



Cameron Wohlford, Interim Director

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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

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 and upgraded in 2008. The host system is a Siemens product, called a Network Command Center (NCC) and is able to monitor Siemens products including previous MXL and FireFinder products as well as the newer Design fire alarm panel.

UAF buildings with full fire alarm protection are equipped with a central fire alarm panel that monitors all fire alarm devices throughout the building. The addressable devices such as smoke and heat detectors transmit their location and alarm status to the panel. The fire alarm panel passes the information to the remote control console in building lobby and to the NCC at Emergency Communications Center. This addressable system provides firefighters with the room location and nature of each alarm at the time of dispatch so they can formulate their initial response and modify their response as more information is received from the system. This single factor directly improves life safety and property conservation on campus: early warning, early evacuation notification, and early notification of first responders.

**JUSTIFICATION:** Addressable fire alarm systems are the standard of operation for UAF. The following reasons support the use of Desigo (formerly FireFinder XLS) as the Brand Name Only product rather than installing a second parallel system:

- The Siemens Network Command Center is only capable of communicating with addressable panels manufactured by Siemens: UAF currently utilizes the Siemens (formerly Cerebus) Pyrotronics MXL, Siemens FireFinder XLS and Siemens Desigo.

Brand Name Only Request

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- 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 cost of the Siemens fire alarm systems is reduced by 15-20% over other manufacturers. Further, since UAF has a direct relationship with Siemens’ engineers, UAF can reduce cost of material and labor by customizing the design to UAF’s specific needs.

Finally, the labor portion of the installation is bid out on every project. With this portion bid, we are ensuring cost reductions found by bid day competition.

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 Siemens Brand Addressable Fire Alarm Systems.

DocuSigned by:  
  
 REQUEST APPROVED: \_\_\_\_\_  
 6F224631504B41E  
 Kara Axx, CPPO, CPPB

Date of Approval: January 21, 2020  
\_\_\_\_\_

Expiration Date: January 1, 2025  
\_\_\_\_\_

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

**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:** Hard water is caused when calcium and magnesium are dissolved by ground water. Domestic water on the UAF campus has high levels of hardness that cannot be mitigated in the water treatment process. Hardness minerals precipitate out of potable water when it is heated and forms 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 average cost of \$15,000 for an Aerco. Over the 50 year life of both products, repairs to an Aerco HWH will cost \$2,500 while the maintenance costs for a Shell & Tube HWH in domestic water service will be \$100,000. The high cost of Shell & Tube HWH is attributed to the need to replace the tube bundle every two years because of scaling.

**PRICE REASONABLENESS:** According to our research, there are no other manufacturers that can meet the unique ability of the Aerco unit, especially given the operating conditions of UAF's water. With no equivalent it is difficult to attempt to prove price reasonableness of the units. An alternate design would need to be employed at high long term expense to provide the same hot water.

**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

Brand Name Only Request

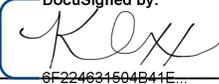
Page 2 of 2

January 18, 2020

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.

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Based on the aforementioned facts, it is in the University's Best Interest to approve the Brand Name Only request for Aerco Brand Steam to Water Helicoil Hot Water Heater

DocuSigned by:  
  
REQUEST APPROVED: \_\_\_\_\_  
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Kara Axx, CPPO, CPPB

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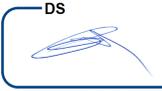
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### MEMORANDUM

**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

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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 water use in all buildings on the Fairbanks Campus. UAF meters all of its buildings to monitor energy and water use, for billing purposes, and to satisfy state and federal regulatory agencies. Current metering measures domestic water use and condensate created when steam from the power plant heats a building glycol system via a heat exchanger. Measuring the condensate is the most reliable means of metering heat use.

**JUSTIFICATION:** FS Utilities has previously received Brand Name Only approval for Badger and has been using them for nearly 30 years with over 120 meters installed across campus. These meters were first used because they were the only brand that could stand up to the water quality on campus. The meters provide a consistent reliable service and FS utility has sufficient spare material to repair and replace these materials with little to no down time. Introducing a second or third brand would require additional training and spare material which is not cost efficient for metering components.

The meters are compatible with the Brand Name Only Square D POWERLOGIC metering system, able to send the correct type of pulse data to the existing and extensive metering system. Alternate manufacturers can provide meters but must provide for a two-way integration between their data and the POWERLOGIC software used by UAF. 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.
- Gateways or Ethernet communication modules may not be supported by their original provider in the future.
- There are many opportunities for data or instructions to be corrupted in the translation process.

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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 Square D meters.

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.

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Based on the aforementioned facts, it is in the University's Best Interest to approve the Brand Name Only request for Badger Meters for Steam/Condensate and Water.

DocuSigned by:  
  
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REQUEST APPROVED. \_\_\_\_\_  
Kara Axx, CPPO, CPPB

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**FROM:** Cameron Wohlford, Interim Director

A blue ink signature of Cameron Wohlford, with the initials 'DS' written above it.

**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)
- Cylindrical and Mortise Locksets (manual) – Stanley Hardware (Best) and Schlage
- Electronic Hardwired Locksets – Stanley Hardware (Best) or Schlage
- Electronic Wireless Lockset – Schlage AD-400
- Cylinders – Stanley Hardware (Best) and Schlage, set up on Best SFIC keying system
- Door Operators - LCN

**BACKGROUND:** In 1994, UAF established a keying system that limited manufacturers to two, thus limiting the number keyways on campus and providing for a more secure key management system. Effective key management is critical to life safety and property conservation, especially in a higher learning institution. Best (Stanley) and Schlage are the approved Brand Name Only keying systems on campus currently.

In 1996 and 1997, UAF underwent a major revision to its design standards, including door hardware. Between April 1996 and July 1997, the UAF director of Design and Construction (formerly Planning and Project Service), Kathleen Schedler, approved Brand Name Only letters for the above listed door hardware components specified in Design Standard 08 70 00.

**JUSTIFICATION:** As mentioned in the background, UAF limited keying to two manufacturers in 1994. When it did so, it limited the manufacturers of the locksets that can be used on the campus doors. Stanley (Best) and Schlage locksets are highly reliable commercial locksets that UAF stocks and is highly trained to repair on an “immediate” or emergency type basis. Stanley and Schlage have a wide ranging diversity in their keyways and can accommodate the size of UAF’s door inventory. They also have the ability to be keyed to either of the existing keyways.

For door closers and exit devices, two manufacturers are also listed. The manufacturers listed provide the most reliable products with the ability to have over 2,000,000 cycles before needing major

Brand Name Only Request

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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 of the most utilized (cycled) pieces of hardware in a building as every person coming or going through an exterior exit or fire door such as in a hallway will open and close the door tens of thousands of times in the course of a buildings life. UAF FS Maintenance is highly skilled and trained in the repair of these manufacturers and carries a vast array of spare parts. Fixing an exit door is a matter of life safety and if it cannot be fixed, could mean the closure of an entire facility. Limiting the manufacturers allows for rapid repair and replacement.

The only true Brand Name Only are for:

- Wireless Locksets, of which UAF has yet to find a competitor that is compatible with the Lenel security system and reliable enough for UAF's security needs.
- Door Operators, of which UAF has not found a responsive and responsible locally trained service center or alternate manufacturer willing to train UAF FS Maintenance and maintain a readily available stock of spare parts.

PRICE REASONABLENESS: Introducing a third manufacturer to the door hardware standards could cause excessive startup cost both at the capital project level and the maintenance level. In addition, a third keyway manufacturer would be required to be introduced into the UAF keying system, fracturing a well-established security system. Finally, a third manufacturer would have to have the ability to accept some of UAF's more standardized keyways such as the Schlage 3Z master that fits every mechanical room on the campus.

The price for these components is kept in check by the competition. Their prices are reasonable for the quality and reliability, maintainability, and longevity.

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.

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Based on the aforementioned facts, it is in the University's Best Interest to approve the Brand Name Only request for Door Hardware.

Brand Name Only Request

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January 18, 2020

REQUEST APPROVED:

DocuSigned by:  
  
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Kara Axx, CPPO, CPPB

Date of Approval:

January 21, 2020

Expiration Date:

January 1, 2025

Attachment: Previous BNO Approval for Door Hardware

cc: Campus Wide Design Guidelines File  
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### MEMORANDUM

**TO:** Kara Axx, UAF Contracting Officer

**FROM:** Cameron Wohlford, Interim Director

DS  
A blue ink signature of Cameron Wohlford, enclosed in a blue rectangular box with the initials 'DS' in the top left corner.

**DATE:** January 18, 2020

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

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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 campus. Recently, the hydronic system in an 18,492 SF campus building was drained, flushed, refilled and treated at a cost of \$7,450 resulting in a unit cost of \$0.40/SF.

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Brand Name Only Request

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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.

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 Single/Sole Source procurement. The award is not being limited to a single Contractor; it is only requiring Contractors who bid on the project to factor into their bid a brand of material that the University has found acceptable.

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Based on the aforementioned facts, it is in the University's Best Interest to approve the Two Brand Names Only request for NALCO 2837 and Arctic Therm 1015 propylene glycol inhibitors.

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REQUEST APPROVED: \_\_\_\_\_  
Kara Axx, CPPO, CPPB

Date of Approval: January 21, 2020

Expiration Date: January 1, 2025

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**TO:** Kara Axx, UAF Contracting Officer

**FROM:** Cameron Wohlford, Interim Director

A blue ink signature of Cameron Wohlford, with the initials 'DS' written above it.

**DATE:** January 18, 2020

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

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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 parts which is paramount when making repairs to a rapid entry system.

**PRICE REASONABLENESS:** To our knowledge, the Knox-Box Rapid Entry System is the only product available that provides this level of secure access. Knox-Box system components for property owners cost less than \$1,000.

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Brand Name Only Request

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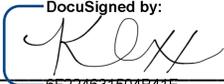
January 18, 2020

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.

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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.

DocuSigned by:  
  
REQUEST APPROVED: \_\_\_\_\_  
6F224631504B41E...  
Kara Axx, CPPO, CPPB

Date of Approval: January 21, 2020

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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

A blue ink signature of Cameron Wohlford, with the initials 'DS' written above it.

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 require a separate server, software, licensing, Banner database interface and staff training.

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Brand Name Only Request

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January 18, 2020

- Each parallel system will use separate computers and monitors to display alarm screens requiring additional desk space at each managing agency, including UAF Emergency Communications Center.
- Each manufacturer will require a separate profile database for management by all users of the system. Mistakes are more common when more than one database needs to be changed.
- The selection of a second manufacturer may lead to an expansion of parallel systems. Requirement for periodic manufacturer solicitations or vendor support issues could expand the number of active manufacturers beyond a minimum of two.

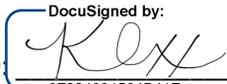
PRICE REASONABLENESS: The Lenel product, at the building level, is comparable to competitors including Siemens and Tyco. However, to install a parallel system on campus would require a large first time output between \$40,000 and \$60,000 plus programming. A parallel system would need to work in the parameters of other system already established on campus included Banner, AssetWorks (AiM) and the Facilities Services SimpleK key management system.

Annual operation and maintenance costs for a parallel system are itemized at \$27,500. This includes maintenance of server hardware and operating system, maintaining Banner cardholder importation and labor to maintaining a second software application. The extra costs for training and staff costs for duplicate efforts are not available at this time.

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. Lenel products are available from multiple vendors in Alaska and the Pacific Northwest. 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.

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Based on the aforementioned facts, it is in the University's Best Interest to approve the Brand Name Only request for Lenel Brand Security and Access Systems.

REQUEST APPROVED  \_\_\_\_\_  
6F224631504B41E  
 Kara Axx, CPPO, CPPB

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**DATE:** January 18, 2020

**SUBJECT:** Brand Name Only Request  
Dowfrost or Dowfrost HD for Remote/Rural Campuses Only

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Facilities Services requests Brand Name Only approval for Dowfrost or Dowfrost HD for construction specifications for installation at rural or remote campus facilities.

**BACKGROUND:** Facilities Services, Division of Maintenance specifies a pre-mixed, factory inhibited propylene glycol solution for use in heating systems at university properties outside of Fairbanks. Each glycol manufacturer uses a proprietary inhibitor chemical package. Inhibitors are a mixture of chemicals designed to prevent corrosion, scaling and fouling of closed-loop hydronic systems.

Hydronic solutions are tested and adjusted periodically to make sure the freeze protection and inhibitor levels are within acceptable ranges. The chemical levels in factory inhibited solutions can only be tested by the manufacturer. Pre-mixed, factory inhibited solutions from different manufacturers cannot be mixed because the chemical profiles used for testing will be destroyed.

**JUSTIFICATION:** Designating the use of only one product will help UAF manage the integrity of glycol solutions at these sites. This only applies to systems that currently have Dowfrost or Dowfrost HD, new construction or when systems with other products are replaced.

Maintaining a single brand of glycol at rural and remote campus facilities ensures compatible products are being added to existing systems. Mixing products from different manufacturers into a pure system eliminates our ability to test and adjust inhibitors. The only way to remedy the contaminated solution is to completely drain and clean the system then refill with a new product at a cost of up to \$10,000.

**PRICE REASONABLENESS:** The Dowfrost product is more expensive than purchasing virgin glycol. However, purchasing virgin glycol (used in systems on the Fairbanks campus) requires purchasing the additional deionized water, dyes, and inhibitors be mixed on site. Deionized water is typically not available in rural settings and must be shipped in, thus increasing the overall cost to install glycol in the building. It is impractical from a cost standpoint to mix glycol at rural campus facilities.

Brand Name Only Request

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January 18, 2020

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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:   
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cc: Campus Wide Design Guidelines File  
C. Wohlford



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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  
G&W Electric SF6 Switches

DS  
A blue ink signature of Cameron Wohlford, with the initials 'DS' written above it.

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Facilities Services requests Brand Name Only approval of G&W Electric SF6 switches for construction specifications.

**BACKGROUND:** The high-voltage electric power distribution system on the UAF campus uses industrial-sized, pad-mounted equipment to provide load and fault interruption switching. These switches use a non-toxic, non-flammable gas known as SF6 as an insulator inside a sealed, pressurized vessel.

This equipment is installed at strategic locations in the utilidor system to allow utility managers to efficiently route power to campus facilities. Operating and repairing switches in a quick and safe manner is vital to keeping UAF buildings energized with minimal outage durations.

**JUSTIFICATION:** UAF requires the installation of G&W SF6 switches in all applications. Our research shows that this is the only manufacturer that provides the compact and limited access configurations typically encountered in our utilidors. Facilities Services Utilities has numerous G&W SF6 switches installed, and has a ready supply of spare parts and institutional knowledge to make repairs safely and quickly.

The use of G&W SF6 switches provides a level of confidence to utility operators, because they are extremely familiar with operating the equipment and have a large supply of spare parts. This equipment is the best chance for operators to restore power quickly after an unscheduled outage.

Even if an alternate product were available, the potential cost to UAF would be an increase in the duration of power outages. Repair crews will lack familiarity with the equipment and will not have immediate access to spare parts. It could take several weeks to procure repair parts for an alternate brand after an unscheduled outage.

Extended outages negatively impact campus research activities. There are nearly 500 walk-in and portable freezers actively used on campus which provide storage conditions for vital research contents in the proper temperature ranges. As soon as power is lost, the units begin a slow but steady

Brand Name Only Request

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January 18, 2020

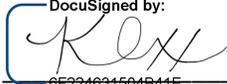
temperature increase to room temperature. Restoring power at the earliest possible moment is the only way to minimize the loss of specimens upon which years of research depend.

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.

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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.

REQUEST APPROVED:    
 0F224631504B41E...  
 Kara Axx, CPPO, CPPB

Date of Approval: January 21, 2020

Expiration Date: January 1, 2025

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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

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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.
- Gateways or Ethernet communication modules may not be supported by their original provider in the future.
- There are many opportunities for data or instructions to be corrupted in the translation process.

**PRICE REASONABLENESS:** The historical use of Square D POWERLOGIC Power Monitoring and Control System has not resulted in adverse costs for UAF. Square D is a long-established manufacturer that has provided proven technology and equipment for decades. During the Engineering Facility project, UAF had the CM@Risk bid two power monitoring systems. Square D was comparable in price to the other manufacturer (Eaton), at about 10% higher.

Brand Name Only Request

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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 factor into the bid a brand of material that the University has found acceptable.

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Based on the aforementioned facts, it is in the University's Best Interest to approve the Brand Name Only request for Square D POWERLOGIC Power Monitoring and Control System.

REQUEST APPROVED:  \_\_\_\_\_  
Kara Axx, CPPO, CPPB

Date of Approval: January 21, 2020

Expiration Date: January 1, 2025

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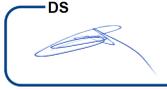
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### MEMORANDUM

**TO:** Kara Axx, UAF Contracting Officer

**FROM:** Cameron Wohlford, Interim Director 

**DATE:** January 18, 2020

**SUBJECT:** Brand Name Only Request  
EcoWater and North Star Water Softener

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Facilities Services requests a restrictive specification approval for water softeners for construction specifications.

**BACKGROUND:** Hard water is created when naturally occurring calcium and magnesium minerals are dissolved by water in the ground table. UAF receives untreated potable water from College Utilities and it is cost prohibitive for UAF to remove the hardness for the entire campus distribution system.

There are specific potable and non-potable water consumption processes on campus that are affected by hard water including drinking water, refrigeration processes and food service. Softened water is also used to serve electric steam generators in sterilizers (for biological programs) to reduce calcium buildup on the heating elements, thus reducing downtime and maintenance callouts.

Facilities Services installs water softeners in selected buildings for point treatment. Water softeners use an ion exchange process that replaces calcium and magnesium ions with low concentrations of the more benign sodium ion provided by salt brine.

**JUSTIFICATION:** Division of Maintenance has selected water softener construction and operation criteria that reduce the cost of maintenance and operations of this process.

- Countercurrent brining – improves brine or water efficiency
- Demand initiated regeneration – improves water efficiency
- Adjustable cycle times – improves water efficiency
- Twin tank arrangement – reduces salt use by 14%
- Low pressure losses at continuous flow – improves operation efficiency

By applying the results of water softener efficiency from lab tests, it can be demonstrated that the five largest UAF units can save up to \$8,500 a year in the cost of salt when cycle times are optimized and another 14% reduction in salt costs when twin tanks are used.

Brand Name Only Request

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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 our 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.

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

REQUEST APPROVED:  \_\_\_\_\_  
Kara Axx, CPPO, CPPB

Date of Approval: January 21, 2020

Expiration Date: January 1, 2025

cc: Campus Wide Design Guidelines File  
C. Wohlford