

DE0201D
Baltimore State Government Center
Board of Public Works

***William Donald Schaefer Tower – Replace Fire Alarm System
(Baltimore City)***

General Obligation Bonds \$2,475,000

Summary of Recommended Bond Actions

1. William Donald Schaefer Tower – Fire Alarm System

Approve.

Bill Text: Provide funds to replace the fire alarm system at the William Donald Schaefer Tower.

Project Description: Replace the current 25-year-old fire alarm system in the William Donald Schaefer Tower located at 6 St. Paul Street in Baltimore City, with a modern National Fire Protection Association certified system. The current system is no longer reliable and does not meet all current codes and standards.

Project Summary Information

Total Project Cost:	\$2,574,000	Green Building:	No
Budget Estimate Stage:	100% Construction Document	Est. Completion Date:	June 2013
Program Plan Status:	Approved Part I and Part II	Project Design Cost %:	4.2%

For further information contact: Matthew D. Klein

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Project Analysis

This project originated as a Department of General Services (DGS) Facility Renewal Program project. Project design, which is complete through the 100% construction document stage, was approved by the Board of Public Works in December 2010 using prior authorized Facility Renewal funds, and at the time, DGS anticipated the project construction would also be funded through this program. The DGS policy is to fund what are otherwise facility renewal projects as stand-alone projects if it is determined that design and construction costs will exceed \$1 million. This policy is intended to ensure that smaller projects identified and scheduled for implementation and funding through Facility Renewal Program are not pushed out by larger more costly projects.

The factor that most influences the cost estimate is the need to complete the work while the building is occupied. This will require a substantial amount of the work to be completed during nights and weekends. In addition, because the building is a vertical structure, there is a need to complete the work in phases while also maintaining full functionality of the existing fire alarm system. The existing system, which is 25 years old and no longer compliant with current codes and standards, was installed when the building was constructed in 1986. The fire marshal recently rated the current system as poor, and the vendor responsible for monitoring the system reported over 600 false alarms or trouble indicators in the first six months of 2011. While inadequate, the current system must remain in place until the new system is completely installed on all floors and commissioned as operational. Construction will commence as soon as the proposed fiscal 2013 authorized funds become available on June 1, 2013, with completion expected within 12 months or June 2013.

Prior Authorization and Capital Improvement Program

**Authorization Uses
(\$ in Millions)**

<i>Fund Uses</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
Planning	\$0.099	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Construction	0.000	2.475	0.000	0.000	0.000	0.000
Total	\$0.099	\$2.475	\$0.000	\$0.000	\$0.000	\$0.000

**Authorization Sources
(\$ in Millions)**

<i>Fund Sources</i>	<i>Prior Authorization</i>	<i>2013 Request</i>	<i>2014 Estimate</i>	<i>2015 Estimate</i>	<i>2016 Estimate</i>	<i>2017 Estimate</i>
GO Bond	\$0.099	\$2.475	\$0.000	\$0.000	\$0.000	\$0.000
Total	\$0.099	\$2.475	\$0.000	\$0.000	\$0.000	\$0.000

GO Bond Recommended Actions

1. Approve.

Capital Project Cost Estimate Worksheet

Department: Board of Public Works
Project Number: DE0201D
Project Title: William Donald Schaefer Tower – Replace Fire Alarm System
Analyst: Matthew D. Klein

Structure

New Construction:	305,400 Sq. Ft. X	\$7.00 Sq. Ft. =	\$2,137,800
New Construction:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Renovation:	0 Sq. Ft. X	\$0.00 Sq. Ft. =	0
Built-in Equipment:			0
Demolition:			0
Information Technology:	305,400 GSF X	\$0.00 GSF =	0
Telecommunications:			0
Miscellaneous – Other:			0
Miscellaneous – Other:			0
Miscellaneous – Other:			0
Subtotal			\$2,137,800
Regional Factor:	100.0%		0
Subtotal			\$2,137,800
Escalation to Mid-point:	1.25 Yrs. X	3.6% =	4.50% 96,201
Total Cost of Structure (Bid Cost)			\$2,234,001

Site Work and Utilities

Site Improvements:	0 + regional factor + mid-point escalation		\$0
Utilities:	0 + regional factor + mid-point escalation		0
Project Subtotal (Bid Cost)			\$2,234,001

Fees and Miscellaneous Costs

Green Building Premium:		0.0%	\$0
Total Construction Contingency:		5.0%	111,700
Inspection Cost:		4.6%	102,764
Miscellaneous:	CPM Schedule		27,000
Miscellaneous:			0
Miscellaneous:			0
A/E Fee through Construction Phase @		4.0%	98,765
Total Cost of Project			\$2,574,230

Base Cost Per New Square Foot	\$7
Adjusted Cost Per New Square Foot (incl. escalation, contingencies, and Green Bldg.)	\$8
Base Cost Per Renovated Square Foot	\$0
Adjusted Cost Per Renovated Square Foot (incl. escalation, conting., and Green Bldg.)	\$0