UNIVERSITY OF ALASKA
ANCHORAGE

FORMAL PROJECT APPROVAL

Name of Project:	**UAA Allied Health Science Building Renovation**
Project Type:	**DM, R&R**
Location of Project:	**UAA, Main Campus, Allied Health Science Building (AS114), Anchorage, AK**
Project Number:	**11-0110**
Date of Request:	**August 17, 2012**

Total Project Cost:	**$ 5,635,932**	
Approval Required:	**Full Board**	
Prior Approvals:	**Preliminary Administrative Approval**	**June 2, 2011**

A Formal Project Approval (FPA) is required for all Capital Projects with a Total Project Cost in excess of $250,000.

FPA represents approval of the Project including the program justification and need, scope, the total project cost, and the funding and phasing plans for the project. Requests for formal project approval shall include a signed project agreement or facilities pre-design statement, the proposed cost and funding sources for the next phase of the project and for eventual completion of the project, and a variance report identifying any significant changes in scope, budget, schedule, deliverables or prescriptive criteria associated with a design-build project, funding plan, operating cost impact, or other cost considerations from the time the project received preliminary administrative approval. It also represents authorization to complete project development through the schematic design, targeting the approved scope and budget, unless otherwise designated by the approval authority.

Action Requested

"The Facilities and Land Management Committee recommends that the Board of Regents approve the Formal Project Approval request for the University of Alaska Anchorage Allied Health Science Building Renovation as presented in compliance with the approved campus master plan, and authorizes the university administration to proceed through Schematic Design not to exceed a total project cost of $5,635,932. This motion is effective September 27, 2012".

Project Abstract

The Allied Health Science Building (AHS) was constructed in 1982 and is in need of renovation. The Medical Technology lab, which was formerly housed in the northwest corner of the second level of the AHS, relocated to the new Health Sciences Building in August 2011. The existing equipment, appliances, and lab fume hoods were moved into the new space in the Health Sciences Building.

A renovation of this AHS space is necessary in order to make the space functional for other AHS programs to utilize the space. Initially, this project only included the renovation of the second floor spaces vacated by Medical Technology, and was funded using a combination of expiring funds and FY12 R&R funding. It was developed and approved within the approval authority of the UA AVP of Facilities and Land Management, and is currently under construction. This initial project is now identified as Phase 1 of the AHS Renovation Project. This phase of the project reconfigured the space from a limited use medical technology laboratory space to a combination lecture/lab classroom that is functional for

Radiologic Technology, Medical Assisting, Emergency Medical Technology and other allied health classes. Additionally a second X-Ray Room is being added to allow a greater number of students to receive instruction for this course. These rooms will share the existing lead lined wall required for these spaces reducing the cost of building a full width lead lined partition. The renovation will also provide an Ultrasound Room necessary for teaching Diagnostic Medical Sonography.

It became apparent during the Phase 1 design that some mechanical system modifications would be necessary to accommodate the Phase 1 renovations. As a result a second project, identified as Phase 2, was initiated to provide for mechanical system upgrades for the entire building. As Phase 2 progressed, UAA concluded that it would be prudent to proceed with the renovation of the remainder of the first floor administrative spaces not renovated in the earlier Dental Clinic project, as well as the common areas throughout the building, in order to assure that all building renovations, including the mechanical and electrical system upgrades, will be fully coordinated. This work was originally identified as Phase 3, and is now consolidated with Phase 2 of the overall project to renovate the Allied Health Science Building.

According to the formula we now use to report to OMB, the replacement value for this building is $18.525M. Based upon the investment of $5.64M UAA needed for renovation, the building has a Facility Condition Index of 30.4%. This FCI is within acceptable bounds for making that investment.

Project Scope:

Phase 1 space is ready for occupancy for the Fall semester 2012. Project scope included the renovation of the 2nd floor classrooms and labs vacated when HSB opened. This work included: demolition of existing walls, casework and island lab casework; installation of a demountable storage/wall system to hold medical emergency equipment used in training and other program devices; an operable partition dividing the space into 2 sections allowing for the flexibility of conducting either one large lecture space or two classrooms; four mock exam rooms to serve as a virtual Medical Assisting learning/ teaching environment; relocation of existing radiologic equipment into two Digital X-Ray rooms; an Ultrasound Room; EMT equipment storage room; ceiling and lighting system replacement (Implementing a linear direct/indirect lighting system using T-8 lamps will create substantial energy savings).

The Phase 2 project scope includes: boiler replacement with energy efficient boilers; Building Automation System (BAS) upgrades; air handling system replacement/upgrades with new coils and variable frequency drives (VFD's); building air conditioning system upgrade (removal from the EM-1 cooling well and provided its own cooling well; installation of a fume extraction system/make-up air unit(s) for the dental labs; remodel of the building air distribution system; and double thickness of building insulation.

The Phase 3 project scope also includes: renovate 1st floor administrative, instructional, and common areas; building restrooms on 1st and 2nd floors; replace the existing windows with high performance, energy efficient windows; replace existing lights with high energy efficiency fixtures with occupancy sensors; replace aging, deteriorated furniture originally obtained from surplus; replace roof, wall, duct and pipe insulation; and upgrade fire alarm system and security access control system. The roof replacement will be done at the same time as the mechanical upgrades since an additional rooftop unit is part of the scope. A Hazmat survey will be implemented and it is anticipated that asbestos will be present due to previous tests performed on the roof mastic composition. This roof replacement is being planned as an adhered membrane roof.

Programmatic Need Addressed by the Project

Although some of the Allied Health programs will move to the new Health Science District when future facilities are constructed, it is probable that they will remain in AHS for the next eight, or more, years.

The existing Dental Clinic and possibly other Allied Health programs will remain in the current building even longer as a result of continuing growth of all Health Science programs at UAA. AHS is currently in need of renovation in order to accommodate current Health Science program needs. Classroom/labs are being designed for multi-purpose use and should be able to serve the University for many years to come.

Current programmatic needs that will be addressed by this project include:

- Crucial learning environments for Health Sciences programs
- Gain of two classrooms or one large lecture space for Allied Health Programs
- Replacement of aging mechanical and cooling equipment
- Replacement of aging lighting systems and electrical equipment
- Replacement of poorly insulated roof
- Greater energy efficiency and thermal comfort
- Renovated office space

Variances

As discussed in the previous section, the original scope of this project was limited to the second floor renovations, now identified as Phase 1 of the current project, and was developed and approved within the approval authority of the UA AVP of Facilities and Land Management. A Project Change Approval was originated and approved for this phase of the project, increasing the Phase 1 Total Project Cost as a result of a low bid higher than the engineer's estimate. The replacement of aging, deteriorated furniture obtained from surplus and the decision to add roof replacement to the project increased the Total Project Cost for the overall project to $5,635,932.

Special Considerations

None. This project is currently fully funded.

Total Project Cost and Funding Sources

Phase 1:

Funding Source	Account	Amount
FY07 Capital R&R for Program Delivery	564243-17043	$545,500
FY12 Capital Annual R&R (AHS Renewal)	564360-17195	$431,482
Phase 1 Total Project Cost		**$976,982**

Phase 2 & 3:

Funding Source	Account	Amount
FY12 Capital Annual R&R (AHS Renewal)	564360-17195	$721,518
FY12 Capital DM&R Bond (FY13 Sale)	TBD	$1,637,432
FY13 Capital Health Lab Renovations (Formerly FY07 & FY08 WWAMI Lab Renewal Funds)	564249/564277	$400,000
FY13 Capital DM&R (Allied Health Science)	564384-17195	$1,600,000
FY13 Capital DM&R (Building Envelope/Roof)	564385-17137	$300,000
Phase 2 & 3 Total Project Cost		**$4,658,950**

Total Project Cost	**$5,635,932**

Note: Some of the identified funds have been expended as the design progresses and the Phase 1 construction is completed.

Annual Program and Facility Cost Projections

Project Delivery Method
Design-Bid-Build

Affirmation
This project complies with Regents Policy, the campus master plan and the Project Agreement.

Supporting Documents
- One-page Project Budget
- Project Agreement
- Renovation Floor Plans

UNIVERSITY OF ALASKA

Project Name:	**Allied Health Science Building Renovation**			
MAU:	UAA			
Building:	AS114 Allied Health Building	Date:		8/17/12
Campus:	UAA Main Campus	Prepared By:		J. Faunce
Project #:	11-0110	Account No.:		Various
Total GSF Affected by Project:				27,127
PROJECT BUDGET	Phase 1	Phase 2	Phase 3	FPA Total
A. Professional Services				
Consultant Basic Services(arch)	$46,734		$180,000	$226,734
Consultant Extra Services (mech)	$18,823	$200,000		$218,823
Consultant Extra Services (Survey)	$18,013			$18,013
Soils Engineering	$6,600			$6,600
Testing				$0
Plan Review / Permits (incl in estimate)				$0
Other Estimator	$3,002			$3,002
Professional Services Subtotal	*$93,172*	*$200,000*	*$180,000*	*$473,172*
B. Construction				
General Contractor	$597,600	$1,500,000	$1,664,500	$3,762,100
Contingency	$60,000	$150,000	$166,450	$376,450
Art				$0
Other (Interim Space Needs)			$56,500	$56,500
Construction Subtotal	*$657,600*	*$1,650,000*	*$1,887,450*	*$4,195,050*
Construction Cost per GSF				$155
C. Equipment and Furnishings				$0
Tear-down & reconfigure				$0
Furniture	$100,000		$430,000	$530,000
Equipment	$45,000			$45,000
Signage	$3,000		$5,000	$8,000
Equipment and Furnishings Subtotal	*$148,000*	*$0*	*$435,000*	*$583,000*
D. Administrative Costs				$0
Advance Planning				$0
Misc. Expenses(moving, maintenance)	$7,210		$50,000	$57,210
Project Management (8%)	$71,000	$134,000	$122,500	$327,500
Administrative Costs Subtotal	*$78,210*	*$134,000*	*$172,500*	*$384,710*
E. Total Project Cost	**$976,982**	**$1,984,000**	**$2,674,950**	**$5,635,932**
Total Project Cost per GSF				$208
F. Total Appropriation(s)	**$976,982**	**$1,984,000**	**$2,674,950**	**$5,635,932**

UNIVERSITY OF ALASKA
ANCHORAGE

PROJECT AGREEMENT

Name of Project: **Allied Health Science Building Renovation**

Location of Project: **AS114 - Allied Health Science Building**
UAA Main Campus, Anchorage, AK.

Project Number: **11-0010**

INTRODUCTION

This document represents a formal agreement between the affected program department(s), the MAU's chief facilities administrator, the provost, the vice chancellor for administrative services, the chancellor, and the system office's chief facilities administrator documenting a common understanding of the programmatic need, project scope, and other matters related to the project.

BODY OF THE AGREEMENT

1. Basis for the Project

Background

The Allied Health Science Building was constructed in 1982 and is in need of renovation. Significant Deferred maintenance and Renewal/Repurposing work was identified for this building once HSB was completed. The aging building mechanical system requires: HVAC upgrades; boiler replacement with energy efficient boilers; Building Automation System (BAS) upgrades; air handling system replacement/upgrades with new coils and variable frequency drives (VFD's); building air conditioning system upgrade (a new cooling water well has recently been completed for the building, allowing the building to be removed from the EM-1 cooling well); installation of a fume extraction system/make-up air unit(s) for the dental labs; remodel of the building air distribution system; and misc. considerations include window treatments/replacement for energy conservation.

The building electrical upgrade requirements include: fire alarm system upgrades; lighting replacement with energy efficient lights; security access control system.

The 1st floor administrative and common areas require general renewal; lighting and building envelope upgrades and ventilation system improvements.

The Medical Technology lab, which was formerly housed in the northwest corner of the second level of the Allied Health Sciences Building, relocated the new Health Sciences Building in August 2011. The existing equipment, appliances, and hoods were moved into the new space in the Health Sciences Building.

A renovation of this AHS space is necessary in order to make the space functional for other Allied Health Science Programs to utilize the space. The current configuration is designed specifically for a medical technology laboratory space and is not functional for Radiologic Technology, Medical Assisting, Emergency Medical Technology or other allied health classes. A renovation of the space would allow for

an additional combination lecture/lab classroom; this classroom could be used by multiple programs. Additionally a second X-Ray Rm. will be added to allow a greater number of students to receive instruction for this course, rather than being crowded into one room. These rooms would share the existing lead lined wall required for these spaces lessening the linear footage costs of building a full width lead lined partition. . The renovation will also provide an Ultrasound Room necessary for teaching Diagnostic Medical Sonography. If the remodel is not done, the current Medical Laboratory lab space will be essentially not useable by other programs, sitting empty for the majority of the time. According to the formula we now use to report to OMB, the replacement value for this building is $18.525M. Based upon the investment of $4.57M UAA needed for renovation, the building has a Facility Condition Index of 24.7%. This FCI is within acceptable bounds for making that investment. The initial project only included the renovation of the second floor spaces vacated when the Medical Technology lab relocated to the new Health Sciences Building. This project was funded using a combination of expiring funds and FY12 R&R funding, has been granted Formal Project Approval, and is now identified as Phase 1 of the AHS Renovation Project.

It became apparent during the early stages of the Phase 1 design that some mechanical system modifications would be necessary to accommodate the Phase 1 renovations. As a result a second project, now identified as Phase 2, is now being initiated to provide for mechanical system upgrades for the entire building. Phase 2 will also be funded using FY12 R&R Funding.

UAA concluded that it would be prudent to proceed with the renovation of the remainder of the first floor administrative spaces not included in the earlier Dental Clinic project, as well as the common areas throughout both levels, in order to assure that all building renovations, including the mechanical and electrical system upgrades, would be fully coordinated. This work is now being included in Phase 3, and FY13 R&R funding has been requested.

2. Scope of the Project

The preliminary Phase 1 project scope includes the renovation of the 2nd floor classrooms and labs vacated when HSB opened. This work includes: demolition of existing walls, casework and island lab casework; installation of a demountable storage/wall system to hold medical emergency equipment used in training and other program devices; an operable partition dividing the space into 2 sections allowing for the flexibility of conducting either one large lecture space or two classrooms; four mock exam rooms to serve as a virtual Medical Assisting learning/ teaching environment; relocation of existing radiologic equipment into two Digital X-Ray rooms; an Ultrasound Room ; EMT equipment storage room; ceiling and lighting system replacement (Implementing a linear direct/indirect lighting system using T-8 lamps will create substantial energy savings).

The preliminary Phase 2 project scope includes: boiler replacement with energy efficient boilers; Building Automation System (BAS) upgrades; air handling system replacement/upgrades with new coils and variable frequency drives (VFD's); building air conditioning system upgrade (removal from the EM-1 cooling well and put on its own cooling system(cooling well or mechanical cooling); installation of a fume extraction system/make-up air unit(s) for the dental labs; remodel of the building air distribution system; and misc. considerations include window treatments/replacement for energy conservation.

The preliminary Phase 3 project scope includes: renovate 1st floor administrative,instructional and common areas; replace the existing windows with high performance, energy efficient windows; replace existing lights with high energy efficiency fixtures with occupancy sensors; Roof, wall, duct and pipe insulation. Building electrical upgrades include: fire alarm system upgrades and security access control system

3. Impact Analysis
5,069 sf of mostly inefficient space will be utilized to serve Allied Health Programs.

4. Additional Services or Programs
Space can serve other Allied Health programs and the new Diagnostic Medical Sonography course.

5. Needs Assessment.
Although it is likely that at least some of the Allied Health programs will move to the new Health Science District when additional facilities are constructed, it is unlikely that will occur any sooner than FY18 when HSB 2 is anticipated to be ready for occupancy. It is also likely that the existing Dental Clinic and possibly other Allied Health programs will remain in the current building even longer as a result of continuing growth of all Health Science programs at UAA. The building is currently in need of renovation in order to accommodate current Health Science program needs. Classroom/labs are being designed for multi-purpose use and should be able to serve the University for many years to come.

Current programmatic needs that will be addressed by this project include:

Crucial learning environments for Radiologic Technology, Medical Assisting, Diagnostic Medical Sonography and Emergency Medical Technology.

Storage space for EMT and other medical equipment.

Gain of two classrooms or one large lecture space for Allied Health Programs.

Replacement of aging mechanical equipment

Greater energy efficiency and thermal comfort

6. Backfill Plan
This project backfills vacancies left by the Medical Technology Lab moving to new Health Science Building.

7. Incremental Costs
The project will be accomplished in three phases as described above in the Project Scope. The attached Project Budget includes the preliminary cost estimate for each phase of work.

8. Maintenance and Operating Costs (M&R)
New lighting systems, boiler system, HVAC and cooling systems, and building envelope upgrades will provide significant energy costs savings and reduce maintenance costs.

9. Site Considerations
None applicable.

10. Funding Source(s)

Ph 1	17043-564243 UAA Dental Clinic Remodel	$545,500*
	17195-564360 FY12 R&R	$238,758
	Total Phase 1 Cost	$784,258
Ph 2	FY12 R&R	$1,984,000
Ph3	FY12 R&R	$1,800,000
	Total Project Cost	$4,568,258

* $88,711.35 expended as of 9/1/2011

The renovation of 2nd floor classrooms and mechanical system replacement is being accomplished with FY12 R&R funding in the amount of $2,768,300.

11. Supporting Documents:

MEMORANDUM

To: Patricia Baum

From: Robin Wahto, Director
Allied Health Sciences Division

Date: February 19, 2010

Re: Remodel of AHS space

The Medical Technology lab, which is currently housed in the northwest corner of the second level of the Allied Health Sciences Building, is scheduled to move into Phase I of the Health Sciences Building during summer of 2011, for an opening of the building in Fall of 2010. The existing equipment, appliances, and hoods will be moved into the new space in the Health Sciences Building.

A remodel of this AHS space is necessary in order to make the space functional for other Allied Health Science Programs to utilize the space. The current configuration is designed specifically for a medical technology laboratory space and is not functional for Radiologic Technology, Medical Assisting, Emergency Medical Technology or other allied health classes. A remodel of the space would allow for an additional combination lecture/lab classroom; this classroom could be used by multiple programs. Additionally radiologic technology equipment that is currently used in the workplace would be placed in the northeast portion of the upper level, allowing our students to be better prepared as they progress from the classroom into clinical rotation sites.

If the remodel is not done, the current Medical Laboratory lab space will be essentially not useable by other programs, sitting empty for the majority of the time. If you would like pictures of the space, please let me know.

12. Detailed Project Budget

UNIVERSITY OF ALASKA					
Project Name:	**Allied Health Science Building Renovation**				
MAU:	UAA				
Building:	AS114 Allied Health Building		Date:		9/27/11
Campus:	UAA Main Campus		Prepared By:		J. Faunce
Project #:	11-0110		Account No.:		17043-564243
					17195-564360
Total GSF Affected by Project:					27,127
PROJECT BUDGET		Phase 1	Phase 2	Phase 3	Total
A. Professional Services					
	Consultant Basic Services(arch)	$71,258		$180,000	$251,258
	Consultant Extra Services (mech)	$50,000	$200,000		$250,000
	Consultant Extra Services (Phase 2)				$0
	Soils Engineering			$0	$0
	Testing			$0	$0
	Plan Review / Permits (incl in estimate)				$0
	Other			$0	$0
	Professional Services Subtotal	*$121,258*	*$200,000*	*$180,000*	*$501,258*
B. Construction					
	General Contractor	$430,000	$1,500,000	$1,260,000	$3,190,000
	Contingency	$43,000	$150,000	$126,000	$319,000
	Art			$0	$0
	Other (Interim Space Needs)			$56,500	$56,500
	Construction Subtotal	*$473,000*	*$1,650,000*	*$1,442,500*	*$3,565,500*
	Construction Cost per GSF				$131
C. Equipment and Furnishings					$0
	Tear-down & reconfigure				$0
	Furniture	$114,000			$114,000
	Equipment				$0
	Signage	$5,000		$5,000	$10,000
	Equipment and Furnishings Subtotal	*$119,000*	*$0*	*$5,000*	*$124,000*
D. Administrative Costs					$0
	Advance Planning				$0
	Misc. Expenses(moving, maintenance)			$50,000	$50,000
	Project Management (8%)	$71,000	$134,000	$122,500	$327,500
	Administrative Costs Subtotal	*$71,000*	*$134,000*	*$172,500*	*$377,500*
E. Total Project Cost		**$784,258**	**$1,984,000**	**$1,800,000**	**$4,568,258**
	Total Project Cost per GSF				$168
F. Total Appropriation(s)		**$784,258**	**$1,984,000**	**$1,800,000**	**$4,568,258**

13. Signatures

This project as described above meets the requirements of the School of Allied Health:

Robin Wahto — 9-29-11

Robin Wahto, Director—School of Allied Health — *Date*

Susan Kaplan — 9-30-11

Susan Kaplan, Acting Dean of College of Health — *Date*

This project scope of work, cost, and schedule as described above is appropriate.

21 OCT 11

Christopher Turletes, Associate Vice Chancellor, Facilities & Campus Services — *Date*

This project scope of work, cost, and schedule as described above is appropriate:

24 OCT 11

William Spindle, Vice Chancellor for Administrative Services — *Date*

This project plan and funding as described above is appropriate:

10/25/11

Dr. Michael Driscoll, Provost, Academic Affairs — *Date*

This project as described above is consistent with executive and Board planning protocols:

11-4-11

Kit Duke, Chief Facilities Officer — *Date*

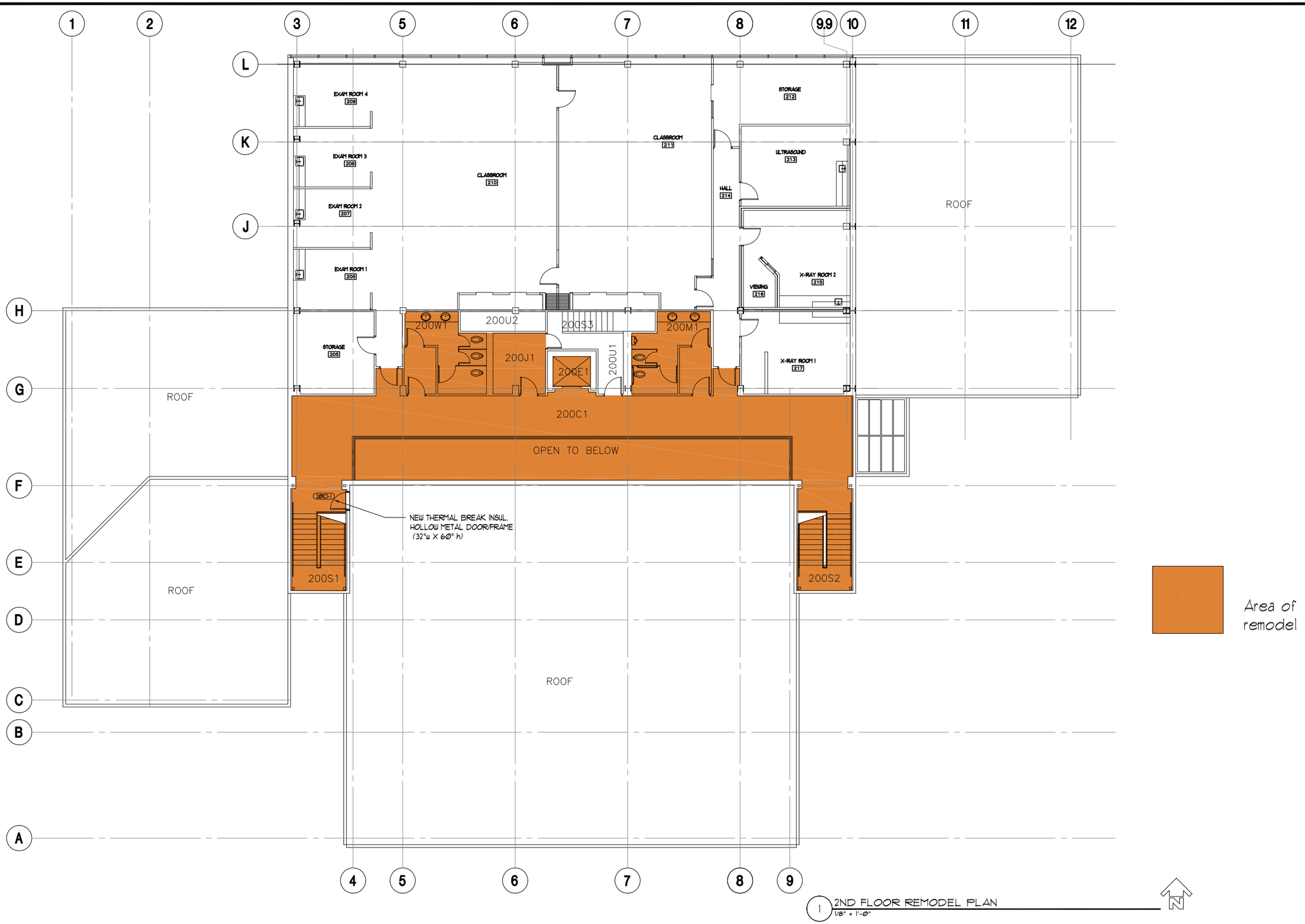
1 1ST FLOOR REMODEL PLAN
1/8" = 1'-0"

KUMIN ASSOCIATES, INC.
ARCHITECTS | PLANNERS | INTERIOR DESIGNERS
808 E Street, Suite 200 Anchorage, Alaska 99501
T 907.272.8833 F 907.272.7733

UAA Allied Health Sciences Renewal - Phases 2 & 3
Project No. 11-0110
University of Alaska Anchorage

NO.	REVISION/ISSUE	DATE

DRAWN: LH CHECKED: CB
DATE: 17 August 2012
PHASE: 35% Schematic Design
JOB NO.: 21109.02 & 21109.03
DRAWING TITLE: 1ST FLOOR REMODEL PLAN
SHEET NO.: A 1.01



1 2ND FLOOR REMODEL PLAN
1/8" = 1'-0"

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UAA Allied Health Sciences
Renewal - Phases 2 & 3
Project No. 11-0110
University of Alaska Anchorage

NO.	REVISION/ISSUE	DATE

DRAWN: X CHECKED: CB
DATE: 17 August 2012
PHASE: 35% Schematic Design
JOB NO.: 21109.02 & 21109.03
DRAWING TITLE: 2ND FLOOR REMODEL PLAN
SHEET NO.: A 1.02

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