

**Legislative White Paper**

**Committee of Purview:** Finance/Executive

**Caption:**

**A RESOLUTION AUTHORIZING RENEWAL IN CONTRACT FC-4986 WITH KIRILA FIRE TRAINING FACILITIES, INC., FOR OPERATION AND MAINTENANCE OF THE ATLANTA AIRPORT FIRE AND RESCUE TRAINING FACILITY, PURSUANT TO CODE SECTION 2-1191.1, SPECIAL PROCUREMENT, IN AN AMOUNT NOT TO EXCEED \$240,000 AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL ALL SERVICES WILL BE CHARGED TO AND PAID FROM FDOA: 5501 (AIRPORT REVENUE FUND) 180303 (DOA AVIATION MAINTENANCE-TERMINAL) 5212001 (CONSULTING/PROFESSIONAL SERVICES) 7563000 (AIRPORT) AND FOR OTHER PURPOSES.**

**Council Meeting Date:** 03/17/14

**Legislation Title:** Kirila Fire Training Facilities, Inc.

**Requesting Dept.:** Aviation

**Contract Type:** Consulting Professional Services

**Source Selection:** 2-1191.1 Special Procurement

**Bids/Proposals Due:** N/A

**Invitations Issued:** N/A

**Number of Bids/  
Proposals Received:** N/A

**Bidders/Proponents:** N/A

**Background:**

Resolution exercising the two (2) year renewal option for contract FC-4986 Operation and Maintenance of the Atlanta Airport Fire and Rescue Training Facility with Kirila Fire Training Facilities, Inc.

The City of Atlanta Department of Aviation Aircraft Rescue and Fire Fighting Training facility was designed and built at Hartsfield-Jackson Atlanta International Airport to allow our firefighters to have a state of the art training facility on site to accommodate the approximately 275 Fire Fighters stationed at the Airport and provide them with the annual training required by both the State of Georgia and the Federal Aviation Administration (FAA). The State of Georgia and the FAA require all Fire Fighters working at the Airport to meet FAA AC 150/5220-17-B. The Department of Aviation (DOA) Maintenance Division

operates the facility during live fire training events and maintains the facility working with Kirila Fire Training Facilities, Inc. to provide services and repairs as needed and as specified in the contract to keep the facility 100% operational. The live fire training events are scheduled monthly except during winter months to prevent damage from freezing. If any scheduled event has to be canceled due to equipment failure, the Fire Fighters scheduled for that month could lose their Aircraft Rescue and Fire Fighting (ARFF) certifications. For the past four years, since January 2010 we have not had to cancel a scheduled live fire training event, due in part to the Kirila consulting/professional services contract.

Kirila designed and installed the controls system and burn valves at the Atlanta Airport Fire and Rescue Training Facility. The City of Atlanta ("City") executed Contract FC-4986 Operation and Maintenance of the Atlanta Airport Fire and Rescue Training Facility (the "Contract") with Kirila Fire Training Facilities, Inc. ("Kirila") effective April 12, 2012 as authorized by the Chief Procurement Officer under Code Section 2-1191.1 Special Procurement, and pursuant to Resolution 12-R-0251 adopted by the Council of the City March 5, 2012 and approved by the Mayor May 5, 2012.

Kirila has provided operation and maintenance including system adjustment and preventative maintenance, winterization and spring start-up services, and adjustments to the controls and burners at the facility. Due to the unique operations conducted at this facility and the need to operate the facility in a safe and reliable manner, the Department of Aviation is requesting that the City of Atlanta exercise the two (2) year renewal option in contract FC-4986 pursuant to Resolution 12-R-0251.

**Source of Funds:** Airport Revenue Fund

**Fiscal Impact:** \$240,000

**Term of Contract:** Two (2) years

**Method of Cost Recovery:** Some of the revenue generated from the CPTC Lease, Parking, and Concessions will be used to cover the costs.

**Approvals:**

**DOF:** yes

**DOL:** yes

**Prepared By:** Anita Williams

**Contact Number:** 404-382-2313



# CITY OF ATLANTA

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Kasim Reed  
Mayor

DEPARTMENT OF PROCUREMENT  
Adam L. Smith, Esq., CPPO, CPPB, CPPM, CI  
Chief Procurement Officer  
[asmith@atlantaga.gov](mailto:asmith@atlantaga.gov)

## MEMORANDUM

TO: Louis E. Miller  
Aviation General Manager

FROM: Adam L. Smith *AS*

RE: **Special Procurement Authorization**  
**FC-7156, Operations and Maintenance of the Atlanta Airport**  
**Fire and Rescue Training Facility at Hartsfield-Jackson**  
**Atlanta International Airport**

DATE: December 19, 2013

I am in receipt of your Special Procurement dated November 20, 2013 request to extend the services for two years to Kirila Fire Training Facilities, Inc. ("Kirila"), for the Operation and Maintenance of the Atlanta Airport Rescue & Fire ("AARF") Training Facility at Hartsfield-Jackson Atlanta International Airport ("H-JAIA").

Background information reveal that the construction began in 2003 for the AARF Facility that included a 152 ft diameter, jet fueled burn pit, control building/observation tower, aircraft mockup with zone fire scenarios for aircraft group 3 and 4, fuel storage system to supply the burn fuel for the mockup, a pollution control system and a sanitary pump station. The AARF was constructed to meet the Federal Aviation Administration (FAA) Part 139 fire training requirements and to provide the Atlanta Airport Fire Department ("AAFD") with live liquid fossil hydrocarbon fire training at H-JAIA. Upon completion of the AARF Facility in 2006 and the issuance of the Certificate of Occupancy, numerous operational issues with the AARF were experienced immediately when start-up and testing began that caused the training facility to be placed on an inactive status while H-JAIA investigated the operational deficiencies of the facility and determined that the problem was centered in the lack of integration between the system controls and the fuel delivery infrastructure. During the facility inactive period, the AAFD personnel completed their FAA Part 139 required training at off-site AARF

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FC-7156, Operations and Maintenance of the Atlanta Airport  
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DATE: December 19, 2013  
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facilities. The offsite facilities that were used in the past have diminished with offsite resources becoming much farther away and more costly.

The Department of Aviation (DOA) began a search of qualified firms in the field of Fire Training Facilities through DOA Planning and Development. Kirila was identified as an expert in this field and reviewed the existing design of the facility. Kirila indicated that the facility could be made fully operational with modifications to the burners, fuel control valves and system controls.

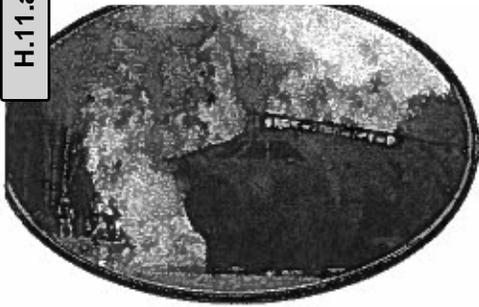
DOA executed a task order under contract FC-3007000038D (Managing General Contractors), with Archer Western Contractors/Civil Works Inc. (the "Contractor"), as authorized by Resolution 08-R-0418, to complete all work on the ARFF and commission it. Kirila was a subcontractor to the Contractor and designed and built the fuel valve system currently installed at the ARFF. The AARF has passed all operational tests and is in the final commissioning phase.

Since the facility has been constructed by two (2) different prime Contractors and that there are multiple designers of record the City does not have a warranty in place for this facility. As this is a very complex facility it is imperative that the City put into place an operation and maintenance services agreement to ensure the safety and proper operation of this facility. Kirila designed and implemented the modifications to the burners, fuel control valves and system controls that have allowed the facility to be commissioned. Kirila is keenly aware of what is needed to operate and maintain this fire and rescue training facility.

Based upon your attached request, it is the recommendation of the Department of Procurement to authorize this Special Procurement under the City of Atlanta Code of Ordinances § 2-1191.1, to authorize Kirila to perform Operations and Maintenance of the AARF Facility for a period of two (2) years with no renewals in the amount of Two Hundred Forty Thousand Dollars (\$240,000.00). Project Number: 4986, Aircraft Rescue & Fire Facility Operations is assigned to this project for procurement/legislation purposes. The contract for this Special Procurement must be approved by the Atlanta City Council.

If you have any questions or need additional assistance, please contact Mr. Sherif Yassin, Contracting Officer, at 404-330-6698.

ALS/ssy



# Kirila Fire Training Facilities

P.O. Box 2      509 Bedford Road  
Brookfield, Ohio 44403  
Phone: 724-854-5207  
www.kirilafire.com

## Maintenance & Construction

14JAN14

Aviation Facilities Management Director  
1300 Inner Loop Road  
College Park, GA 30337

Attn: Robert C. Palmer

Re: City Of Atlanta  
Hartsfield-Jackson Atlanta International Airport  
Proposal for Maintenance of the Airport Fire and Rescue Training facility (ARFF)

Mr. Palmer:

This letter/proposal is being developed in response to recent request to provide maintenance for the next 2 years, of the subject facility. The Statement of Work of this proposal is proposed to provide the same services as the past and current maintenance contract agreements held between Kirila Fire Training Facilities, Inc. and the City of Atlanta, in the same type of environment.

Kirila Fire will provide on call operational maintenance, preventative maintenance, and event critical repairs to the ARFF Training Facility on a Task Order basis. Kirila Fire will also provide onsite training of Department of Aviation maintenance personnel. These services include but are not limited the services attached.

From actions performed over the past four years (+/-), Kirila Fire estimates a budget cost to perform the subject services of \$120,000 per year. Please refer to the attached service schedule.

Any questions regarding this proposal can be directed to me at 724.854.5207 or via email, Jerry@Kirilafire.com.

Sincerely,

*Jerry Kirila*

Jerry Kirila  
Kirila Fire Training Facilities, Inc.

ITEM NUMBER	DESCRIPTION	GSA PRICE
	<b><u>Aircraft Fire Training Facility Services</u></b>	
WS	Aircraft Fire Training Facility Winter Shutdown	\$16,095.72
WS-QI	Aircraft Fire Training Facility Winter Shutdown with Quarterly Inspection	\$18,136.02
SSU	Aircraft Fire Training Facility Spring Start Up	\$18,136.02
SSU-QI	Aircraft Fire Training Facility Spring Start Up with Quarterly Inspection	\$20,176.32
QI	Aircraft Fire Training Facility Quarterly Inspection	\$4,543.07
FITRACA	Facility Investigation, Troubleshooting, Recommendations, Assessment and Cost Analysis	\$14,263.98
GMW	General Maintenance Work	\$3,822.17
	<b><u>Structural Burn Building Services</u></b>	
SBBI	Structural Burn Building Annual Structural Inspection	\$7,898.24
SBBI-5	Structural Burn Building 5 Year Inspection	\$10,700.25
SBBI-10	Structural Burn Building 10 Year Inspection	\$15,080.10
	<b><u>IFF FEE</u></b>	
	A .75% Industrial Funding Fee (IFF) is included in the pricing. Pricing is F.O.B. Origin	
	<b><u>WARRANTY</u></b>	
	A 90 day warranty is offered on all service work performed. The parts and service location is at Kirila Fire Training Facilities, Inc., 509 Bedford Rd, Brookfield, OH,44403. The service work will be performed at the customer's location.	

## Kirila Fire Training Facilities, Inc. Descriptions

### WS – AIRCRAFT FIRE TRAINING FACILITY WINTER SHUTDOWN

This service consists of performing winter shutdown activities for Aircraft Fire Training Facilities. This work consists of:

- Service all igniters and verify proper operation
- Winterize each igniter by cleaning with compressed air and applying non-freezing liquid to dissipate any moisture that may be collected by the igniter throughout the winter.
- Cover and seal each individual igniter.
- Verify that rectifier for cathodic protection system is operational.
- Lubricate and service all switches, cabinet hinges, latches, etc.
- Verify that the water conservation pond pump has a minimum of three feet of water for cover or remove from pond and store as directed by owner.
- Disconnect water cooling pump in burn pit and store if applicable
- Remove all sprinkler heads and flush sprinkler system
- Employ compressed air into the water system and blow out all waterlines to keep from freezing for the winter.
- Operate and service all valves for the water system
- Draining the Burn Pit to an absolute minimum and install a temporary sump pump if practicable to prevent freezing of electric, propane and nitrogen systems
- Verify that all automatic pumping systems are functional for winter
- Check all burner locations for performance and emergency shutdown
- Exercise thermal cycles on the propane system and perform soap test at all propane connections
- Purge propane system from the tank to each individual burn unit.
- Introduce compressed air into the propane system and remove all water from propane lines and co-ax valves
- Perform maintenance per manufacturer's recommendations on all propane valves and equipment.
- Pressurize Nitrogen Systems and perform leak tests of all Nitrogen connections
- Drain Nitrogen Accumulator Tank
- Service all Nitrogen Pilot Valves
- Make any minor repairs necessary. Labor is inclusive. Pars and/or materials to be supplied by others.
- Generate a full and complete report of all work performed and minor repairs made.
- Debrief the training chief or representative of the fire department of all work performed and findings.

- This work will be performed by a crew of men who specialize in the maintenance and repair of Aircraft Fire Training Facilities. This scope of work includes all mobilization, demobilization and labor necessary. This crew will be on site with a support trailer consisting of spare parts, pumps, welders, torches, air compressors, etc. to perform all required work and make minor repairs/modifications as necessary or requested.

### **WS-QI – AIRCRAFT FIRE TRAINING FACILITY WINTER SHUTDOWN WITH QUARTERLY INSPECTION**

This service consists of performing winter shutdown activities for standard Aircraft Fire Training Facilities as explained in the service description of Item #WS. This work also includes a Quarterly inspection as recommended by AFCESA and described in Item #QI which consists of performing a Quarterly Inspection (per Technical Order Developed by the Air Force Civil Engineering Support Agency) and developing a full report of all of the findings. The report will also include recommendations to repair any found deficiencies with a cost analysis breakdown of what the recommended repairs should cost.

### **SSU-1 AIRCRAFT FIRE TRAINING FACILITY SPRING START UP**

This service consists of performing Spring Start Up activities for Aircraft Fire Training Facilities. This work consists of:

- Verify that the rectifier is in service for the cathodic protection service
- Lubricate all electrical panel hinges, switches, etc.
- De-winterize all igniters and assure good solid ignition.
- Check that any applicable pumps and/or lift stations are fully operational.
- Check and verify that all identification and warning labels are intact, clear and legible.
- Exercise the water system and adjust to assure that all functions are operating at the proper pressures
- Fill Burn pit to operating level and assure that igniter coolers are adjusted properly.
- Treat the water of the water conservation pond to help prevent algae growth.
- Verify that the mechanical emergency shutdown valves associated with filling the propane tank are functioning properly and serviced.
- Check that propane tank float gauge is operational
- Check that propane tank roto - gauge is operational
- Check that the propane tank pressure gauge is functioning.
- Operate the entire propane system assuring that all burners are functioning properly and that all emergency shutdown times are achieved.
- Perform thermal cycles on the propane system and perform leak test at all connections.

- Perform common maintenance on all propane parts and equipment as recommended by the manufacturer.
- Perform a pressure test on the Nitrogen System
- Service all Nitrogen Pilot valves.
- Generate a full and complete report of all work performed and minor repairs made.
- Crews will also stand ready while scheduled fire training evolutions are performed to make any burner adjustments, minor repairs, etc. as training continues.
- Debrief the training chief or representative of the fire department of all work performed and findings.
- This work will be performed by a crew of men who specialize in the maintenance and repair of Aircraft Fire Training Facilities. This scope of work includes all mobilization, demobilization and labor necessary. This crew will be on site with a support trailer consisting of spare parts, pumps, welders, torches, air compressors, etc. to perform all required work and make minor repairs as necessary.

### **SSU - QI AIRCRAFT FIRE TRAINING FACILITY SPRING START UP WITH QUARTERLY INSPECTION**

This service consists of performing Spring Start Up activities for Aircraft Fire Training Facilities as explained in the service description of Item #SSU. This work also includes a Quarterly inspection as recommended by AFCESA and described in Item #QI which consists of performing a Quarterly Inspection (per Technical Order Developed by the Air Force Civil Engineering Support Agency) and developing a full report of all of the findings. The report will also include recommendations to repair any found deficiencies with a cost analysis breakdown of what the recommended repairs should cost.

### **QI AIRCRAFT FIRE TRAINING FACILITY QUARTERLY INSPECTION**

This scope of work consists of performing a Quarterly Inspection (per Technical Order Developed by the Air Force Civil Engineering Support Agency) and developing a full report of all of the findings. The report will also include recommendations to repair any found deficiencies with a cost analysis breakdown of what the recommended repairs should cost.

## **FITRACA --FACILITY INVESTIGATION, TROUBLESHOOTING, RECOMMENDATIONS, ASSESSMENT, AND COST ANALYSIS**

This service has been developed to provide facilities that have major problems or may be considered "hard broke." The purpose of this service is to have a team of experienced personnel that are familiar with Fire Training Facilities mobilize to the subject facility with all of the necessary equipment required to perform troubleshooting. The crew will perform a complete facility investigation to determine how the facility was constructed, and then through troubleshooting activities, determine the problems. Once the problems have been identified, recommendations will be made to modify the facility to make the required repairs. A detailed cost analysis will also be developed which will explain the required resources to make the recommended repairs including labor, material and equipment. A debriefing to the Fire Department will be provided upon completion of the site visit. A full FITRACA report will be developed explaining all findings, troubleshooting procedures, recommendations and cost analysis.

## **GMW – GENERAL MAINTENANCE WORK**

This scope of work consists of a team of men with a support trailer dedicated to Fire Training Facility work, and tools and equipment to perform all general maintenance required of Aircraft Fire Training Facilities. This service will also consist of servicing all valves and making minor repairs so that the facility operates properly and safely. This work will also consist of performing fire training evolutions with the fire department to assure that the facility is fully functional and to help base personnel understand the facility systems.

## **SBBI – STRUCTURAL BURN BUILDING ANNUAL INSPECTION**

This service has been developed to provide inspections to live fire training structures by a licensed professional engineer with live fire training structure experience and expertise. This service is to directly meet the requirements of NFPA 1403 Standard on Live Fire Training Evolutions, 2007 Edition, Chapter 5 Gas Fired Live Fire Training Structures, Paragraph 5.2.2.2 and 5.2.2.3 and Chapter 6, Non-Gas-Fired Live Fire Training Structures, Paragraph 6.2.2.2. This service will include a site visit and a complete evaluation of the structural integrity of the subject facility. A debriefing will be provided to the user and full and comprehensive report will be generated of the findings.

## **SBBI-5 STRUCTURAL BURN BUILDING 5 YEAR INSPECTION**

This service has been developed to provide inspections to live fire training structures by a licensed professional engineer with live fire training structure experience and expertise. This service is to directly meet the requirements of NFPA 1403 Standard on Live Fire

Paragraph 5.2.2.4 and Chapter 6, Non-Gas-Fired Live Fire Training Structures, 6.2.2.4. This service will include a site visit and a complete evaluation of the structural integrity of the subject facility. The service will also require the removal and reinstallation of thermal linings however, it does not include the replacement of the thermal linings. A debriefing will be provided to the user and full and comprehensive report will be generated of the findings.

### **SBBI-10 STRUCTURAL BURN BUILDING 10 YEAR INSPECTION**

This service has been developed to provide inspections to live fire training structures by a licensed professional engineer with live fire training structure experience and expertise. This service is to directly meet the requirements of NFPA 1403 Standard on Live Fire Training Evolutions, 2007 Edition, Chapter 5 Gas Fired Live Fire Training Structures, Paragraph 5.2.2.5 and Chapter 6, Non-Gas-Fired Live Fire Training Structures, 6.2.2.5. This service will include a site visit and a complete evaluation of the structural integrity of the subject facility. The engineer will core solid structural concrete slabs and walls that have been exposed to temperatures in excess of 300 degrees Fahrenheit. The engineer and crew will also check for hidden delamination's and test compressive strength once every ten years for conventional concrete and every three years for refractory concrete or as directed by user. A debriefing will be provided to the user and full and comprehensive report will be generated of the findings.

**Part II: Legislative White Paper:** (This portion of the Legislative Request Form will be shared with City Council members and staff)

**A. To be completed by Legislative Counsel:**

Committee of Purview:

Caption:

Council Meeting Date:

Requesting Dept.:

FAC Confirmed by:

**B. To be completed by the department:**

**1. Please provide a summary of the purpose of this legislation (Justification Statement).**

Resolution exercising the two (2) year renewal option for contract FC-7156 Operation and Maintenance of the Atlanta Airport Fire and Rescue Training Facility with Kirila Fire Training Facilities, Inc.

**2. Please provide background information regarding this legislation.**

The City of Atlanta Department of Aviation Aircraft Rescue and Fire Fighting Training facility was designed and built at Hartsfield-Jackson Atlanta International Airport to allow our firefighters to have a state of the art training facility on site to accommodate the approximately 275 Fire Fighters stationed at the Airport and provide them with the annual training required by both the State of Georgia and the Federal Aviation Administration (FAA). The State of Georgia and the FAA require all Fire Fighters working at the Airport to meet FAA AC 150/5220-17-B. The Department of Aviation (DOA) Maintenance Division operates the facility during live fire training events and maintains the facility working with Kirila Fire Training Facilities, Inc. to provide services and repairs as needed and as specified in the contract to keep the facility 100% operational. The live fire training events are scheduled monthly except during winter months to prevent damage from freezing. If any scheduled event has to be canceled due to equipment failure, the Fire Fighters scheduled for that month could lose their Aircraft Rescue and Fire Fighting (ARFF) certifications. For the past four years, since January 2010 we have not had to cancel a scheduled live fire training event, due in part to the Kirila consulting/professional services contract.

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Special Procurement, and pursuant to Resolution 12-R-0251 adopted by the Council of the City March 5, 2012 and approved by the Mayor May 5, 2012.

Kirila has provided operation and maintenance including system adjustment and preventative maintenance, winterization and spring start-up services, and adjustments to the controls and burners at the facility. Due to the unique operations conducted at this facility and the need to operate the facility in a safe and reliable manner, the Department of Aviation is requesting that the City of Atlanta exercise the two (2) year renewal option in contract FC-4986 pursuant to Resolution 12-R-0251.

**3. If Applicable/Known:**

- (a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):** Consulting/Professional Services.
- (b) **Source Selection:** 2-1191.1 Special Procurement
- (c) **Bids/Proposals Due:** N/A
- (d) **Invitations Issued:** N/A
- (e) **Number of Bids:** N/A
- (f) **Proposals Received:** N/A
- (g) **Bidders/Proponents:** N/A
- (h) **Term of Contract:** Two (2) years

**4. Fund Account Center (Ex. Name and number):**

FDOA 5501 (Airport Revenue Fund) 180303 (DOA Aviation Maintenance-Terminal) 5212001 (Consulting/Professional Serv) 7563000 (Airport).

**5. Source of Funds:** Airport Revenue Fund

**6. Fiscal Impact:** \$240,000

**7. Method of Cost Recovery:** Some of the revenue generated from the CPTC Lease, Parking, and Concessions will be used to cover the costs.

**This Legislative Request Form Was Prepared By:** Robert Palmer