



711 grand ave, #110
san rafael, ca 94901

ph: 415.226.0855
fax: 415.226.0856
marintransit.org

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November 1, 2021

Honorable Board of Directors
Marin County Transit District
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Contracts for Fire Sprinkler Installation at 3000 Kerner not to exceed \$190,000

Dear Board Members:

RECOMMENDATION: Authorize General Manager to execute two contracts for the purchase and installation of a fire sprinkler system at 3000 Kerner Blvd.

SUMMARY:

Staff recommends that your Board authorize the General Manager to execute contract with Todd Morris Fire Protection for \$77,750 and execute contract with Wildcat Engineering for \$68,600 for the purchase and installation of a fire sprinkler system to be installed at the 3000 Kerner facility.

Background:

The District purchased 3000 Kerner on July 1st, 2021, to be used as a vehicle maintenance and administrative facility for Marin Access programs. Presence of a fire suppression system at vehicle maintenance facilities is required for compliance with California Fire Code. Currently, there is no fire suppression system installed at the facility and insufficient infrastructure to support water capacity necessary for a fire sprinkler system. The District must install infrastructure both underground and inside the building to support a fire sprinkler system.

The fire sprinkler project will be subdivided into belowground, aboveground, and project design. Aboveground and belowground components require different areas of specialization and will be performed by separate companies.

Belowground Work:

The belowground work involves installing a new 4" welded steel fire line between the water main located in Kerner Boulevard and the building. This will require offsite and onsite trenching. Offsite trenching will connect the fire line between the main water line located in the street to the edge of the property line closest to the building. Onsite trenching will then connect to the building.

Two quotes were received for offsite trenching and fire line installation. Based on price and contractor qualifications, Wildcat Engineering was selected at a cost not to exceed \$68,600.

Project Design and Aboveground Work:

The aboveground portion encompasses installation of sprinkler infrastructure for water distribution throughout the building in case of a fire.

Two quotes were received to design the system and install the aboveground fire sprinkler infrastructure. Based on price and qualifications, Todd Morris Fire Protection was selected at a cost not to exceed \$77,750. This cost includes materials, labor to install the aboveground infrastructure, and generation of engineering designs which will be submitted for the permitting of both the aboveground and belowground work.

Permitting:

Project permitting is under the jurisdiction of the Marin Municipal Water District (MMWD). To ensure quality control, MMWD requires underground project materials be purchased directly through them. Materials cost is included in the permitting fee.

MMWD permitting fees are based on multiple criteria and are currently unknown. Upon Board approval, Todd Morris Fire Protection will generate, manage, and submit plans for review and permitting. Overall project cost, duration, complexity, distance from main, pipe gauge and other factors are considered by MMWD when determining the permit cost. Marin Transit Staff has been in contact with MMWD and engineering firms consulting who estimate permit fees on the project range will range from \$20,000 to \$40,000.

Additional permitting will consist of an encroachment permit from the City of San Rafael for offsite trenching. The encroachment permit will not exceed \$1,000.

FISCAL IMPACT:

Including permitting costs, the total cost for the sprinkler system is estimated to be \$187,350. The contract costs and estimated permit fees are shown in the table below.

Firm/Agency	Description	Cost
Todd Morris Fire Protection	Project Design and interior infrastructure installation	77,750
Wildcat Engineering	Exterior fire line installation	68,600
MMWD	Project Permit	40,000
City of San Rafael	Encroachment Permit	1,000
		187,350

This purchase is included in Marin Transit's FY20/21 Budget as "FD: Facility – Kerner Improvements." The project will be funded with local property tax funds.

Respectfully submitted,



Keith Green
Capital Analyst