



AGENDA REPORT

PROPOSED ACTION: Resolution: Approve and Authorize the Executive Director to Execute a New Agreement with EKC Enterprises, Inc. for Fire System Upgrades at Terminal 2, for an Amount Not to Exceed \$500,000; and Find that the Proposed Action is Exempt Under the California Environmental Quality Act.

Submitted By: Craig Simon, Director of Aviation; Kristi McKenney, Executive Director

Parties Involved: EKC Enterprises, Inc.,
Fresno, California

Amount: \$500,000 (capital expense)

EXECUTIVE SUMMARY: The current fire alarm system serving the Oakland San Francisco Bay Airport (Airport) Terminal 2 was installed in 2004 and now requires an upgrade to replace fire detection devices and associated equipment nearing the end of life. The devices slated for replacement are essential to maintaining a fully functional fire detection system. Proactive replacement will ensure that passengers, tenants, and employees continue to benefit from a safe and fully operational fire alarm system.

BACKGROUND & ANALYSIS

The existing fire alarm devices in Terminal 2 are Honeywell Apollo-manufactured units originally installed on the Gamewell 600-series panels. After the Gamewell panels were discontinued, the system was upgraded to an E3 fire alarm platform using ILI95-E3 series boards. Terminal 1 was previously upgraded to System Sensor devices using ILI-MB series boards, which are still manufactured and supported by Honeywell for the foreseeable future.

Honeywell is no longer manufacturing or supporting any Apollo-protocol sensors and issued an End-of-Life notice in May 2023. As a result, Terminal 2 will eventually run out of replacement devices. Port Staff is currently relying on backstock purchased immediately after the End-of-Life announcement for the purpose of extending the life of the existing system as long as possible.

Over a year ago, Port Staff engaged EKC Enterprises (EKC) as the Airport’s primary fire system service contractor to conduct all fire alarm inspections, service work, and fire-system-related construction. EKC also manages the Airport’s fire system program, including all updates and corrections as necessary. Port Staff recently obtained a quote from to EKC to provide materials and perform the required upgrade work.

A waiver of competition is recommended for the labor and materials associated with the Airport’s fire system upgrade project due to the sensitive nature of the Airport’s fire alarm system. Because of EKC’s system-specific familiarity and proprietary programming knowledge, EKC is uniquely qualified to perform this work. Engaging a different contractor would require a lengthy and cost-prohibitive onboarding process, including security vetting and system-specific training. Additionally, using a firm without EKC’s historical programming knowledge would introduce a significant risk of system corruption or accidental damage to the life-safety network.

OTHER FINDINGS AND PROVISIONS

ENVIRONMENTAL REVIEW

The proposed action was analyzed under the California Environmental Quality Act (CEQA) and was found to be:

- Categorically exempt under the following CEQA Guidelines Section:
15301 (Existing Facilities)
- "Common Sense" exemption under CEQA Guidelines Section 15061(b)(3).
- Other/Notes:

BUDGET

- Administrative (No Impact to Operating, Non-Operating, or Capital Budgets); OR
 - Operating
 - Non-Operating
 - Capital

Analysis: There is no impact to the FY 2027 Capital Budget as \$500,000 has been budgeted for this project.

STAFFING

- No Anticipated Staffing Impact.
- Anticipated Change to Budgeted Headcount.
Reason:
- Other Anticipated Staffing Impact (e.g., Temp Help).
Reason:

MARITIME AND AVIATION PROJECT LABOR AGREEMENT (MAPLA):

Applies? Yes (CIP) – proposed action entails covered work on Port’s Capital Improvement Program in Aviation or Maritime areas above the threshold cost.

- Additional Notes:

LIVING WAGE (City Charter § 728):

Applies?

No (Public Works) – proposed action is a construction contract covered by state or federal prevailing wages that are higher than those under the Living Wage requirements.

- Additional Notes:

SUSTAINABLE OPPORTUNITIES:

Applies? Yes.

GENERAL PLAN (City Charter § 727):

Conformity Determination:

Maritime/Aviation – proposed action conforms to policies for transportation designation of the General Plan.

Reason: The proposed action will keep the Airport in compliance with State and Federal requirements for fire system requirements, avoid emergency reactive funding, and continue to provide passengers, tenants, and employees with a safe and fully operational fire alarm system.

STRATEGIC PLAN. The proposed action would help the Port achieve the following goal(s) in the Port's Strategic Plan:

- Capture Our Market and Grow the Economic Base
- Modernize and Upgrade Infrastructure
- Transition to Zero-Emissions and Build Climate Resilience
- Maximize Land Use Value and Revenues
- Workforce Training and Jobs Development
- Create Opportunities for Local Businesses and Community Economic Development