



Fire Alarm & Smoke Control System Upgrades at Metropolitan's Headquarters Building

Engineering & Operations Committee

Item 7-4

August 17, 2020

Current Action

- Award a \$13,999,000 contract to Bernards Bros., Inc. for fire alarm & smoke control system upgrades
- Authorize an increase of \$1.5M to an agreement with Lee & Ro, Inc. for a not-to-exceed amount of \$4M

Background – Fire Alarm & Smoke Control System

- Headquarters
 - 12 story high rise
 - 5 story wing
 - 2 story parking garage
- Aging equip. difficult to maintain & repair
- Replacement parts unavailable



Objectives

- Replace aging equipment
- Increase system reliability & safety capabilities
- Ensure consistency with current code



Fire Alarm & Smoke Control Systems

Alternative Considered

- Continue to maintain current system
 - Aging equipment is difficult to maintain & repair
 - Existing system cannot be modified to meet the current fire code
 - Disruptive to business operation if the system becomes unrepairable
- Advantages of selected option
 - Ensures long-term viability of system
 - Enhances occupant safety & infrastructure integrity
 - Provides full compliance with current fire code

Scope of Work

● Contractor

- Replace fire alarm system
- Upgrade smoke control system
- Replace carbon monoxide system
- Install new emergency responder radio system
- Integrate fire alarm, smoke control, carbon monoxide monitoring & fire protection systems into bldg. management system

● Metropolitan

- Construction inspection
- IT network system installation
- Submittal review & record drawings
- Project mgmt., permitting & enviro. monitoring

Bid Results

Specifications No. 1962

Bids Received:	July 8, 2020
No. of Bidders:	1
Low Bidder:	Bernards Bros., Inc.
Low Bid:	\$13,999,000
Engineer's Estimate:	\$13,500,000
SBE Participation*:	25%

*SBE (Small Business Enterprise) participation level set at 25%

Consultant

- Lee & Ro, Inc. – Amendment to Agreement
 - Engineer of Record
 - Construction Support Work
 - Review submittals
 - Advise Metropolitan on RFIs
 - Preparation of record drawings
 - Specialized certified deputy inspectors
 - SBE participation level – 100%
 - Requested increase - \$1.5M

Allocation of Funds

Contracts

Bernards Bros., Inc. \$13,999,000

Metropolitan Labor

Contract Admin., Envir. Monitoring & PM \$ 576,000

Submittal Review & Record Drwgs. \$ 660,000

Construction Insp. & Support \$1,490,000

District Force Construction \$ 733,000

Materials & Incidentals \$ 595,000

Professional Services \$ 1,500,000

Remaining Budget \$ 1,487,000

Total \$ 21,040,000

Schedule



Board Options

- Option #1

- Award a \$13,999,000 contract to Bernards Bros., Inc. for fire alarm & smoke control system upgrades at Metropolitan's Headquarters Building; and
- Authorize an increase of \$1.5M to an agreement with Lee & Ro, Inc. for a new not-to-exceed total of \$4M for specialized inspection and technical support

- Option #2

- Do not proceed with the project at this time

Staff Recommendation

- Option #1

