



Total Project Cost	\$8,575,000
Approval Level:	Full BOR

FORMAL PROJECT APPROVAL REQUEST

TO: Kit Duke *[Signature]*
AVP Facilities and Land Management

THROUGH: Brian Rogers *(SEE ATTACHED COVER SHEET)*
UAF Chancellor

THROUGH: Pat Pitney *[Signature]*
Vice Chancellor

THROUGH: Scott Bell *[Signature]*
Associate Vice Chancellor

THROUGH: Gary Johnston *[Signature]*
Director

FROM: Cameron M. Wohlford
Sr. Project Manager

DATE: October 30, 2012

SUBJECT: Project Type: DM
Project Name: West Ridge Deferred Maintenance Phase 2
Project No.: 2013044 WRDM2

cc: WRDM2 (101)



FORMAL PROJECT APPROVAL

Name of Project: UAF West Ridge Deferred Maintenance Phase 2

Project Type: DM

Location of Project: UAF, Fairbanks Campus, Fairbanks

Project Number: 2013044 WRDM2

Date of Request: October 30, 2012

Total Project Cost: \$4,575,000

Approval Required: Full BOR

Prior Approvals: Preliminary Administrative Approval FY14-FY19 Capital Budget Request

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 West Ridge Deferred Maintenance Phase 2 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 \$4,575,000 This motion is effective December 6, 2012."

Project Abstract

The University of Alaska Fairbanks West Ridge is the portion of campus stretching west from the Reichardt Building, along a ridge that was traditionally used by the Athabaskan people, and developed by the University in the 1920s as a prime farming area. Since then, a new spine road and multiple buildings tallying over 830,000 gross square feet have been constructed. The facilities on West Ridge were meant to be research intensive facilities, but over the last few

years, a move toward integrating teaching into the area of concentrated research has taken place, especially with the construction of the new Life Sciences Facility. The UAF 2010 Campus Master Plan has made it a top goal to integrate academic and research units.

Being the main focus of campus research, the buildings on the West Ridge of campus are used heavily to support discovery needs through many different types of labs and lab support spaces. The capability of UAF to compete effectively for research grants and then conduct research projects is directly affected by the capacity and functionality of these labs. Over the last decade, the existing space has been fully utilized, with the UAF Master Plan reporting a deficit in research space of 140,000 square feet after accounting for life sciences. The maximum utilization combined with the aging of these facilities has limited UAF's ability to process research projects and generate revenue.

Background

The facilities on the West Ridge present a mixture of construction methods, structural frames, and life expectancies. The average age of the buildings, excluding those built in the last ten years, is approximately 38 years of age. Only 10 percent of the total square footage on the West Ridge has been renewed through a deferred renewal program in the last 10 years, while the current total backlog of deferred renewal remains well over \$300 million.

The university faces a major task to update these facilities to modern codes, renew worn and obsolete equipment, and provide better space functionality to embody current research and teaching trends. Many decisions will be factored into how the renewals occur, including the complexity of the renovations, the extent of occupant and program displacement that will require surge space, and how to phase the work with limited capital funding.

Besides renewing the facilities, the West Ridge buildings must be made ready for a major shift in facility occupants. When the Life Sciences Facility is complete, multiple spaces within other buildings on the West Ridge will be vacated by current research and teaching programs. New research programs and increased personnel will quickly backfill the open space, making renewal efforts very difficult. Beyond the renovations, there is a larger mission to reunite departments that have been fragmented over the years into various buildings. The goal of the university is to provide space that is congruent, reflects logical adjacencies, creates spaces that are more modern and focused on academic research, and follows trends with the pedagogical changes happening within the student body.

During Phase 1 (approved by the Chief Facilities Officer, December 2011), UAF is crafting a master plan for the renewal and possible replacement of the facilities on the West Ridge that develops a logical phasing, budgetary estimates, and program space allocation. The first task of Phase 1 was to update the current facilities audit and provide a true reflection of the quantity of code corrections, the amount of deferred maintenance, and the extent of space renewal pertaining to functional obsolescence. Upon completion, an analysis of logical adjacencies will occur and the master plan will make suggestions for relocation of programs, including major changes to various spaces to create these adjacencies. The plan also will provide guidance on creating more collaborative spaces and fully integrating teaching and research. Finally, the master plan will create logical phasing and investment plans with recommended funding levels to become the

basis for future capital budget requests for both deferred renewal and surge space. The plan along with the accompanying Mission Area Analysis and Statement of Need will come before the Board of Regents in the spring of 2013.

This Formal Project Approval is for Phase 2 of West Ridge Deferred Maintenance project. It will complete a more detailed analysis needed for the Phase 1 Master Plan for West Ridge and begin planning, design, and renovation efforts in several of the oldest facilities on West Ridge in preparation for future construction.

The five oldest facilities, Arctic Health, Elvey, O'Neill, and Irving 1 and 2 represent nearly 380,000 gross square feet (gsf) of space with an average age of 41 years, current adjusted value of \$170M and a total deferred renewal of approximately \$300M. Initial work with the Phase 2 funding will be to complete a detailed programming effort and cost estimate for renewal of each of these facilities.

With the detailed information on cost and constructability, the Master Plan can be completed and recommendations made on funding, phasing, and programs by the spring of 2013. The plan will be vetted further through the University and Board of Regents to ensure the proper investment decisions are being made on renewal, repurposing, or replacement of facilities prior to any renovations beginning.

Variances

The project has been broken into multiple phases due to the restricted funding and has been focused on all of the West Ridge space, not just those spaces vacated by Life Sciences' occupants. The title of the project has also been changed from West Ridge Research Revitalization to West Ridge Deferred Maintenance and encompasses both research and teaching space renovations.

Special Considerations

Phase 2 will require multi-year funding due to the limited amount of deferred renewal funds. Construction work will not begin until funding is secured in FY14. If funding is delayed, the construction will be delayed.

Total Project Cost and Funding Sources

FY13 State of Alaska Capital Appropriation	\$4,575,000
<u>Potential FY14 Deferred Maintenance Appropriation</u>	<u>\$4,000,000</u>
Total Project Cost	\$8,575,000

Annual Program and Facility Cost Projections

Due to the nature of the project being a renovation, annual program and facility cost will not increase.

Project Delivery Method

Construction and relocation of the vivarium will utilize innovative procurement, most likely Construction Manager at Risk, due to the highly complex nature of building animal facilities and working inside an existing, fully occupied facility.

Affirmation

This project complies with Regents' Policy, the campus master plan and the Preliminary Administrative Approval.

Supporting Documents

- One-page Project Budget
- West Ridge Deferred Maintenance Report including Site Plan

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.
- $TPC \leq \$1.0$ million will require approval by the AVP of Facilities and Land Management.

UNIVERSITY OF ALASKA FAIRBANKS West Ridge Deferred Maintenance

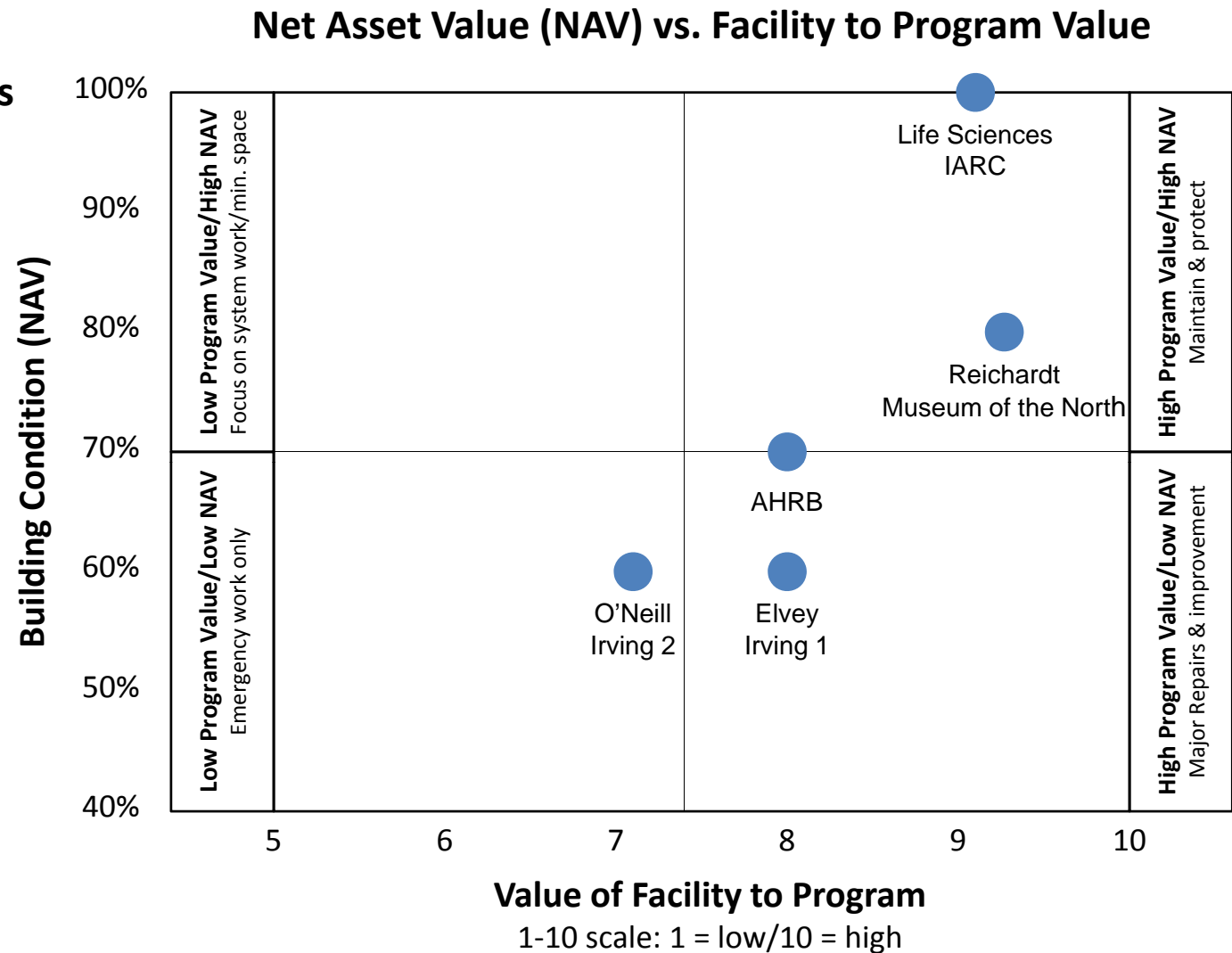


2 West Ridge Research Facilities Facility Deficiency Analysis

- UAF Facility Deficiency Audits have been confirmed by the Planning Team.
- Deficiency remediation costs and replacement costs inclusive of demolition ranging from high to low have been developed for each facility from prior UAF audit information as well as independent planning estimates prepared by the Planning Team.
- A facility condition index (FCI) has been calculated for the highlighted buildings.
 - FCI = Renovation Cost/Replacement Cost.
 - An FCI greater than 0.70 typically merits serious replacement consideration.
 - The FCI range for Elvey, O'Neill, Irving 1, and Irving 2 substantially exceed 0.70 necessitating the following:
 - Full replacement of mechanical and electrical systems.
 - Full exterior envelope upgrades to meet current energy conservation goals.
 - Significant hazardous materials abatement.
 - Significant seismic and structural upgrades at Elvey and O'Neill.
 - Except for O'Neill and Irving 2, these buildings are classified as High Program/Low Net Asset Value.
 - The FCI of .61 for Arctic Health indicates some investment has been made with more investment needed
 - Since Akasofu, WRRB, and Life Sciences are new construction the FCI is assumed to be significantly below 0.70. The UA Museum of the North also has a low FCI due recent additions and renovations.
- Less than 9,000 ASF of surge space will become available with the inclusion of Life Sciences. Much of the remediation and upgrades necessitate entire floors or buildings to be temporarily vacated during this process. Additionally, Elvey, Irving 1, O'Neill, and Irving 2 are not ideally suited to support efficient open wet lab research configurations.

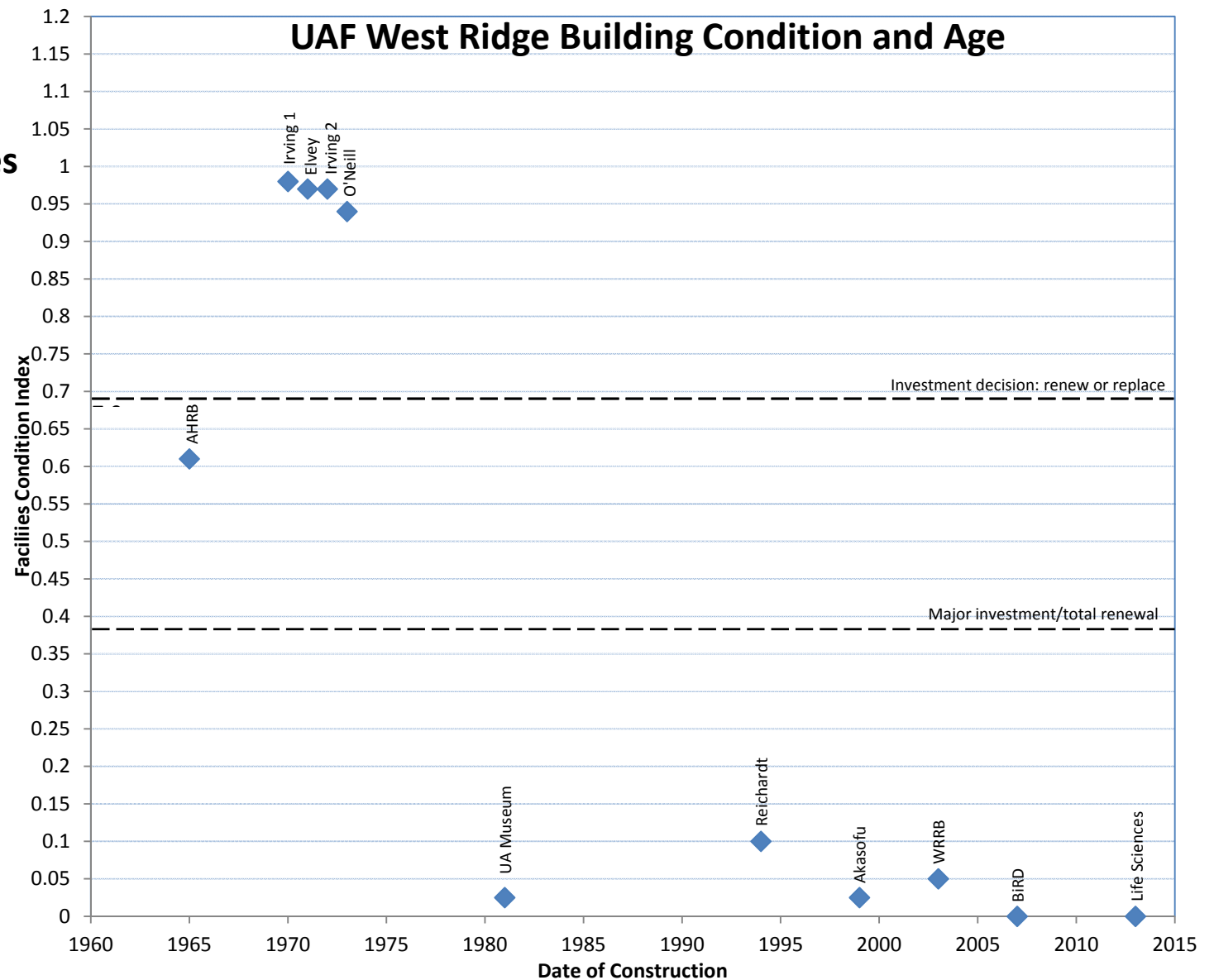
Existing Facilities

3 West Ridge Research Facilities Value Analysis



Existing Facilities

4 West Ridge Research Facilities FCI Analysis

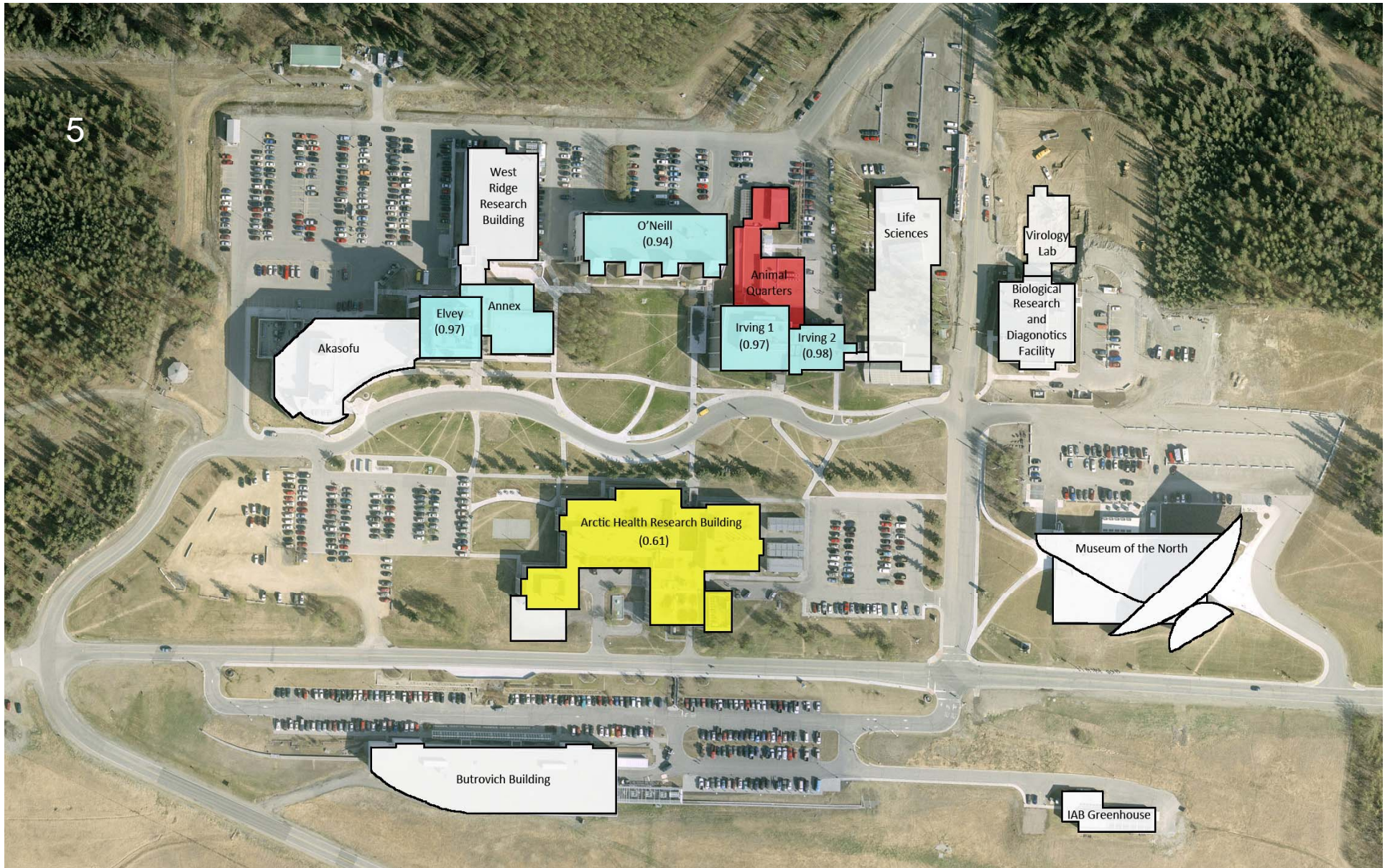


FCI Analysis: Building Condition and Age

UNIVERSITY OF ALASKA FAIRBANKS West Ridge Deferred Maintenance

December 6-7, 2012

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Facility Condition Index

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