



COSCO
Fire Protection

September 26, 2025

Jon Geiszler
Newport – Mesa Unifies School District
2985 Bear St., Bldg A
Costa Mesa, CA 92626

Subject: Proposal Submission – Newport – Mesa Unifies School District Fire Alarm Systems Testing, Inspections, and Maintenance/ RFP 103-26

Dear Jon,

Cosco Fire Protection, Inc. is pleased to submit our proposal in response to Newport – Mesa Unifies School District / RFP 103-26. For more than six decades, we have delivered professional fire protection and life safety services across California and beyond, with proven expertise in servicing public educational institutions.

Professional Services

Our team provides a full spectrum of services, including the design, installation, inspection, monitoring, maintenance, and repair of fire suppression systems, fire sprinklers, fire alarms, pre-action systems, hydrants, special hazard suppression, extinguishers, emergency lighting, and voice and mass notification systems. With over 200 highly trained technicians and specialists, we offer both comprehensive project execution and rapid emergency response.

Philosophy & Business Approach

We view every engagement as a partnership. Our philosophy is built on safety, compliance, and customer satisfaction. By combining technical excellence with proactive service, we ensure that systems remain reliable and code-compliant, protecting both people and facilities. Our decentralized dispatch model and 24-hour central station monitoring underscore our commitment to responsiveness and accountability.

Experience with Public Educational Projects

Cosco Fire Protection has extensive experience supporting public school districts and higher education institutions, including:

1075 W. Lambert Rd. Bldg. D, Brea, CA 92821 | Phone: (714) 989-1800 | Fax: (714) 989-1801
State License No. 577621 ~ C-16/C-10

FIRE PROTECTION AND LIFE SAFETY SPECIALISTS



COSCO Fire Protection

- Anaheim Union High School District – 19 campuses, providing inspection, testing, and maintenance of fire hydrants, fire sprinkler systems, and pre-action systems.
- Occidental College – 1 campus, providing fire extinguisher, Pre-Action FM-200 system, and fire hydrant inspections, maintenance, and testing.
- Rancho Santiago Community College District – 6 campuses, providing fire alarm and sprinkler system inspections, monitoring, maintenance, and repairs. This contract highlights our ability to deliver reliable, code-compliant fire protection solutions across multiple sites.
- Long Beach Community College District – 2 campuses, providing fire system repairs along with inspection and testing services.

These references demonstrate our proven capacity to manage both large, multi-campus service agreements and specialized single-campus projects. Our consistent delivery of compliant, reliable fire protection services ensures safety and operational readiness for students, faculty, and staff.

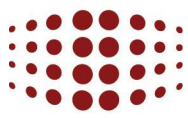
Scope of Projects & Additional Data

Our portfolio includes projects in government complexes, hospitals, manufacturing facilities, and higher education. We hold longstanding relationships with leading manufacturers such as Notifier, EST, and Gamewell-FCI, enabling us to design and support high-performing fire protection systems tailored to client needs. Our dedicated safety program, led by a full-time corporate safety officer, and our EMR of 0.41 highlight our commitment to safe practices and risk mitigation.

We are confident that Cosco Fire Protection is uniquely qualified to support Newport – Mesa Unifies School District with reliable, compliant, and high-quality fire life safety services. We look forward to the opportunity to partner with you on this project.

Sincerely,

Eva Palacios
Account Manager
Cosco Fire Protection, Inc.



COSCO Fire Protection

Executive Summary

Cosco Fire's qualified team of project managers, engineers, designers, technicians, installers, and inspectors has installed and serviced fire protection and life safety system upgrades, expansions and new construction projects in a range of facilities:

- Government Complexes
- Aerospace Industry
- Office Buildings
- Manufacturing Facilities
- Hospitals and Extended Care Facilities
- Hotels
- Highrise

Cosco Fire can install and service a complete range of fire suppression and life safety systems, including:

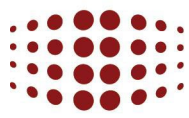
- Fire Suppression Systems
- Wet and Dry Sprinkler Systems
- Special Hazard Suppression Systems -- Chemical, Gaseous, and Foam
- Restaurant Kitchen Hood Systems
- Fire Extinguishers
- Fire Alarm And Detection Systems
- Alarm and Detection Control Panels
- Heat, Smoke, and Gas Sensors
- Alarm Notification Systems
- Voice Activation Systems
- Emergency Lighting Systems

We have expanded over the years in geography and in the variety of services we provide. Our customers have discovered the convenience of using one company to maintain, modify, inspect, and repair their diversified fire protection systems.

Cosco Fire Protection has a staff of trained technicians who can regularly test, inspect service and repair your fire alarm system to meet all required codes and facility specifications. We know the National Fire Protection Association codes, as well as state and local fire codes.

Cosco Fire Protection represents the industry's best independent manufacturers including: Notifier, GE EST, Gamewell-FCI, Chemetron, Fenwal, Bosch, Radionics, Fire-Lite, and Silent Knight.

Cosco Fire Protection enjoys a strategic partnership with Notifier enabling us to offer full range of high-end networked alarm systems and detections. Our long-standing relationships with these manufacturers enable Cosco to recommend the best fire protection system for your business environment.

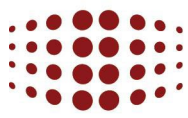


COSCO Fire Protection

The proposer is Cosco Fire Protection Inc., doing business as Cosco Fire Protection. Cosco Fire Protection is a corporation registered with the California Secretary of State. The entity number assigned by the Secretary of State is 1638041.

Cosco Fire Protection has been operating under its present business name since 1989, the date of its incorporation in California. The company was originally founded in 1959, demonstrating over six decades of experience in fire protection services. There are no prior or related business names used by the company.

Cosco Fire Protection affirms that it does not have any current or potential commitments that would impact its ability to perform the obligations of this contract if awarded.



COSCO Fire Protection

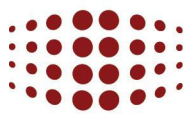
Quality of Experience

Experience Advantage – Over 65 years of experience in the fire protection industry. Most of our key employees have over 20 years with our firm solely in Los Angeles County as opposed to spread out throughout the country.

The National Fire Protection Association (NFPA) mandates that Fire Life Safety systems in protected premises be tested regularly. In addition, local fire codes and insurance companies may require more frequent testing. Cosco Fire Protection's trained Service and Inspection teams can keep your Fire Life Safety systems working properly and in compliance with regular testing, inspection, and repair service to meet all required codes, municipal city regulations, and facility specifications.

Safety Plan – Cosco is committed to providing a safe work environment for its employees. We have accomplished this objective by engaging management and employees in safety practices and procedures designed to educate our workers on working safely, recognizing and avoiding hazards, and responding to incidents or injuries when they do occur. Cosco has a full-time, dedicated Safety Officer. Our Company leadership dedication, along with our Human Resources and Safety Officer has accomplished an EMR of 0.41.

Manpower – We have over 200 men in the field – The majority of our crew has grown and worked their entire careers with Cosco.



COSCO Fire Protection

Quality Assurance

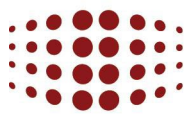
All employees are expected to comply with our Injury and Illness Prevention Program. This Program reflects the Administration's concern for safety and its commitment to the policies outlined in the program. COSCO Fire Protection, therefore, will make available the resources required for equipment, training, promotions, and incentives. The following outlines the responsibilities for our program.

Corporate Officers, District Managers and Operations Management, will oversee the administration of the Safety and Health program of the company. Each member is committed to providing a safe and healthful place of employment for all employees. In addition, it is the primary goal of the company's administrative management to comply with all the applicable State, Federal and local Safety and Health regulations.

The Corporate Human Resources and Safety Department will be responsible for overseeing and managing the Cosco Safety Program and the Injury and Illness Prevention Program. The designated Corporate Safety Representative is Tom Carter. He can be reached by mail at

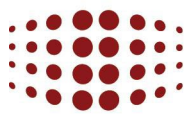
29222 Rancho Viejo Rd, San Juan Capistrano, CA 92675; by phone at (949) 212-7767; or by email at tcarter@coscofire.com. In the absence of the Corporate Safety Representative, the District Manager shall be responsible for administering Cosco's safety programs. The Corporate Safety Representative or District Management shall direct the Safety Program Administration with assistance from all local district management personnel. In particular, he or she will be responsible for the following:

1. Coordinate the Workers' Compensation claims function, in conjunction with the Claims reporting manual;
2. Provide oversight to ensure compliance with State, Federal and Project specific rules and regulations;
3. Oversee the maintenance of records as prescribed by Fed-OSHA, Cal-OSHA.
4. Provide information regarding accident-injury/incident reports and related costs to corporate Officers and Corporate Managers;
5. Provide training to supervisors to effectively communicate safety instructions to employees and provide training sources (i.e. courses, videos) to further educate Cosco Fire Protection employees on safety.
6. Advise Department Heads, Superintendents and Foremen on safety equipment and other personal protective equipment required by policy and/or procedure;
7. Assist with Safety and Health inspections through audit of work site conditions;
8. Perform follow-up investigations of accident and injuries as required;
9. Perform all duties necessary to ensure compliance with applicable Safety and Health regulations.
10. Develop New Hire Safety Orientation for use by field supervisors to train new field employees.
11. Provide "one-on-one" support to field supervisors and assist them in carrying out the Safety Program.



COSCO Fire Protection

12. Perform safety audits utilizing the Cosco, "Jobsite Safety Audit Report" form eliminating deficiencies and discuss identified hazards with project supervision.
13. Whenever possible, hold supervisory staff accountable to conduct safety inspections of work areas and facilities using appropriate company forms, and oversee the more difficult corrective action for unsafe conditions noted by Employees, Supervisors and Foremen.
14. Hold foremen and supervisory personnel accountable to conduct effective tailgate safety meetings in keeping with current company policy;
15. Monitor employee understanding of safe work practices and safe conditions on jobsites through periodic employee interviews;
16. Provide follow up assessments to ensure that the new employees understand and are capable of performing his or her tasks safely;
17. Assure that all jobsite accidents and incidents are properly and effectively investigated to determine how the accident/incident occurred and what corrective action is needed; and
18. Encourage employee suggestions to improve safety in office and /or at work sites and report any observed safety hazards or violations.



COSCO Fire Protection

Emergency/Service Response and Maintenance

Cosco Fire Protection, Inc. understands the critical importance of rapid response and diligent maintenance to ensure the safety and functionality of your systems. Our comprehensive service framework is designed to address emergencies swiftly and maintain compliance through regular

inspections. Here's how we achieve this:

On-Call Technicians and Fitters: Ready to Respond

Emergencies can occur at any time, which is why our team of skilled technicians and fitters is always on call. We guarantee a response time within a 4-hour window, ensuring that help is available precisely when you need it most. Our technicians are strategically dispatched from their areas of residence, allowing them to provide prompt assistance across all serviced regions. This decentralized approach ensures minimal travel time and maximizes efficiency, so your emergency is addressed without unnecessary delays.

24-Hour Monitoring with Central Station

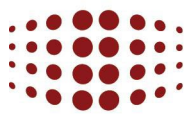
To further enhance our service capabilities, we partner with AvantGuard, a leading monitoring station renowned for its reliability and cutting-edge technology. This partnership enables us to offer 24-hour monitoring, ensuring that any anomalies or emergencies are detected and responded to immediately. AvantGuard's advanced systems provide real-time alerts and support, facilitating quick decision-making and action to mitigate risks.

Scheduled Inspections: Annual and Quarterly

Regular inspections are vital to maintaining compliance and ensuring the continued performance of your systems. Our scheduling team works diligently to organize both annual and quarterly inspections in a timely manner. These inspections are carried out by our experienced technicians who meticulously check and service your equipment, ensuring all standards and regulations are met.

- **Annual Inspections:** Comprehensive checks conducted once a year to thoroughly assess and service all components of your systems.
- **Quarterly Inspections:** More frequent checks to address potential issues before they escalate, ensuring continuous compliance and functionality.

By adhering to this rigorous inspection schedule, we help prevent emergencies before they occur, providing you with peace of mind and assurance that your systems are always in optimal condition.



COSCO Fire Protection

Commitment to Excellence

Our dedication to rapid response, continuous monitoring, and regular maintenance reflects our commitment to excellence and customer satisfaction. Cosco Fire Protection, Inc. is more than just a service provider—we are your partners in safety and reliability. Trust us to be there when you need us most, with the expertise and efficiency that sets us apart.

Services and Inspections

Cosco Fire Protection focuses on the two major fire protection and life safety segments: suppression systems and alarm and detection systems. We have the technical expertise and resources to design, install and service the following fire protection and life safety systems in new construction, retrofit, and existing facilities.

Cosco Fire Protection also offers 24 hour central station monitoring for the constant management of your systems. The entire system is programmed to communicate with the appropriate authority, including our central station monitoring service, and your company representative, based on the type of trouble signal received. Cosco Fire Protection has experienced and qualified technicians to inspect, test, and service the following systems.

Fire Sprinkler Systems

Wet and Dry Fire Sprinkler and Pre-Action systems; Foam Systems; Standpipe systems; Hydrant and Underground Supplies; Fire Tanks; and Fire Pump systems.

Fire Alarm Systems

Complex Addressable Fire Alarm and Signaling systems; Central Alarm Station; Detection testing for Duct, Smoke, Heat, CO, and flammable or toxic gases; Multi-Criteria and UV/IR detection; Aspirating systems; Leak Detection; Notification and Mass Notification system testing.

Special Hazard Systems

Clean Agent/Gaseous & Dry Chemical Fire Suppression Systems. Foam Fire Suppression systems.

Emergency Responder Radio Communication Systems

Signal testing and evaluation of existing coverage of distributed antenna systems for emergency responder use in your facility.

Emergency 2 Way Communication Systems

Testing and evaluation of in-building communication systems that communicate to an off-site emergency location for evacuation assistance.

Emergency Power & Lighting

Operational testing of Emergency Power and Lighting on a generator circuit or battery backup.

Fire Extinguishers

Inspection, maintenance, testing, and certification of all types of hand held and wheeled fire extinguishers.

Exhibit 1 - General Provider Information/Signature Page

The Provider shall furnish the following information. Failure to comply with this requirement will render the proposal incomplete and may cause its rejection. Please fill out the un-shaded sections in the form below. Also, additional sheets may be attached if necessary. "You" or "your" as used herein refers to the vendor's firm and any of its officers, directors, shareholders, parties, and principals.

General Provider Information/Signature Page		
Firm Name	Cosco Fire Protection, Inc.	
Firm Address	1075 W. Lambert Road, Bldg. D Brea, CA 92821	
Firm Telephone	714-989-1800	
Firm Fax Number	714-989-1801	
Firm Email	coscofire.com	
Type of Firm (Mark an 'X' for the appropriate one)	Individual	
	Partnership	
	Corporation	X
	Joint Venture	
Primary Contact Name	Eva Palacios	
Primary Contact's Telephone	(562) 217-0115	
Primary Contact's Email	epalacios@coscofire.com	
Number of years of experience?	66 years	
Has your firm, either performing work under its current license or under other licenses through other entities, including a joint venture, declared bankruptcy or been placed in receivership within the past ten (10) years? (Please answer Yes or No)	No	
If Yes, explain		
Have you been assessed liquidated damages for any project in the past three years? (Please answer Yes or No)	No	
If Yes, explain		
Are you currently or within the past five (5) years been involved in litigation with any public agency particularly any school district? (Please answer Yes or No)	No	

Exhibit 1 - General Provider Information/Signature Page

General Provider Information/Signature Page	
If Yes, explain, and provide case name and number:	
Have you ever failed to complete a project in the last three years? (Please answer Yes or No)	No
If yes, give the owner and details:	

Provider's Representations

Provider understands, agrees, and warrants:

1. That Provider has carefully read and fully understands the information that was provided by NMUSD to serve as the basis for submission of this proposal.
2. That Provider has the capability to successfully undertake and complete the responsibilities and obligations of the proposal being submitted.
3. All information contained in the proposal is true and correct to the best of Provider's knowledge.
4. That Provider did not, in any way, collude, conspire or agree, directly or indirectly, with any person, firm, corporation or other Provider in regard to the amount, terms, or conditions of this proposal.
5. That Provider did not receive unauthorized information from Any NMUSD staff member or Consultant during the Proposal period except as provided for in the Request for Qualifications package, addenda thereto, or the pre-proposal conference, if applicable.
6. That by submission of this proposal, the Provider acknowledges that NMUSD has the right to make any inquiry it deems appropriate to substantiate or supplement information supplied by Provider and Provider hereby grants NMUSD permission to make said inquiries, and to provide any and all requested documentation in a timely manner.
7. That funding for any resulting contract is contingent on adequacy and availability.
8. To comply with NMUSD's insurance provisions, to provide appropriate indemnification for NMUSD and to hold NMUSD harmless from Vendor's performance of the contract.

Provider's Signature

No Proposal shall be accepted which has not been signed in ink in the appropriate space below:

Mike Sullivan

Print Name

RSI Manager

Print Title


Michael Sullivan (Sep 25, 2025 14:31:22 PDT)

Signature

September 25, 2025

Date

Exhibit 2 - List of References

References – provide at least three (3) educational client references for which your proposed lead person and project team have performed similar services. Include school district names, addresses, contact name(s), and phone/fax numbers.

Reference # 1	
Contact Name	David Dutton
Contact Title	Maintenance Manager
Contact's Telephone	(714) 858-2846 / Cell (714) 991-0150 / Office
Contact's Email Address	dutton_d@auhsd.us
School District Name	Anaheim Union High School District
School District Address	501 Crescent Way, Anaheim, CA 92803
Description of Services	Cosco Fire Protection currently services Anaheim Union High School District's 19 campuses, providing inspection, testing, and maintenance of fire hydrants, fire sprinkler systems, and pre-action systems. This ongoing contract demonstrates our ability to manage large-scale, multi-campus service agreements with consistency, compliance, and professionalism.

Reference # 2	
Contact Name	David Joshua
Contact Title	Environmental Health & Safety Mgr.
Contact's Telephone	(323) 259-2933 / Office
Contact's Email Address	jfishchler@oxy.edu
School District Name	Occidental College
School District Address	1600 Campus Road, Los Angeles, CA 90041
Description of Services	Cosco Fire Protection services 1 campus at Occidental College, providing fire extinguisher, Pre-Action FM-200 system, and fire hydrant inspections, maintenance, and testing. This contract demonstrates our ability to deliver reliable, code-compliant fire protection solutions for client safety and compliance.

Reference # 3	
Contact Name	David Nakagami
Contact Title	Facilities Systems Manager
Contact's Telephone	(714) 553-5452 / Cell (714) 480-7352 / Office
Contact's Email Address	nakagami.david@rsccd.edu
School District Name	Rancho Santiago Community College District
School District Address	2323 N. Broadway, Suite 112 , Santa Ana, CA 92706
Description of Services	Cosco Fire Protection services 6 campuses within Rancho Santiago College District, providing fire alarm and sprinkler system inspections, monitoring, maintenance, and repairs. This contract highlights our ability to deliver reliable, code-compliant fire protection solutions across multiple sites.

Reference # 4	
Contact Name	Brian Shields
Contact Title	Manager Campus Facilities Maintenance Services
Contact's Telephone	(714) 600-8684 / Cell (562) 938-4817 / Office
Contact's Email Address	bshields@lbcc.edu
Organization Name	Long Beach Community College
Organization Address	4901 E. Carston Street, Z-120, Long Beach, CA 90808
Description of Services	Cosco Fire Protection services 2 campuses within Long Beach Community College providing fire system repairs along with inspection and testing services. This contract highlights our ability to deliver responsive, code-compliant solutions that ensure safety and reliability across multiple sites.

Exhibit 3 – Certificate of Nondiscrimination

CERTIFICATE OF NONDISCRIMINATION BY SELLER

As a supplier of goods or services to the Newport Mesa Unified School District, the firm listed below certifies that it does not discriminate in its employment with regard to race, religion, creed, sex, national origin, or handicap; that it is in compliance with all Federal, State, and local directives and executive orders regarding nondiscrimination in employment; and that it agrees to demonstrate positively and aggressively the principle of equal opportunity in employment.

We agree specifically:

1. To establish or observe employment policies which affirmatively promote opportunities for minority persons at all job levels.
2. To communicate this policy to all persons concerned, including all company employees, outside recruiting services (especially those serving minority communities), and the minority communities at large.
3. To take affirmative steps to hire minority employees within the company.

Cosco Fire Protection, Inc.

PRINT OR TYPE FIRM'S NAME

Mike Sullivan

PRINT OR TYPE NAME AND TITLE OF PERSON SIGNING


Michael Sullivan (Sep 25, 2025 17:23:54 PDT)

SIGNATURE

September 25, 2025

DATE

EXHIBIT 4

NONCOLLUSION DECLARATION

(To Be Executed By Bidder and Submitted With RFP)

I, Michael Sullivan, declare as follows:

That I am the RSI Manager of Cosco Fire Protection, Inc., the party making the attached RFP; that the attached bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the RFP is genuine and not collusive or sham; that the submitter has not directly or indirectly induced or solicited any other submitter to put in a false or sham bid, or that anyone shall refrain from submitting; that the submitter has not in any manner, directly or indirectly, sought by agreement, communication, or to fix any overhead, profit, or cost element of the RFP price, or of that of any other submitter, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the RFP are true; and further, that the submitter has not, directly or indirectly, submitted his or her RFP price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, RFP depository, or to any member or agent thereof to effectuate a collusive or sham RFP.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this Twenty Fifth day of September, 2025, at

Brea, California.

Michael Sullivan

Print Name

RSI Manager

Print Title


Michael Sullivan (Sep 25, 2025 17:30:19 PDT)

Signature

September 25, 2025

Date

Exhibit 5 - Conflict of Interest Statement

(This form must be filled out, signed, dated and submitted by all persons seeking to serve as a Provider to the District.)

Board Policy 3600 of the Newport Mesa Unified School District provides in part:

“Independent contractors shall submit a written conflict of interest statement disclosing financial interests as determined necessary by the Superintendent or designee, depending on the range of duties to be performed by the consultant. The Superintendent or designee shall consider this statement when deciding whether to recommend approval of the contract.

Any consultant hired by the district who is subject to the filing requirements in the district's conflict of interest code shall file a Statement of Economic Interests within the time period required by law. (Government Code 87302).”

The Superintendent has determined that all persons seeking to serve as a Provider to the District shall fill out truthfully, sign, date and submit the Conflict of Interest Statement prior to performing any Provider work or services for the District.

I, Michael Sullivan hereby certify the following:

(NAME OF PROVIDER'S DESGINEE)

1. I am not an employee of the District and no member of my immediate family¹ is an employee of the District.
2. Within the past 12 months, neither I nor any member of my immediate family¹ has been a member of the Board of Trustees of the District.
3. Neither I nor any member of my immediate family¹ has been a member of the District's Citizens Bond Oversight Committee for the District's Bond Program.
4. Within the past 12 months, neither I nor any member of my immediate family¹ has provided or made, and will not provide or make, any promise of any gift² of any kind (money, meals, goods, services, entertainment tickets, etc.), in-kind services, commission, or fully or partially expense-paid trips to any District Board Member, District employee or District Provider whose responsibilities include the selection of District Providers or the evaluation, supervision or oversight of District Provider (a “Responsible Employee³”), except:

5. I do not employ or retain, and will not employ or retain, any current District Responsible Employee as a Provider, independent provider or employee during the term of my agreement with the District.

6. I am authorized to make, and do make, this certification on behalf of

Cosco Fire Protection, Inc.

(NAME OF ORGANIZATION)

The foregoing certifications are true and correct. I make this certification under penalty of perjury under the laws of the State of California.

Mike Sullivan

PRINTED NAME OF DESIGNEE

RSI Manager

PRINTED TITLE


Michael Sullivan (Sep 25, 2025 17:22:17 PDT)

SIGNATURE OF DESIGNEE

September 25, 2025

SIGNATURE DATE

Exhibit 6

CERTIFICATION BY CONTRACTOR CRIMINAL RECORDS CHECK

To the Governing Board of Newport Mesa Unified School District,

I, Cosco Fire Protection, Inc. certify that:
Name of Contractor

The undersigned does hereby certify to the governing board of the District as follows:

That I am a representative of the Contractor currently under contract ("Contract") with the District; that I am familiar with the facts herein certified, and an authorized and qualified to execute this certificate on behalf of the Contractor.

Contractor certifies that it has taken at least one of the following actions with respect to the service that is the subject of the Contract (check all that applies):

☒ The Contractor has complied with the fingerprinting requirements of Education Code Sections 33192, 33915, and 45125 et al., with respect to all Contractor's employees and all of its sub-Contractors' employees who may have a contact with District pupils in the course of providing services pursuant to the Contract, and the California department of Justice has determined that none of those employees has been convicted of a felony, as that term is defined in Education Code Section 45122.1, as well as all other applicable legislative and penal codes that may be referenced in this Section. A complete and accurate list of Contractor's employees and of all of its sub-Contractors' employees who may come in contact with District pupils during the course and scope of the Contract is attached hereto: and/or

☒ Pursuant to Education Code Section 45125.2, Contractor certified that all employees will be under the continual supervision of, and monitored by, an employee(s) of the Contractor who the California Department of Justice has ascertained has not been convicted of a violent or serious felony. The name and title of the employee(s) who will be supervising Contractor's employee(s) and its sub-Contractors' employee(s) is/are:

Name and Title:

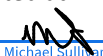
See attached Criminal Records Check Employee Name List (page 2 of this form)

☒ The Work on the Contract is at an unoccupied school site and no employee and/ or sub-Contractor or supplier of any tier of Contract shall come in contact with the District pupils.

Contractor's responsibility for criminal background clearance extends to all of its employees, sub- sub-Contractors, and employees of sub-Contractors coming into contact with District pupils regardless of whether they are designated as employees or acting as independent Contractors or suppliers of the Contractor.

I declare under penalty of perjury that the foregoing is true and correct.

Executed at Brea, California on September 25, 2025
Date



[Michael Sullivan \(Sep 26, 2025 13:04:20 PDT\)](#)

Signature

Mike Sullivan

Typed or printed name

RSI Manager

Title

1075 W. Lambert Road, Bldg. D Brea CA 92821

Address

(714) 989-1800

Telephone

CRIMINAL RECORDS CHECK

INSERT NAMES OF EMPLOYEES WHO MAY COME IN CONTACT WITH PUPILS

>>> Use Additional Copies of This Page as Needed and Update Names as Required by Contract <<<

IMPORTANT! Changes to the criminal status of anyone listed on this form must be reported to the District immediately.

Name of Contractor: Cosco Fire Protection, Inc.

Date: September 25, 2025

NAME OF EMPLOYEE(S)	PROJECT POSITION
1. Ignacio Avila	Fitter
2. Steven Castillo	Fitter
3. Antonio Concepcion	A&D Technician
4. Joseph Duran	Inspections
5. Guillermo Fernandez	Inspections Superintendant
6. Stephan Frens	A&D Technician
7. John Gomez	A&D Technician
8. Juan Gomez	Union Inspector
9. Robert Greenhalgh	Fitter
10. John Llanos	Fitter
11. Jorge Negrete	Fitter
12.	
13.	
14.	
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18.	
19.	
20.	

Exhibit 7
Maintenance Proposed Cost

Preventive and Corrective Maintenance and Testing services to be billed quarterly, monthly, semiannually, or annually.

Site	Unit Cost	Annual Cost
Adams (TK-6)		\$2850
Andersen (TK-6)		\$2200
California (TK-6)		\$2350
College Park (TK-6)		\$3260
Davis Magnet School (K-6)		\$3555
Eastbluff (TK-6)		\$2725
Harbor View (TK-6)		\$3790
Kaiser (3-6)		\$2575
Killybrooke (TK-6)		\$2575
Lincoln (TK-6)		\$3800
Mariners (TK-6)		\$2090
Newport (TK-6)		\$4000
Newport Coast (TK-6)		\$2560
Newport Heights (TK-6)		\$3950
Paularino (TK-6)		\$3900
Pomona (TK-6)		\$3900
Rea (TK-6)		\$2650
Sonora (TK-6)		\$3900
Victoria (TK-6)		\$2100
Whittier (TK-6)		\$4895
Wilson (TK-6)		\$7775
Woodland (TK-2)		\$3950
Back Bay High School (9-12)		\$4500
Corona del Mar Middle		\$15,360
Costa Mesa Middle and		\$15,360
Early College High		\$2655
Ensign Intermediate		\$1850
Estancia High School (9-12)		\$10,200
Monte Vista Independent		\$1280
Newport Harbor High		\$15,500
TeWinkle Middle School (7-8)		\$6500
BESST Center		\$1675
Ed Center		\$950
Harper Center		\$950
Lindbergh School		\$850
	Total Cost	\$137,620.00

EXHIBIT 8

LABOR RATES AND OTHER CHARGES

Complete hourly labor rate for each type of technician (i.e. apprentice, journeyman etc.) for each category of work hours (i.e. standard time, overtime, holidays, etc.).

TECHNICIAN TYPE	WORK HOUR CATEGORY	HOURLY RATE
Journeyman	Standard Time	\$160.00
Journeyman	Overtime	\$270.00
Journeyman	Double Time	\$375.00
Journeyman	Holidays	\$375.00

Indicate when hourly charge begins and ends; and the smallest portion of an hour for which a charge will be made. (min/max)

Standard time hourly rates start between 7am - 4pm.

EMERGENCY, AFTER HOURS, SATURDAYS, SUNDAYS AND HOLIDAYS RATES

Required work for emergencies, after normal business hours 7:30 AM – 4:30 PM Monday through Friday and on Saturdays, Sundays, and holidays, travel and labor time will be charged as follows:

Hourly Service Rate-Emergency straight time	\$300.00
Hourly Travel Time Rate/mile	\$95 flat fee
Hourly Service Rate, after hours & weekends	\$375.00

Indicate when hourly charge begins and ends; and the smallest portion of an hour for which a charge will be made. (min/max)

Emergency straight time starts before 5am & after 4pm. Emergency time is charged if customer request a tech on-site within 4 hrs response time or 24 hrs during normal business hours.

Other:

Emergency calls are considered a tech on-site same day as call or next morning.

REPAIR CHARGES

Fee/Overhead & Profit – Self Performed Work (as a percentage of direct costs for repairs related to services in this proposal). This percentage shall be inclusive of all mark-up for self-performed work.

____ 15 ____ %

Fee/Overhead & Profit – Sub-Contractor Performed Work (as a percentage of direct costs for repairs related to services in this proposal). This percentage shall be inclusive of all mark-up for sub-contracted work if applicable.

____ 15 ____ %

Fee/Overhead & Profit – Equipment Rental (as a percentage of direct costs for repairs related to services in this proposal). This percentage shall be inclusive of all mark-up for rental equipment.

____ 10 ____ %

Fee/Overhead & Profit – Materials (as a percentage of direct costs for repairs related to services in this proposal). This percentage shall be inclusive of all mark-up for the cost of materials.

____ 15 ____ %

EXHIBIT 9
DESIGNATION OF SUBCONTRACTORS

In compliance with the Subletting and Subcontracting Fair Practices Act (Chapter 2, commencing at Section 41007), Division 5, Title 1 of the Government Code of the State of California, and any amendments thereof, each bidder shall set forth below: (a) the name and the location of the place of business of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the work or improvement to be performed under this contract or a subcontractor licensed by the State of California who, under subcontract to the prime contractor, specially fabricates and installs a portion of the work or improvement according to detailed drawings contained in the plans and specifications in an amount in excess of one-half of one percent of the prime contractor's total bid; and (b) the portion of the work which will be done by each subcontractor under this act. The prime contractor shall list only one subcontractor for each such portion as is defined by the prime contractor in this bid.

If a prime contractor fails to specify a subcontractor or if a prime contractor specifies more than one subcontractor for the same portion of the work to be performed under the contract in excess of one-half of one percent of the prime contractor's total bid, he shall be deemed to have agreed that he is fully qualified to perform that portion himself, and that he shall perform that portion himself.

No prime contractor whose bid is accepted shall (a) substitute any subcontractor, (b) permit any subcontract to be voluntarily assigned or transferred or allow it to be performed by any on other than the original subcontractor listed in the original bid, or (c) sublet or subcontract any portion of the work in excess of one-half of one percent of the prime contractor's total bid as to which his original bid did not designate a subcontractor, except as authorized in the Subletting and Subcontracting Fair Practices Act. Subletting or subcontracting of any portions of the work in excess of one-half of one percent of the prime contractor's total bid as to which no subcontractor was designated in the original bid shall only be permitted in cases of public emergency or necessity, and only after finding reduced to writing as a public record of the authority awarding this contract setting forth the facts constituting the emergency or necessity.

PORTION OF WORK	SUBCONTRACTOR	LOCATION & PLACE OF BUSINESS

Not Applicable - Cosco Fire Protection, Inc.

PRINT OR TYPE FIRM'S NAME

PRINT OR TYPE NAME AND TITLE OF PERSON SIGNING

SIGNATURE

DATE

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.
See Specific Instructions on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Cosco Fire Protection, Inc.

2 Business name/disregarded entity name, if different from above.

Cosco Fire Protection

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☒ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.

1075 W. Lambert Road, Bldg. D

6 City, state, and ZIP code

Brea, CA 92821

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

9 5 - 4 2 0 8 9 5 5

or

Employer identification number

9 5 - 4 2 0 8 9 5 5

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of
U.S. person

Valerie K. Nelson

Date

7/8/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/27/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER *Marsh USA LLC 125 Ottawa Avenue NW Suite 400 Grand Rapids, MI 49503 CN108159189-MX-GAW-25-26 Brea	CONTACT NAME: Marsh U.S. Operations & Technology PHONE (A/C, No, Ext): (866) 966-4664 FAX (A/C, No): E-MAIL ADDRESS: GrandRapids.CertRequest@marsh.com														
INSURED Cosco Fire Protection, Inc. 1075 W. Lambert Road, Bldg D Brea, CA 92821	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : HDI Global Insurance Company</td><td>41343</td></tr><tr><td>INSURER B : ACE American Insurance Company</td><td>22667</td></tr><tr><td>INSURER C : ACE Fire Underwriters Insurance Company</td><td>20702</td></tr><tr><td>INSURER D : AXIS Insurance Company</td><td>37273</td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : HDI Global Insurance Company	41343	INSURER B : ACE American Insurance Company	22667	INSURER C : ACE Fire Underwriters Insurance Company	20702	INSURER D : AXIS Insurance Company	37273	INSURER E :		INSURER F :	
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INSURER D : AXIS Insurance Company	37273														
INSURER E :															
INSURER F :															

COVERAGES**CERTIFICATE NUMBER:**

CHI-008552742-39

REVISION NUMBER: 22

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:			GLD1447208	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY ☒ ANY AUTO ☒ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			ISA H10845841	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 5,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$			CUD1446908	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 8,000,000 AGGREGATE \$ 8,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☒ Y ☐ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	WLR C72791368 (AOS) Includes Stop Gap	01/01/2025	01/01/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000
C				WLR C72791447 (OR)	01/01/2025	01/01/2026	E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Pollution/Professional			CM006787-01-2025 SIR: \$100,000	01/01/2025	01/01/2026	Pollution, each claim/aggr \$ 10,000,000 Professional, each claim/aggr \$ 10,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Insurance

CERTIFICATE HOLDER**CANCELLATION**

Cosco Fire Protection Inc 1075 W Lambert Rd Bldg. D Brea, CA 92821	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Marsh USA LLC</i>
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