





UNIVERSITY OF ALASKA
ANCHORAGE


Total Project Cost	\$ 5,250,000
Approval Level:	University President

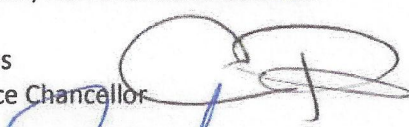
FORMAL PROJECT APPROVAL REQUEST

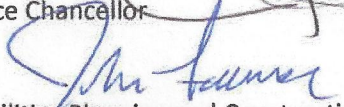
TO: Pat Gamble
President

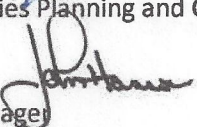
THROUGH: Kit Duke 
AVP Facilities and Land Management

THROUGH: Tom Case 
Chancellor

THROUGH: William Spindle  2 nov 12
Vice Chancellor, Administrative Services

THROUGH: Chris Turletes  1 nov 12
Associate Vice Chancellor

THROUGH: John Faunce 
Director, Facilities Planning and Construction

FROM: John L. Hanson 
Sr. Project Manager

DATE: October 31, 2012

SUBJECT: Project Type: DM
Project Name: UAA Consortium Library Old Core Mechanical Upgrades
Project No.: 03-0006

Cc:



UNIVERSITY OF ALASKA
ANCHORAGE

FORMAL PROJECT APPROVAL

Name of Project: UAA Consortium Library Old Core Mechanical Upgrades
Project Type: DM
Location of Project: UAA Main Campus, Library (AS 124), Anchorage, Alaska
Project Number: 03-0006
Date of Request: October 31, 2012

Total Project Cost:	\$5,250,000	
Approval Required:	Full Board	
Prior Approvals:	Preliminary Administrative Approval	3/12/2012

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 Anchorage Library Old Core Mechanical Upgrades project 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 \$ 5,250,000. This motion is effective December 6, 2012."

Project Abstract

The original HVAC system consists, for the most part, of equipment over 29 years old located within the four central building cores. This project will replace the boilers, main supply/exhaust fan units, heating/cooling coils, galvanized piping and humidification systems which have all reached the end of their useful life. Major component parts worn out and are not operating as designed resulting in irregular temperatures and replacements are no longer available for these units. Control systems are no longer able to properly regulate air flow within the building. B-Core basement also houses the Main IT switch room for the entire UAA campus and a failure of the piping in this core could result in flooding and catastrophic failure of the entire UAA IT backbone. The 2004 Library addition contains newer HVAC systems with different control and delivery systems that have resulted in incompatibilities between the two systems and has affected the efficiencies of both systems.

Variances

A hazardous material survey has been added to consultant services. The survey is currently being conducted. The scope of work and associated costs for abatement will be included in the schematic design approval request.

Special Considerations

This project will be phased, dependent upon funding and to reduce the impact on the library and associated administrative spaces affected by taking the mechanical systems offline to complete the renovations.

Total Project Cost and Funding Sources

Phase 1:

Funding Title	Fund Account	Amount
FY12 DM Bond Funding	TBD when bonds are sold	\$1,990,000
FY12 R&R Funding	564354-17191	\$ 635,000
Total Phase 1 Funding		\$2,625,000

Phase 2:

FY14 DM Funding	TBD	\$2,625,000
Total Phase 2 Funding		\$2,625,000

Total Project Cost	\$5,250,000
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Annual Program and Facility Cost Projections Amount

Operation and maintenance costs are expected to be reduced by new, more efficient systems and equipment.

Project Delivery Method

Design – Bid - Build

Affirmation

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

Supporting Documents

Project Agreement with One-Page Budget

Drawings

- Site Plan
- Floor Plans – Basement to Roof

Approvals

The level of approval required for FPA shall be based upon the estimated TPC as follows:

- **TPC > \$4.0 million will require approval by the board based on the recommendations of the Facilities and Land Management Committee (FLMC).**
- TPC > \$2.0 million but not more than \$4.0 million will require approval by the FLMC.
- TPC > \$1.0 million but not more than \$2.0 million will require approval by the Chair of the FLMC.
- TPC ≤ \$1.0 million will require approval by the AVP of Facilities and Land Management.



UNIVERSITY OF ALASKA
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PROJECT AGREEMENT

Name of Project: UAA Consortium Library Old Core Mechanical Upgrades
Project Type: DM
Location of Project: UAA Main Campus, Consortium Library (AS 124), Anchorage, Alaska
Project Number: 03-0006
Date of Agreement: October 17, 2012

INTRODUCTION

A Project Agreement (PA) is required for all Capital Projects with a Total Project Cost anticipated to exceed \$2.5 million. For project under \$2.5 million, a project agreement should be attached to the FPA or all of the components of the PA may be incorporated into the FPA.

The PA represents a formal agreement between the affected program department(s), the MAU's chief facilities administrator, the chief academic officer, the chief financial officer, the chancellor, and the chief facilities administrator documenting a common understanding of the programmatic need, project scope, and other matters related to the project.

BODY OF THE AGREEMENT

Basis for the Project

This project will provide a major overhaul or priority replacement of HVAC equipment including boilers, supply/exhaust fans, heating/cooling coils, piping and humidification systems within the four cores of the old section of the Consortium Library facility (88,955 gsf). Current incompatibilities exist between the original Library and 2004 Library addition HVAC controls and VAV boxes will also be addressed. The new equipment will be high efficiency boilers pumps, motors and controls resulting in improved energy efficiency. Asbestos abatement will remove asbestos containing materials (ACM) remaining in the old portion of the library.

Programmatic Need

Mission Area Analysis: The UAA Strategic Plan 2017 includes the following priorities for the UAA campus:

Priority D. Strengthen the UAA Community. To make the best of the opportunities and challenges that lie ahead, we must focus our attention on building and strengthening the UAA community as a whole. To build an institution distinguished as a diverse, engaged community of students, staff, faculty, alumni, and schools, colleges, and campuses, we will:

D.8 - Construct and maintain plant and equipment to provide a dynamic, state-of-the-art environment for high quality teaching, research, engagement, and creative expression;

Priority E. Expand and Enhance the Public Square. The public university is the public square of 21st century America, the meeting ground for higher education and the society it serves. Nowhere in our society is there a greater opportunity to turn the diverse encounters between cultures, classes, interests, and ideas to the discovery of knowledge, to creative expression, and to preparation for work and civic engagement. To make UAA the exemplar of the public square, we will:

E.6 - Continue to build the Consortium Library as the Knowledge Commons, merging traditional collections with digital services in partnership with community libraries and other information providers to support teaching, learning, and advanced research.

Statement of Need: The original HVAC system consist, for the most part, of equipment over 29 years old located within the four central building cores. The boilers, main supply/exhaust fan units, heating/cooling coils, galvanized piping and humidification systems have all reached the end of their useful life. Major component parts are no longer available for these units. Control systems are no longer able to properly regulate air flow resulting in irregular temperatures and conditions within the building. B-Core basement also houses the Main IT switch room for the entire UAA campus and a failure of the piping in this core could result in flooding and catastrophic failure of the entire UAA IT backbone. The 2004 Library addition contains newer HVAC systems with different control and delivery systems that have resulted in incompatibilities between the two systems and has affected the efficiencies of both systems.

Strategic Importance

The project supports the mission to discover and disseminate knowledge through teaching, research engagement and creative expression. It is a high priority to build and strengthen the UAA community. To build an institution distinguished as a diverse, engage community to students, staff, faculty, alumni, and campuses, we must construct and maintain physical plants and equipment to provide state-of-the art environment for high quality teaching, research, engagement, and creative expression. It is the goal of this project to provide students, staff, and faculty the physical plant and technology necessary for them to most effectively pursue their research, education, and public service goals.

Impact Analysis

The project is required to protect our library collections and capital assets, and provide a safe and comfortable environment for our staff, faculty and students. The project will reduce our operating and maintenance costs and improve our energy efficiency.

Program Enhancements

N/A

Needs Assessment

The original library was built in 1972. The addition was constructed in 2004. The existing mechanical systems, controls and piping were utilized to fullest extent possible to serve the addition. The mechanical systems are old, inefficient and hard to maintain. Also, the library addition project did not abate all of the existing asbestos containing materials in the existing building.

Project Impact

The project will be phased to mitigate any negative impacts to facilities, educational programs, UAA activities and community events on campus and the library.

Project Site Considerations

The project work area is within the existing consortium library. There are no other site considerations required.

Incremental Costs

This project will be phased, dependent upon funding, to reduce the impact on the portion of the building impacted by taking the mechanical systems offline to complete renovations.

Proposed Funding Plan

FY 12 Deferred Maintenance and Renewal & Replacement Funds and FY 14 Deferred Maintenance Funds.

Annual Program and Facility Cost Projections

Operation and maintenance costs are expected to be reduced by new, more efficient systems and equipment.

Total Project Cost and Funding Sources

Phase 1:

Funding Title	Fund Account	Amount
FY12 DM Funding	TBD when bonds sold	\$1,990,000
FY12 R&R Funding	564354-17191	\$ 635,000
Total Phase 1 Funding		\$2,625,000

Note. The amounts shown in the above accounts are the funded amounts. The current amounts will be lower based on funds expended to date for design.

Phase 2:

FY14 DM Funding	TBD	\$2,625,000
Total Phase 2 Funding		\$2,625,000
Total Project Cost		\$5,250,000

Project Schedule

DESIGN –All Phases	
Conceptual Design	Nov. 2012
Formal Project Approval	Dec. 2012
Schematic Design	Jan. 2013
Schematic Design Approval	Feb. 2013
Construction Documents	April 2013
BID & AWARD - Phase 1	
Advertise and Bid	April 2013
Construction Contract Award	May 2013
CONSTRUCTION – Phase 1	
Start of Construction	May 2013
Construction Complete	Aug 2013
Date of Beneficial Occupancy	
BID & AWARD - Phase 2	TBD
CONSTRUCTION – Phase 2	TBD

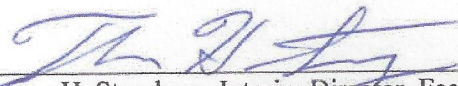
Supporting Documents

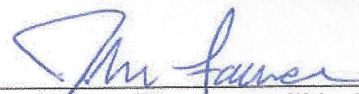
One-page Budget


UNIVERSITY OF ALASKA		
Project Name: UAA Consortium Library Old Core Mechanical Upgrades		
MAU: Anchorage, Alaska		
Building: AS 124	Date:	10/16/2012
Campus: UAA	Prepared by:	J. L. Hanson
Project #: 03-0006	Acct #:	17191-564354
Total GSF Affected by Project:		88,955
PROJECT BUDGET		FPA Budget
A. Professional Services		
Advance Planning, Program Development		\$ 60,000.00
Consultant: Design Services		\$ 600,000.00
Consultant: Construction Phase Services		\$ 150,000.00
Consul: Extra Services (List: _____)		\$ 25,000.00
Site Survey		
Soils Testing & Engineering		
Special Inspections		\$ 50,000.00
Plan Review Fees / Permits		\$ 73,500.00
Other		
Professional Services Subtotal		\$ 958,500.00
B. Construction		
General Construction Contract(s)		\$ 3,340,900.00
Other Contractors (List: _____)		
Construction Contingency		\$ 334,000.00
Construction Subtotal		\$ 3,674,900.00
<i>Construction Cost per GSF</i>		<i>41.31189927</i>
C. Building Completion Activity		
Equipment		\$ 41,600.00
Fixtures		
Furnishings		
Signage not in construction contract		
Move-Out Costs		
Move-In Costs		
Art		
Other (Interim Space Needs or Temp Reloc. Costs)		
OIT Support		\$ 50,000.00
Maintenance Operation Support		\$ 100,000.00
Building Completion Activity Subtotal		\$ 191,600.00
D. Owner Activities & Administrative Costs		
Project Plng, Staff Support		
Project Management		\$ 420,000.00
Misc. Expenses: Advertising, Printing, Supplies, Etc.		\$ 5,000.00
Owner Activities & Administrative Costs Subtotal		\$ 425,000.00
E. Total Project Cost		\$ 5,250,000.00
<i>Total Project Cost per GSF</i>		<i>59.01860491</i>
F. Total Appropriation(s)		


Agreement

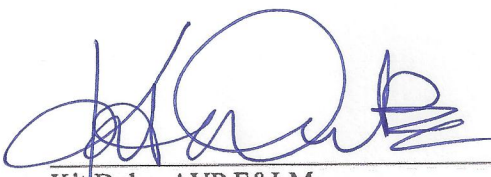
In witness whereof, the parties attest that they have made and executed this Agreement to be effective the date and year first above written.


Thomas H. Sternberg, Interim Director, Facilities Maintenance and Operation


John Faunce, Director, Facilities Planning & Construction

 1 NOV 12
Chris Turletes, Associates Vice Chancellor, Facilities and Campus Services

 2 Nov 12
William Spindle, Vice Chancellor, Administrative Services

 7 NOV 12
Kit Duke, AVP F&LM

