Agenda

**Board of Regents**

Facilities and Land Management Committee

Wednesday, February 15, 2012, \*1:30 p.m. – 4:30 p.m.

Room 204 Butrovich

University of Alaska Fairbanks

Fairbanks, Alaska

*\*Times for meetings are subject to modifications within the February 15-16, 2012 timeframe.*

**Committee Members:**

Carl Marrs, Committee Chair Mary K. Hughes

Robert Martin, Committee Vice Chair Kirk Wickersham

Timothy Brady Patricia Jacobson, Chair

**I.** **Call to Order**

**II. Adoption of Agenda**

**MOTION**

**"The Facilities and Land Management Committee adopts the agenda as presented.**

I. Call to Order

**II. Adoption of Agenda**

**III. Full Board Consent Agenda**

* 1. **Formal Project Approval for the University of Alaska Fairbanks Critical Electrical Distribution Renewal Phase 2**

**IV. New Business**

**V. Ongoing Issues**

**A. FY13 Re-appropriation request for FY07 and FY08 WWAMI Capital Fund Balances**

**B. Final Project Report for University of Alaska Anchorage Integrated Science Building: Financial Status**

**C. Final Project Report for University of Alaska Anchorage Health Science Building: Financial Status**

**D Status of UA Engineering Facilities**

**E. AHFC Energy Audits Status**

**F. Deferred Maintenance Spending Report**

**G. UAF Student Housing and Dining**

**H. UAF College of Rural and Community Development Master Plans Update**

**I. Construction in Progress**

**J. Approvals by the Chair of the Facilities and Land Management Committee and the Chief Finance Officer**

**K. IT Report**

**VI. Future Agenda Items**

VII. Adjourn

**This motion is effective February 15, 2012."**

**III. Full Board Consent Agenda**

A. Formal Project Approval for the University of Alaska Fairbanks Critical Electrical Distribution Renewal Phase 2 Reference 3

The President recommends that:

**MOTION**

**“The Facilities and Land Management Committee recommends that the Board of Regents approve the Formal Project Approval request for the University of Alaska Fairbanks Critical Electrical Distribution Renewal, Phase 2 as presented in compliance with the campus master plan, and authorizes the university administration to proceed through Schematic Design not to exceed a total project cost of $24,250,000. This motion is effective February 15, 2012.”**

POLICY CITATION

In accordance with Regents’ Policy 05.12.042, Formal Project Approval (FPA) represents approval of the Project including the program justification and need, scope, the Total Project Cost (TPC), and funding plan for the project. It also represents authorization to complete the development of the project through the schematic design, targeting the approved scope and budget, unless otherwise designated by the approval authority.

An FPA is required for all projects with an estimated TPC in excess of $2.5 million in order for that project’s inclusion of construction funding to be included in the university’s capital budget request, unless otherwise approved by the Board.

The level of approval required shall be based upon TPC as follows:

**TPC > $4 million will require approval by the Board based on recommendations from the Facilities and Land Management Committee.**

RATIONALE AND RECOMMENDATION

Background

Major deficiencies of the UAF electrical distribution system were identified in a report prepared by PDC Inc. Engineers in 2001. The report was commissioned in response to the near catastrophic power plant failure experienced in December 1998. In response to the recommendations, UAF has incrementally proceeded toward addressing the deficiencies in the high voltage electrical distribution system. The primary features of the overall improvement program are to:

1. Upgrade the connection to GVEA.
2. Replace aged components of the existing system that are over 40 years old.
3. Increase system voltage to increase overall electric distribution capacity.
4. Relocate the campus switchgear outside of the Atkinson Combined Heat and Power facility to avoid a failure due to a steam leak (as was experienced in 1998).

In order to address all of these problems, the report recommended that UAF move the campus distribution function out of the power plant and onto a new switchboard that is separate, but near the power plant. It was also recommended to increase the distribution voltage from 4,160v to 12,470v. The recommended changes would create increased reliability and capacity of the electrical distribution system.

The following projects have been completed as phases towards the overall goals of the Critical Electrical Distribution Renewal objectives.

|  |  |  |  |
| --- | --- | --- | --- |
| Project Name | TPC | Scope | Status |
| GVEA Tie Substation | $1,773,000 | Replace 40-yr old substation that connects to GVEA | Complete 2005 |
| **Phase 1A**  Critical Electrical Distribution Renewal | $5,187,000 | Construct Utilidors that will connect proposed new switchgear building to campus distribution system | Complete 2010 |
| **Phase 1B**  Critical Electrical Distribution Renewal | $10,000,000 | Extend utilidors, construct new switchgear building and purchase major equipment | Complete 2011 |
| **Phase 1C**  Critical Electrical Distribution Renewal | $13,500,000 | Purchase additional major equipment, install major equipment and controls, commission and energize two feeders | Completion October 2012 |

The Critical Electrical Distribution Renewal project has always been envisioned as a multi-phase project. After Phase 1C is completed, the major central infrastructure and new switchgear building will be in place which will allow the systematic conversion of the campus distribution feeders to the new distribution voltage and replacement of the 45-year old components in the system.

Project Scope

Phase 2 will continue the work started in the previous phases to provide a functional medium voltage distribution system for UAF. This phase of the project will consist of the following elements that will be performed throughout the UAF campus:

* Replace old building transformers (approximately 50% of the existing transformers will need replacement).
* Replace old high voltage cable (approximately 35% of the existing cables will need to be replaced). The cables are in the existing underground utilidor system.
* Install approximately 10 new underground vaults to house new high voltage switches.
* Modify new building transformers for new distribution voltage of 12,470v.

The scope of the project will include any temporary power provisions that may be needed if conversions of the buildings cannot be done in a short outage. Although there will be some inconvenience to building occupants, a work plan will be developed to minimize these impacts.

The scope may need to correct electrical code violations related to the high voltage service at approximately 10 individual buildings. This scope and cost risk will continue to be evaluated in the process of schematic design. The current estimates allow for some code correction work at each individual building, but the true extent and costs are not known at this time.

Variance Report

None

Proposed Total Project Cost and Funding Source(s)

FY12 bonds 514499-50216 $ 3,750,000

FY13 General Fund $16,250,000

FY13 Bond $ 4,250,000

Total Project Cost $24,250,000

Estimated Annual Maintenance and Operating Costs (O&M)

O&M costs for the medium voltage distribution system are expected to decrease as a result of this project.

Consultant(s)

PDC, Inc. was selected in accordance with Regents Policy in Phase 1A to design all phases of the project.

Other Cost Considerations

None

Remodel Plan

None

Schedule for Completion

DESIGN

Conceptual Design January 2012

Formal Project ApprovalFebruary2012

Schematic Design February 2012

Schematic Design ApprovalApril2012

Construction Documents September 2012

BID & AWARD

Advertise and Bid September 2012

Construction Contract Award October 2012

CONSTRUCTION

Start of Construction October 2012

Date of Beneficial Occupancy November 2013

Procurement Method for Construction

Kiewit Building Group was selected as the CM@R for all phases of the project. It is recommended that the CM@R continue to best take advantage of phased funding. The CM@R method has minimized delays to date from phased funding. Construction has been continuous with no breaks for Phase 1A, 1B and 1C.

Affirmation

This project complies with Regents’ Policy, the campus master plan, and the project agreement.

Action Requested

Approval to develop the project documents through schematic design.

Supporting Documents

One-Page Project Budget

**IV. New Business**

**V. Ongoing Issues**

A. FY13 Re-appropriation Request for FY07 and FY08 WWAMI Capital Fund Balances

This item seeks Facilities and Land Management Committee concurrence to request that the legislature authorize re-appropriation of the fund balance in two appropriations received in FY07 and FY08 for remodeling to support the UAA WWAMI program.

UAA received a capital appropriation in FY07 and again in FY08 to support the WWAMI program by remodeling the third floor of the existing UAA Engineering Building to provide necessary classroom, lab and faculty offices. A total balance of $612,888 remains from these two capital accounts. The titles for the fund appropriations were:

FY07 WWAMI - Lab Upgrade/ Renovation and

Additional Space Needs  $475,000

FY08 UAA WWAMI - Lab Upgrade/Renovation and

Additional Space Needs  $475,000

WWAMI was relocated to the UAA Health Science Building in fall 2011 and the only remaining need for WWAMI support is the purchase of approximately $200,000 in equipment. UAA would like to spend the remaining funds in support of another health-related program in either the Allied Health building or the Beatrice McDonald building. To do this requires requesting the legislature re-appropriate the funds with a new title. If the committee concurs, the university will request the re-appropriation with the title, "Health Program Lab and Classroom Remodel". This will accomplish needed work for biology, physiology and anatomy labs.

B. Final Project Report for University of Alaska Anchorage Integrated Science Building: Financial Status Reference 4

When completed, the final project report will be submitted to the committee in compliance with Regents’ Policy 05.12.045. The focus of this draft is reporting on the financial status and identifying the MAU priorities for remaining project fund balance. Input from the committee members regarding the format and content of the draft report is welcome.

C. Final Project Report for University of Alaska Anchorage Health Science Building: Financial Status Reference 5

When completed, the final project report will be submitted to the committee in compliance with Regents’ Policy 05.12.045. The focus of this draft is reporting on the financial status and identifying the MAU priorities for remaining project fund balance, which for this project is significant. Input from the committee members regarding the format and content of the draft report is welcome.

D. Status of UA Engineering Facilities Reference 6

UAA and UAF are proceeding with concept and schematic design development as authorized by the Board of Regents. A joint advocacy document is completed (see reference), and the UAA and UAF Engineering Advisory Boards are joining their efforts to support these projects. A joint meeting with the boards and workshops with the design teams and user representatives are being conducted as this agenda goes to printing. An update for this item will be given at the February 2012 meeting.

UAA Engineering Facility Project Update

UAA and Livingston-Slone, Inc./Ayers Saint Gross (LSI/ASG) are working on project Schematic Design to meet design milestones. Work includes developing Architectural site and building layout along with Civil, Structural, Mechanical, and Electrical Engineering plans and narratives. The April 2012 design update to the Board of Regents will demonstrate the current design status and may include a request to expend remaining funds to proceed with design work prior to the anticipated June 2012 Schematic Design Approval.

Project Milestones

Design Contract September 2011

Amended Formal Project Approval September 2011

Design Update April 2012

Schematic Design Approval, as appropriateJune 2012

Final Design Complete February 2013

Start of New Construction April 2013

Date of Beneficial Occupancy May 2015

Start of Renovations of Existing Facilities May 2015

Date of Beneficial Occupancy Existing Facilities June 2016

UAF Engineering Facility Update

UAF and ECI/Hyer/NBBJ are working on project Schematic Design to meet design milestones. Work includes developing Architectural site and building layout along with Civil, Structural, Mechanical, and Electrical Engineering plans and narratives. The April 2012 design update to the Board of Regents will demonstrate the current design status and may include a request to expend remaining funds to proceed with design work prior to the anticipated June 2012 Schematic Design Approval.

Project Milestones

Design Contract May 2011

Amended Formal Project Approval September 2011

Design Update April 2012

Schematic Design Approval**,** asappropriate June 2012

Final Design Complete March 2013

Start of Construction April 2013

Date of Beneficial Occupancy August 2015

Supporting Documents

Joint Advocacy document

E. Information Item – AHFC Energy Audits Status

The State of Alaska authorized the Alaska Housing Finance Corporation to provide Energy Grants to State agencies to perform Energy Audits and develop projects to reduce energy consumption. The University of Alaska was granted $1 million to conduct Energy Audits on all campuses. These audits will generate a list of projects with expected costs and return on investment forecast that will provide the university with options to reduce annual operating expenditures for our existing facilities.

All audits are expected to be complete by March 2012 as required by the terms of the grant.

UAA

UAA contracted Ameresco, Inc. to have a complete investment grade energy audit and energy services proposal that will identify15-year payback recommended projects. This audit is investigating electrical and mechanical systems, roofing and building envelopes at the UAA Matanuska-Susitna College & UAF Palmer Farm, UAA Kodiak College & UAF Kodiak Seafood and Marine Science Center, Kenai Peninsula College, UAA Kachemak Bay Campus, UAA Prince William Sound Community College, and the UAA Anchorage Campus (Gordon Hartlieb Hall and Social Sciences Building). All community campus audits have been completed. The field audits for the Anchorage campus were completed by end of January 2012. During February and March 2012 Ameresco, Inc. will perform preliminary analysis of the data collected during their site investigations, and from evaluation of utility information and review of campus facility drawings. A final draft report will be delivered in March 2012. The project is on schedule.

UAF

UAF's portion of the ARRA funded energy audits is approximately 50% complete. The project was split between the main UAF campus and three rural campuses. The main campus project consists of 12 buildings, chosen to cover a broad base of building types - research, dormitories, office, and recreation. The 50% audit documents for the main campus were received this week and contain the preliminary list of proposed Energy Efficiency Measures. At this level of design, the combined simple payback, should the measures be implemented, average 10 years and produce a savings of just over $500,000 per year. The majority of savings are seen in upgrading both interior and exterior lighting for these 12 buildings, ($444,000/yr). The 50% audit documents for the rural campus portion of the project were due to UAF by end of January 2012.

UAS

UAS awarded their contract, completed the first round of site visits and submitted their energy consumption data for analysis. The next phase of site visits is underway and everything is on schedule for completion in March 2012.

F. Deferred Maintenance Spending Report Reference 7

An updated report on the progress of spending for the Deferred Maintenance and Renewal appropriations for FY07-FY12 is found in the reference materials.

G. UAF Student Housing and Dining

UAF developed a two-stage process to select the Preferred Developer for the Public-Private Partnership (P3) approach to construct a new 250-seat dining facility and a minimum of 200 new student housing units on campus. The first stage, the Request for Qualifications, was issued in August 2011, and the top two qualifying development teams were selected from the RFQ respondents after interviews to move to the second stage of the process, the Request for Proposals (RFP). The RFP stage is a design competition between the teams to give both UAF and the teams an opportunity to have in-depth discussions regarding the scope of the campus’ needs for both the dining and housing aspects of the project. The end product of the design competition, the proposal submittal, will include a financial and design proposal from each development team for the construction and lease back of both facilities. The Preferred Developer will be selected to negotiate the remainder of the project with the university at the end of the RFP process.

Also included in the Developer’s scope of work is a master plan of all UAF Main Campus housing to include their opinions on the optimal mix of housing and how to move from our current housing stock to that optimal mix of housing. The housing master plan will also show how the housing constructed under this RFP will fit into the optimal housing mix.

Given the extended time to select the Preferred Developer and the highly seasonal construction schedule, August 2014 is a more realistic completion date for the new housing and dining facilities.

The current schedule is:

Developer Proposals due to UAF January 17, 2012

Negotiations of design and leases w/ Preferred Developer February – April 2012

Begin Construction May 2012

Dining Facility complete August 2014

Housing Facility complete August 2014

H. UAF College of Rural and Community Development Master Plans Update

Background

Regents’ Policy 5.12.030 requires that campus master plans be reviewed and updated on a 5 to 7 year cycle. UAF is in the process of updating the 2006 College of Rural and Community Development (CRCD) Master Plans for the Bristol Bay, Northwest, Kuskokwim, Interior Aleutians, and Chukchi campuses and the UAF Community and Technical College to meet the requirement.

Status of CRCD Master Plan Update Efforts

UAF Division of Design and Construction and their consultants met with the CRCD Campuses for the development of the first draft document. All of the first drafts have been reviewed and commented on and are currently in the process of being revised for presentation to the Board of Regents, as indicated below.

CRCD Master Plan Updates 2011-2012 Milestones

* Appointment of steering committees for each campus March 2011
* Contract with consultants March 2011
* Initial visits to campuses May-August 2011
* Consultants prepare first draft versions, review with Users October 2011
* Consultants complete Full Draft of Master Plans for UAF review Nov 2011
* Internal review by CRCD and Chancellor’s Staff Nov-Dec 2011
* Consultant complete Final Draft of Master Plans January 2012
* CRCD Master Plan BoR Update Feb 16-17, 2012
* Consultants submit Final Draft of Master Plans to DD&C February 2012
* DD&C reviews and directs Consultant to produce bound sets March 2012
* Bound sets – CRCD Final Draft to Chancellor/CFO March 2012
* Presentation of Final CRCD Master Plan Updates to BoR April 12-13, 2012
* (If Required) Consultants revise MPs per BoR comments April 2012
* Presentation of Final CRCD Master Plan Updates to BoR

for approval June 7-8, 2012

I. Construction in ProgressReference 8

Kit Duke, Chief Facilities Officer, and campus facilities representatives will answer questions regarding the status report on active construction projects approved by the Board of Regents, implementation of recommendations by the external consultants, functional use survey, space utilization analysis, and other recent activity of note. This is an information and discussion item; no action is required.

J. Approvals by the Chair of Facilities and Land Management Committee and the Chief Finance Officer Reference 9

Regents’ Policy 05.12.042 delegates Formal Project Approval to the Chair of the FLMC under certain conditions. Projects granted FPA by the Chair are reported in this section. Based on that policy, the following projects were given FPA/SDA by the Chair.

UAF Community & Technical College Revitalization Phase 4, (2012061 CTC4F) TPC $1.6M on 11/15/11

UAF Campus Wide Housing Sprinkler Installations (2012033 CWHSP) TPC $1.2M on 12/22/11

Schematic Design Approval for projects that are phased as a part of the FLMC FPA approval and receive SDA under the limits for approval as delegated to the Chief Finance Officer are reported in this section. The following project was given SDA at the CFO level:

SDA UAA Allied Health Sciences Renovation, (UAA 11-0011) TPC $4.6M (2nd Floor Renovation $784K) on 11/4/11

K. IT Report

Karl Kowalski, Chief Technology Officer will update the committee on IT security, Cloud Computing Contracts, eTextbooks, UA partnership with State of Alaska, and the Federal Universal Service Reform Impact.

**VI. Future Agenda Items**

**VII. Adjourn**