



Engineering, Operations, & Technology Committee

Headquarters Building Fire Sprinkler Level P1 Replacement

Item 8-1

July 10, 2023

Headquarters Fire Sprinklers

Current Action

- Award a \$3,740,792 contract to M.S. Construction Management Group Inc. to replace a portion of the existing fire sprinkler system's piping and network components at Metropolitan's Headquarters Building

Headquarters Fire Sprinklers

Background

- Headquarters Building Fire Sprinkler System
 - Constructed in the 1990s
 - Provides fire/life safety protection for all building occupants & facility infrastructure
 - A large portion of the fire sprinkler piping in the building's parking garage level P1 has deteriorated



Background

- Wet Pipe fire sprinkler system is susceptible to microbiological-induced corrosion (MIC)
- Approx. 350 feet of piping in level P1 has been replaced after developing pinhole-sized leaks
- Other floors were found to be in good condition with no significant leak risk

Headquarters Fire Sprinklers



Pipe End Condition



Positive
Indication of
MIC



Externally-
presenting
corrosion
buildup on
existing fire
sprinkler
piping

Headquarters Fire Sprinklers

Alternatives Considered

- Replace portions of the fire sprinkler piping as failure occurs
 - Not cost-effective
- Selected Alternative – Replace a portion of the existing fire sprinkler main piping in level P1
 - Includes new isolation valves & air vents to minimize & limit the development of corrosion
 - Maintains the long-term operational reliability of the fire/life protection system

Headquarters Fire Sprinklers

Scope of Work – Contractor

- Replace approx. 2,300 ft of horizontal fire sprinkler piping in level P1
- Install new control valves & air vents at high points of the system
- Replace isolation valves & fire hydrant connections
- Install domestic water piping to existing stairwell sump pumps



Parking Garage Level P1

Headquarters Fire Sprinklers

Scope of Work – Metropolitan

- Construction management & inspection
- Contract admin., outreach & PM
- Force Construction
 - Equipment start-up & testing
 - Fire Alarm system integration support for isolation valves
 - Dewatering & refilling of fire water piping during replacement

Headquarters Fire Sprinklers

Carollo Engineers Inc. – No Action Required

- Engineer of Record
- Provide technical support during construction
- NTE amount: \$120,000

Securitas – No Action Required

- Provide enhanced level of on-security services during outage of the fire sprinkler system
- NTE amount: \$170,000

Bid Results

Specifications No. 2007

Bids Received	May 24, 2023
No. of Bidders	2
Lowest Responsible Bidder	M.S. Construction Management Group Inc.
Low Bid	\$3,740,792
Other Bid	\$6,660,000
Engineer's Estimate	\$4,200,000
SBE Participation*	52%

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

Allocation of Funds

Headquarters Fire Sprinklers

Metropolitan Labor	
Owner Costs (Proj. Mgmt., Contract Admin.)	\$ 378,000
Construction Inspection & Support	473,000
Construction	186,000
Submittals Review, Tech. Support, Record Dwgs.	206,000
Materials & Incidentals	30,000
Professional/Technical Services	
Carollo Engineers Inc.	120,000
Securitas	170,000
Contract – M.S. Construction Management Inc.	3,740,792
Remaining Budget	396,208
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	Total \$ 5,700,000

Project Schedule



Board Options

- Option #1

Award a \$3,740,792 contract to M.S. Construction Management Group Inc. to replace a portion of the existing fire sprinkler system's piping and network components at Metropolitan's Headquarters Building.

- Option #2

Do not proceed with the project at this time.

Staff Recommendation

- Option #1

