





UNIVERSITY OF ALASKA
ANCHORAGE


Total Project Cost	\$91,000,000
Approval Level:	Full Board


FINAL PROJECT REPORT


TO: Pat Gamble
President

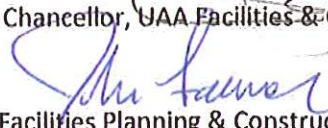
THROUGH: Kit Duke 
AVP Facilities and Land Management

THROUGH: Tom Case 
Chancellor

THROUGH: Elisha Baker 
Interim Provost

THROUGH: William Spindle 
Vice Chancellor, Administrative Services

THROUGH: Chris Turletes 
Associate Vice Chancellor, UAA Facilities & Campus Services

THROUGH: John Faunce 
Director, UAA Facilities Planning & Construction

FROM: Stan Vanover
Sr. Project Manager

DATE: October 31, 2012

SUBJECT: Project Type: New Construction
Project Name: UAA Integrated Science Building
Project No.: 03-0001

Cc:



UNIVERSITY OF ALASKA
ANCHORAGE

Final Project Report

Name of Project: UAA Integrated Science Building
Project Type: New Construction (NC)
Location of Project: UAA Main Campus, ConocoPhillips Integrated Science Building, (AS154)
Anchorage, AK
Project Number: 03-0001
Date of Report: October 31, 2012

INTRODUCTION

A Final Project Report (FPR) is required for all projects with a total project cost in excess of \$250,000 that has progressed beyond the Preliminary Administrative Approval stage of the Capital Project Development process.

The FPR represents termination of the capital project development process as a result of project completion, abandonment, discontinuation, shelving with no further action anticipated for a considerable time, or consolidation with another project or projects in accordance with Regents Policy. The FPR should provide an executive overview of a capital project with supporting detail to allow the University to accurately report to Federal, State, University and other parties on the outcome of a project. The FPR must include a variance report identifying any significant changes in scope, budget, schedule, funding plan, operating cost impact, or other cost considerations since issuance of the construction contract award report, and an explanation of any significant circumstances surrounding project completion or its discontinuance.

BODY OF REPORT

Project Abstract

The new ConocoPhillips Integrated Science Building is a 130,000sf multidiscipline sciences facility including approximately 37 general and specialized labs (biology, chemistry, geology, physiology, molecular/organismal) plus a 65 seat planetarium, 100 seat lecture hall, approximately 75 offices and computational, study, and conferencing space.

Cause of Project Termination

The new Conoco Phillips Integrated Science Building (CPISB) project successfully met all University Beneficial Occupancy requirements effective August 20, 2009 and received a final Certificate of Occupancy from the MOA on December 11, 2009 that included the additional finish work of the Vivarium and Planetarium.

Variance Report

The Conoco Phillips Integrated Science Building generated a total of 36 Contract Modifications totaling slightly over \$11M. Of that \$11M in Contract Modifications, nearly \$7M accounted for the phased award of Additive Alternates to the original final GMP bid package. These large scopes of work included: the Vivarium ; Vivarium mechanical & concrete slab basic work ; Lecture Hall/Auditorium –Architectural Package ; Lecture Hall/Auditorium MEP package ; Planetarium Architectural package ; Planetarium MEP Package ; Audio/Video Equipment Package. The remaining \$4M in Contract Modifications included

nearly \$2M in miscellaneous MOA Plan Review (predominately Structural & Fire) required for approval of the Construction Building Permit as well as Final Occupancy.

Final Funding Report

This project was funded almost entirely with \$87M from capital state appropriations. Conoco Phillips has committed to contributing a total of \$15M over the next decade and included \$4M up front to help the completion of the building construction. The Total Project Cost at construction contract award was \$91,000,000 and the Final Total Project Cost is \$90,794,000, leaving a residual amount of \$206,000. UAA plans to use the residual funds to complete a second cycle of commissioning of the building mechanical systems.

Annual Facility Costs

Facilities Costs:	Projected Amount	Actual Amount
Maintenance & Repair	\$955,000	\$1,160,000(estimated)
Utilities (Elec/Gas/Water/Sewer)	\$169,000	\$386,000
Operations (Custodial/Grounds/Admin)	\$299,675	\$169,000
Projected vs. Actual Annual O&M Cost	\$1,423,675	\$1,715,000

Total Project Cost and Funding Sources

Funding Title	Fund Account	Amount
FY03 General Obligation Bond	512002-17043	\$8,400,000
FY06 Capital Appropriation	564226-17043	\$21,600,000
FY07 Capital Appropriation	564250-17043	\$55,000,000
FY09 ConocoPhillips Pledge	515288	\$4,000,000
FY08 Gen. Appropriation	590017	\$2,000,000
Total Project Allocations		\$91,000,000

Project Schedule

DESIGN

Project Initiation	Mar 2003
Project Agreement (Revised)	Nov 2004
Preliminary Administrative Approval	N/A
Conceptual Design	May 2004 through Dec 2004
Formal Project Approval	9 Dec 2004
Schematic Design	Jan 2004 through May 2006
Schematic Design Approval	9 Jun 2006
Construction Documents	Jul 2006 through Jan 2007

BID & AWARD

CMAR Preconstruction Services Contract	7 Mar 2006
Early Site Work - Bid Period	Aug 2006 thru Aug 2006
Construction Contract Award -- Early Site Work	6 Sep 2006

CONSTRUCTION

Start of Construction -- GMP Building	Sep 2007
Construction Complete	Jul 2009
Date of Beneficial Occupancy/Planetarium BO	Aug 20, 2009 / Sep 30, 2009
Warranty Period	1 year

Project Delivery Method

The new ConocoPhillips Integrated Science Building was the first project for the UAA campus using the innovative CMAR project delivery method.

Project Team

Design Team: Zimmer Gunsul Frasca (ZGF) Partnership - Principal Architect
In Association with ECI-Hyer, Inc.; Earl Walls Assoc.; Affiliated Engineers NW;
BBFM Engineers; Davis Langdon; Land Design North

Construction Contractor: Cornerstone Construction General Contractor

Project Review Results

After the ConocoPhillips Integrated Science Building was fully occupied and functional for approximately 9 months (March 26, 2010), the UAA FP&C office hosted a Post Occupancy Meeting within ISB for the entire Design Team, Building Manager & Key Occupants, University Police Dept., Information Technology Department, & the Facilities Maintenance Dept. supervisors to discuss the CMAR process, implementation, building functionality opinions, project successes/failures, and get additional feedback for future improvement. Approximately 40 specific topics were discussed at this meeting (see attached ISB Lessons Learned Tracking Spreadsheet). As a result of these comments/suggestions some of the remaining construction contingency has been used to alleviate or at least improve many of the identified deficiencies... (pressurization within Vivarium, slippery sidewalk ramps, additional training, stairwell #1 glass structure, building automation system programming improvements). Approximately \$1,624,000 was encumbered & expended throughout ISB after July 2009 when the University took over occupancy. This amount includes:

- Approximately \$747,000 for miscellaneous Cornerstone contract modifications for: sealing/rebalancing/emergency power upgrades all in the Vivarium Lab suite; upgrading gas/electric meters with communication ability; customizing BAS system for UPD; boiler stack modifications; providing standby power for walk-in freezers; upgrades to ASET Lab; etc.,
- An additional \$467,000 was expended thru the UAA term contractor and Maintenance/Janitorial Department for miscellaneous upgrades in the ASET Lab, Tissue Culture Room and the South ISB/Library parking lot & circulation paths,
- And approximately \$410,000 was expended by Users for the final equipment and furniture purchases.

Supporting Documents

- Final Project Budget
- ISB Contract Modifications
- ISB Lessons Learned Tracking Spreadsheet
- CM@R Audit Report – Note: As identified earlier in this report, the ConocoPhillips Integrated Science Building was the first project for UAA Facilities Planning & Construction office where the CM@R process was utilized. During the course of the construction project there were several suggestions for improvement made by the independent auditor (Moss-Adams). With subsequent concurrence from the UA Statewide Procurement Office and UAF Facilities/Design Services, the UAA FP&C office incorporated many of the suggested improvements into recent CM@R projects on the Anchorage campus... (the UAA Health Science Building; the UAA Seawolf Sports Arena currently under construction; and the MAC Housing Renovation and the UAA Engineering Building, both currently under design).

UNIVERSITY OF ALASKA		
Project Name:	UAA Integrated Science Building	
MAU:	UAA	
Building: Integrated Science Bldg	Date:	17-Oct-12
Campus: UAA	Prepared by:	Stan Vanover
Project #: 512002	Acct #: 512002 / 564226 / 564250 / 590017 / 515288	
Total GSF Affected by Project:	120,000	130,293
PROJECT BUDGET	SDA Budget	FINAL
A. Professional Services		
Advance Planning, Program Development	-	590,281
Consultant: Design Services	6,000,000	6,625,770
Consultant: Construction Phase Services	350,000	12,535
Consul: Extra Services (Add'l Inspections/T&B, etc.)	300,000	271,475
Site Survey	12,500	
Soils Testing & Engineering	12,500	78,300
Special Inspections	75,000	171,794
Plan Review Fees / Permits	140,000	187,257
Other		
	6,890,000	7,937,412
B. Construction		
General Construction Contract(s)	63,500,000	76,346,201
Other Contractors		995,605
Construction Contingency	5,000,000	
	68,500,000	77,341,806
<i>Construction Cost per GSF</i>	<i>571</i>	<i>594</i>
C. Building Completion Activity		
Equipment	3,500,000	1,050,000
Fixtures		-
Furnishings	1,500,000	744,034
Signage not in construction contract	-	59,038
Move-Out Costs		
Move-In Costs	150,000	53,125
Art	500,000	700,000
Other (Interim Space Needs or Temp Reloc. Costs)		
OIT Support	1,500,000	572,000
Maintenance Operation Support		60,992
	7,150,000	3,239,189
D. Owner Activities & Administrative Costs		
Project Png, Staff Support, SW		
Project Management	4,332,587	2,180,975
Misc. Expenses: Advertising, Printing, Supplies, Etc.	127,413	94,618
	4,460,000	2,275,593
E. Total Project Cost at SDA	87,000,000	90,794,000
F. Conoco-Phillips Donation	4,000,000	
G. Total Project Cost	91,000,000	
<i>Total Project Cost per GSF</i>	<i>758</i>	<i>697</i>
H. Total Appropriation(s)	91,000,000	91,000,000
I. Residual Funding - 2nd Cycle Commissioning		206,000



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Total Project Cost	\$91,000,000
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PROJECT CHANGE REQUEST

TO: Pat Gamble
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THROUGH: Kit Duke
AVP Facilities and Land Management

THROUGH: Tom Case
Chancellor

THROUGH: Elisha Baker
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PROJECT CHANGE REQUEST

Name of Project: UAA Integrated Science Building
Project Type: New Construction
Location of Project: UAA Main Campus, Conoco-Phillips Integrated Science Building, Anchorage, AK
Project Number: 03-0001
Date of Request: November 6, 2012

Total Project Cost:	\$ 91,000,000	
Approval Required:	FLMC	
Prior Approvals:	Preliminary Administrative Approval	N/A
	Formal Project Approval	December 9, 2004
	Schematic Design Approval	June 9, 2006

A Project Change Request (PCR) is required for all Capital Projects with a Total Project Cost in excess of \$250,000.

For projects that have changes in the source of funds, increases or decreases in budget, savings to the construction budget, and/or material changes in program or project scope identified subsequent to schematic design approval shall be determined by the chief facilities officer based on the extent of the change and other relevant circumstances. This determination requires judgment, but will generally be based on the nature of the funding source, the amount, and the budgetary or equivalent scope impact relative to the approved budget at the schematic design approval stage. Any changes with an estimated impact in excess of \$400,000 will require approval by the Facilities and Land Management Committee (F&LMC) or the full Board of Regents depending on the amount of the impact.

Action Requested

Authorization for the University administration to reduce the total project budget for the University of Alaska UAA Integrated Science Building by \$206,000 to a not to exceed Total Project Cost of \$90,794,000. The \$206,000 balance will be applied to a second cycle of commissioning for the UAA Integrated Science Building.

Project Change Request Abstract

This Project Change Request is associated with the Final Project Report, FLMC agenda item V. B.

Due to savings resulting from the CMAR process and successful completion of the construction of the project, there is a remaining unencumbered balance of approximately \$206,000. UAA requests to use these funds to help fund a second cycle of commissioning of the building mechanical systems. Although a second cycle of commissioning is widely recommended for new buildings after the first year of operations to ensure energy consumption and other metrics are being met, several post-occupancy changes have made this second cycle of commissioning an even greater priority.

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Project Delivery Method

The new ConocoPhillips Integrated Science Building was the first project for the UAA campus using the innovative CMAR project delivery method.

Affirmation

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

Supporting Documents

One-page Project Budget

Approvals

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

- Changes with an estimated impact in excess of \$1.0 million will require approval by the **Board** based on recommendations from the Facilities and Land Management Committee (F&LMC);
- Changes with an estimated impact in excess of \$0.4 million but not more than \$1.0 million will require approval by the **F&LMC**.
- The new policy language does not address approval levels between \$250,000 - \$400,000 for project change requests.) It is implied that they will require approval by the Chief Financial Officer or designee.

Project Change Approval is hereby granted:


Kit Duke, AVP F&LM

11.12.12

Date

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