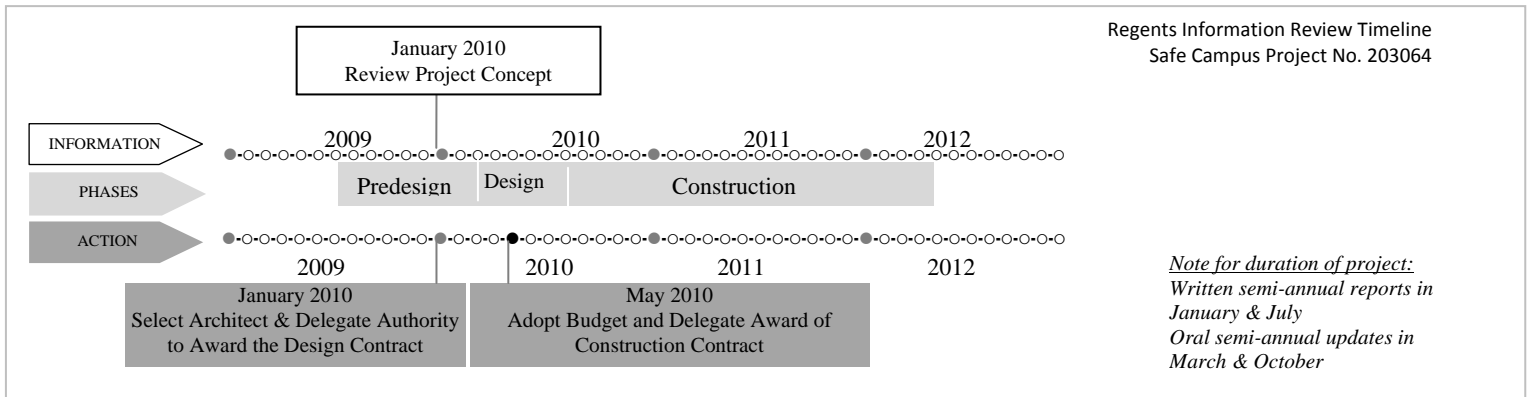


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Safe Campus Fire and Life Safety Monitoring and Notification System Project – Adopt Budget and Delegate Award of Construction Contracts



RECOMMENDED ACTION:

It is the recommendation of the Administration and the Finance, Audit and Facilities Committee that the project budget be established at \$8 million and that the President be delegated authority to award construction contracts.

PROJECT DESCRIPTION:

The Safe Campus Fire and Life Safety Monitoring and Notification System project involves modification of existing fire alarm panels serving 150 buildings including 15.6 million gross square feet (GSF) of space on the Seattle campus. The project will replace the existing Central Fire Alarm Receiving System (McCulloh Loop). This system installed in the 1960's, currently serves 122 of the Seattle campus buildings. The system's mechanical components are beyond their useful life and no longer cost-effective to maintain.

The project will provide "state of the art" central monitoring of the alarm systems for the 122 buildings currently on the McCulloh Loop as well as 22 existing buildings not currently connected to the Loop and six new buildings under construction on the Seattle campus. The project will provide broadcast "mass voice notification" to at least 90 (11.7 million GSF) of these campus buildings in the event of natural disaster, civil unrest, terrorism, or other public safety threats.

PREVIOUS ACTIONS:

At the January 2010 Board of Regents meeting, the President was delegated authority to award design contracts to EHS Design, Inc. for the Safe Campus

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Safe Campus Fire and Life Safety Monitoring and Notification System Project – Adopt Budget and Delegate Award of Construction Contracts (continued p. 2)

Infrastructure project.

PROJECT SCHEDULE:

Design Consultant Selection	January 2010
Pre-design	January 2010 – April 2010
Design	May 2010 – October 2010
Construction	October 2010 – June 2011
Operations/Commission	July – September 2011

CONTRACTING STRATEGY:

Contracts for the project follow three main areas of expertise and responsibility.

The overall system functionality will be the responsibility of Simplex. The University of Washington has standardized on Simplex Fire Alarm systems for campus buildings. Simplex has an existing sole source pricing agreement and will provide system design, programming, testing and engineered equipment through a purchase order with an approximate value of \$2,400,000.

Short runs of communication and power conduits are required to connect to campus wide network and power new Simplex equipment to be installed inside most buildings. Additionally, as developed within the budget during design, there will be additional speakers to enhance voice notification capability within selected buildings. These modifications within existing buildings will be designed by EHS Design and installed on a lump sum public works construction contract with an approximate value of \$2,500,000.

A campus wide fiber optic network will be designed by UW Information Technology (UW IT) and installed by competitive bid from qualified vendors on the State Department of Information Systems vendor roster. Currently unused “dark” fiber will be dedicated to this service with the majority of this scope being to install networking gear in the communications rooms. The total value of this work is estimated at \$180,000.

PROJECT BUDGET & FUNDING:

The project budget is \$8 million as shown in Attachment 1. Funding for this project is allocated by the legislature for the 09-11 biennium from the UW building account.

VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Safe Campus Fire and Life Safety Monitoring and Notification System Project –
Adopt Budget and Delegate Award of Construction Contracts (continued p. 3)

The sources and uses for the project are as follows:

Sources of Funds

State Funding: UW Building Account	8,000,000
Total, Sources of Funds	<u>8,000,000</u>

Uses of Funds

Consultant Services	1,236,000
Construction	3,326,000
Equipment, and Other	<u>3,438,000</u>
Total, Use of Funds	<u>8,000,000</u>

PROJECT RISKS:

Risk assessment and mitigation has been a significant area of focus in the development of the project. The project's broad and diffuse scope, effecting 150 occupied academic buildings presents significant design and construction risks. This risk is mitigated through intensive and careful field verification and design documentation by the architect and close coordination and review by UW Facilities, UW Environmental Health & Safety, UW IT and Capital Projects Office.

The project is technically complex and involves specialized engineering expertise in design and construction. This risk is mitigated by isolating disparate scopes into discrete bid packages and contract processes to insure contractual responsibilities align with technical engineering expertise.

Risk associated with pathway definition, coordination between multiple contractors and interoperability between the fiber optic cable and the fire alarm system will be retired or mitigated during the design phase.

Attachment

Summary Project Budget

**UNIVERSITY OF WASHINGTON
CAPITAL PROJECTS OFFICE - SUMMARY PROJECT BUDGET
PUBLIC WORKS BID (D/B/B)**

PROJECT: Safe Campus Infrastructure Project

Project Number: 203064

ESTIMATED DATE OF COMPLETION: October 2011

<u>Project Budget</u>	<u>Total Escalated Cost</u>	<u>% of TPC*</u>
Pre-Schematic Design Services	\$ 78,000	1%
A/E Basic Design Services	\$ 385,500	5%
Extra Services	\$ 340,000	4%
Other Services	\$ 301,000	4%
Design Services Contingency	\$ 131,500	2%
Consultant Services	\$ 1,236,000	15%
Lump Sum Bid - Construction Cost	\$ 2,537,500	32%
Other Contracts	\$ 196,000	2%
Construction Contingencies	\$ 304,000	4%
Sales Tax	\$ 288,500	4%
Construction	\$ 3,326,000	42%
Equipment	\$ 2,443,000	31%
Equipment Sales Tax	\$ 232,000	3%
Artwork	\$ -	0%
Other Costs	\$ 189,000	2%
Project Management	\$ 574,000	7%
Other	\$ 3,438,000	43%
Total Project Cost (TPC)*	\$ 8,000,000	100%

Included in Above:

Escalation through July 2011 (based on 2.33% for 2010, and 0.73% for 2011)	\$ 197,000	3%
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