



COUNCIL REPORT

Report Date: July 2, 2026
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Meeting Date: July 15, 2026
[Submit comments to Council](#)

TO: Standing Committee on City Finance and Services
FROM: General Manager of Engineering Services and Chief Procurement Officer
SUBJECT: Contract Award for the Provision of Fire Life Safety System Maintenance Services

Recommendations

- A. THAT Council authorize City staff to negotiate an agreement for the Fire Life Safety System Maintenance Services with Viking Fire Protection Inc. for an estimated contract value of \$4,594,497 over the initial five-year term. The Agreement includes the City's option to extend for up to two additional two-year terms, for a maximum total term of nine years and an estimated total potential value of \$8,646,489, funded from REFM and several other departments' ongoing operating budget.
- B. THAT Council delegate its authority to execute the Agreement to the City's Director of Legal Services, Chief Procurement Officer, and General Manager of Real Estate, Environment and Facilities Management;

FURTHER THAT no legal rights or obligations will be created by Council's approval of Recommendations A and B unless and until the City executes and delivers the Agreement.

Purpose and Executive Summary

The City issued a Request for Proposal PS20251541-REFM-RFP on March 3, 2026 for Fire Life Safety System Maintenance Services. The City advertised the RFP on the City of Vancouver website and BC Bid in accordance with the City's Procurement Policy (ADMIN-008). City staff on the RFP evaluation committee and the Bid Committee have considered the responses received and have recommended that the City negotiate and enter into an agreement with Viking Fire Protection Inc.

Council Authority/Previous Decisions

The City's Procurement Policy (ADMIN-008) requires Council approve contracts with a total value greater than \$3,000,000 following review and recommendations by the City's Bid Committee. The Bid Committee has considered the bids and recommends Viking Fire Protection Inc. as the successful proponent.

There is no applicable Council authority or previous decisions related to this report.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The City's Real Estate, Environment and Facilities Management Department ("REFM") requires the provision of Fire Life Safety System Maintenance Services to efficiently and cost-effectively maintain testing, inspection, corrective, and demand maintenance services for life safety systems at various City-owned sites.

The purpose of this RFP was to identify a supplier with the capability to meet the City's requirements for comprehensive fire life safety system maintenance, including a tailored Compliance & Service Program to ensure conformance to the Vancouver Fire Bylaw and other applicable laws, professional standards, codes, and regulations, while offering a competitive price and satisfactory service.

Discussion

The RFP was issued in accordance with the City's Procurement Policy (ADMIN-008). The City received three (3) responses from:

Responses Received:	Viking Fire Protection Inc.
	Cobing Building Solutions
	Fire-Pro Fire Protection

The responses were evaluated, using both quantitative and qualitative factors, by an evaluation team comprised of representatives from Real Estate, Environment and Facilities Management, under the stewardship of Supply Chain Management, to assess each response's overall value.

Some of the criteria considered in the overall evaluation process included:

- **Technical capability** to deliver a compliance and service program specific to the City's fire life safety system devices;
- **Financial offering and competitive pricing** calculated in accordance with the stated criteria;
- **Social procurement and sustainability values**, including equitable business practices and staff career development; and,
- **Interview performance** to further assess qualifications and project alignment.

The evaluation team concluded that the proposal submitted by Viking Fire Protection Inc. met the City's requirements and provided the best overall value to the City.

Financial Implications

Finance has reviewed and confirmed that funding is available from the REFM and several other departments' ongoing operating budget. As a result of the RFP, the City is able to achieve cost certainty for the proposed initial five (5)-year term, with established pricing mechanisms in place to manage price fluctuations across the potential nine (9)-year total contract duration.

Legal Implications

The City's Procurement Policy (ADMIN-008) requires the Director of Legal Services to execute all contracts with a total value greater than \$3,000,000 that have been awarded by the Bid Committee and Council.

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