

## **University Towers Fire Alarm Replacement**

### **Recommendation**

It is recommended that the Board of Governors authorize the President, or his designee, to award construction contracts to replace the Fire Alarm System in University Towers. It is further recommended that the Board of Governors authorize spending up to \$2,865,565 to complete the project. Funding for this project will be provided from the proceeds of the Corvias bond closing.

### **Background and Project Description**

The University Tower building was constructed in 1995 and includes approximately 390,000 square feet within its eleven stories. The high rise building is a multi-use facility that includes apartment style housing, a daycare facility, and is also home to the WDET Radio Station. Original construction included a fire alarm system with an addressable system including a control panel located in the first floor corridor, devices (pull stations, speakers, strobes and smoke detectors) in the corridors, and smoke detectors with sounders within the apartment units. Pressurization of the stairwells is monitored by the existing fire alarm system, but heating ventilation and air conditioning equipment is not equipped with devices necessary to meet current code requirements. In addition, the current system does not support mass notification, or voice communication features for high rise residential occupancies.

The project scope includes replacement and upgrading the existing outdated fire alarm system for the University Towers building with a system that meets current requirements of the authority having jurisdiction. The new fire alarm system will include a new main headend and backbone, as well as new devices throughout the building. The design will recognize necessary phasing to allow the existing system to remain operational and maintain coverage as the new system is being constructed.

Since University Tower Apartments are now a part of the WSU-Corvias Housing Partnership and Corvias is responsible for facility management, they will manage bidding and construction of the project.

**Project Budget**

<b>Funding Sources</b>	
Corvias Bond Closing	\$2,865,565
<b>TOTAL Sources</b>	<b>\$2,865,565</b>
<b>Expenditures Plan</b>	
Design Fees	\$118,399
Construction	\$2,520,336
Project Management	\$100,813
Contingency	\$126,016
<b>TOTAL Expenditures</b>	<b>\$2,865,565</b>