or member of my immediate family or household has a financial interest in the award of this agreement to the proposed contractor.
2. I have not solicited or accepted any gift, favor, or other personal benefit from the proposed contractor (including any agent, owner, employee, board members, or other such affiliates of the contractor) during the procurement process for this agreement, including during the solicitation period and contract negotiations.
3. I do not have an ownership interest in the proposed contractor (other than publicly traded securities that are selected and administered by a third party, such as through a mutual fund or retirement fund), employment or a prospective employment relationship, consulting or advisory arrangement, or board membership with the proposed contractor.
4. I do not have any other personal interest in the award of this agreement or any relationship with the proposed contractor that might tend to affect my objectivity or judgment with respect to the agreement or the proposed contractor or that would reasonably give rise to an appearance of impropriety, such as through immediate family affiliation, non-County business or professional partnership, romantic or sexual relationship or close friendship.

I attest that the foregoing statements are true and correct to the best of my knowledge.

Name	County Dept./Job Title	Signature	Date
ROXANNE MAQUINANA	DPW/PROGRAM SERVICES MGR	DocuSigned by:  FA6F800D84A54AB...	2/4/2026
TORY NEWMAN	DPW/DEPUTY DIRECTOR	DocuSigned by:  1E5E5B59D17A42B...	2/4/2026
ANN STILLMAN	DPW/DIRECTOR	Signed by:  1F1EEA56C4AA49E...	2/4/2026

If you are unable to attest that any one or more of the above statements 1 through 4 is true and correct, please contact the County Executive Office Manager at 650-363-4123 for further assistance.