

**BUCKMAN DIRECT DIVERSION BOARD
SERVICES AGREEMENT
WITH
Johnson Controls Fire Protection LP**

ITEM # 18-0926

THIS AGREEMENT is made and entered into by and between the Buckman Direct Diversion Board ("BDDDB") and Johnson Controls Fire Protection LP ("Contractor"). The effective date of this Agreement shall be the date when it is executed by the Facilities Manager.

1. SCOPE OF SERVICES

Contractor shall provide services for the BDDDB as follows and as listed on Exhibit A and B attached hereto:

- A. Annual fire alarm test and inspection service.
- B. Quarterly suppression services, wet fire sprinkler test and inspection.
- C. Semi-annual fire alarm and gas suppression system, test and inspection services.
- D. Annual backflow test and inspection.
- E. Annual fire extinguisher inspections.
- F. Annual inspection service maintenance as requested by the Safety Officer.
- G. Installation of six (6) new sprinklers. Two (2) in each stated area: Chemical Building, Main Building Mechanical room and Main Building Laundry room.

2. STANDARD OF PERFORMANCE; LICENSES

A. Contractor represents that Contractor possesses the personnel, experience and knowledge necessary to perform the Scope of Services described in this Agreement. Contractor shall perform its services in accordance with generally accepted standards and practices customarily utilized by competent consulting firms in effect at the time Contractor's services are rendered.

B. Contractor agrees to obtain and maintain throughout the term of this Agreement, all applicable professional and business licenses required by law, for itself, its employees, agents, representatives and subcontractors.

3. COMPENSATION

A. Compensation under this Agreement shall be Eleven Thousand Four Hundred Seventy-Two Dollars .72/100 (\$11,472.72) inclusive of applicable gross receipts tax, as described in Exhibit A and B.

B. Contractor shall be responsible for payment of gross receipts taxes levied by the State of New Mexico on the sums paid under this Agreement.

C. Payment shall be made upon receipt and approval by the BDDDB of detailed statements containing a report of services completed. Compensation shall be paid only for services actually performed.

4. APPROPRIATIONS

The terms of this Agreement are contingent upon sufficient appropriations and authorization being made by the BDDDB for the performance of this Agreement. If sufficient appropriations and authorization are not made, this Agreement shall terminate upon written notice being given by the BDDDB to Contractor. The BDDDB's decision as to whether sufficient appropriations are available shall be accepted by Contractor and shall be final.

5. TERM AND EFFECTIVE DATE

This Agreement shall be effective when signed by the BDDDB and terminate June 30, 2019.

6. TERMINATION

A. This Agreement may be terminated by the BDDDB upon 30 days written notice to Contractor. In the event of such termination:

(1) Contractor shall render a final report of the services performed up to the date of termination and shall turn over to the BDDDB original copies of all work product, research or papers prepared under this Agreement.

(2) If payment has not already been made, Contractor shall be paid for services rendered and expenses incurred through the date Contractor receives notice of such termination. If full payment has been made, Contractor agrees to prorate to the date of termination and refund all amounts received for any months after the termination date.

7. STATUS OF CONTRACTOR; RESPONSIBILITY FOR PAYMENT OF EMPLOYEES AND SUBCONTRACTORS

A. Contractor and its agents and employees are independent contractors performing professional services for the BDDDB and are not employees of the BDDDB. Contractor, and its agents and employees, shall not accrue leave, retirement, insurance, bonding, use of BDDDB vehicles, or any other benefits afforded to employees of the BDDDB as a result of this Agreement.

B. Contractor shall be solely responsible for payment of wages, salaries and benefits to any and all employees or contractors retained by Contractor in the performance of the services under this Agreement.

C. Contractor shall comply with the City of Santa Fe Minimum Wage, Article 28-1-SFCC 1987, as well as any subsequent changes to such article throughout the term of this Agreement.

8. CONFIDENTIALITY

Any confidential information provided to or developed by Contractor in the performance of this Agreement shall be kept confidential and shall not be made available to any individual or organization by Contractor without the prior written approval of the BDDDB.

9. CONFLICT OF INTEREST

Contractor warrants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this Agreement. Contractor further agrees that in the performance of this Agreement no persons having any such interests shall be employed.

10. ASSIGNMENT; SUBCONTRACTING

Contractor shall not assign or transfer any rights, privileges, obligations or other interest under this Agreement, including any claims for money due, without the prior written consent of the BDDDB. Contractor shall not subcontract any portion of the services to be performed under this Agreement without the prior written approval of the BDDDB.

11. RELEASE

Contractor, upon acceptance of final payment of the amount due under this Agreement, releases the BDDDB, the City of Santa Fe, Santa Fe County, Las Campanas Water and Sewer Cooperative and The Club at Las Campanas; their officers, officials and employees, from all liabilities, claims and obligations whatsoever arising from or under this Agreement. If not completed at the time of final payment, Contractor shall remain obligated to complete the Scope of Services and other obligations of this Agreement. Contractor agrees not to purport to bind the BDDDB to any obligation not assumed herein by the BDDDB unless Contractor has express written authority to do so, and then only within the strict limits of that authority.

12. INSURANCE

A. Contractor shall not begin the services required under this Agreement until it has:

(i) obtained, and upon the BDDDB's request provided to the BDDDB, insurance certificates reflecting evidence of all insurance required herein; however, the BDDDB reserves the right to request, and Contractor shall submit, copies of any policy upon reasonable request by the

BDDDB; (ii) obtained BDDDB approval of each company or companies as required below; and (iii) confirmed that all policies contain the specific provisions required. Contractor's liabilities, including but not limited to Contractor's indemnity obligations, under this Agreement, shall not be deemed limited in any way to the insurance coverage required herein. Maintenance of specified insurance coverage is a material element of this Agreement and Contractor's failure to maintain or renew coverage or to provide evidence of renewal during the term of this Agreement may be treated as a material breach of Agreement by the BDDDB.

B. Further, Contractor shall not modify any policy or endorsement thereto which increases the BDDDB's exposure to loss for the duration of this Agreement.

C. **Types of Insurance.** At all times during the term of this Agreement, Contractor shall maintain insurance coverage as follows:

(1) **Commercial General Liability.** Commercial General Liability (CGL) Insurance must be written on an ISO Occurrence form or an equivalent form providing coverage at least as broad which shall cover liability arising from any and all bodily injury, personal injury or property damage providing the following minimum limits of liability.

General Annual Aggregate (other than Products/Completed Operation)	\$1,000,000
Products/Completed Operations Aggregate Limit	\$1,000,000
Personal Injury Limit	\$1,000,000
Each Occurrence	\$1,000,000

(2) **Automobile Liability.** For all of Contractor's automobiles including owned, hired and non-owned automobiles, Contractor shall keep in full force and effect, automobile liability insurance providing coverage at least as broad for bodily injury and

property damage with a combined single limit of not less than \$1 million per accident. An insurance certificate shall be submitted to the BDDDB that reflects coverage for any automobile [any auto].

(3) **Workers' Compensation.** For all of Contractor's employees who are subject to this Agreement and to the extent required by any applicable state or federal law, Contractor shall keep in full force and effect, a Workers' Compensation policy & Employers Liability policy. That policy shall provide Employers Liability Limits as follows:

Bodily Injury by Accident	\$500,000	Each Accident
Bodily Injury by Disease	\$500,000	Each Employee
Bodily Injury by Disease	\$500,000	Policy Limit

Contractor shall provide an endorsement that the insurer waives the right of subrogation against the BDDDB, City of Santa Fe, Santa Fe County, Las Campanas Water and Sewer Cooperative and The Club at Las Campanas; their respective elected officials, officers, employees, agents, volunteers and representatives.

D. **Cancellation.** Except as provided for under New Mexico law, all policies of insurance required hereunder must provide that the BDDDB is entitled to thirty (30) days prior written notice (10 days for cancellation due to non-payment of premium) of cancellation or non-renewal of the policy or policies as evidence by an endorsement to the policies which shall be attached to the certificates of insurance. Cancellation provisions in insurance certificates shall not contain the qualifying words "endeavor to" and "but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives". In the event Contractor's insurance carriers will not agree to this notice requirement, Contractor will provide written notice to the BDDDB within four working days of Contractor's receipt of notice

from its insurance carrier(s) of any cancellation, nonrenewal or material reduction of the required insurance.

E. **Insurer Requirements.** All insurance required by express provision of this Agreement shall be carried only by responsible insurance companies that have rated “A-” and “V” or better by the A.M. Best Key Rating Guide, that are authorized to do business in the State of New Mexico, and that have been approved by the BDDDB. The BDDDB will accept insurance provided by non-admitted, “surplus lines” carriers only if the carrier is authorized to do business in the State of New Mexico.

F. **Deductibles.** All deductibles or co-payments on any policy shall be the responsibility of Contractor.

G. **Specific Provisions Required.**

(1) Each policy shall expressly provide, and an endorsement shall be submitted to the BDDDB, that the policy or policies providing coverage for Commercial General Liability must be endorsed to include as an Additional Insured, the BDDDB, City of Santa Fe, Santa Fe County, Las Campanas Water and Sewer Cooperative and The Club at Las Campanas; their respective elected officials, officers, employees, agents, volunteers and representatives.

(2) All policies required herein are primary and non-contributory to any insurance that may be carried by the BDDDB, City of Santa Fe, Santa Fe County, Las Campanas Water and Sewer Cooperative and The Club at Las Campanas; their respective elected officials, officers, employees, agents, volunteers and representatives, as reflected in an endorsement which shall be submitted to the BDDDB.

(a) Contractor agrees that for the time period defined above, there will be no changes or endorsements to the policy that increase the BDDDB's exposure to loss.

(b) Before performing any services, Contractor shall provide the BDDDB with all Certificates of Insurance accompanied with all endorsements.

(c) The BDDDB reserves the right, from time to time, to review Contractor's insurance coverage, limits, and deductible and self-insured retentions to determine if they are acceptable to the BDDDB. The BDDDB will reimburse Contractor for the cost of the additional premium for any coverage requested by the BDDDB in excess of that required by this Agreement without overhead, profit, or any other markup.

(d) Contractor may obtain additional insurance not required by this Agreement.

13. INDEMNIFICATION

General Indemnification. To the greatest extent permitted by law, Contractor shall indemnify, hold harmless and defend the BDDDB, City of Santa Fe, Santa Fe County, Las Campanas Water and Sewer Cooperative and The Club at Las Campanas; their respective elected officials, officers, employees, agents, volunteers and representatives from all losses, damages, claims or judgments, including payments of all attorneys' fees and costs on account of any suit, judgment, execution, claim, action or demand whatsoever arising from Contractors performance or non-performance under this Agreement as well as the performance or non-performance of Contractor's employees, agents, representatives and subcontractors or any tier.

14. NEW MEXICO TORT CLAIMS ACT

Any liability incurred by the BDDDB in connection with this Agreement is subject to the immunities and limitations of the New Mexico Tort Claims Act, NMSA 1978, § 41-4-1, *et seq.*, as amended. The BDDDB and their “public employees” as defined in the New Mexico Tort Claims Act, do not waive sovereign immunity, do not waive any defense and do not waive any limitation of liability pursuant to law. No provision in this Agreement modifies or waives any provision of the New Mexico Tort Claims Act.

15. THIRD PARTY BENEFICIARIES

By entering into this Agreement, the parties do not intend to create any right, title or interest in or for the benefit of any person other than the BDDDB and Contractor. No person shall claim any right, title or interest under this Agreement or seek to enforce this Agreement as a third party beneficiary of this Agreement.

16. RECORDS, DOCUMENT CONTROL AND AUDIT

A. Contractor shall conform with and participate in the Document Control policies of the BDDDB or the City of Santa Fe. Contractor shall maintain, throughout the term of this Agreement and for a period of three years thereafter, all records that relate to the scope of services provided under this Agreement.

B. Detailed records that indicate the date, time and nature of services rendered shall also be retained for a period of three years after the term of this agreement expires. These records shall be subject to inspection by the City of Santa Fe, the Department of Finance and Administration, the State Auditor. The BDDDB and the City of Santa Fe shall have the right to audit the billing both before and after payment to Contractor. Payment under this Agreement shall not foreclose the right of the BDDDB or the City of Santa Fe to recover excessive or illegal payments.

17. APPLICABLE LAW; CHOICE OF LAW; VENUE

Contractor shall abide by all applicable federal and state laws and regulations, and all ordinances, rules and regulations of the BDDDB. In any action, suit or legal dispute arising from this Agreement, Contractor agrees that the laws of the State of New Mexico shall govern. Any action or suit commenced in the courts of the State of New Mexico shall be brought in the First Judicial District Court.

18. AMENDMENT

This Agreement shall not be altered, changed or modified except by an amendment in writing executed by the parties hereto.

19. SCOPE OF AGREEMENT

This Agreement incorporates all the agreements, covenants, and understandings between the parties hereto concerning the services to be performed hereunder, and all such agreements, covenants and understandings have been merged into this Agreement. This Agreement expresses the entire Agreement and understanding between the parties with respect to said services. No prior agreement or understanding, verbal or otherwise, of the parties or their agents shall be valid or enforceable unless embodied in this Agreement.

20. NON-DISCRIMINATION

During the term of this Agreement, Contractor shall not discriminate against any employee or applicant for an employment position to be used in the performance of services by Contractor hereunder, on the basis of ethnicity, race, age, religion, creed, color, national origin, ancestry, sex, gender, sexual orientation, physical or mental disability, medical condition, or citizenship status.

21. SEVERABILITY

In case any one or more of the provisions contained in this Agreement or any application thereof shall be invalid, illegal or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions contained herein and any other application thereof shall not in any way be affected or impaired thereby.

22. NOTICES

Any notices requests, demands, waivers and other communications given as provided in this Agreement will be in writing and will be deemed to have been given if delivered in person (including by Federal Express or other personal delivery service), or mailed by certified or registered mail, postage prepaid, and addressed to Seller or Buyer at the following addresses:

BDDB: Charles Vokes
Facilities Manager
Buckman Direct Diversion
341 Caja Del Rio Road
Santa Fe, NM 87506
Email: cmvokes@ci.santa-fe.nm.us

With a copy to: Nancy R. Long, Esq.
BDDB Independent Counsel
Long, Komer & Associates, P.A.
2200 Brothers Road
P. O. Box 5098
Santa Fe, NM 87502-5098
Email: nancy@longkomer.com

CONTRACTOR: Johnson Controls Fire Protection
5500 Midway Park PI NE
Albuquerque, NM 87109
Attn: Jennifer Braziel
jennifer.braziel@jci.com

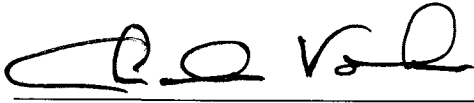
Any such notice sent by registered or certified mail, return receipt, shall be deemed to have been duly given and received seventy-two (72) hours after the same is so addressed and mailed with postage prepaid. Notice sent by recognized overnight delivery service shall be

effective only upon actual receipt thereof at the office of the addressee set forth above, and any such notice delivered at a time outside of normal business hours shall be deemed effective at the opening of business on the next business day. Notice sent by email shall be effective only upon actual receipt of the original unless written confirmation is sent by the recipient of the email stating that the notice has been received, in which case the notice shall be deemed effective as of the date specified in the confirmation. Any party may change its address for purposes of this paragraph by giving notice to the other party as herein provided. Delivery of any copies as provided herein shall not constitute delivery of notice hereunder.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth below.

***[BALANCE OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]***

BUCKMAN DIRECT DIVERSION BOARD


By: 
Charles Vokes, BDD Facilities Manager

Date: 16 May 18

APPROVED AS TO FORM

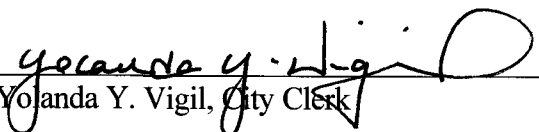

Nancy R. Long, BDDDB Counsel

APPROVED

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City Finance Director

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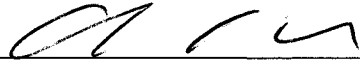
ATTEST

 all
Yolanda Y. Vigil, City Clerk

File Date: 8-16-18

CONTRACTOR:

Johnson Controls Fire Protection LP

Signature: 

Printed Name: Andrew Ross

Title: Market Director

Date: 7/31/18

NM Taxation & Revenue

CRS # 02-989471-00-00

City of Santa Fe Business

Registration # 93128

EXHIBIT A

Contractor: SimplexGrinnell	NM Schedule Fire Alarm & Suppression Services: 30-000-13-00085
Sales Representative: Jennifer Brazier	(District #) 467
Street: 5500 Midway Park Pl NE	
City: Albuquerque	
State: NM	
Phone #: (505) 313-8099	
End-User Facility Name & Account #: Buckman Regional Water Treatment Plant (2223882)	
Address: 341 Caja Del Rio	
Zip Code: 87506	
Service Term: July 1, 2018 - June 30, 2019	
Quote Date: 4-May-18	
Fire Alarm Services SIN: 561-001 (Annual)	
	Device Count
Non-Simplex Fire Alarm Control Panel (Addressable) (EST IO-500)	4
NAC Power Extender (Includes Battery Testing)	4
D.A.C.T.	4
Duct detector Functional Test Only	2
Heat Detector non-restorable	2
Smoke detector: photoelectric (Includes Detector Cleaning)	31
Smoke detector: beam detection	1
Fire Alarm Box (Manual Pull Station)	46
Sprinkler Water Flow Switch Electrical only	2
Sprinkler Tamper Switch Electrical only	4
Fire Alarm Audio Visual Device (A/V)	81
Travel/Per Diem (2 Technicians x 1 Way Travel x 1 Trip Annually)	2
Normal Business Hours (Pre-Tax) Total	
	\$2,794.50
Suppression Services SIN: 561-002 (Quarterly)	
	Device Count
Wet Pipe Inspection (Includes (1) Riser, tamper and flow)	2
Travel/Per Diem (1 Technician x 1 Way Travel x 4 Trips Annually)	4
Normal Business Hours (Pre-Tax) Total	
	\$1,772.75
Suppression Services SIN: 561-002 (Annual)	
	Device Count
Back Flow Preventer Inspection	2
Travel/Per Diem (1 Technician x 1 Way Travel x 1 Trip Annually)	1
Normal Business Hours (Pre-Tax) Total	
	\$501.66
New Products SIN: 541-099 (Annual)	
	Device Count
Inspection service maintenance: up to 5 units	5
Inspection service maintenance: 6 or more units (Enter total # of additional units above 5)	62
Inspection service maintenance: recharge protection fee	67
Travel/Per Diem (1 Technician x 1 Trip Annually)	2
Normal Business Hours (Pre-Tax) Total	
	\$2,115.30
New Products SIN: 541-099 (Semi-Annual)	
	Device Count
FM200 or Halon System - Up to 300 lb tank.	1
Control Panel Special Systems	1
Smoke detector: photoelectric (Includes Detector Cleaning)	2
Fire Alarm Box (Manual Pull Station)	3
Fire Alarm Audio Visual Device (A/V)	2
Travel/Per Diem (1 Technician x 1 Additional Trip Annually)	2
Normal Business Hours (Pre-Tax) Total	
	\$1,401.85
ESTIMATED Taxes (7.5%)	
	\$648.99

EXHBIT B

SimplexGrinnell New Mexico Service Quote for Time & Materials (Not to Exceed)

SCOPE OF WORK: Inspectors recommended adding sprinkler coverage: Technician will drain system at Chemical Building add (2) upright fire sprinkler at the mechanical room, restore the system to normal and check for leaks. At Main building, he will drain the system add (2) upright fire sprinkler heads in mechanical room. At the Laundry, (2) fire sprinkler heads are within 1' of a heat vent, sprinkler heads will be changed to a 1/2" 200* chrome, quick response head. Upon completion, he will restore the system to normal, check for leaks. ***A lift will be required to access the pipe for the sprinkler heads, customer may need to assist in manuevering lift to area needing sprinkler head install.	
Estimated labor hours 12 @ rate of \$107.81 including travel per hour	\$1293.72
<i>(Labor to be performed during normal business hours only, unless otherwise specified)</i>	
Estimated Parts/Materials: (Material List Attached if over \$100.00) Parts/Materials are "open market items" <u>not</u> on the SimplexGrinnell New Mexico Contract (30-000-13-00085). They are being quoted as open market items and are considered as such under any resultant order.	\$242.78
Subcontractor (If required)	\$0.00
Permits / Fees Lift rental	\$484.05
Additional testing (I.e.: Certification test by AHJ) Additional testing items are "open market items" <u>not</u> on the SimplexGrinnell New Mexico Contract (30-000-13-00085). They are being quoted as open market items and are considered as such under any resultant order.	\$0.00
Subcontractor (If required) (Billing will depict actual labor, materials used, and tax)	0.00

MATERIAL LIST

Customer Name: Buckman Regional Water Treatment
 Location #: Buckman Regional Water Treatment

DESCRIPTION	QTY	PRICE	TOTAL
Sprinkler heads, brass upright 200*	4	\$28.11	
Pipe, fittings, misc connections NOT TO EXCEED	1	\$100.00	
Sprinkler head 1/2" 200* white and chrome QR with escutcheons	2	\$15.17	
TOTAL MATERIAL COST (PRE-TAX)			