FORMAL PROJECT APPROVAL

Name of Project:	**Fine Arts Complex Vapor Barrier**
Project Type:	**DM and R&R**
Location of Project:	**UAF, Fairbanks Campus, Fine Arts Building Music Wing FS312, Fairbanks**
Project Number:	**2012045**
Date of Request:	**August 21, 2012**

Total Project Cost:	**$ 5.6 Million**	
Approval Required:	**Full Board**	
Prior Approvals:	**Preliminary Administrative Approval**	**August 23, 2012**

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 Fairbanks Fine Arts Complex Vapor Barrier 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 $5.6 million. This motion is effective September 27, 2012."

Project Abstract

Facilities Services maintenance crews have responded to numerous requests to fix problems with standing water, water damaged sheet rock, ceiling tiles and carpet which were originally thought to be roof problems. A USKH report dated May 2012 indicated that humidifying the building and the lack of a continuous vapor barrier were the primary causes of the damage. UAF Environmental Health and Safety Division investigated the building air quality and potential growth of mold. Mold spores were found in the walls of the most problematic rooms. However,

it was determined that they were a common variety and quantities were not found at hazardous levels. Staff pressure to fix the problem continued partially over concerns of potential loss of the program's accreditation. The condensation damage in the Music Department was specifically cited by the most recent accreditation review team as a condition which would lead to loss of accreditation of the Music Department.

This project will correct Music Wing building envelope deficiencies by retrofitting the interior walls with spray foam and other treatments that will increase the R value over the existing condition and simultaneously create a vapor barrier. The retrofit process will include the removal of all materials up to the inside of the exterior concrete tip up panels.

To date, there have not been any feasibility studies to evaluate the cost index to either renovate the existing facility or build a new facility. Given the current TPC estimate of $130/SF for this project compared to costs to build recent projects such as Life Sciences Facility ($865/SF), Museum of the North ($725/SF), Engineering ($923/SF) and the P3 Dining Addition to Wood Center ($655/SF), renovation is much less expensive. FCI is 27% including all DM work estimated for the Fine Arts Music Wing.

Variances
None.

Special Considerations
N/A

Total Project Cost and Funding Sources
The total project cost (TPC) is estimated at $5.6 million based on the May 2012 report. $600,000 in FY12 General Funds is currently budgeted for this project. An estimated $440,000 will be spent in the investigative phase. The ultimate design fee is yet to be determined.

Funding Source	Account	Amount
FY 12 General Funds	571319-50216	$ 600,000
FY 12 Revenue Bonding	TBD	$ 200,000
FY 13 DM and R&R Funds	571346-50216	$2,000,000
FY 14 DM and R&R Funds (Future Request)	TBD	$2,800,000
Total		**$5,600,000**

Annual Program and Facility Cost Projections	Amount
Total Annual Program Cost Increase	NA
Total Annual O&M Cost	decrease in annual repair costs
Total Annual Renewal and Replacement Cost	NA
Total Annual Cost Projections	**decrease**

Project Delivery Method
The Construction Manager at Risk (CM@Risk) project delivery method is the intended delivery method for this project. The CM@Risk process should result in lower costs and less chance of cost overruns on this complete project, thus providing best value for the University. UAF expects

to achieve best value for the Fine Arts Vapor Barrier project with the CM@Risk approach, because the University will be able to select a contractor who has expertise in the construction and application of complete building thermal envelopes. Opportunities for value engineering identified by the CM@Risk contractor during the pre-construction services (design) phase can also be incorporated at an early stage, ensuring maximum value for such opportunities.

The exterior wall renovation will affect every perimeter room and to minimize disruption, we want to complete the project in one summer. The early contractor involvement helps reduce the risk that unknown conditions are uncovered during later construction phases which can often require costly design modifications and change orders. Furthermore, the CM@Risk contractor may perform selective demolition during the early stages of the design process which will increase the chances of capturing hidden conditions within the 44-year old building as well as provide an opportunity to test application methods in advance of both costly design work and major construction phases. Contractor input during the design phase regarding issues of constructability, project phasing and integrated building components will be crucial to the success of this project. Project phasing is important due to the very tight schedule and large impact to the Music Department if the work is not done in a timely manner.

Anticipated Schedule

Investigation	June 2012
Designer Selection	October 2012
CM@R Selection	October 2012
Design Completion	March 2013
Begin Construction	April 2013
End Construction	September 2013

Affirmation

This project complies with Regents' Policy and the campus master plan.

Supporting Documents

- Project Agreement is not yet available.
- One-page Project Budget
- Drawings

UNIVERSITY OF ALASKA			
Project Name:	Fine Arts Complex Vapor Barrier and Installation		
MAU:	UAF		
Building:	Fine Arts Music Wing	Date:	August 21, 2012
Campus:	UAF	Prepared By:	Mary Pagel
Project #:	2012045 FAVB	Account No.:	571319-50216
Total GSF Affected by Project:		42905	

PROJECT BUDGET	FPA Budget
A. Professional Services	
Advance Planning, Program Development	$30,000
Consultant: Design Services	$358,928
Consultant: Construction Phase Services	$20,000
Consul: Extra Services (List:_____)	$0
Site Survey	$0
Soils Testing & Engineering	$0
Special Inspections	$0
Plan Review Fees / Permits	$0
Other	$0
Professional Services Subtotal	**$408,928**
B. Construction	
General Construction Contract (s)	$3,407,752
Other Contractors (List:____HVAC testing and balanceing____)	$50,000
Construction Contingency @ 15%	$518,663
Construction Subtotal	**$3,976,415**
Construction Cost per GSF	***$92.68***
C. Building Completion Activity	
Equipment	$0
Fixtures	$0
Furnishings	$0
Signage not in construction contract	$0
Move-Out Cost/Temp. Reloc. Costs	$260,000
Move-In Costs	$200,000
Art	$0
Other (List:_____)	$0
OIT Support	$20,000
Maintenance/Operation Support	$70,000
Building Completion Activity Subtotal	**$550,000**
D. Owner Activities & Administrative Cost	
DDC Direct Management Cost (recharge)	$222,090
Project Management and Facilities Engineers Review and Inspection	$191,390
Salary Contingency for possible 2 season construction schedule	$158,500
Misc Expenses: Parking/staging	$90,000
Owner Activities & Administrative Cost Subtotal	**$661,980**
E. Total Project Cost	**$5,600,000**
Total Project Cost per GSF	***$130.52***
F. Total Appropriation(s)	**$5,600,000**

University of Alaska Fairbanks

Fine Arts Music Wing

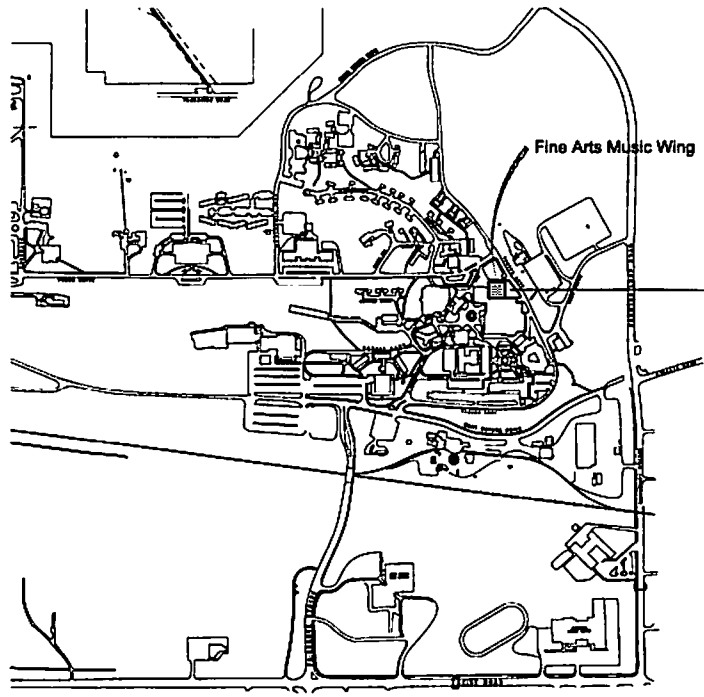
Vapor Barrier & Wall Analysis Phase 2

Project No. 2012045 FAVB

Appendix D

These drawings constitute an appendix to the Fine Arts Music Wing "Vapor Barrier & Wall Analysis Phase 2" Report Document.

Drawing Index



PLAN NORTH

1 / T1.0 LOCATION MAP
SCALE: 1/8" = 1'-0"

11 x 17 SHEETS ARE HALF SIZE

NOT FOR CONSTRUCTION

Date Stamped:

By

Revision

Date

USKH

Architecture • Engineering • Surveying
Planning • Environmental Services

Project:
Fine Arts Music Wing
Vapor Barrier & Wall Analysis - Phase 2

University of Alaska Fairbanks
Fairbanks, AK
Project No. 2012045 FAVB

Project Mgr.	G. Pohl
Drawn	CLT
Checked	GHP
Date	18 May 2012

Sheet Contents:
LEVEL ONE FLOOR PLAN

Sheet No.:
A2.1

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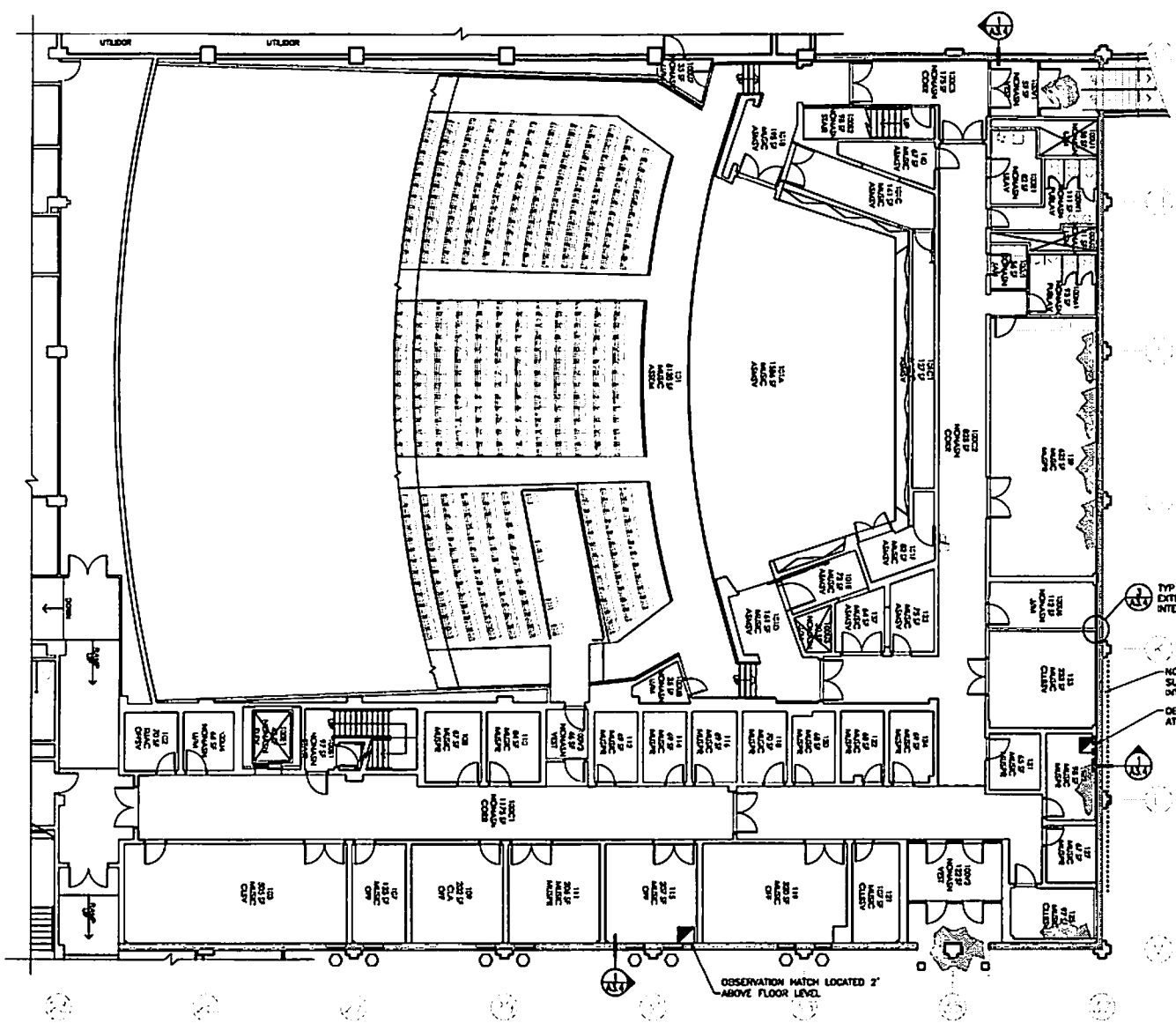

PLAN NORTH

1 / A2.1 LEVEL ONE FLOOR PLAN
SCALE: 1/8" = 1'-0"

Key to Wall Cavity Observation Points

- Access hatch installed 2010
- Access hatch installed 2011
- Test hole cut 2012

Key to Observed Moisture Problems

- Location of Ceiling Drips
- Location of Severe Condensation at Walls
- Flooding Locations on Floors

Key to Retrofit Recommendations

- Interior Wall Retrofit Locations
- Window to be Relocated to Thermal Plane

11 x 17 SHEETS ARE HALF SIZE

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By / Revision / Date

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Project:
Fine Arts Music Wing Vapor Barrier & Wall Analysis - Phase 2

University of Alaska Fairbanks
Fairbanks, AK
Project No. 20122343 FAYD

Project Mgr.	Q. Pohl	
Drawn	CLT	
Checked	QHP	
Date	18 May 2012	

Sheet Contents:
LEVEL ONE FLOOR PLAN

Sheet No.:
A2.1

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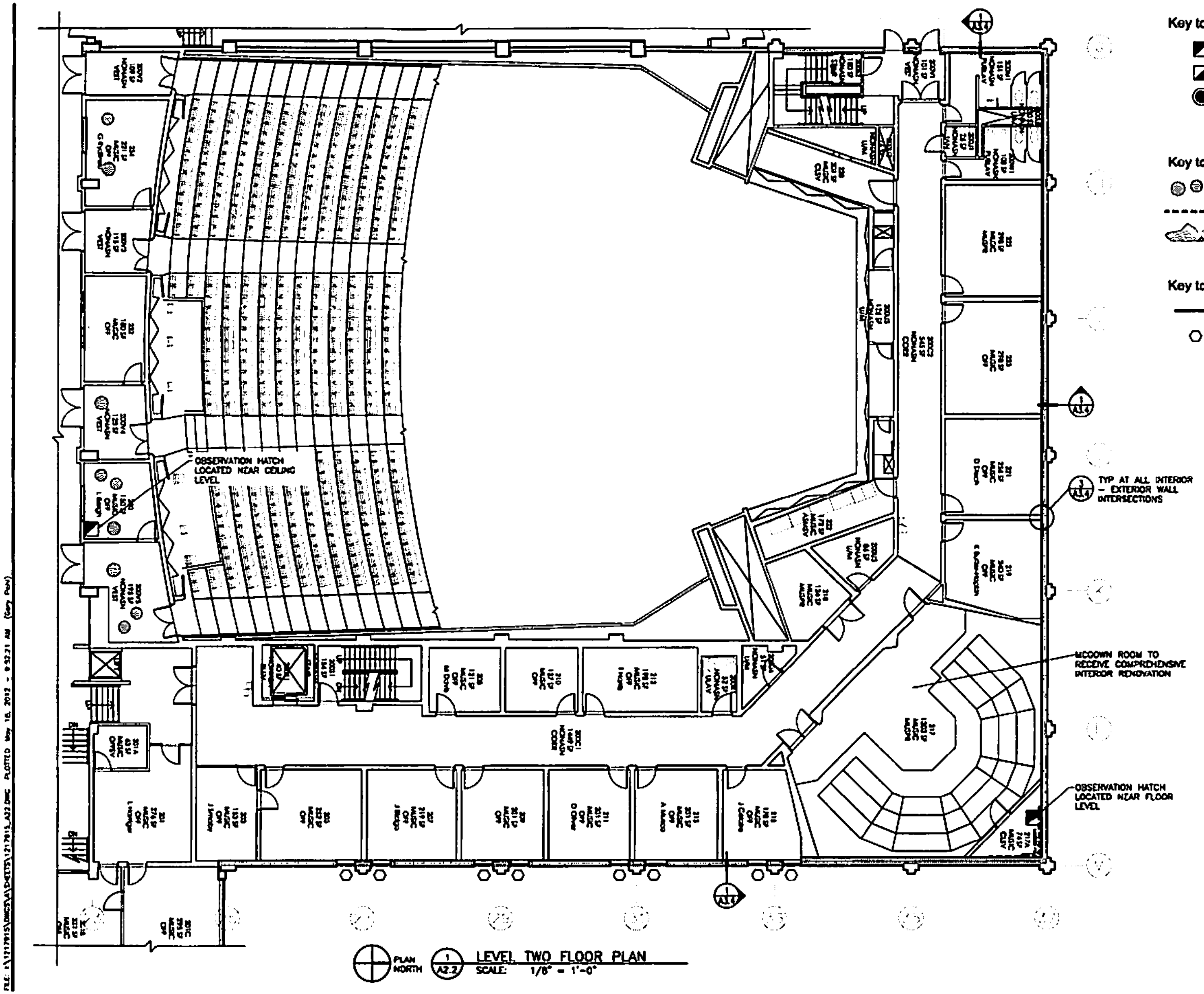

1 A2.2 LEVEL TWO FLOOR PLAN
SCALE: 1/8" = 1'-0"

Key to Wall Cavity Observation Points

- Access hatch installed 2010
- Access hatch installed 2011
- Test hole cut 2012

Key to Observed Moisture Problems

- Location of Ceiling Drips
- Location of Severe Condensation at Walls
- Flooding Locations on Floors

Key to Retrofit Recommendations

- Interior Wall Retrofit Locations
- Window to be Relocated to Thermal Plane

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Project:
Fine Arts Music Wing Vapor Barrier & Wall Analysis - Phase 2

University of Alaska Fairbanks
Fairbanks, AK
Project No. 2012043 FAVB

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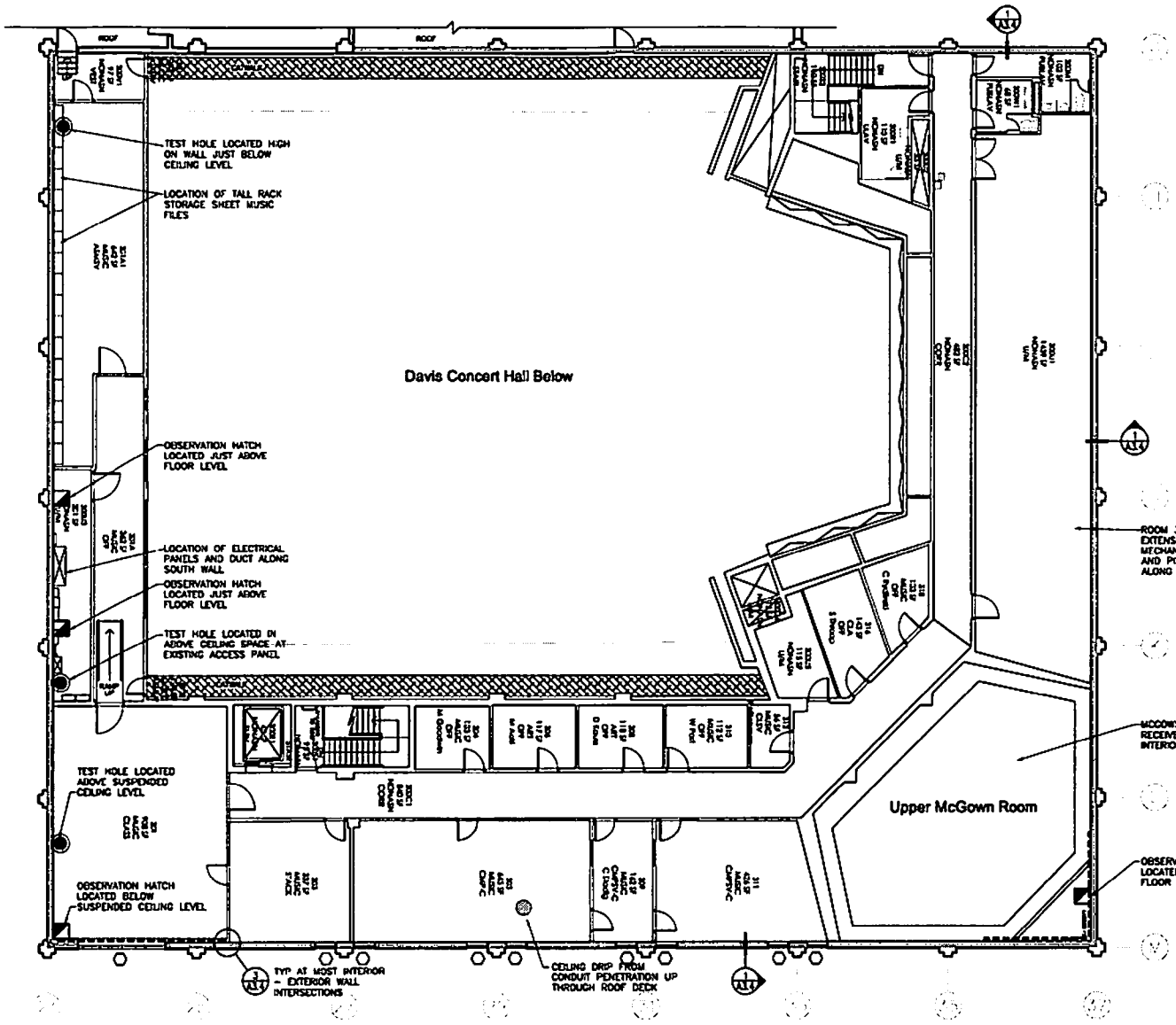
Date	18 May 2012

Sheet Contents
LEVEL TWO FLOOR PLAN

Sheet No.
A2.2

11 x 17 SHEETS ARE HALF SIZE

USKH W.O. 1217915



PLAN NORTH

1 / A2.3 LEVEL THREE FLOOR PLAN
SCALE: 1/8" = 1'-0"

Key to Wall Cavity Observation Points

- Access hatch installed 2010
- Access hatch installed 2011
- Test hole cut 2012

Key to Observed Moisture Problems

- Location of Ceiling Drips
- Location of Severe Condensation at Walls
- Flooding Locations on Floors

Key to Retrofit Recommendations

- Interior Wall Retrofit Locations
- Window to be Relocated to Thermal Plane

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University of Alaska Fairbanks
Fairbanks, AK
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Project Mgr.	G. Pohl	
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Date	19 May 2012	

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LEVEL THREE FLOOR PLAN

Sheet No.:
A2.3

USKH W.O. 1217915

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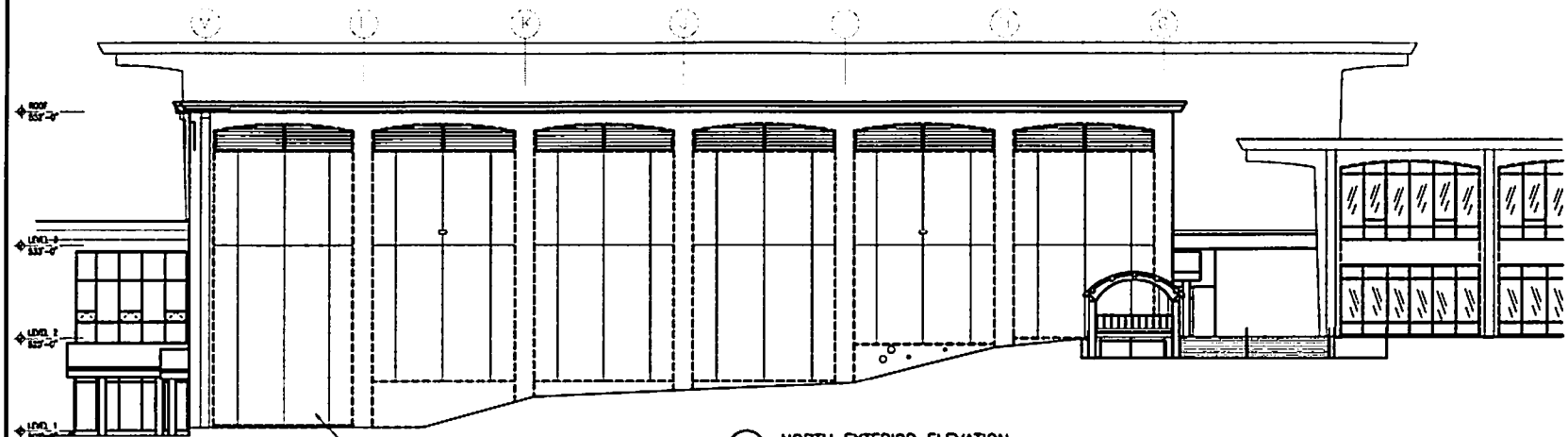

1 / A3.1 NORTH EXTERIOR ELEVATION
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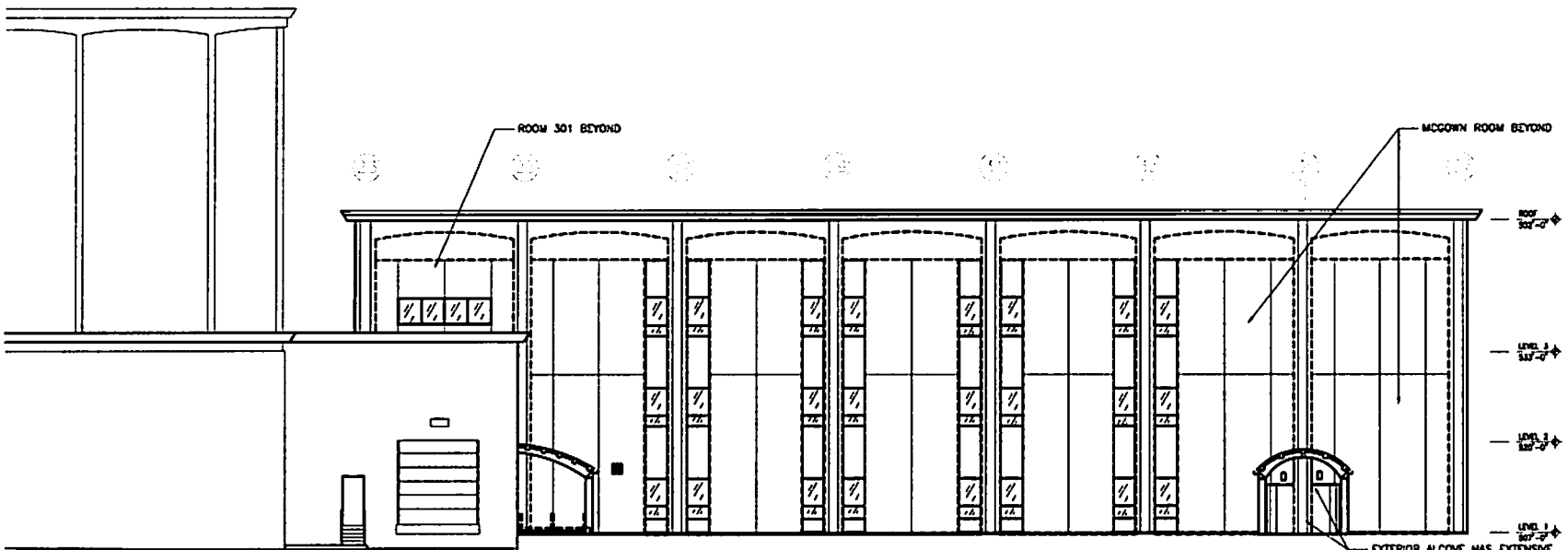

2 / A3.1 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

11 x 17 SHEETS ARE HALF SIZE

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Project:
Fine Arts Music Wing
Vapor Barrier &
Wall Analysis -
Phase 2

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Fairbanks, AK
Project No. 2012243 FAVB

Project Mgr.	G. Pohl	
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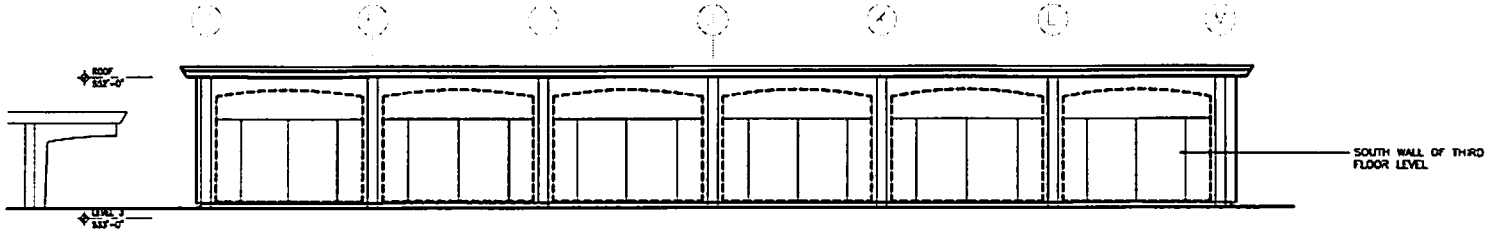
Checked	GHP	
Date	18 May 2012	

Sheet Contents:
NORTH AND EAST
EXTERIOR
ELEVATIONS

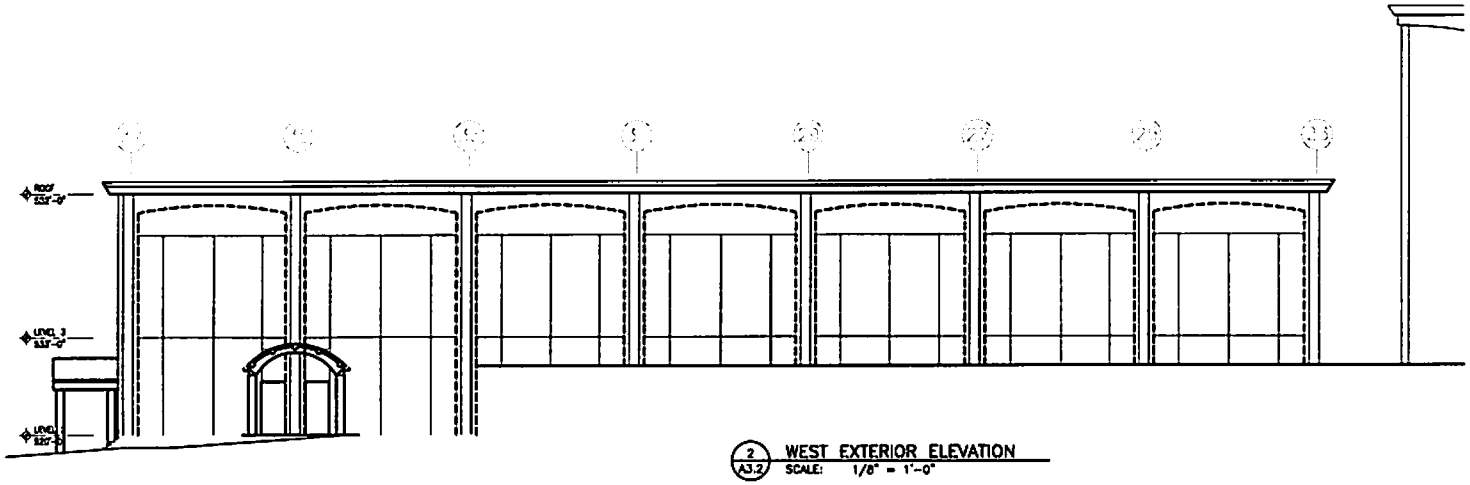
Sheet No.:
A3.1

USKH W.O. 1217915



1 A3.2 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

SYMPHONY OFFICE 230 LOCATED BELOW



2 A3.2 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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Fine Arts Music Wing
Vapor Barrier &
Wall Analysis -
Phase 2

University of Alaska Fairbanks
Fairbanks, AK
Project No. 2012043 FAVB

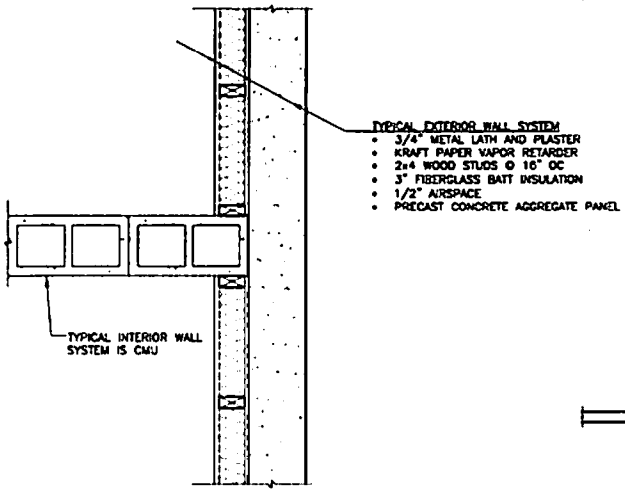
Project Mgr.	G. Pohl
Drawn	CLT
Checked	GMP
Date	18 May 2012

Sheet Contents:
SOUTH AND WEST EXTERIOR ELEVATIONS

Sheet No.:
A3.2

USKH W.O. 1217815

11 x 17 SHEETS ARE HALF SIZE



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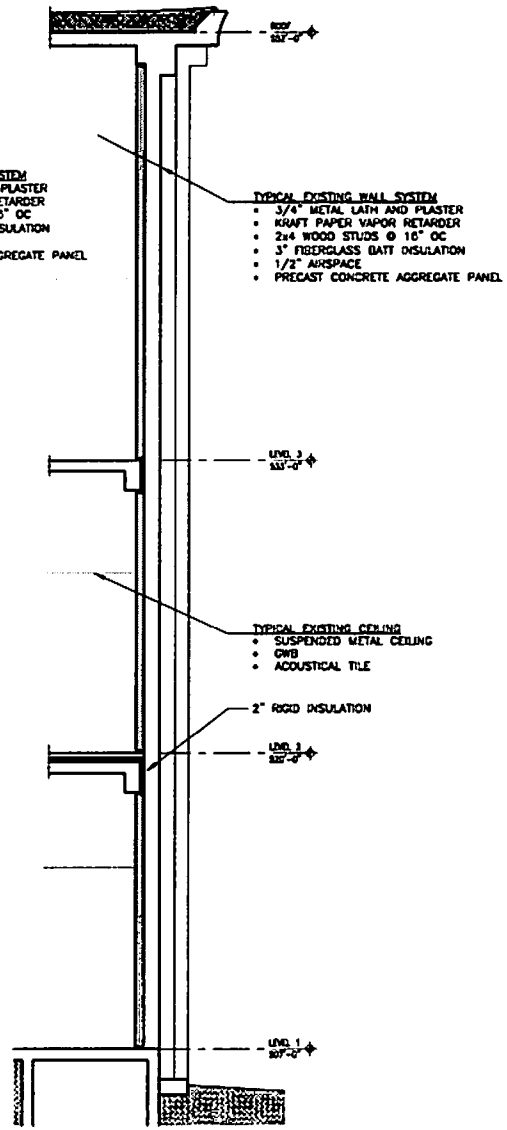

1 / A3.4 TYPICAL EXISTING WALL SECTION
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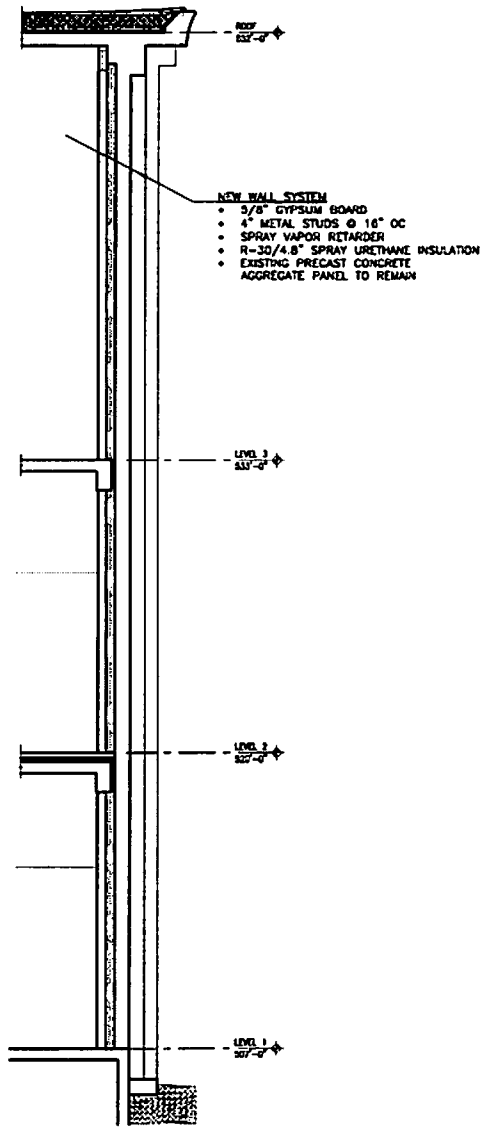

2 / A3.4 TYPICAL RETROFIT WALL SECTION
SCALE: 3/8" = 1'-0"

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Project:
Fine Arts Music Wing Vapor Barrier & Wall Analysis - Phase 2

University of Alaska Fairbanks
Fairbanks, AK
Project No. 2212043 FAVB

Project Mgr.	G. Pohl
Drawn	CLT
Checked	GMP
Date	18 May 2012

Sheet Contents:
WALL SECTIONS

Sheet No:
A3.4

USKH W.O. 1217915