

**AMENDMENT NO. 1
TO AGREEMENT
BETWEEN COUNTY OF MONTEREY AND
A & B FIRE PROTECTION AND SAFETY, INC.**

THIS AMENDMENT NO. 1 to the Standard Agreement, MYA 8955, between the County of Monterey, a political subdivision of the State of California (hereinafter, “County”) and A & B Fire Protection and Safety, Inc., (hereinafter, “CONTRACTOR”) is hereby entered into between the County and the CONTRACTOR (collectively, the “Parties”) and effective as of the last date opposite the respective signatures below.

WHEREAS, on December 16, 2025, CONTRACTOR entered into an Agreement with County (hereinafter, “Agreement”) to provide annual inspections and testing and on-call maintenance service and repairs for fire sprinkler suppression systems for County owned buildings and facilities (hereinafter “services”) through December 21, 2028 for an amount not to exceed \$600,000;

WHEREAS, it necessary to amend the term of the agreement retroactively to July 1, 2025 to compensate CONTRACTOR for services provided to County between July 1, 2025 and December 21, 2025 and to allow CONTRACTOR to continue to provide the services required by the County;

WHEREAS, it is necessary to update provisions to the Agreement to allow CONTRACTOR to continue to provide services required under the Agreement; and

WHEREAS, the Parties wish to amend the Agreement to retroactively change the term date to start July 1, 2025 and update provisions to the Agreement to allow CONTRACTOR to continue to provide services identified in the Agreement and as amended by this Amendment No. 1.

NOW, THEREFORE, the Parties agree to amend the Agreement as follows, effective upon the date of final execution of this Amendment No. 1 which is the last date opposite the respective signatures below:

1. Amend the first sentence of Paragraph 3.01 in Section 3.0, “Term of Agreement,” to read as follows:

The term of this Agreement is from July 1, 2025 to December 21, 2028, unless sooner terminated pursuant to the terms of this Agreement.

2. Amend Section 9.0, “INSURANCE REQUIREMENTS,” to read as follows and hereby incorporate the new language into the Agreement:

9.01 **Evidence of Coverage:** Prior to the commencement of this Agreement, the Contractor shall provide a “Certificate of Insurance” certifying that coverage as required herein has been obtained. Individual endorsements executed by the insurance carrier shall accompany the certificate. In addition, the Contactor upon request shall provide a certified copy of the policy or policies.

The verification of coverage shall be sent to the County’s Contracts/Purchasing Department, unless otherwise directed. The Contractor shall not receive a “Notice to Proceed” with the work under this Agreement until it has obtained all insurance required

and the County has approved such insurance. This approval of insurance shall neither relieve nor decrease the liability of the Contractor.

- 9.02 **Qualifying Insurers:** All coverages, except surety, shall be issued by companies which hold a current policy holder's alphabetic and financial size category rating of not less than A-VII, according to the current A.M. Best's Rating Guide or a company of equal financial stability that is approved by the County's Purchasing Agent.
- 9.03 **Insurance Coverage Requirements:** Without limiting CONTRACTOR's duty to indemnify, CONTRACTOR shall maintain in effect throughout the term of this Agreement a policy or policies of insurance with the following minimum limits of liability.

Commercial General Liability Insurance: including but not limited to premises and operations, including coverage for Bodily Injury and Property Damage, Personal Injury, Contractual Liability, Broad form Property Damage, Independent Contractors, Products and Completed Operations, with a combined single limit for Bodily Injury and Property Damage of not less than \$1,000,000 per occurrence, and \$2,000,000 in aggregate.
(Note: any proposed modifications to these general liability insurance requirements shall be attached as an Exhibit hereto, and the section(s) above that are proposed as not applicable shall be lined out in blue ink. All proposed modifications are subject to County approval).

Auto Liability Coverage: must include motor vehicles, including scheduled, non-owned, and hired vehicles, used in providing services under this Agreement, with a combined single limit or Bodily Injury and Property Damage of not less than \$1,000,000 per occurrence.
(Note: any proposed modifications to these auto insurance requirements shall be attached as an Exhibit hereto, and the section(s) above that are proposed as not applicable shall be lined out in blue ink. All proposed modifications are subject to County approval).

Workers' Compensation Insurance: if CONTRACTOR employs others in the performance of this Agreement, in accordance with California Labor Code Section 3700 and with Employer's Liability limits not less than \$1,000,000 each person, \$1,000,000 each accident and \$1,000,000 each disease.
(Note: any proposed modifications to these Workers' Compensation Insurance requirements shall be attached as an Exhibit hereto, and the section(s) above that are proposed as not applicable shall be lined out in blue ink. All proposed modifications are subject to County approval).

Professional Liability Insurance: if required for the professional services being provided (e.g., those persons authorized by a license to engage in a business or profession regulated by the California Business and Professions Code), in the amount of not less than \$1,000,000 per claim and \$2,000,000 in the aggregate, to cover liability for malpractice or errors or omissions made in the course of rendering professional services. If professional liability insurance is written on a "claims-made" basis rather than an occurrence basis, the CONTRACTOR shall upon the expiration or earlier termination of this Agreement, obtain extended reporting coverage ("tail coverage") with the same

liability limits. Any such tail coverage shall continue for at least three years following the expiration of earlier termination of this Agreement.

(Note: Professional liability insurance coverage is required if the contractor is providing a professional service regulated by the state. Examples of service providers regulated by the state are insurance agents, professional architects and engineers, doctors, certified public accountants, lawyers, etc. However, other professional Contractors, such as computer or software designers, technology services, and services providers such as claims administrators, should also have professional liability. If in doubt, consult with your risk or contract manager.)

If the contractor maintains broader coverage and/or higher limits than the minimums shown above, the County requires and shall be entitled to the broader coverage and/or higher limits maintained by the contractor.

9.04 **Other Requirements:**

All insurance required by this Agreement shall be with a company acceptable to the County and issued and executed by an admitted insurer authorized to transact Insurance business in the State of California. Unless otherwise specified by this Agreement, all such insurance shall be written on an occurrence basis, or, if the policy is not written on an occurrence basis, such policy with the coverage required herein shall continue in effect for a period of three years following the date CONTRACTOR completes its performance of services under this Agreement.

Each liability policy shall provide that the County shall be given notice in writing at least thirty days in advance of any endorsed reduction in coverage or limit, cancellation, or intended non-renewal thereof. Each policy shall provide coverage for Contractor and additional insureds with respect to claims arising from each subcontractor, if any, performing work under this Agreement, or be accompanied by a certificate of insurance from each subcontractor showing each subcontractor has identical insurance coverage to the above requirements.

Additional Insured Status:

The County of Monterey, its officers, officials, employees, agents, and volunteers are to be covered as additional insureds on the auto liability policy for liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of the Contractor. Auto liability coverage shall be provided in the form of an endorsement to the CONTRACTOR'S insurance.

The County of Monterey, its officers, officials, employees, agency, and volunteers are to be covered as additional insureds on the commercial general liability policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage shall be provided in the form of an endorsement to the CONTRACTOR'S insurance (at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10, CG 20 26, CG 20 33, OR CG 20 38; and CG 20 37 if a later edition is used).

Primary Coverage:

For any claims related to this contract, the CONTRACTOR'S insurance coverage shall be primary and non-contributory and at least as broad as ISO CG 20 01 04 13 as respects the County, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the County, its officers, officials, employees, agents, or volunteers shall be excess of the CONTRACTOR'S insurance and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies.

Workers' Compensation Insurance Wavier of Subrogation:

The Worker's Compensation Insurance policy required hereunder shall be endorsed to state that the Workers' Compensation Insurance carrier waives its right of subrogation against County, its officers, officials, employees, agents, or volunteers, which might arise by reason of payment under such policy in connection with performance under this Agreement by CONTRACTOR. Should CONTRACTOR be self-insured for Workers' Compensation Insurance, CONTRACTOR hereby agrees to waive its right of subrogation against County, its officers, officials, employees, agents, or volunteers.

Prior to the execution of this Agreement by the County, CONTRACTOR shall file certificates of insurance and endorsements with the County's contract administrator and County's Contracts/Purchasing Division, showing that the CONTRACTOR has in effect the insurance required by this Agreement. The CONTRACTOR shall file a new or amended certificate of insurance within five (5) calendar days after any change is made in any insurance policy, which would alter the information on the certificate then on file. Acceptance or approval of insurance shall in no way modify or change the indemnification clause in this Agreement, which shall continue in full force and effect. CONTRACTOR shall always during the term of this Agreement maintain in force the insurance coverage required under this Agreement and shall send, without demand by County, annual certificates to County's Contract Administrator and County's Contracts/Purchasing Division. If the certificate is not received by the expiration date, County shall notify CONTRACTOR and CONTRACTOR shall have five calendar days to send in the certificate, evidencing no lapse in coverage during the interim. Failure by CONTRACTOR to maintain such insurance is a default of this Agreement, which entitles County, at its sole discretion, to terminate this Agreement immediately.

3. In all places within the Agreement, any references to "Exhibit A" are hereby replaced with "Exhibit A-1 – Scope of Services and Payment Provisions," effective upon final execution of this Amendment No. 1 which is the last date opposite the respective signatures below.
4. Except as provided herein, all other terms and conditions of the Agreement, including all Exhibits thereto, remain unchanged and in full force and effect.
5. This Amendment No. 1 shall be attached to the Agreement and incorporated therein as if fully set forth in the Agreement.
6. The recitals to this Amendment No. 1 are incorporated into the Agreement and this Amendment No. 1.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment No. 1 to the Agreement which shall be effective as of the last date opposite the respective signatures below.

COUNTY OF MONTEREY

CONTRACTOR

By:

County Purchasing Agent¹

Date:

By::

Department Head (if applicable)

Date:

**Approved as to Form
Office of the County Counsel²
Susan K. Blich, County Counsel**

By:

Signed by:


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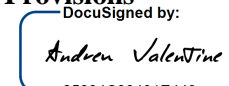
Mary Grace Perry
Deputy County Counsel

Date:

6/18/2026 | 4:07 PM PDT

Approved as to Fiscal Provisions³

By:

DocuSigned by:


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Name:

Auditor/Controller

Title:

Date:

6/18/2026 | 5:01 PM PDT

**Reviewed as to Liability Provisions⁴
Office of the County Counsel-Risk Management**

By:

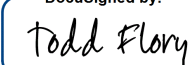
David Bolton, Risk Manager

Date:

A & B Fire Protection and Safety, Inc.

By:

Contractor/Business Name*
DocuSigned by:



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Todd Flory, President

(Signature of Chair, President, or Vice-President)

Date:

6/18/2026 | 2:23 PM PDT

By:

DocuSigned by:


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Todd Flory, Secretary

(Signature of Secretary, Assist. Secretary, CFO, Treasurer or Assist. Treasurer)

Date:

6/18/2026 | 2:23 PM PDT

*INSTRUCTIONS: If CONTRACTOR is a corporation, including non-profit corporations, the full legal name of the corporation shall be set forth above together with the signatures of two (2) specified officers (California Corporations Code §313). If CONTRACTOR is a Limited Liability Company (LLC), the full legal name of the LLC shall be set forth above together with the signatures of either 1) any member, or 2) two (2) managers (Corporations Code, §17703.01, subds. (a) and (d)). If CONTRACTOR is a partnership, the full legal name of the partnership shall be set forth above together with the signature of a partner who has authority to execute on behalf of the partnership. If CONTRACTOR is contracting in an individual capacity, the individual shall set forth the name of the business, if any, and shall personally sign.

¹Approval by the County Purchasing Agent or designee is required.

²Approval by the Office of the County Counsel is required.

³Approval by Auditor-Controller is required.

⁴Review by Risk Management is required only if changes are made in the Indemnification or Insurance paragraphs.

EXHIBIT A-1 - SCOPE OF SERVICES/PAYMENT PROVISIONS

**To Agreement by and between
County of Monterey, hereinafter referred to as “County”
and**

A & B Fire Protection and Safety, Inc., hereinafter referred to as “CONTRACTOR”

A. SCOPE OF SERVICES

A.1 CONTRACTOR shall provide services and staff, and otherwise do all things necessary for or incidental to the performance of monthly, quarterly and annual inspections and testing of fire sprinkler suppression systems, and on-call maintenance services and repairs for County owned buildings and facilities, in accordance with applicable Codes, as set forth below:

GENERAL SERVICES:

CONTRACTOR shall:

- Maintain a Contractor License endorsed with a C-16 classification during the term of the Agreement.
- Inspect, test and repair fire sprinkler suppression systems according to National Fire Protection Association (NFPA) 25 standards.
- Perform work on all County owned buildings that have a fire suppression system installed.
- Complete monthly fire pump testing and inspections as required.
- Complete fire pump maintenance and repairs as required, not to include oil changes or services for engine driven pumps.
- Perform quarterly fire suppression system inspections on all fire sprinklers and equipment related to the fire suppression system.
- Perform quarterly flow tests. Written records of all quarterly fire sprinkler system inspections must be maintained in accordance with NFPA 25.
- Perform quarterly fire sprinkler pre-action system inspections.
- Perform annual fire sprinkler testing, inspection of gauges, pressure and flows.
- Perform annual fire suppression system FM-200 inspection/testing and repairs, if required.
- Perform annual pre-action system testing as required by NFPA 25 standards.
- Perform annual testing of fire suppression system backflows and Outside Screw and Yoke (OS&Y) devices as required, Post Indicator Valve (PIV) and tamper valves.
- Perform annual fire hydrant valve turns, and flow testing as required. NOTE: Fire hydrants located on County properties are not inspected or tested by the cities where the hydrants are located. CONTRACTOR shall perform annual inspection/testing of hydrants located on County property.
- Perform five (5) year fire sprinkler/testing and piping system inspections as required.

EXHIBIT A-1 - SCOPE OF SERVICES/PAYMENT PROVISIONS

- Complete an inspection report according to the NFPA 25 standards. This inspection report (Sample Form attached to this Exhibit A as Attachment A) shall indicate a PASS/FAIL or N/A within the NFPA 25 reference codes. The inspection report shall also include the deficiencies and corrections page(s) for the reason of the failed systems or fire sprinkler related devices. CONTRACTOR shall provide a quote to County before any repair work is to be completed on County fire suppression systems and or related systems.
- Perform checks to include water flow tests, fire pump tests, alarm tests, and trip tests of dry pipe, deluge and pre-action valves.
- Provide trained and certified personnel for on-site system support and training while the technician is on-site.

EMERGENCY SERVICES:

CONTRACTOR shall:

- Provide services as scheduled or on an “on-call” basis.
- For “on-call services”, County shall contact CONTRACTOR with regards to an individual County owned building inspection. CONTRACTOR shall then prepare a detailed cost proposal and schedule to perform the work for the individual “on-call” project.
- Provide “on-call” services for immediate inspection services to the specified County owned buildings and facilities for limited scope and time sensitive projects as needed in the Public sector.
- Provide emergency service response between scheduled tests and be available twenty-four (24) hours a day/seven (7) days a week to minimize system down time. Emergencies shall be determined by County.
- Provide on-site response via telephone within thirty (30) minutes and service technicians shall be on-site within four (4) hours. Non-emergency calls, as determined by County, shall be handled the next business day.

ADDITIONAL TERMS:

On-call request for services require CONTRACTOR to be responsive when requests are made by County. Requested system services work shall be completed in a reasonable time frame. The exact scope for professional regular inspections, repairs and installations, testing and maintenance of fire sprinkler system services shall be determined prior to a Notice to Proceed (NTP). If a specific task is required, the cost for the specific task shall be negotiated and agreed to in writing by CONTRACTOR and County prior to issuing the NTP.

CONTRACTOR shall advocate for County and ensure the requested services produced are in the best interest of County. CONTRACTOR is expected to deliver products on or ahead of the required schedule and within budget.

EXHIBIT A-1 - SCOPE OF SERVICES/PAYMENT PROVISIONS

A.2 CONTRACTOR shall produce the following deliverables in accordance with the Inspection Rate Sheet and Inspection, Testing, and Maintenance Cover Sheet Sample Form included in this Exhibit A as Attachment A.

All completed forms required under this Agreement must be delivered in electronic format to the following within two (2) weeks of completion of the inspection as listed on the Inspection Rate Sheet and Inspection, Testing, and Maintenance Cover Sheet Sample Form.

Facilities Maintenance Supervisor Team
County of Monterey, Public Works, Facilities and Parks
855 E. Laurel Drive
Salinas, California 93901
Email: -106-Facilitiesadminsupport@countyofmonterey.gov
Telephone: (831) 755-4744

B. PAYMENT PROVISIONS

B.1 COMPENSATION/ PAYMENT

County shall pay an amount not to exceed \$600,000, for the performance of all things necessary for or incidental to the performance of work as set forth in the Scope of Services, provided the expenditures per fiscal year do not exceed \$200,000. CONTRACTOR's compensation for services rendered shall be based according to the Inspection Rate Sheet or the following on-call hourly rates or in accordance with the following terms:

Hourly Rates for On-Call Maintenance Services and Repairs for July 1, 2025 through December 1, 2025 Period:

Regular Hourly Rate:	\$148/per person
After Hours and Weekends Hourly Rate:	\$188/per person
Holiday Hourly Rate:	\$208/per person

Materials will be charged at cost plus fifteen percent (15%)

EXHIBIT A-1 - SCOPE OF SERVICES/PAYMENT PROVISIONS

INSPECTION RATE SHEET				
July 1, 2025 – December 1, 2025				
Location	Monthly (M)	Quarterly (Q)	Annual (A)	TOTAL
Laurel Hydrant Flow - (A)			\$1,200	\$1,200
Family Shelter – (Q)		\$650		\$2,600
Monterey Courthouse – (Q)		\$900		\$3,600
Information Technology – 2 Pre-Action – (Q)		\$1,050		\$4,200
King City Court – (Q)		\$650		\$2,600
Castroville Library – (Q)		\$650		\$2,600
Castroville Child Resource Center – (Q)		\$650		\$2,600
Greenfield Library – Quarterly		\$650		\$2,600
Sheriff Coroners – (Q)		\$900		\$3,600
Juvenile Hall – (Q)		\$900		\$3,600
Probation Youth Center – (Q)		\$900		\$3,600
Ag Commission – (Q)		\$650		\$2,600
Ag Conference – (Q)		\$650		\$2,600
911/EOS Sprinkler – Pre-Action – FM200 – (Q)		\$1,350		\$5,400
Animal Shelter – Pump Test – (M)	\$500			\$6,000
Animal Shelter – (Q)		\$650		\$2,600
Pajaro Plaza Complex – (Q)		\$1,250		\$5,000
Government Center – Fire Pump – (M)	\$500			\$6,000
Government Center Sprinkler and Pre-Action – (Q)		\$1,550		\$6,200
Health Department Admin – (Q)		\$650		\$2,600
New East Wing Building – (Q)		\$850		\$3,400
New West Wing Building – (Q)		\$850		\$3,400
Jail Facility – (Q)		\$900		\$3,600
Child Care – 1494 Schilling – (Q)		\$250		\$1,000
Child Care – 1494 Schilling – 1 Backflow – Annual			\$150	\$150
Multi Use – 1488 Schilling – Pre-Action – (Q)		\$1,200		\$4,800
Multi Use – 1488 Schilling – 2 Backflow - Annual			\$300	\$300
Government Center N & S – 1441 Schilling – (Q)		\$1,200		\$4,800
Government Center N & S – 1441 Schilling FM200 System – (Q)		\$750		\$3,000
Government Center N & S – 1441 Schilling – 9 Backflows – Annual			\$1,350	\$1,350
Behavioral Health – (Q)		\$650		\$2,600
Alisal Integrated Health Center – (Q) and Annual		\$500	\$1,350	\$2,850

EXHIBIT A-1 - SCOPE OF SERVICES/PAYMENT PROVISIONS

Hourly Rates for On-Call Maintenance Services and Repairs for December 2, 2025 through December 21, 2028 Period:

Regular Hourly Rate: \$158/per person

After Hours and Weekends Hourly Rate: \$198/per person

Holiday Hourly Rate: \$228/per person

Materials will be charged at cost plus fifteen percent (15%)

EXHIBIT A-1 - SCOPE OF SERVICES/PAYMENT PROVISIONS

**INSPECTION RATE SHEET
December 2, 2025 – December 21, 2028**

INSPECTION RATE SHEET December 2, 2025 – December 21, 2028				
Location	Monthly (M)	Quarterly (Q)	Annual (A)	TOTAL
Laurel Hydrant Flow - (A)			\$1,320	\$1,320
Family Shelter – (Q)		\$700		\$2,800
Monterey Courthouse – (Q)		\$980		\$3,920
Information Technology – 2 Pre-Action – (Q)		\$1,150		\$4,600
King City Court – (Q)		\$700		\$2,800
Castroville Library – (Q)		\$700		\$2,800
Castroville Child Resource Center – (Q)		\$700		\$2,800
Greenfield Library – Quarterly		\$700		\$2,800
Sheriff Coroners – (Q)		\$980		\$3,920
Juvenile Hall – (Q)		\$980		\$3,920
Probation Youth Center – (Q)		\$980		\$3,920
Ag Commission – (Q)		\$700		\$2,800
Ag Conference – (Q)		\$700		\$2,800
911/EOS Sprinkler – Pre-Action – FM200 – (Q)		\$1,485		\$5,940
Animal Shelter – Pump Test – (M)	\$550			\$6,600
Animal Shelter – (Q)		\$700		\$2,800
Pajaro Plaza Complex – (Q)		\$1,350		\$5,400
Government Center – Fire Pump – (M)	\$550			\$6,600
Government Center Sprinkler and Pre-Action – (Q)		\$1,700		\$6,800
Health Department Admin – (Q)		\$700		\$2,800
New East Wing Building – (Q)		\$900		\$3,600
New West Wing Building – (Q)		\$900		\$3,600
Jail Facility – (Q)		\$980		\$3,920
Child Care – 1494 Schilling – (Q)		\$275		\$1,100
Child Care – 1494 Schilling – 1 Backflow – Annual			\$165	\$165
Multi Use – 1488 Schilling – Pre-Action – (Q)		\$1,320		\$5,280
Multi Use – 1488 Schilling – 2 Backflow - Annual			\$330	\$330
Government Center N & S – 1441 Schilling – (Q)		\$1,320		\$5,280
Government Center N & S – 1441 Schilling FM200 System – (Q)		\$825		\$3,300
Government Center N & S – 1441 Schilling – 9 Backflows – Annual			\$1,485	\$1,485
Behavioral Health – (Q)		\$700		\$2,800
Alisal Integrated Health Center – (Q) and Annual		\$550	\$1,485	\$3,685

Pricing shall remain firm during the initial three-year term of the Agreement.

There shall be no travel reimbursement allowed during this Agreement.

EXHIBIT A-1 - SCOPE OF SERVICES/PAYMENT PROVISIONS

Sales Tax rate may be paid as per current California State Board of Equalization City and County Sales Tax rates.

The Inspection Rate Sheet is not intended to provide a complete list of County owned building and facilities at which CONTRACTOR provides services. New inspection locations may be added during the term of this Agreement. CONTRACTOR shall provide County with the cost associated with inspection and testing services for any new location(s). Once approved in writing by County, CONTRACTOR will be authorized and issued a NTP with the new inspection and testing services.

On-call maintenance services and repairs as described in this Exhibit A shall not be provided unless authorized in writing by County prior to services being provided.

CONTRACTOR agrees that pursuant to Labor Code Section 1771, not less than the general prevailing rate of per diem wages shall be paid to all workers employed on any projects deemed public works projects in excess of one thousand dollars (\$1,000) if applicable.

CONTRACTOR warrants that the cost charged for services under the terms of this Agreement are not in excess of those charged to any other client for the same services performed by the same individuals.

B.2 CONTRACTOR'S BILLING PROCEDURES

Payment shall be based upon satisfactory acceptance of each deliverable.

Invoices under this Agreement shall be submitted monthly and promptly, and in accordance with Paragraph 6.0, "Payment Conditions", of the Agreement. All invoices shall reference the Multi-Year Agreement (MYA) number, services and associated Delivery Order number, and an original hardcopy shall be sent to the following address or via email to PWFP-Finance-AP@countyofmonterey.gov.

County of Monterey
Department of Public Works, Facilities and Parks (PWFP) – Finance Division
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

Any questions pertaining to invoices under this Agreement shall be directed to **the PWFP Finance Division at (831) 755-4800 or by emailing to: PWFP-Finance-AP@countyofmonterey.gov**.

County may, in its sole discretion, terminate the Agreement or withhold payments claimed by CONTRACTOR for services rendered if CONTRACTOR fails to satisfactorily comply with any term or condition of this Agreement.

EXHIBIT A-1 - SCOPE OF SERVICES/PAYMENT PROVISIONS

No payments in advance or in anticipation of services or supplies to be provided under this Agreement shall be made by County.

County shall not pay any claims for payment for services submitted more than twelve (12) months after the calendar month in which the services were completed.

DISALLOWED COSTS: CONTRACTOR is responsible for any audit exceptions or disallowed costs incurred by its own organization or that of its subcontractors.

EXHIBIT A-1 - SCOPE OF SERVICES/PAYMENT PROVISIONS

**ATTACHMENT A
SAMPLE FORM**

Inspection, Testing, and Maintenance Cover Sheet NFPA 25 as Amended by CCR, Title 19	
Customer/Property Information:	
Name: _____	Occupancy/Use: _____
Address: _____	Construction Type: _____
City: _____	No. of Stories: _____
ZIP: _____	Year Constructed: _____
Contact: _____	
Telephone: _____	
Contractor Information:	
Name: <u>A & B Fire Protection and Safety, Inc.</u>	_____ Number of System Risers Copy sent to: _____ Owner Date: _____ _____ Fire AHJ Date: _____ _____ Contractor Date: _____
Mailing Address: <u>PO Box 1211 Salinas, California 93902</u>	
Physical Address: <u>627 Brunken Avenue Salinas, California 93901</u>	
Telephone: <u>(831) 422-4404</u>	
CA License #: _____	
Job #: _____	Notes: 1. For specific inspection, testing, and maintenance requirements and information, see NFPA 25, 2017 Edition as amended by California Code of Regulations, Title 19, 901 to 906. 2. Inspection Items may be performed by the Owner in accordance with California Code in accordance with California Code of Regulations, Title 19, 904.1(a).

Forms Included with this Report	NFPA 25 Chapter	Number of Forms	Not Applicable	FAIL	PASS
Automatic Sprinkler System	5	5			
Standpipe and Hose Systems	6				
Private Water Supply System	7				
Fire Pump	8				
Water Storage Tank	9				
Water Spray System	10				
Foam Water Sprinkler System	11				

*See "Deficiencies and Comments" section at end of each respective form

EXHIBIT A-1 - SCOPE OF SERVICES/PAYMENT PROVISIONS

Inspection, Testing, and Maintenance Fire Sprinkler System NFPA 25, Chapter 5 as amended by CCR, Title 19	
Date of Inspection, Testing, Maintenance: Property Information: Name: _____ Address: _____ City, State, ZIP: _____	System Riser ID: Type of System: _____ Wet Pipe _____ Dry Pipe _____ Pre-action _____ Deluge
Main Drain Test Results: Initial Static Pressure: _____(psi) Residual Pressure: _____(psi) Restored Static Pressure: _____(psi)	Abbreviation Key: I – Inspection T – Test M – Maintenance A-O – After Operation MI – Per Manufacturer’s Instructions

Item	Activity	Frequency	Description	NFPA 25 Reference	FAIL	N/A	PASS
1.1	I	Monthly	Fire Pump Run/inspection	8.3.1.2.2			
1.2	I	Monthly	Fire pump pressure check	8.3.1.2.2			
1.3	I	Quarterly	Gauges (Dry Pre-action, Deluge Systems)	5.2.4.2 5.2.4.3			
1.4	I	Quarterly	Control Valves	12.3.2.1			
1.5	I	Quarterly	Alarm Devices	5.2.5			
1.6	I	Quarterly	Gauges (Wet Pipe System)	5.2.4.1			
1.7	I	Quarterly	Hydraulic Nameplate	5.2.7			
1.8	I	Quarterly	Sprinklers	5.2.1			
1.9	I	Quarterly	Spare Sprinklers	5.2.1.3			
1.10	I	Quarterly	Fire Department Connection	12.7.1			
1.11	I	Quarterly	Alarm Valves-Exterior Inspection	12.4.1.1			
1.12	I	Quarterly	Pre-action/Deluge Valves – Exterior Inspection	12.4.3.1.6			
1.13	I	Quarterly	Pressure Reducing Valves	12.5.1.1			
1.14	I	Quarterly	Dry Pipe Valves – Exterior Inspection	12.4.4.1.4			
1.15	I	Quarterly	Backflow Preventers	12.6.1			
1.16	I	Annually	Pipe and Fittings	5.2.2			
1.17	I	Annually	Buildings	5.2.5			
1.18	I	Annually	Hangers	5.2.3			
1.19	I	Annually	Seismic Braces	5.2.3			

EXHIBIT A-1 - SCOPE OF SERVICES/PAYMENT PROVISIONS

Item	Activity	Frequency	Description	NFPA 25 Reference	FAIL	N/A	PASS
1.20	I	5 Years	Pre-action/Deluge Valves-Enclosure Temperature	5.2.3.3			
1.21	I	5 Years	Seismic Braces (Accessible concealed spaces)	5.2.3.3			
1.22	I	5 Years	Pipe and Fittings (Accessible concealed spaces)	5.2.4.2			
1.23	I	5 Years	Sprinklers (Accessible concealed spaces)	5.2.1.1.4			
1.24	I	5 Years	Alarm Valves – Interior Inspection	12.4.1.2			
1.25	I	5 Years	Alarm Valves – Strainers filter orifices	12.4.1.2			
1.26	I	5 Years	Check Valves – Interior inspection	12.4.2.1			
1.27	I	5 Years	Pre-action/Deluge Valves – Interior inspection	12.4.3.1.7			
1.28	I	5 Years	Pre-action/Deluge Valves – Strainers filters orifices)	12.4.3.1.8			
1.29	I	5 Years	Dry Pipe Valves – Interior Inspection	12.4.4.1.5			
1.30	I	5 Years	Dry Pipe Valves – Strainers, filters, orifices	12.4.4.1.6			
2.1	T	Annually	Alarm Devices (90 Sec)	5.3.3 12.2.7			
2.2	T	Annually	Main Drain Test (Enter data on Page 2)	12.2.6 12.2.6.1 12.3.3.4			
2.3	T	Annually	Antifreeze Test	5.3.4			
2.4	T	Annually	Control Valve - Position	12.3.3.1			
2.5	T	Annually	Control Valve - Operation	12.3.3.1			
2.6	T	Annually	Supervisory	12.3.3.5			
2.7	T	Annually	Pre-action Valve – Priming Water	12.4.3.2.1			
2.8	T	Annually	Pre-action Valve – Low Air Pressure Alarm	12.4.3.2.10			
2.9	T	Annually	Pre-action Valve – Full Flow Trip Test	12.4.3.2.2			
2.10	T	Annually	Dry Pipe Valve – Priming Water	12.4.4.2.1			

EXHIBIT A-1 - SCOPE OF SERVICES/PAYMENT PROVISIONS

Item	Activity	Frequency	Description	NFPA 25 Reference	FAIL	N/A	PASS
2.11	T	Annually	Dry Pipe Valve – Low Air Pressure Alarm	12.4.4.2.6			
2.12	T	Annually	Dry Pipe Valve – Quick – Opening Device	12.4.4.2.4			
2.13	T	Annually	Dry Pipe Valve – Trip Test	12.4.4.2.2			
2.14	T	Annually	Backflow Prevents Assemblies	12.6.2			
2.15	T	3 Years	Dry Pipe Valve – Full Flow Trip Test	12.4.4.2.2.2			
2.16	T	5 Years	Gauges	5.3.2			
2.17	T	5 Years	Pressure Reducing Valve	12.5.1.2			
2.18	T	5 Years	Fire Department Connection Backflush	12.7.4			
2.19	T	5 Years	Sprinklers – Extra High Temperature	5.3.1.1.1.3			
2.20	T	5 Years	Sprinklers – Corrosive Environment/Water	5.3.1.1.2			
2.21	T	10 Years	Sprinkler – Dry	5.3.1.1.1.5			
2.22	T	20 Years	Sprinklers – Fast Response	5.3.1.1.1.2			
2.23	T	50 Years	Sprinklers	5.3.1.1.1			
2.24	T	75 Years	Sprinklers 75 years in service	5.3.1.1.14			
2.25	T		Sprinkles Manufactured prior to 1920 – Replace	5.3.1.1.1.1			
3.1	M	Annually	Control Valves	12.3.4			
3.2	M	Annually	Pre-action/Deluge Valves	12.4.3.3.2			
3.3	M	Annually	Dry Pipe Valves/Quick – Opening Devices	12.4.4.3.2			
3.4	M	Annually	Dry Pipe Valve – Low Point Drains	12.4.4.3.3			
3.5	M	5 Years	Obstruction Investigation	Chapter 13			

