



Board Report

File #: 2025-0746, **File Type:** Contract

Agenda Number: 22.

OPERATIONS, SAFETY, AND CUSTOMER EXPERIENCE COMMITTEE NOVEMBER 20, 2025

SUBJECT: CHEMICAL FIRE SUPPRESSION TESTING AND CERTIFICATION

ACTION: AWARD CONTRACT

RECOMMENDATION

AUTHORIZE the Chief Executive Officer to award a firm fixed unit rate Contract No. OP127011(2) 0008370 to Majestic Fire Inc., DBA Kord Fire Protection, to provide chemical fire suppression testing, replacement and certification services in the Not-To-Exceed (NTE) amount of \$819,035 for the three-year base period, \$273,145 for option year one, and \$273,145 for option year two, for a combined NTE amount of \$1,365,325, effective March 1, 2026, subject to the resolution of any properly submitted protest(s), if any.

ISSUE

The existing fire suppression testing, replacement, and certification contract expires February 28, 2026. To avoid a lapse in service and continue providing these critical services, ensuring compliance with regulatory requirements of the Authority Having Jurisdiction (AHJ), National Fire Prevention Association (NFPA) 25, and California Code of Regulations (CCR), a new contract award is required effective March 1, 2026.

BACKGROUND

On February 24, 2020, Metro awarded a five-year, firm-fixed unit rate Contract No. OP59758-30003367 to Omega Fire Protection, Inc., DBA Kord Fire for systemwide regulatory annual and semi-annual inspection and certification of portable dry chemical, CO², and Halon extinguishers, as well as Pyro, CO², Halon, and FM200 flooding fire suppression systems. The scope of services includes inspection, testing, repair, recharging, certification, fusible link replacement, and hydrostatic testing of all integral components of chemical fire suppression systems and is performed to be in compliance with regulatory AHJ, NFPA 25, and CCR standards and requirements.

During the term of the existing contract, the scope of services expanded to include K Line (Crenshaw/LAX), LAX/Metro Transit Center, Regional Connector, Metro Headquarters Building, Union Station West Portal, and the Emergency Security Operations Center (ESOC). The existing contract currently includes inspections and certifications for 4,270 portable extinguishers and 96 flooding systems.

Under the current contract, Omega Fire Protection, Inc., DBA Kord Fire, has continued to provide satisfactory services, performing annual and semi-annual inspections and certifications for portable dry chemical, CO₂, and Halon extinguishers, as well as Pyro, CO₂, Halon, and FM200 flooding fire suppression systems.

In October of 2023, Omega Fire Inc., DBA Kord Fire Protection, Majestic Fire Inc., DBA Kord Fire Protection, and Kord Fire Protection announced that they would henceforth be operating as Majestic Fire Inc., DBA Kord Fire Protection. For the new solicitation in 2025, the firm submitted a bid under their new name, Majestic Fire Inc., DBA Kord Fire Protection.

DISCUSSION

Under the new contract recommended for award, the contractor, Majestic Fire Inc., DBA Kord Fire Protection, will continue to perform systemwide annual and semi-annual testing and certification of chemical fire suppression systems to ensure compliance with regulatory AHJ, NFPA 25, and CCR standards and requirements. These systems are essential for protecting critical infrastructure, equipment, and personnel in areas where traditional water-based suppression is not effective (i.e., electrical rooms). Regular testing ensures dependability, minimizes fire-related risks, and helps maintain safe and uninterrupted transit operations.

During the term of the new contract, and to support Metro's system expansion projects, the number of portable extinguishers will increase from 4,270 to 4,427, and the number of flooding systems will increase from 96 to 103 to include Metro D Line (Purple) Extension Phases I, II, & III and A Line (Blue) Foothill Extension Phase 2B.

DETERMINATION OF SAFETY IMPACT

The approval of this item will ensure timely testing, certification, and repair of the fire suppression systems, regulatory compliance with AHJ, NFPA 25, and CCR standards, and the delivery of safe and reliable services to Metro employees and patrons.

FINANCIAL IMPACT

The budget includes funding of \$132,240 for the remainder of FY26 under cost center 8370-Facilities Contracted Maintenance Services, account 50308, Service Contract Maintenance, under various projects.

Since this is a multi-year contract, the cost center manager and Deputy Chief Operations Officer, Shared Mobility, will be accountable for budgeting the cost in future years.

Impact to Budget

The current source of funds for this action includes operating eligible funds, including Passenger Fares, Propositions A and C, Measures R and M sales tax revenues, State Transit Assistance (STA), and the Transportation Development Act. These funding sources are eligible for bus and rail

operations. Given approved guidelines and provisions, using these funding sources leverages maximum project fund use.

EQUITY PLATFORM

The mandated testing and certification services provided by this contract will be applied equally to chemical fire suppression systems at all Metro divisions, stations, and locations. While patrons have minimal to no interaction with these systems, it is imperative that the systems are tested and certified to ensure proper operation during an emergency in order to continue providing safe and reliable services, while safeguarding patrons, employees, and critical equipment.

As part of this contract solicitation, Metro conducted two system-wide Metro Connect Industry Forum Outreach events on October 16, 2024, and April 7, 2025, to provide an overview of the Small Business Programs requirements for competitively negotiated procurements.

The Diversity and Economic Opportunity Department (DEOD) established a 25% SBE goal and 3% Disabled Veterans Business Enterprise (DVBE) goal for this solicitation. Majestic Fire Inc., DBA Kord Fire, an SBE firm, exceeded the goal by making a 95% SBE and 3% DVBE commitment.

VEHICLE MILES TRAVELED OUTCOME

VMT and VMT per capita in Los Angeles County are lower than national averages, the lowest in the SCAG region, and on the lower end of VMT per capita statewide, with these declining VMT trends due in part to Metro's significant investment in rail and bus transit. Metro's Board-adopted VMT reduction targets align with California's statewide climate goals, including achieving carbon neutrality by 2045. To ensure continued progress, all Board items are assessed for their potential impact on VMT.

As part of these ongoing efforts, this item is expected to contribute to further reductions in VMT. This item supports Metro's systemwide strategy to reduce VMT through these testing, certification, and maintenance activities that will improve bus and rail station safety and further encourage transit ridership. Metro's Board-adopted VMT reduction targets were designed to build on the success of existing investments, and this item aligns with those objectives.

*Based on population estimates from the United States Census and VMT estimates from Caltrans' Highway Performance Monitoring System (HPMS) data between 2001-2019.

IMPLEMENTATION OF STRATEGIC PLAN GOALS

This Board action supports Strategic Goal 5; Provide responsive, accountable, and trustworthy governance within the Metro organization. Providing on-time regulatory annual and semi-annual mandated testing and certification services of chemical fire suppression systems ensures compliance with fire/life safety regulatory standards and requirements while protecting critical equipment and providing a safe environment for Metro employees and patrons.

ALTERNATIVES CONSIDERED

The Board may elect not to approve this recommendation. This option is not recommended as it would result in a gap in service, severely impacting safety, operations, and accessibility to Metro's system.

With the completion of a financial-based insourcing study based on a quantitative and qualitative assessment, staff have analyzed insourcing options for chemical fire suppression testing, replacement and certification services, among other services. Based on initial findings, chemical fire suppression testing, replacement and certification services were not recommended for insourcing as this would require the hiring and training of additional personnel with certification from the Office of the State Fire Marshal, the purchase of additional equipment, vehicles, and supplies to support the expanded responsibility.

NEXT STEPS

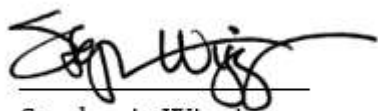
Upon approval by the Board, staff will execute Contract No. OP1270110008370 with Majestic Fire Inc., DBA Kord Fire, to provide chemical fire suppression testing, replacement and certification services effective March 1, 2026.

ATTACHMENTS

Attachment A - Procurement Summary
Attachment B - DEOD Summary

Prepared by: Carlos Martinez, Senior Director, Facilities Contracted Maintenance Services, (213) 922-6761
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Reviewed by: Conan Cheung, Chief Operations Officer, (213) 418-3034


Stephanie Wiggins
Chief Executive Officer

PROCUREMENT SUMMARY

CHEMICAL FIRE SUPPRESSION TESTING AND CERTIFICATION/ OP127011(2)0008370

1.	Contract Number: OP127011(2)0008370	
2.	Recommended Vendor: Majestic Fire Inc. DBA Kord Fire Protection	
3.	Type of Procurement (check one): ☒ IFB ☐ RFP ☐ RFP-A&E ☐ Non-Competitive ☐ Modification ☐ Task Order	
4.	Procurement Dates:	
	A. Issued : 4/9/2025	
	B. Advertised/Publicized: 4/9/2025	
	C. Pre-Bid Conference: 4/16/2025	
	D. Bids Due: 5/19/2025	
	E. Pre-Qualification Completed: 6/17/2025	
	F. Ethics Declaration Forms Submitted to Ethics: 5/19/2025	
	G. Protest Period End Date: 11/26/2025	
5.	Solicitations Downloaded: 8	Bids Received: 1
6.	Contract Administrator: Misty Atalanta Alderaan	Telephone Number: (213)922-7673
7.	Project Manager: Marisol Cabral	Telephone Number: (213)922-5021

A. Procurement Background

This Board Action is to approve the award of Contract No. OP127011(2)0008370 to Majestic Fire Inc., DBA Kord Fire Protection issued in support of chemical fire suppression testing and certification to facilitate systemwide annual and semi-annual testing and certification of chemical fire suppression systems installed throughout Metro bus, rail, customer, and administrative support facilities to ensure compliance with regulatory standards and requirement. Board approval of contract awards is subject to the resolution of any properly submitted protest(s), if any.

On November 1, 2024, Invitation for Bids (IFB) No. OP127011 was issued as a competitive sealed bid procurement in accordance with Metro's Acquisition Policy and the contract type was a firm fixed unit rate. This IFB was issued under the Small Business Set Aside Program which required bidders to be Metro Certified Small Business Enterprises (SBE) to be eligible to participate in this solicitation. No bids were received on the bid due date.

Since no bids were received, on April 9, 2025, the solicitation was reissued as IFB No. OP127011(2) as a competitive sealed bid procurement in accordance with Metro's Acquisition Policy and the contract type is firm fixed unit rate. Metro's Diversity & Economic Opportunity Department (DEOD) recommended a 25% SBE goal and 3% Disabled Veteran Business Enterprise (DVBE) goal for this procurement and the solicitation was subject to the Local Small Business Enterprise (LSBE)

Preference Program which gives eligible LSBE bidders a 5% preference as a bid price reduction.

Two (2) amendments were issued during the solicitation phase of this IFB:

- Amendment No. 1, issued on April 30, 2025, revised the scope of services, updated the SBE/DVBE forms, and added required bidder exhibits.
- Amendment No. 2, issued on May 8, 2025, revised the schedule of quantities and prices.

A total of 8 firms downloaded the IFB and were included in the planholders' list. A virtual pre-bid conference was held on April 16, 2025, and was attended by 1 firm.

On May 19, 2025, the bid due date, Metro received 1 bid from Majestic Fire Inc., dba Kord Fire Protection (Kord Fire Protection). Since only 1 bid was received, Metro staff conducted a market survey of the firms on the planholders' list to determine why no other bids were received. The sole firm who responded to the market survey explained they were not certified for fire suppression testing.

The results of the market survey indicated that factors beyond Metro's control were responsible for the firm's decision not to bid, and as such, the solicitation could proceed to be awarded as a competitive award.

B. Evaluation of Bids

This procurement was conducted in accordance with and complies with Metro's Acquisition Policy for a competitive sealed bid. Kord Fire Protection's bid submission was evaluated to determine responsiveness to the solicitation requirements. Areas of responsiveness include meeting all listed minimum qualifications, such as years of experience providing testing and certification services and possession of a current license issued by the State Fire Marshall.

Kord Fire Protection was determined to be qualified to perform the required services based on the IFB requirements.

C. Price Analysis

The recommended bid price from Kord Fire Protection has been determined to be fair and reasonable based on the Independent Cost Estimate (ICE), price analysis, fact-finding, and technical evaluation. The bid is 25.19% below the ICE, resulting in a savings of \$459,615. The savings are due to lower overall unit rates than the existing contract which can be attributed to the expectation of competition through the sealed bidding process.

Bidder Name	Metro ICE	Bid Amount
Majestic Fire, Inc. dba Kord Fire Protection	\$ 1,824,940	\$1,365,325

D. Background on Recommended Contractor

Majestic Fire, Inc., dba Kord Fire Protection was founded in 1990 and is a licensed and bonded, full-service Fire Protection contractor. With over 3 decades of industry experience, Kord's service and engineering departments have been performing similar and related services. Kord is the incumbent contractor and has consistently provided satisfactory service since 2020.

DEOD SUMMARY

**CHEMICAL FIRE SUPPRESSION TESTING AND CERTIFICATION /
OP127011(2)0008370**

A. Small Business Participation

The Diversity and Economic Opportunity Department (DEOD) established a 25% Small Business Enterprise (SBE) and 3% Disabled Veteran Business Enterprise (DVBE) goal for this solicitation. Majestic Fire, Inc., DBA Kord Fire, an SBE firm, exceeded the goal by making a 95% SBE and 3% DVBE commitment.

Small Business Goal	25% SBE 3% DVBE	Small Business Commitment	95% SBE 3% DVBE
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	SBE Subcontractor	% Committed	LSBE	Non-LSBE
1.	Majestic Fire, Inc. DBA Kord Fire (SBE Prime)	95%	X	
	Total Commitment	95%		

	DVBE Subcontractor	% Committed	LSBE	Non-LSBE
1.	DVBE Suppliers	3%		X
	Total Commitment	3%		

B. Local Small Business Preference Program (LSBE)

Majestic Fire, Inc., DBA Kord Fire is an LSBE prime and is eligible for the LSBE preference; however, the firm was the sole bidder.

C. Living Wage and Service Contract Worker Retention Policy Applicability

The Living Wage and Service Contract Worker Retention Policy is not applicable to this contract.

D. Prevailing Wage Applicability

Prevailing Wage requirements are applicable to this project. DEOD will monitor contractors' compliance with the State of California Department of Industrial Relations (DIR), California Labor Code, and, if federally funded, the U S Department of Labor (DOL) Davis Bacon and Related Acts (DBRA).

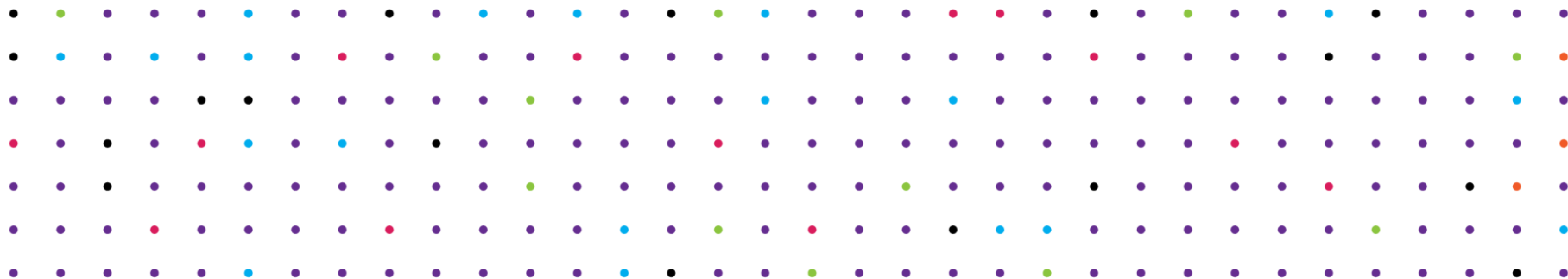
E. Project Labor Agreement/Construction Careers Policy

Project Labor Agreement/Construction Careers Policy is not applicable to this Contract. PLA/CCP is applicable only to construction contracts that have a construction related value in excess of \$2.5 million.

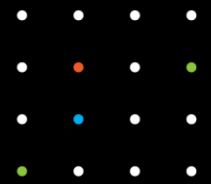
F. Manufacturing Careers Policy

The Manufacturing Careers Policy (MCP) does **not apply** to this contract. The MCP is required on Metro's Rolling Stock RFPs, with an Independent Cost Estimate of at least \$50 million.

CHEMICAL FIRE SUPPRESSION TESTING AND CERTIFICATION

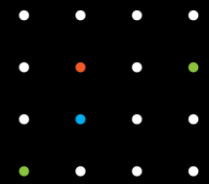


RECOMMENDATION



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ISSUE & DISCUSSION



AWARDEE

Majestic Fire Inc. DBA Kord Fire

NUMBER OF BIDS/PROPOSALS

One (1) bid received from Majestic Fire Inc. DBA Kord Fire

Three-Year Base Contract	\$819,035
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Option Year One	\$273,145
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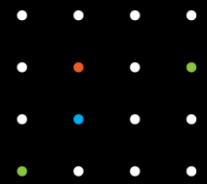
<u>Option Year Two</u>	<u>\$273,145</u>
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Five (5) Year NTE Amount	\$1,365,325
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DEOD COMMITMENT

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ISSUE & DISCUSSION



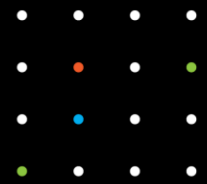
ISSUE

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ISSUE & DISCUSSION



DISCUSSION (Continued)

During the term of the new contract, and to support Metro's system expansion projects, the number of portable extinguishers will increase from 4,270 to 4,427 and the number of flooding systems will increase from 96 to 103 to include Metro D Line (Purple) Extension Phases I, II, & III and A Line (Blue) Foothill Extension Phase 2B.