



Total Project Cost	\$ 10,000,000
Approval Level:	Full BOR

**FORMAL PROJECT APPROVAL REQUEST**

TO: Pat Gamble  
President

THROUGH: Kit Duke  
Chief Facilities Officer

*Kit Duke 11.15.13*

THROUGH: Tom Case  
Chancellor

*T Case 12 Nov 2013*

THROUGH: William Spindle  
Vice Chancellor, Administrative Services

*W Spindle 11.12.2013*

THROUGH: Chris Turletes  
Associate Vice Chancellor, Facilities and Campus Services

*Chris Turletes*

THROUGH: John Faunce  
Director, Facilities Planning and Construction

*John Faunce 11/12/13*

FROM: Kristin Reynolds  
Project Manager

*Kristin Reynolds*

DATE: November 11, 2013

SUBJECT: Project Type: DM and R&R  
Project Name: UAA WFSC Near-Term Renewal and Repurposing  
Project No.: 14-0016

Cc:



## **Non- Academic Project Program Resource Planning Status Report**

### **UAA Wells Fargo Near Term Renewal and Repurposing**

### **Formal Project Approval**

This project involves renewal and repurposing of the space vacated by the Athletic Programs upon completion of the Alaska Airlines Sports Center.

#### **Milestone #0**

Mission Area Analysis: (Renewal and Repurposing of vacated space) Date: N/A  
Statement of Need: (Renewal and Repurposing of vacated space) Date: N/A

#### **Milestone #1**

Statewide Academic Council (SAC) Review: Date: N/A  
(Not required for non-academic projects)

#### **Milestone #2**

Preliminary Administrative Approval: Date: 11/11/13

#### **Milestone #3**

Statement of Requirements: (To be developed) Date: \_\_\_\_\_

#### **Milestone#4**

Business and Financing Plan: Date: N/A  
Operating Budget Request (not requested, facility replaces existing) Date: N/A  
Capital Budget Request: Date: FY15  
Legislative Funding:  
Board Approval of Capital Budget Distribution: Date: \_\_\_\_\_

#### **Milestone #5**

**Formal Project Approval:** Date: 12/16/13  
Schematic Design Approval: Date: \_\_\_\_\_

#### **Milestone #6**

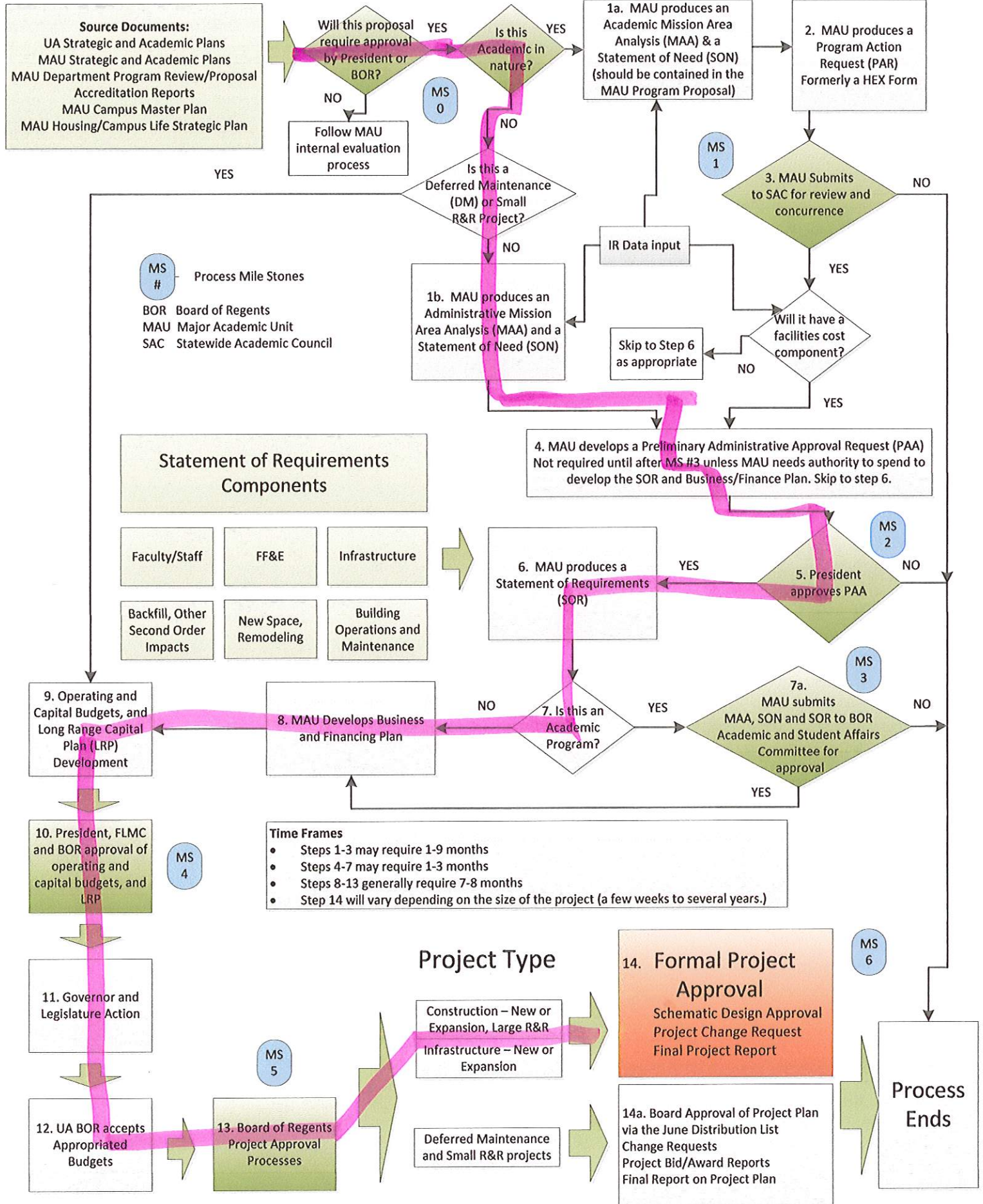
Construction Started: Date: \_\_\_\_\_  
Construction Completed: Date: \_\_\_\_\_  
Beneficial Occupancy: Date: \_\_\_\_\_  
Final Project Report: Date: \_\_\_\_\_



# University of Alaska Program Resource Planning

## Academic, Budget and Project Planning Process

Rev. 9-8-11







## **FORMAL PROJECT APPROVAL**

**Name of Project:** UAA WFSC Near-Term Renewal & Repurposing  
**Project Type:** Deferred Maintenance, Renewal & Repurposing  
**Location of Project:** UAA Main Campus, Wells Fargo Sports Complex, AS117, Anchorage  
**Project Number:** 14-0016  
**Date of Request:** November 12, 2013

<b>Total Project Cost:</b>	<b>\$ 10,000,000</b>	
<b>Approval Required:</b>	<b>Full Board</b>	
<b>Prior Approvals:</b>	<b>Preliminary Administrative Approval</b>	<b>11/11/13</b>

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 WSFS Near Term Renewal and Repurposing 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 \$10,000.000. This motion is effective December 12, 2013.**

### Project Abstract

The Wells Fargo Sports Complex (WFSC) will be partially vacated in the summer of 2014, with the opening of the new Alaska Airlines Complex. As a result of the vacancy created by Athletics relocating, this project will address needs of the remaining departments: Recreational Sports, the UAA Hockey Team, Tanaina Child Development Center; and other departments selected to occupy vacated space.

### Variances

None

### Special Considerations

None

Total Project Cost and Funding Sources

FY15/16 R&R/DM Funding

\$10,000,000

Annual Program and Facility Cost Projections

No significant change from current costs.

Project Delivery Method

Due to need to coordinate phasing of the construction during the design process in order to keep the building operational during construction, CMAR is being considered as the method for implementing the construction.

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:** UAA WFSC Near-Term Renewal & Repurposing  
**Project Type:** DM, R&R  
**Location of Project:** UAA Main Campus, Wells Fargo Sports Complex, AS117, Anchorage  
**Project Number:** 14-0016  
**Date of Agreement:** November 12, 2013

### **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

The Wells Fargo Sports Complex (WFSC) will be partially vacated in the summer of 2014, with the opening of the new Alaska Airlines Complex. As a result of the vacancy created by Athletics relocating, this project will address needs of the remaining departments: Recreational Sports, the UAA Hockey Team, Tanaina Child Development Center; and other departments selected to backfill vacated space. Recreational Sports will be able to support more intermural events and community use, as well as Alumni use of the facilities. To support the hockey program, the current ice sheet needs to be replaced due to failing and outdated mechanical equipment, and alterations in the hockey locker room will bring them up to UAA standards for athletic teams. Tanaina Child Development Center will be altered to correct life safety concerns, and focus on reestablishing accreditation with National Association for the Education of Young Children (NAEYC). The vacated space will be programmed to meet the needs of UAA Wellness Program; Health Physical Education and Recreation (HPER), Air Force ROTC Program, and Army ROTC Program, with refreshing finishes a primary focus for the new tenants. Mechanical and electrical work necessary to provide reliable service to the building for the next five to ten years will be accomplished.

#### Programmatic Need

Mission Area Analysis. The genesis of improving the athletics, recreation, and related academics programs and facilities at UAA is in the strategic guidance from both the system and UAA. The UA 2009 Strategic Plan has as a goal to enhance efforts in student recruitment and retention and a primary theme of the Strategic Direction Initiative is Student Achievement and Attainment. The UAA 2017 Strategic Plan has three priorities that touch on the impact of athletics, recreation, and related academics on the success of the students at UAA and the relationship of the university with both the internal and the external community:

Priority C. Increase Student Success

1. Work...to increase the UAA share of Alaska's college bound students.
2. Intensify our recruitment of the most talented and highly qualified high school graduates from Alaska and beyond...
3. ...continuing to improve our rates of retention...

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:

2. Enhance student life on campus
8. ...maintain plant and equipment to provide a dynamic, state-of-the-art environment...
10. Build strong wellness, exercise, recreation, and intercollegiate athletics programs and facilities to serve students, faculty, staff, and our communities.

Priority E. Expand and Enhance the Public Square

4. Increase the role of our campuses as centers of creative exhibition and performance and become the venue of choice for Alaskan public life.

Higher education researchers have shown consistently that athletics, recreation, and related academic programs and infrastructure are key elements of student recruitment, retention and a healthy relationship and identity with the internal and external university community. Therefore, our overarching goal in examining this mission area and looking at what needs to be done is to provide the kind of high quality intercollegiate athletic programs; health, physical education, and recreation academic programs, and staff, faculty, student and community recreation opportunities appropriate for the largest university, in the largest community, in Alaska. UAA wants to be a university seeking to attract—and keep—the most talented and highest qualified students and superbly serve its internal and external communities. UAA wants to be a university whose vision is to be a distinguished university of first choice. UAA wants to be a university that competes nationally in athletics as well as academics. UAA believes that consistent national recognition in athletics brings public attention to and interest in the University and reinforces our brand. In short we want a university synonymous with its city.

Statement of Need. The Athletics department and 10 related teams are relocating to the new Alaska Airlines Center in 2014, leaving the WFSC ready to be repurposed, to better accommodate the demand of the UAA student body for a recreation center, among other needs. Following are the departments that will remain in the building:

The Recreation Department will be able to support the student body with more intermural events and increased area for general recreation, as well as support the local community with more availability and larger gyms.

Hockey is the only athletic team to remain in the WFSC. The ice rink will continue to be used for practice, and is in need of major repairs. The infrastructure is failing and well past its life expectancy, with parts and the necessary refrigerant type no longer available. The replacement of the ice sheet is necessary to continue to house the hockey team until the time a new location is available. Additionally, hockey is the only team sport that does not have its own shower and toilet facilities. The proposed renovations will provide adequate locker room facilities for the hockey team.

Tanaina Child Development Center, an existing tenant, requires improvements in areas of accessibility and safety, including but not limited to plumbing, fixtures, and equipment locations. The Tanaina facility is currently grandfathered into the current code requirements for child care facilities, based on a 2004 code revision. Completing renovation work for Tanaina could enable the program to reestablish accreditation with the National Association for the Education of Young Children (NAEYC).

Vacated space will allow for additional departments to be relocated to the WFSC. Departments that will be reviewed for compatibility with the space available include: UAA Wellness Program; Health Physical Education and Recreation (HPER), Air Force ROTC Program, and Army ROTC Program.

#### Statement of Requirements

There will not be any new personnel required to fulfill the near term renewal and repurposing of WFSC, and the existing furnishings will be evaluated for reuse.

#### Strategic Importance

The WFSC is in the center of the UAA Main Campus, and is a major path for students and the public to make their way across campus. With Athletics relocating, UAA has an opportunity to fill the offices with departments that relate closely to the existing specialized function of fitness, but were remotely located due to lack of space in the building. Recreation, Intramurals, HPER, ROTC programs, and the UA Wellness program offer health and fitness focuses, are student interaction focused, and deserving of a larger public face. They will maintain a lively, engaging environment on this main thoroughfare.

Existing tenants will be positively affected by addressing outstanding needs. Hockey will have an improved environment that will improve recruitment and retention of team members; Tanaina will have an improved environment for the safety and health of their students, and physical changes can improve the ability to gain accreditation with NAEYC. Recreation and Intramural activities will be available more frequently, providing service to more students.

#### Impact Analysis

Students will be positively affected by the change of programs housed in the WFSC. The Recreation facilities and Intramural Sports will have increased availability; the potential for HPER can provide a closer alignment with amenities for its program as well as increased classroom availability; Hockey will be housed in an environment that will support the team and future recruitment; and Maintenance calls and utility demands will be reduced by the improvements to mechanical and electrical equipment.

#### Program Enhancements

A primary enhancement provided by this project is the replacement of the ice sheet. The project will remove the outdated and failing equipment, replacing it with modern refrigeration system. This new system will be designed for relocation to a future UAA hockey venue. In addition to the replacement of the ice equipment replacement, incorporation of a heat recovery system will be reviewed for the potential benefits for the whole building heating and cooling.

#### Needs Assessment

R-22, the current refrigerant used for the ice rink, is being phased out. UAA is being proactive to retain the ice sheet by replacing the system before we are unable to service it.

#### Project Impact

This project will improve the function for the Recreational Sports, the UAA hockey team, and bring new departments into the building, without performing a full renovation of the building.



Approval to proceed with design, followed by successful Board of Regents approvals, will enable the first phase of construction to commence in May 2014 with completion for Fall Semester 2014. Delay will impact our ability to take advantage of getting any of the work done during the summer of 2014 when a large portion of the building will be vacated following Athletic Department relocation to the new Sports Arena.

This work will improve the functionality of the building for the users until a full renovation or replacement of the building can be accomplished.

Project Site Considerations

Not applicable.

Incremental Costs

Not applicable.

Proposed Funding Plan

Annual Program and Facility Cost Projections

No significant change from current costs

Total Project Cost and Funding Sources

Funding Title	Fund Account	Amount
FY15/16 R&R/DM Funding	TBD	\$10,000,000
<b>Total Project Cost</b>		<b>\$10,000,000</b>

Project Schedule

DESIGN

Conceptual Design	November 2013
Formal Project Approval	December 2013
Schematic Design	January 2014
Schematic Design Approval	February 2014
Construction Documents	March 2014

BID & AWARD

Advertise and Bid	April 2014
Construction Contract Award	April 2014

CONSTRUCTION – Phase 1

Start of Construction	July 2014
Construction Complete	August 2014
Date of Beneficial Occupancy	August 2014
Warranty Period	1 year

CONSTRUCTION – Phase 2

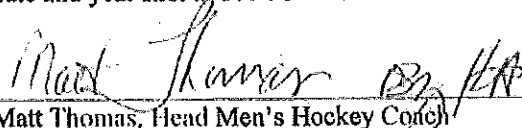
Start of Construction	July 2015
Construction Complete	August 2015
Date of Beneficial Occupancy	August 2015
Warranty Period	1 year

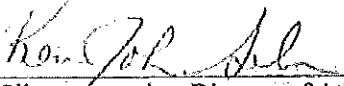
Supporting Documents

None

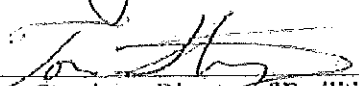
Agreement


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

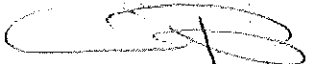
  
Matt Thomas, Head Men's Hockey Coach

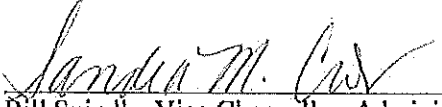
  
Kevin Silver, Associate Director of Athletics, Director of Recreation


  
Helen Coe, Executive Director, Tanaina Child Development Center

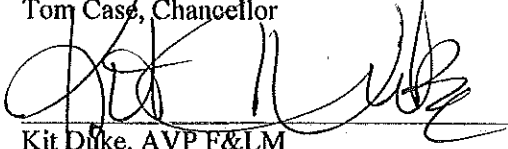
  
Tom Sternberg, Director of Facilities Maintenance and Operations

 11/12/13  
John Faunce, Director of Facilities Planning and Construction

 12 NOV 13  
Chris Turlentes, Associate Vice Chancellor, Facilities and Campus Services

 11.12.2013  
Bill Spindle, Vice Chancellor, Administrative Services

 12 NOV 2013  
Tom Case, Chancellor

 13 NOV 2013  
Kit Duke, AVPF&LM

UNIVERSITY OF ALASKA	
Project Name: WFSC Near Term Renewal & Repurposing	
MAU: UAA	
Building: Wells Fargo Sports Center, AS 117	Date: 8-Nov-13
Campus: Anchorage Main Campus	Prepared by: K Reynolds
Project #: 14-0016	Acct #: TBD
Total GSF Affected by Project:	36,900
PROJECT BUDGET	FPA Budget
<b>A. Professional Services</b>	
Advance Planning, Program Development	
Consultant: Design Services	\$ 800,000
Consultant: Construction Phase Services	\$ 100,000
Consul: Extra Services (List:_____)	
Site Survey	
Soils Testing & Engineering	
Special Inspections	
Plan Review Fees / Permits	\$ 50,000
Other	
Professional Services Subtotal	\$ 950,000
<b>B. Construction</b>	
General Construction Contract(s)	\$ 7,360,000
Other Contractors (List:_____)	
Construction Contingency	\$ 662,400
Construction Subtotal	\$ 8,022,400
Construction Cost per GSF	\$ 217
<b>C. Building Completion Activity</b>	
Equipment	
Fixtures	
Furnishings	\$ 300,000
Signage not in construction contract	
Move-Out Costs	
Move-In Costs	\$ 33,918
Art	
Other (Interim Space Needs or Temp Reloc. Costs)	
OIT Support	\$ 20,000
Maintenance Operation Support	\$ 5,000
Building Completion Activity Subtotal	\$ 358,918
<b>D. Owner Activities &amp; Administrative Costs</b>	
Project Plng, Staff Support	\$ 108,803
Project Management	\$ 559,879
Misc. Expenses: Advertising, Printing, Supplies, Etc.	
Owner Activities & Administrative Costs Subtotal	\$ 668,682
<b>E. Total Project Cost</b>	\$ 10,000,000
Total Project Cost per GSF	\$ 271
<b>F. Total Appropriation(s)</b>	\$ 10,000,000

