



Total Project Cost	\$4,000,000
Approval Level:	Full FLMC

FORMAL PROJECT APPROVAL REQUEST

TO: Pat Gamble
President

THROUGH: Kit Duke
AVP Facilities and Land Management

THROUGH: Brian Rogers *BR*
Chancellor

THROUGH: Pat Pitney *Pat Pitney*
Vice Chancellor

THROUGH: Scott Bell *SWB*
Associate Vice Chancellor

THROUGH: Jennifer Campbell *JC*
Director

FROM: Reed Morisky *RM*
Project Manager

DATE: March 7, 2014

SUBJECT: Project Type: Deferred Maintenance and Renewal, Renovation and Repurposing
Project Name: Irving 1 Repurpose for Veterinary Medicine
Project No.: 2014079 I1RVM

cc: I1RVM (101)



Academic Project Program Resource Planning Status Report

UAF Irving I Repurposing for Veterinary Medicine

Formal Project Approval

This project is a major Deferred Maintenance and Renewal of existing facilities, which will repurpose space to accommodate space to meet the needs of the Veterinary Medicine Program.

This project impacts space in the Irving I Building that is being vacated by the Research Animal Quarter. The deferred maintenance for this space was too expensive to renew as animal quarters, however it provided an opportunity to renew and repurpose it to provide academic space that would have required new construction at a higher cost.

The Veterinary Medicine program was proposed and support by the Regents prior to adoption of the program resource planning process was initiated. However program justification was presented to the Regents and was approved.

Milestone #0

Mission Area Analysis: (not required at time of initial project development) Date: N/A
Statement of Need: (not required at time of initial project development) Date: N/A

Milestone #1

SAC Review: (not required) Date: N/A

Milestone #2

Preliminary Administrative Approval: Date: 03/06/14

Milestone #3

Statement of Requirements: (in development with FPA) Date: _____

Milestone#4

Business and Financing Plan: Date: N/A
Operating Budget Request Date: Not Requested
Capital Budget Request: Date: N/A
Legislative Funding: Date: FY12, FY13 & FY15
Redistribution of FY12 Capital Budget Distribution: **Date: 04/03/14**
Redistribution of FY13 Capital Budget Distribution: **Date: 04/03/14**
Board approval of FY15 Capital Budget Distribution: (anticipated) Date: 06/05/14

Milestone #5

Formal Project Approval: **Date: 04/03/14**
Schematic Design Approval: Date: _____

Milestone #6

Construction Started: Date: _____

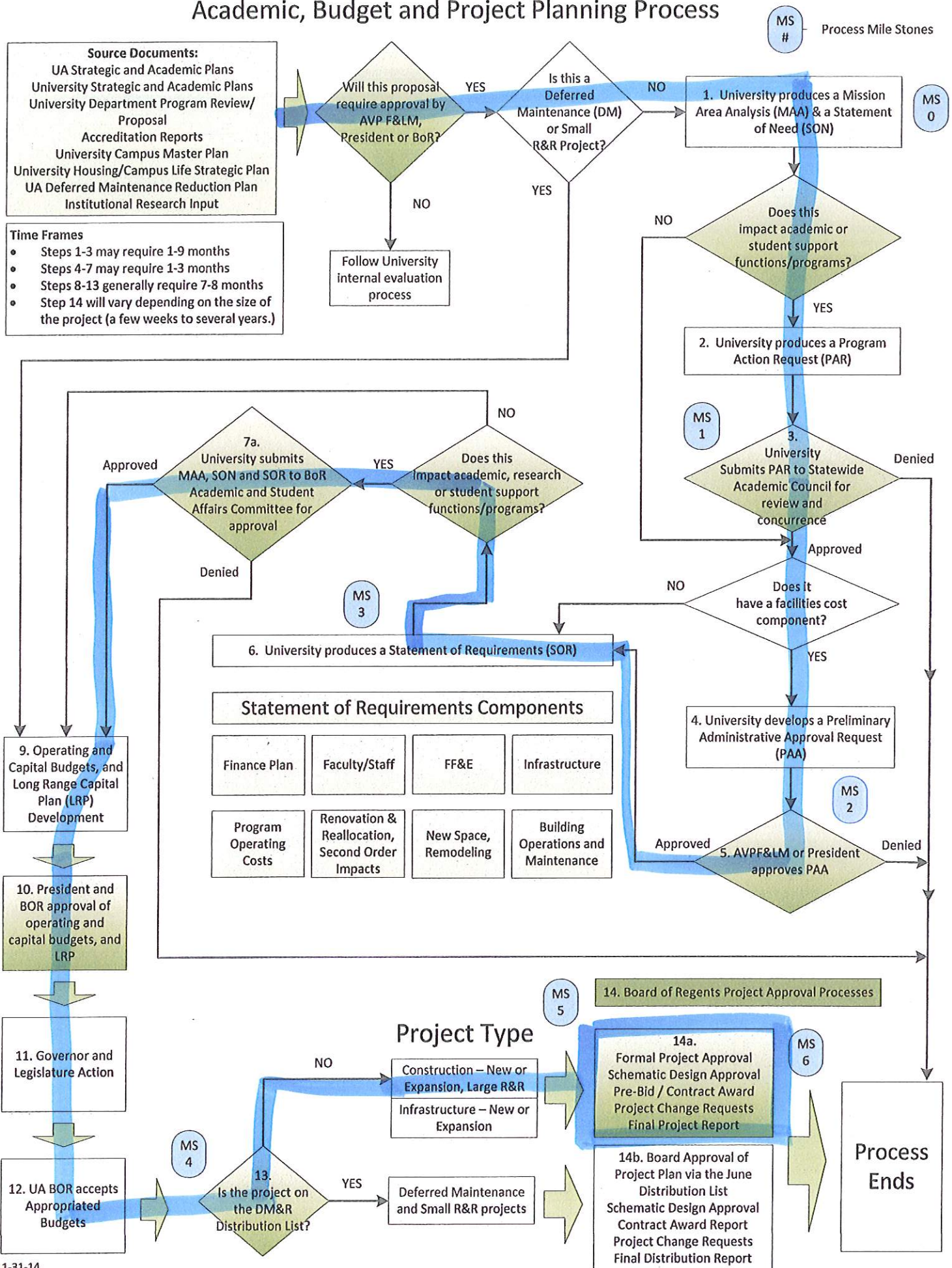


Construction Completed:
Beneficial Occupancy:
Final Project Report:

Date: _____
Date: _____
Date: _____

University of Alaska Program Resource Planning

Academic, Budget and Project Planning Process





FORMAL PROJECT APPROVAL

Name of Project: Irving 1 Repurpose for Veterinary Medicine
Project Type: Deferred Maintenance and Renewal, Renovation and Repurposing
Location of Project: UAF, Fairbanks Campus, Irving I Building, FS902
Project Number: 2014079 I1RVM
Date of Agreement: March 7, 2014

Total Project Cost: \$4,000,000

Approval Required: FLMC

Prior Approvals: Preliminary Administrative Approval

March 6, 2014

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 approves the Formal Project Approval request for the University of Alaska Fairbanks Irving I Repurpose for Veterinary Medicine, 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 \$4,000,000. This motion is effective April 3, 2014.

Project Abstract

Under the guidance of the West Ridge Deferred Renewal plan, a portion of the Irving I facility, soon to be vacated, will be renovated to correct a backlog of deferred maintenance and renewal issues with this forty-three (43) year old building and the space will be repurposed to support the new Veterinary Medicine Program.

Variances

There are no variances to report.

Special Considerations

The portion of Irving I affected by this project, known as the Irving I Animal Quarters, will be vacated in the Spring of 2015 when the UAF Animal Resources Center relocates to the Biological and Research Diagnostics Facility. In the West Ridge Deferred Maintenance (WRDM) Plan, the animal quarters space was identified to be demolished. During final planning revisions for the WRDM Plan, UAF identified the need to move forward with a low cost renewal of space to address a critical programmatic need for Veterinary Medicine. This change of use will take advantage of the vacancy, address several million dollars of deferred renewal items, and allow for a lower cost alternative to providing program space. The deferred renewal will allow the space to serve its repurposed use for an extended period of time and at a lower operating cost.

Completion of the IIRVM project is contingent upon receipt of FY15 deferred maintenance funding and on operating funds for the new construction. Schematic Design Approval will be sought at the June 2014 BOR meeting, contingent upon receipt of these funds. The project will be constructed in two phases. Phase 1 scope of work is the demolition of a third of the animal quarters and a small addition to enclose the courtyard north of the Irving I animal quarters. Construction will occur over the winter of 2014/2015. The portion of the building that is being demolished would require extensive reconstruction to make it usable. Phase 2 scope of work is the renovation to the existing space within Irving I and will occur in the spring and summer of 2015

Total Project Cost and Funding Sources

<u>Funding Title</u>	<u>Fund Account</u>	<u>Amount</u>
FY12 DM&R Funding	571317-50216	\$631,167
FY13 DM&R Funding	571345-50216	\$1,868,833
FY15 DM&R Funding (Current Request)	TBD	\$1,400,000
FY15 Operating Funds	TBD	\$100,000
Total Project Cost		\$4,000,000

Program Costs:

Program costs were reviewed with the Academic and Student Affairs committee during the December 2011 BOR meeting and no additional funds need to be requested. Program costs will be offset by tuition revenue and internal reallocations.

Facilities Costs:

Facility heating costs for Irving I will remain neutral as reductions in utility costs from demolition of space and repurposing from labs to offices will offset the increased HVAC requirements for the renovated space. Electrical costs will be reduced by 5-10% through demolition of the existing hibernation chambers and more efficient lighting. Water usage will decrease by 10-15% since there will no longer be a live animal care facility located in Irving I.

Project Delivery Method

UAF will utilize a traditional Design-Bid-Build procurement method.

Affirmation

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

Supporting Documents

- Project Agreement
- One-Page Project Budget
- Drawings

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.



PROJECT AGREEMENT

Name of Project: Irving 1 Repurpose for Veterinary Medicine
Project Type: Deferred Maintenance & Renewal, Renovation & Repurposing
Location of Project: UAF, Fairbanks, Irving I Building, FS902
Project Number: 2014079 I1RVM
Date of Agreement: March 7, 2014

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

Under the guidance of the West Ridge Deferred Renewal plan, a portion of the Irving I facility, soon to be vacated, will be renovated to correct a backlog of deferred maintenance and renewal issues with this forty-three (43) year old building and the space will be repurposed to support the new Veterinary Medicine Program.

Programmatic Need

The portion of Irving I affected by this project, known as the Irving I Animal Quarters, will be vacated in the Spring of 2015 when the UAF Animal Resources Center relocates to the Biological and Research Diagnostics Facility. In the West Ridge Deferred Maintenance (WRDM) Plan, the animal quarters space was identified to be demolished. During final planning revisions for the WRDM Plan, UAF identified the need to move forward with a low cost renewal of space to address a critical programmatic need for Veterinary Medicine. This change of use will take advantage of the vacancy, address several million dollars of deferred renewal items, and allow for a lower cost alternative to providing program space. The deferred renewal will allow the space to serve its repurposed use for an extended period of time and at a lower operating cost.

In 2009, the Board of Regents inquired about the possibility of a veterinary college at UAF. At the time, the cost to build and operate a fully accredited program was very high and thus deemed inappropriate. However, around the time of the inquiry, UAF was evaluating programs such as Veterinary Medicine to enhance the efforts in biomedical research and education. Between 2009 and 2011, UAF began to develop a relationship with the Colorado State University (CSU) College of Veterinary Medicine and Biomedical Sciences. In January 2010, CSU and UAF began discussions on a formal 2+2 program that

would allow a cohort of students to complete the first two years of academic studies at UAF then complete their degree at CSU in the final two years.

The Board of Regents approved the program in December 2011 and in December 2013, UAF and CSU signed the Memorandum of Understanding thus solidifying the 2+2 Veterinary Medicine Program. The academic plan calls for a cohort of ten (10) students each year (twenty students total at any one time) studying a range of topics, focusing on anatomy, physiology, and necropsy. The program will report to the College of Natural Science and Mathematics (CNSM) and an Associate Dean and several faculty and staff have been or are being hired.

During development of the West Ridge Deferred Renewal (WRDM) Plan, key faculty and the Dean of CNSM provided programmatic information sufficient to develop a concise list of space requirements for the new program. The plan identified space needs for the faculty and staff, the two student cohorts, and three main teaching spaces. It went on to identify additional research labs and support spaces for the faculty yet to be hired.

Strategic Importance

The Veterinary Medicine program meets strategic needs in the area of enhancement of biomedicine instruction and access on the Fairbanks campus. This academic program will be collaborative with research in wildlife, agriculture and biomedicine currently on the Fairbanks campus. The program will also meet student demand for access to a veterinary medicine program; currently Alaska does not have any agreements in place to provide priority for our students at other vet schools.

Impact Analysis

The enhancements will directly impact the 20 students in the Veterinary Medicine program on a daily basis. Part of the renovation includes student rooms and teaching spaces that will be heavily used by the students and instructors. The gross anatomy lab will also serve as research space for an anatomist who will be preparing animal specimens for the program and other groups on campus (e.g. the UA Museum of the North). The classroom space will also be used by students in Biology and Wildlife who will be able to take Veterinary Medicine courses through cross-listing.

Program Enhancements

The renewal and repurposing project will provide space to meet a majority of the programmatic needs of the 2+2 Veterinary Medicine program at UAF. By placing the new cohort and teaching functions in space being vacated in Irving I, CNSM will be able to follow the teaching model similar to CSU where the student is immersed in the space, spending most of their days in the labs and classrooms and less time moving from location to location to attend class.

Needs Assessment

The WRDM Plan captured the space needs for Veterinary Medicine. The request totals around 13,000 gross square feet and accommodates the teaching and research needs of the program. UAF does not have this amount of space in one location, thus the plan calls for only the heavy teaching spaces and student spaces to be accommodated in Irving I. The rest of the program will be housed in the Murie, BiRD and/or Arctic Health buildings.

In Irving I, the needs being met are labs and support spaces for teaching the Gross Anatomy courses, student carrels for two 10-student cohorts, two classrooms and three offices for faculty and staff. Teaching lab needs for Physiology/Immunology will be scheduled into the Murie Building and Necropsy will be housed in the BiRD Building. In Arctic Health, space will be reallocated to CNSM and the administrative and Associate Dean's offices will be created along with office space for the associated faculty.

Project Impact

Since the project will be renewing vacant space in Irving I, the impact to campus will be minimal. At Irving I, the main four story tower will not be directly affected although noise from demolition and construction may filter into occupied spaces. Building access in the area will be maintained and parking should not be affected as large staging areas already exist for contractors in that area of the campus.

Partial funding for the project has been allocated from previous deferred renewal funding and the remaining funds are a portion of the FY15 Deferred Renewal request. If funding is delayed beyond FY15, the project will be phased to at least complete the teaching lab portion of the program and allow the first cohort of students to begin classes in the fall of 2015 as agreed upon in the MOU with CSU.

Project Site Considerations

The project is renewing existing space and enclosing space already occupied by three outdoor cooling units. The project is in alignment with the goals of the Campus Master Plan. Long term, the Veterinary Medicine Program will eventually need to be relocated to the new facility proposed in the WRDM Plan south of O'Neill.

Incremental Costs

Incremental costs for the Veterinary Medicine Program have been approved by the Board of Regents. No other incremental costs are expected from the renewal project.

Proposed Funding Plan

Annual Program and Facility Cost Projections

<u>Program Costs:</u>	<u>Amount</u>
Salaries and benefits for new program Staff and Faculty	\$N/A
<u>Program Operational Costs</u>	<u>\$N/A</u>
Total Annual Program Cost Increase	\$N/A*

*Program costs were reviewed with the Academic and Student Affairs committee during the December 2011 BOR meeting and no additional funds need to be requested. Program costs will be offset by tuition revenue and internal reallocations.

Facilities Costs:

Maintenance & Repair	N/A, Existing Facility
<u>Operations</u>	<u>N/A, Existing Facility</u>
Annual O&M Cost	N/A, Existing Facility

<u>Annual Renewal and Replacement</u>	<u>N/A, Existing Facility</u>
Total Annual Cost Projections	N/A, Existing Facility

Total Project Cost and Funding Sources

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Total Project Cost		\$4,000,000

Project Schedule

DESIGN

Conceptual Design	Complete
Formal Project Approval	April 2014
Schematic Design	June 2014
Schematic Design Approval	June 2014
Construction Documents	August 2014

BID & AWARD - Phase

Advertise and Bid	September 2014
Construction Contract Award	October 2014

CONSTRUCTION

Start of Construction*	November 2014
Construction Complete	August 2015
Date of Beneficial Occupancy	August 2015
Warranty Period	One Year

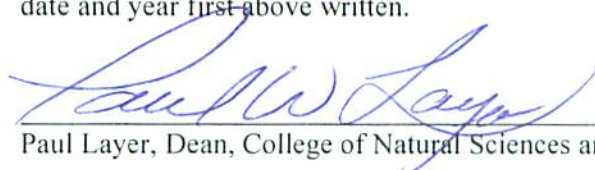
*The construction start date will be contingent upon the schematic design approval date and on the date when the Animal Resource Center vacates the current space.

Supporting Documents

One-page Budget
Drawings
Space Program

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.



Paul Layer, Dean, College of Natural Sciences and Mathematics

See next page for other signatures

Scott Bell, P.E., Associate Vice Chancellor for Facilities Services

Pat Pitney, Vice Chancellor for Administrative Services

Susan Henrichs, Provost and Executive Vice Chancellor for Academic Affairs

Brian Rogers, Chancellor

Kit Duke, Associate Vice President Facilities and Land Management

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Paul Layer, Dean, College of Natural Sciences and Mathematics

DocuSigned by:

Scott Bell

March 5, 2014

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Scott Bell, P.E., Associate Vice Chancellor for Facilities Services

DocuSigned by:

Pat Pitney

March 5, 2014

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Pat Pitney, Vice Chancellor for Administrative Services

DocuSigned by:

Susan Henrichs

March 5, 2014

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Susan Henrichs, Provost and Executive Vice Chancellor for Academic Affairs

DocuSigned by:

Brian Rogers

March 6, 2014

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Brian Rogers, Chancellor

DocuSigned by:

Kit Duke

March 10, 2014

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Kit Duke, Associate Vice President Facilities and Land Management

UNIVERSITY OF ALASKA	
Project Name: Irving 1 Repurpose for Veterinary Medicine	
MAU: UAF	
Building: Irving 1	Date: 2/4/2014
Campus: Fairbanks	Prepared by: Wohlford
Project #: 2014079 I1RVM	Acct #: 571317,51345-50216
Total GSF Affected by Project:	6620
PROJECT BUDGET	FPA Budget
A. Professional Services	
Advance Planning, Program Development	\$0
Consultant: Design Services	\$250,000
Consultant: Construction Phase Services	\$50,000
Consul: Extra Services (List: _____)	\$0
Site Survey	\$0
Soils Testing & Engineering	\$0
Special Inspections	\$0
Plan Review Fees / Permits	\$2,000
Other	
Professional Services Subtotal	\$302,000
B. Construction	
General Construction Contract(s)	\$3,000,000
Other Contractors (List: _____)	\$15,000
Construction Contingency	\$271,350
Construction Subtotal	\$3,286,350
<i>Construction Cost per GSF</i>	<i>\$496</i>
C. Building Completion Activity	
Equipment	\$0
Fixtures	\$0
Furnishings	\$0
Signage not in construction contract	\$0
Move-Out Costs	\$0
Move-In Costs	\$0
Art	\$0
Other (Interim Space Needs or Temp Reloc. Costs)	\$0
OIT Support	\$10,000
Maintenance Operation Support	\$10,000
Building Completion Activity Subtotal	\$20,000
D. Owner Activities & Administrative Costs	
Project Plng, Staff Support	\$126,292
Project Management	\$228,858
Misc. Expenses: Advertising, Printing, Supplies, Etc.	\$36,500
Owner Activities & Administrative Costs Subtotal	\$391,650
E. Total Project Cost	\$4,000,000
<i>Total Project Cost per GSF</i>	<i>\$604</i>
F. Total Appropriation(s)	\$4,000,000

Vet Med 2+2 Program

Space Program

8/29/13 revision based on 8/20/13 user meeting

1-27-14 revision based on 1-24-14 meeting w

	Space	Qty.	Size	2015 Total (GSF)
Office	Associate Dean	1	180	180.00
	Faculty	7	153	1,071.00
	Vet Anatomist	1	125	125.00
	Lab manager	1	125	125.00
	Tech	1	100	100.00
	Staff	2	100	200.00
	Total			1,801.00

Cubicles part of Associate Dean's suite
Carrels

Office Support

	Copy	1	115	115.00
	Faculty Kitchenette	1	128	128.00
	Student Kitchenette	1	128	128.00
Total				371.00

part of Associate Dean's suite

Teaching Space

	Classroom	2	450	900.00
	Gross Anatomy Lab			
	Teaching Lab	1	4@346.5	1,386.00
	Prep Lab	1	346.5	346.50
	Store Room	1	461.88	461.88
	Cold Room	1	346.50	346.50
	Vestibule	1	110.00	110.00
	Freezer Room	1	231.12	231.12
	Shower/Locker	2	280	560.00
	Pathology Lab		0	0.00
	Physiol/Immunol Lab			
	Teaching Lab	1	3@346.5	1,039.50
	Prep Lab	1	346.5	346.50
	Student	20	70	1,400.00
	Student Study Area	1	400	400.00
Total				7,528.00

size for 15 students

size for 15 students @2-3 students per

1 module

1.333 modules

4 deg C; 1 module

-20 deg C; .667 module

3 shower stalls, 1 toilet, 1/2 height lockers

Will be done in BiRD necropsy lab

Will be done in Murie Building

3 modules

1 module

Carrels

Research Lab-Space to be Identified/Assigned at later date

	Lab	3	660	1,980.00
	Lab Support	3	440.00	1,320.00
Total				3,300.00

2 modules per faculty for 50% of faculty

2/3 module per faculty for 50% of faculty

Total Vet Med 2+2

13,000.00 GSF

Blue is Accomodated in Murie Building

Yellow is Accomodated in Irving 1 Repurpose of Animal Quarters

Orange is Accomodated in Arctic Health 182-186

