SUMMARY STATEMENT

ITEM NO.: PATCO-19-014  Subject: Access Control and Fire Detection Inspection Program

COMMITTEE:  Operations and Maintenance

COMMITTEE MEETING DATE:  June 11, 2019

BOARD ACTION DATE:  June 19, 2019

PROPOSAL:  That the Board authorizes staff to enter into an agreement with Johnson Controls to continue to perform Access Control and Fire Detection Inspection Program throughout the PATCO system at a cost not-to-exceed $251,304.46 for a period of five (5) years.

PURPOSE:  To continue to perform Access Control and Fire Detection Inspection Program throughout the PATCO system for a period of five (5) years.

BACKGROUND:  In late 2013, PATCO installed an Access Control system. The system utilizes Authority issued employee ID cards and is designed to limit who can enter a particular facility and creates a log of when entry is granted. Over the past several years, PATCO has expanded the system. Currently, 138 doors and gates throughout PATCO are equipped with access control readers. Access Control is utilized at all PATCO LAN rooms, Public Safety facilities, electrical substations, storeroom, various offices and stations. The system also operates the fans in subway stations for passenger comfort and activates white strobe lights on the ends of the platforms, which serve as a reminder to Train Operators that work is being performed ahead.

In 2017, PATCO replaced its entire fire detection system, as the previous system was outdated and no longer supported. Through a competitive bid process, Johnson Controls (formerly SimplexGrinnell) was awarded the project. The system installed is completely networked, which enables Way and Power Management to have visibility of the entire system utilizing a dedicated workstation located at Lindenwold. The system is expandable and as elevators are installed in the stations not currently equipped with elevators, those station fire alarm systems can be added to the network. Johnson Controls provides the monitoring service and has the responsibility to notify the fire department should an alarm be activated.

Both the Access Control System and Fire Detection System are proprietary Johnson Control products. PATCO has the ability to make
simple repairs; however, only qualified Johnson Controls technicians can service, install and program the equipment associated with both systems. To keep these systems in a state of good repair, at the request of PATCO, Johnson Controls developed an inspection program in which Johnson Controls fully inspects both systems to ensure they are fully operational. Johnson Controls also inspects PATCO owned fire hydrants, dry standpipes, fire pumps and suppression gas systems as part of the overall inspection process. In the field inspection tags are updated on all devices that require such tags, and PATCO is provided reports documenting the findings of the inspection. This inspection program complies with the National Fire Protection Association’s established standards for frequency of inspections. In addition, this inspection program has satisfied several FM Global (DRPA's Insurance carrier) and State of NJ audit concerns. PATCO began utilizing this inspection service in 2017. A five (5) year agreement would lock in the pricing.

It is recommended that an agreement be negotiated with Johnson Controls to perform the inspection services for PATCO’s Access Control and Fire Detection systems for a not-to-exceed total amount of $251,304.46. Upon approval of the Board, an agreement will be negotiated with Johnson Controls to perform inspection services for PATCO’s Access Control and Fire Detection systems.

<table>
<thead>
<tr>
<th>SUMMARY:</th>
<th>Amount:</th>
<th>$251,304.46 (not-to-exceed total for five years)</th>
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<tbody>
<tr>
<td>Source of Funds:</td>
<td>Operating Budget</td>
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<tr>
<td>Capital Project #:</td>
<td>N/A</td>
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<td>Operating Budget:</td>
<td>$50,260.92 – Year 1</td>
<td></td>
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<tr>
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<td>$50,260.92 – Year 2</td>
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<td>Master Plan Status:</td>
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<td>Other Fund Sources:</td>
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</tr>
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<td>Duration of Contract:</td>
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<td>Other Parties Involved:</td>
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RESOLUTION

RESOLVED: That the Board authorizes staff to enter into an agreement with Johnson Controls to perform Access Control and Fire Detection Inspection Program throughout the PATCO system for a period of five (5) years, as per the attached Summary Statement for a total amount not to exceed $251,304.46 during this period; and be it further

RESOLVED: The Chairman, Vice Chairman and the President must approve and are hereby authorized to approve and execute all necessary agreements, contracts, or other documents on behalf of PATCO. If such agreements, contracts, or other documents have been approved by the Chairman, Vice Chairman and President and if thereafter, either the Chairman or Vice Chairman is absent or unavailable, the remaining Officer may execute the said document(s) on behalf of PATCO along with the President. If both the Chairman and Vice Chairman are absent or unavailable, and if it is necessary to execute the said document(s), while they are absent or unavailable, then the President shall execute such document(s) on behalf of PATCO.

SUMMARY:  
Amount: $251,304.46 (not-to-exceed total for five years)
Source of Funds: Operating Budget
Capital Project #: N/A
Operating Budget: $50,260.92 – Year 1
$50,260.92 – Year 2
$50,260.92 – Year 3
$50,260.92 – Year 4
$50,260.92 – Year 5
Master Plan Status: N/A
Other Fund Sources: N/A
Duration of Contract: Five (5) years
Other Parties Involved: N/A
MEMORANDUM: PURCHASES GREATER THAN $25,000

PORT AUTHORITY TRANSIT CORPORATION

TO: John T. Harn, CEO-PATCO
James White, Chief Financial Officer
John T. Harn, CEO-PATCO

FROM: Spiwello, Division Manager

SUBJECT: SOLE SOURCE APPROVAL

PURCHASE REQUISITION:

DATE: Wednesday, May 8, 2019

Background:

PATCO has made a substantial investment in Access Control and Fire Detection Systems located throughout PATCO. To keep these systems in a state of good repair, at the request of PATCO, Johnson Controls (JCI) developed an inspection program whereby JCI fully inspects both systems to ensure both systems are fully operational. JCI also inspects PATCO owned fire hydrants, dry standpipes, fire pumps and suppression gas systems as part of the overall inspection.

Justification for Proprietary/Sole Source:

The Access Control and Fire Detection Systems are both proprietary Johnson Controls products. Therefore, only Johnson Controls qualified technicians can service, install and program the equipment associated with both systems. This inspection program complies with the National Fire Protection Association established standards for frequency of inspections. In addition, this inspection program has satisfied several FM Global (DRPA's insurance carrier) and State of NJ audit concerns. PATCO began utilizing this service in 2017. Sign of a five (5) year agreement would lock in the pricing. For these reasons, we are requesting sole source approval.

Cost:

$50,260.92 per year for five (5) years. Total cost yields $251,304.46

William B. Shaw, Division Manager

John J. Lin, GM-PATCO

James White, CFO

John T. Harn, CEO-PATCO