

GOVERNMENT CENTER LIFE SAFETY UPGRADES

June 9, 2020

History

- In October 2018, Council approved \$2,800,000 in bond funds for life safety upgrades at the Government Center.
- In February 2019, Engineering issued Design RFQ's to firms under annual contract. Contract awarded to 2WR including Hecht-Burdeshaw, Peach Engineering, and Newcomb & Boyd as consultants.
- In August 2019, Engineering issued CM @ Risk RFP's to contractors under annual contract. Principle Construction was awarded the contract.

Original Scope

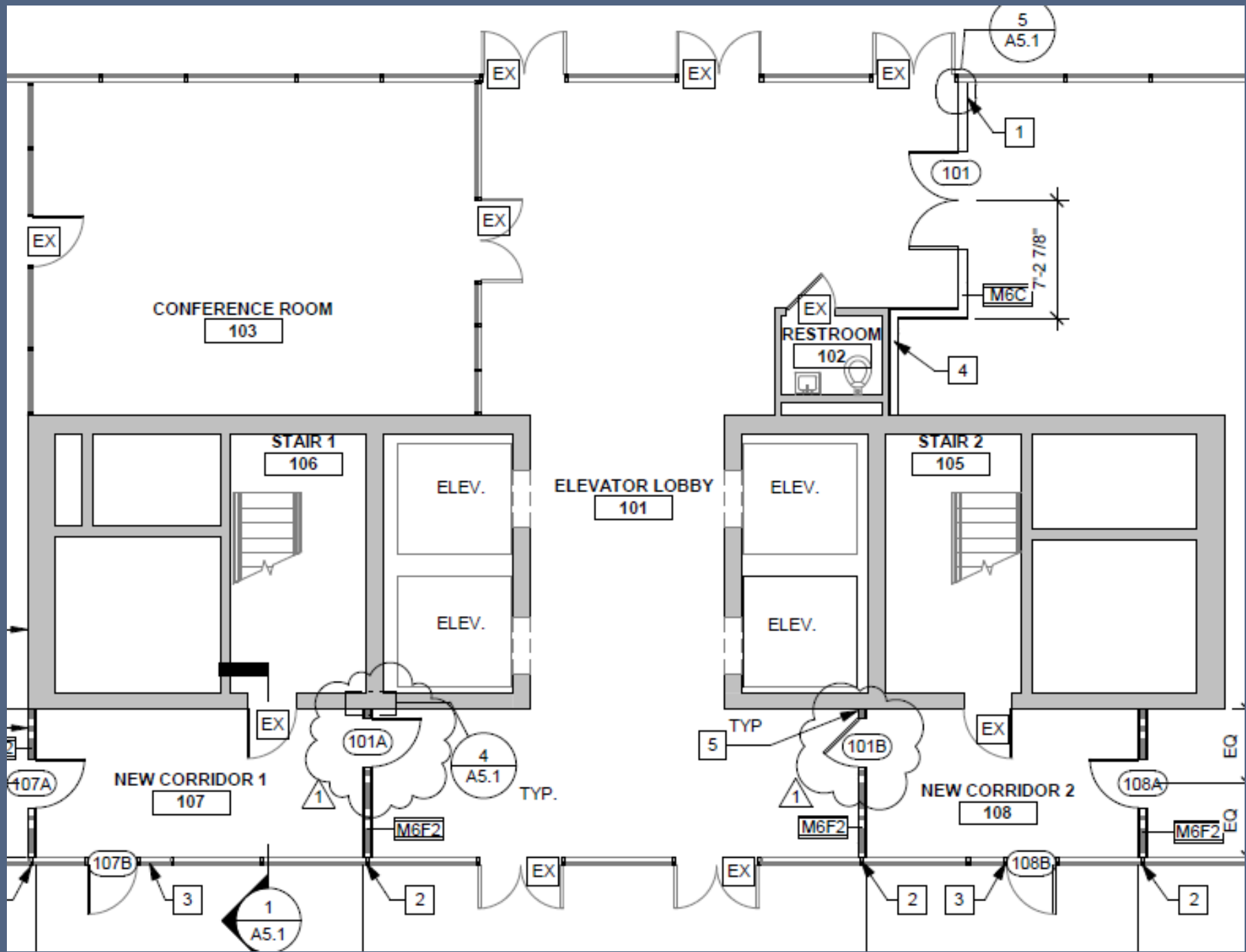
- Original Proposed Scope included new fire alarm system, new stairwell pressurization system, and fire or smoke proofing slab edge condition.
- Following review of existing conditions, City Staff, Design Consultants, and Contractor determined that installation of fire or smoke proofing would not be feasible due to limits in the adjacent materials and construction details.

Current Scope

- Current Proposed Scope includes new fire alarm system, new stairwell pressurization system, and complete fire suppression system.
- Per the Fire Marshal, if any Life Safety Systems are upgraded all systems must be brought to current standards. No option to only do partial scope.

Current Scope

- Project includes:
 - All new fire alarm control panels, wiring, devices, and speakers
 - New fire suppression system including new pump, risers, and sprinkler heads on currently non-sprinklered floors
 - New 2-hour fire rated exit corridors on the Plaza Level and new fans to pressurize each stairwell.



Budget

- Budget for original scope was \$2,800,000
- Budget for current scope has exceeded the original budget due to the deletion of fire proofing and addition of fire suppression system.
- Current Budget - \$3,282,334.18
 - Design – \$209,380.00
 - Construction – \$3,072,954.18
- Additional funding of \$482,334.18 is needed to implement total scope