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www.uaf.edu/fs

Division of Design and Construction

University of Alaska Fairbanks, P.O. Box 758160, Fairbanks, Alaska 99775-8160

MEMORANDUM

TO: Kara Axx, UAF Contracting Officer

FROM: Cameron Wohlford, Interim Director

DATE: January 18, 2020

SUBJECT: Brand Name Only Request
Siemens Brand Desigo FireFinder Addressable Fire Alarm System

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Facilities Services requests extension of the Brand Name Only approval for Siemens Brand Desigo (formerly FireFinder XLS) fire alarm control panel and remote control console for construction specifications. Siemens recently re-branded the XLS panel to their new Desigo line. UAF's brand name approval for Siemens Brand FireFinder XLS fire alarm control panel systems expired in 2017 and has been a project by project approval since then. The expiration was due to an administrative oversight.

BACKGROUND: The UAF Emergency Communications Center (ECC) adopted addressable fire alarm technology for most campus buildings in their jurisdiction many years ago. A host server system that monitors over 45 addressable systems across campus was installed in the UAF ECC in the early 1990's

The parallel system would require purchase and installation of an additional server and monitor, thus first time cost would become prohibitive.

Maintenance personnel at Facilities Services are fluent in diagnosing, maintaining, and operating the Siemens systems, whether existing MXL, XLS FireFinder or the new Desigo. We have over a 40 year history with Cerebus and Siemens fire alarm systems. Introducing a new brand of system would require extensive training in operation and maintenance of a second system.

Similar to the Direct Digital Controls, use of the Siemens product comes with local engineering and maintenance support. This is invaluable when systems need to be repaired or expanded quickly and without jeopardizing life safety.

PRICE REASONABLENESS: Addressable system cost is driven by the level of "smartness" desired by the user: the more sophisticated the organization, management, and messaging of alarms that is required, the more expensive. UAF requires the highest level of alarm delivery with as complete of information possible to relay on the initial dispatch of the fire department.

Because the host server NCC exists or is housed at the central alarm monitoring station, the first time

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MEMORANDUM

TO: Kara Axx, UAF Contracting Officer

FROM: Cameron Wohlford, Interim Director

DATE: January 18, 2020

SUBJECT: Brand Name Only Request
Aerco Steam to Water Helicoil Hot Water Heater

Facilities Services requests Brand Name Only approval for Aerco Steam to Water Hot Water Heater (HWH) for construction specifications.

BACKGROUND: Hardni-66Uter Nrtreatment process. Hardness minerals precipitate out of potable water when it is scale on heating surfaces inside the equipment. Scale shortens the life of the equipment and increases maintenance and energy costs.

JUSTIFICATION: UAF identified the Aerco HWH many years ago as the only product with the technology to eliminate the scaling problem. The steam used for heating the water is transported in a Aerco helical coil that expands and contracts as the unit operates. This action automatically descales the heating surfaces. The Aerco HWH is extremely reliable. UAF has a few units that were installed nearly 50 years ago and the M&R costs have been very low.

The most common alternative to an Aerco unit is a common steam-fired Shell and Tube HWH. The purchase and installation cost of a Shell & Tube HWH is approximately $7,500 compared to the current

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MEMORANDUM

TO: Kara Axx, UAF Contracting Officer

FROM: Cameron Wohlford, Interim Director

DATE: January 18, 2020

SUBJECT: Brand Name Only Request
Badger Meters for Condensate and Water

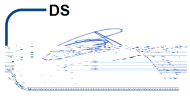
Facilities Services requests Brand Name Only approval for Badger Meters for Condensate and Water for construction specifications.

BACKGROUND: Division of Utilities has established a network of meters that collect data on heat and

PRICE REASONABLENESS: The meters are generally more expensive than commodity level meters but offer more reliability and are compatible with UAF's existing metering system. Other commodity level meters would require a costly converter to talk to the Squar

MEMORANDUM

TO: Kara Axx, UAF Contracting Officer

FROM: Cameron Wohlford, Interim Director 

DATE: January 18, 2020

SUBJECT: Brand Name Only Request
Door Hardware including Cylinders, Exit Devices, Door Closers, and Locksets

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Facilities Services request Brand Name Only approval for the following door hardware including cylinders, exit devices, door closers and locksets for construction specifications:

Exit Devices – Von Duprin (Basis of Design) and Precision Hardware
Door Closers – LCN (Basis of Design) and Stanley Hardware (Best) Door Operators - LCN

BACKGROUND: In 1994, UAF established a keying limiting the number

rebuilding. Exit devices and door closers are door hardware products that are strictly specified and built to the International Fire Code requirements. Door exits devices are used because they are easily pushed through from the inside while still providing high security from the outside. Closers are used to automatically close doors to prevent the spread of fire and smoke. These hardware pieces are also one

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MEMORANDUM

TO: Kara Axx, UAF Contracting Officer

FROM: Cameron Wohlford, Interim Director

DATE: January 18, 2020

SUBJECT: Two Brand Name Only Requests
Propylene Glycol Solution Inhibitor Concentrate

Facilities Services requests Two-Brand Name Only approvals for glycol inhibitor for construction specifications.

BACKGROUND: Facilities Services has used a mixture of virgin propylene glycol, purified water and NALCO 2837 inhibitor concentrate as the standard hydronic heating solution in our Fairbanks campus buildings for over 20 years. This custom mixing method allows us to maintain control over the quality of the heating system fluid. It would cost about 30% more to bring in a premixed solution as purified water is a component of the mix.

Heat transfer fluid inhibitors impede the development of corrosion by protecting the metal piping surfaces with a thin layer of molecules and using buffers to absorb acids formed by oxidation of the glycol/water solution.

Careful control of the inhibitors will extend the life of the solution and the piping for many years. UAF staff can test and adjust the inhibitor levels in the field. Factory-inhibited glycols require time-consuming, and costly, factory testing.

JUSTIFICATION: NALCO 2837 is a molybdate-based inhibitor. A survey of Alaska distributors identifies Arctic Therm 1015 inhibitor concentrate as the only molybdate-based inhibitor that is comparable to NALCO 2837. Division of Maintenance requests that these products be approved as Two-Brand Name Only for use as inhibitors for our propylene glycol solution systems.

PRICE REASONABLENESS: Molybdate-based inhibitors are the standard for our propylene glycol/water hydronic heating systems. Allowing any other propylene glycol/water solutions will jeopardize the integrity of the heating system by contaminating an existing molybdate-based system or introducing alternate methods and confusion in the maintenance program.

An analysis was conducted to determine the cost/SF to replace hydronic heating systems on the UAF

The average GSF of 110 hydronically heated campus buildings is 25,894 SF. The labor and materials cost to replace the hydronic heating solution in one average sized building is about $10,357.

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MEMORANDUM

TO: Kara Axx, UAF Contracting Officer

FROM: Cameron Wohlford, Interim Director

DATE: January 18, 2020

SUBJECT: Brand Name Only Request
Knox-Box Rapid Entry System Including Key Boxes and Shunt Trips

---

Facilities Services requests Brand Name Only approval for equipment to support the Knox-Box Rapid Entry System for use in construction specifications.

BACKGROUND: Most nationwide emergency service jurisdictions utilize a property key storage system that provides emergency responders with quick and reliable access to some public and private properties in their jurisdiction.

The most widely used key security product for this application is provided by the Knox Company. Their master key security system provides accountability and audit trails for keys that secure the Knox-Box key storage units, fire hydrants and narcotic drug lockers. Property owners purchase the Knox-Box, mount it in an accessible location and lock their keys inside. The Knox-Box is then registered with the local emergency services provider so that their property can be quickly and safely accessed to reduce response times, property damage and liabilities.

Recently, UAF expanded its use of the Knox rapid entry system to include Knox Key operated Shunt Trips for Building Power. By using a single key, the fire department can quickly disconnect building power and gain access into the facility.

JUSTIFICATION: University Fire Department and Fairbanks Fire Departments use the Knox-Box Rapid Entry System exclusively. These emergency service providers respond to UAF facilities on campus, in the borough and in the City of Fairbanks. Implementation of a parallel system would need approval from the Authority Having Jurisdiction, University Fire Department and Fairbanks Fire Department. Either of the entities may chose not participate in the parallel system management.

Nearly every Fairbanks Campus facility has a Knox-Box system currently. Retaining the Knox Brand Name Only ensures compatibility with existing equipment and replacement /Sc R)1.6)3(()-)0.1.[)0.7(M BDTd[2(8(vh/(-)49
e access. Knox-Box system components for property owners

If a parallel competitive system were implemented it would have a detrimental effect on the current secure access program managed by the emergency services responsible for our facilities.

FAIR AND EQUITABLE COMPETITION: Though this Brand Name Only specification may appear to restrict competition to a single source, the purchase and placement is not considered a Single/Sole Source procurement. The award is not being limited to a single Contractor, it is only requiring the Contractor to factor into the bid a brand of material that the University has found acceptable.

Based on the aforementioned facts, it is in the University's Best Interest to approve the Brand Name Only request for Knox Brand Rapid Entry Systems including Key Boxes and Shunt Trips.

REQUEST APPROVED: DocuSigned by: [redacted]
Kara Axx, CPPO, CPPB

Date of Approval: □□□ □□□□ January

Expiration Date: □□ □□□□ January

cc: Campus Wide Design Guidelines File
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MEMORANDUM

TO: Kara Axx, UAF Contracting Officer

FROM: Cameron Wohlford, Interim Director

DATE: January 18, 2020

SUBJECT: Brand Name Only Request
Lenel Security and Access Systems

Facilities Services requests Brand Name Only approval for Lenel Access Control System for construction specifications.

BACKGROUND: The Lenel system was chosen as the access control system for the Akasofu Building in 1999 in a competitive selection process. UAF implemented the AT&T Blackboard access system in parallel with Lenel during the Duckering Building deferred maintenance project in 1997. The 2001 Rasmuson Library deferred maintenance project required security features that AT&T Blackboard could not provide. As a result, the FS Maintenance Superintendent requested that Lenel would be our sole integrated system because it could meet all of our needs for access control and building security.

Integrated systems use one door-mounted device to provide both access control and building security functions. Non-integrated control systems provide one or the other, but not both functions. A non-integrated system would require a second door-mounted device adjacent to a Lenel device to provide the missing functionality.

All access control systems interface with UA Banner system to create profiles of faculty, staff and students. Profiles for non-affiliated users are created by the Facilities Services (FS) staff. FS staff manages UA user profiles. There are some campus departments that manage their own profiles through a Lenel interface. In recent years, due to key security issues, the UAF Administration has created policies and procedures that have proliferated the use electronic locksets increasing the number of Lenel based access control systems and doors from less than 100 to nearly 1000.

JUSTIFICATION: UAF Police Department and the UAF FS/Lock Shop require integration of the campus access control and building security systems through a single manufacturer. Implementing more than one manufacturer has many disadvantages:

> Non-integrated systems would require additional door-mounted hardware, building panels and signal wiring.
> Each parallel system would

DocuSigned by:

[redacted]

□□□ □□□□ January

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Facilities ervices requests Brand me Only approval for Dowfrost or Dowfrost for construction specifications for installation at rural or remote campus facilities.

BAC UD Facilities ervices, Division of intenance specifies a pre -mixed, factory inhibited

FAIR AND EQUITABLE COMPETITION: Though this Brand Name Only specification may appear to restrict competition to a single source, the purchase and placement is not considered a Single/Sole Source procurement. The award is not being limited to a single Contractor, it is only requiring the Contractor to factor into the bid a brand of material that the University has found acceptable.

Based on the aforementioned facts, it is in the University's Best Interest to approve the Brand Name Only request for Dowfrost or Dowfrost HD pre-mixed glycol.

REQUEST APPROVED: DocuSigned by: [redacted]
Kara Axx, CPPO, CPPB

Date of Approval: □□□ □□□□ Januar y

Expiration Date: □□ □□□□ Januar y

cc: Campus Wide Design Guidelines File
C. Wohlford

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MEMORANDUM

TO: Kara Axx, UAF Contracting Officer

FROM: Cameron Wohlford, Interim Director

DS

BACKGROUND:

temperature increase to room temperature. Restoring power at the earliest possible moment is the only way to minimize the loss of specimens upon which years of research depend.

PRICE REASONABLENESS: In our research, the G&W brand of switches are in the same price point as other isolation switch gear yet yielding better performance in the small sizes.

FAIR AND EQUITABLE COMPETITION: Though this Brand Name Only specification may appear to restrict competition to a single source, the purchase and placement is not considered a Single/Sole Source procurement. The award is not being limited to a single Contractor, it is only requiring the Contractor to factor into the bid a brand of material that the University has found acceptable.

Based on the aforementioned facts, it is in the University's Best Interest to approve the Brand Name Only request for G&W Brand SF6 switches.

REQr i 56(a)VtyEMC /Pt[2.6(e)nhe BR.75.8)-4.961o -1.aec15 15 8(-)0.7MC /P61 TEMC /P61 TE1. Tc 0.01. Tc 0.01. l-

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MEMORANDUM

TO: Kara Axx, UAF Contracting Officer

FROM: Cameron Wohlford, Interim Director

DATE: January 18, 2020

SUBJECT: Brand Name Only Request
Square D POWERLOGIC Power Monitoring and Control System

Facilities Services requests Brand Name Only approval for Square D POWERLOGIC Power Monitoring and Control System for construction specifications.

BACKGROUND: Division of Utilities has established a network of power monitoring and control equipment in campus buildings that collects and transmits electrical consumption data in a high speed campus communications network. The POWERLOGIC software then gathers and organizes the data in useful formats so that managers can monitor and analyze consumption and take action through manual or automated means.

JUSTIFICATION: UAF needs to use Square D POWERLOGIC meters, circuit monitors, analytical software and other Square D devices exclusively to guarantee that all data collected and transmitted will be accurate and actionable without conflicts.

Several factors discourage the use of alternate manufacturers:

> Each alternate manufacturer must provide, at their cost, suitable gateways or Ethernet communication modules to translate data and instructions between the POWERLOGIC analysis software.

The alternate manufacturer estimated their cost to integrate to the POWERLOGIC software at $60,000 for a recent construction bid. The cost of data corruption or errors caused by alternate manufacturer installed gateways or Ethernet communication modules are difficult to estimate but could be significant and would affect billing.

FAIR AND EQUITABLE COMPETITION: Though this Brand Name Only specification may appear to restrict competition to a single source, the purchase and placement is not considered a Single/Sole Source procurement. The award is not being limited to a single Contractor, it is only requiring the Contractor to

Cameron Wohlfer, [illegible]
Low pressure losses at continuous flow – improve

By applying the results of water softener efficiency from
largest UAF units can save up to $8,500 a year in the co
another 14% reduction in salt costs when twin tanks are u

PRICE REASONABLENESS: There are several water softener manufacturers available nationwide. Our research shows that the only companies that provide water softeners that meet our criteria are EcoWater and North Star. They are also the only two products meeting ours specific needs that are supported by manufacturer representatives in Fairbanks at this time. The cost of these units does exceed the cost of a normal commodity level single tank arrangement however the payback time due to salt reduction, more efficient operating parameters, less maintenance cost, and improved reliability for end users is less than two years. The short payback time provides sufficient justification for price reasonableness.

FAIR AND EQUITABLE COMPETITION: Though this Brand Name Only specification may appear to restrict competition to a single source, the purchase and placement is not considered a Single Source procurement. The award is not being limited to a single Contractor; it is only requiring the Contractor to factor into the bid a brand of material that the University has found acceptable.

Based on the aforementioned facts, it is in the University's Best Interest to approve the restrictive specifications for water softeners.