

Agenda
Board of Regents
Facilities and Land Management Committee
Thursday, February 20, 2014 *1:30 p.m. – 4:30 p.m.
Butrovich Building, Room 204
University of Alaska Fairbanks
Fairbanks, Alaska

**Times for meetings are subject to modifications within the February 20-21, 2014 time frame.*

Committee Members:

Fuller A. Cowell, Committee Chair
Mary K. Hughes, Committee Vice Chair
Dale Anderson

Timothy Brady
Jyotsna Heckman
Patricia Jacobson, Board Chair

I. Call to Order

II. Adoption of Agenda

MOTION

"The Facilities and Land Management Committee adopts the agenda as presented.

I. Call to Order

II. Adoption of Agenda

III. Full Board Consent Agenda

- A. Schematic Design Approval for the University of Alaska Anchorage Health Campus Pedestrian Bridge**
- B. Project Change Request for the University of Alaska Fairbanks Fine Arts Vapor Barrier Design and Installation**
- C. Formal Project Approval for University of Alaska Southeast Juneau Campus Modifications 2014-2016**
- D. Approval of the 2014 South Mitkof and Wrangell Narrows East Timber Development and Disposal Plans**

IV. New Business

- A. Formal Project Approval for University of Alaska Anchorage 1901 Bragaw Tenant Improvements**

V. Ongoing Issues

- A. Sightlines FY13 ROPA UA System Presentation**
- B. Revisions to Regents' Policy Chapters 05.11 and 05.12**
- C. Final Project Report Recommendations**
- D. Alaska Pacific University Land Purchase Proposal Information Item**
- E. UAA Alaska Airlines Center Project Information Item**
- F. UAA ConocoPhillips Integrated Science Building Re-commissioning Project Information Item**
- G. Justification for Approval for Innovative Procurement – UAA Consortium Library Old Core Mechanical Upgrades, Phase 2**
- H. UAA Engineering and Industry Building Project Information Item**

- I. UAF Combined Heat and Power Plant Major Upgrade Information Item
 - J. UAF Engineering Facility Information Item
 - K. UAF P3 Student Dining Development Information Item
 - L. UAF West Ridge Deferred Maintenance Phase 2 Information Item
 - M. UAF FY12 Through FY14 Deferred Maintenance and Renewal Distribution Change Report
 - N. Deferred Maintenance Spending Report
 - O. Construction in Progress Reports
 - P. IT Report
 - VI. Future Agenda Items
 - VII. Adjourn
- This motion is effective February 20, 2014."**

III. Full Board Consent Agenda

- A. Schematic Design Approval for the University of Alaska Anchorage Health Campus Pedestrian Bridge Reference 7

The president recommends that:

MOTION

"The Facilities and Land Management Committee recommends that the Board of Regents approve the schematic design approval request for the University of Alaska Anchorage Health Campus Pedestrian Bridge, as presented in compliance with the campus master plan, and authorizes the university administration to complete construction bid documents to bid and award a contract within the approved budget, and to proceed to completion of project construction not to exceed a total project cost of \$6,165,730. This motion is effective February 20, 2014."

POLICY CITATION

In accordance with Regents' Policy 05.12.043, schematic design approval represents approval of the location of the facility, its relationship to other facilities, the functional relationship of interior areas, the basic design including construction materials, mechanical, electrical, technology infrastructure, and telecommunications systems, and any other changes to the project since formal project approval.

TPC > \$4 million will require approval by the board based on recommendations from the Facilities and Land Management Committee

RATIONALE AND RECOMMENDATION

Reference 7 contains the complete schematic design approval request. Chris Turletes, associate vice chancellor for facilities services, and John Faunce,

director facilities planning and construction, will review the request with members of the committee.

- B. Project Change Request for the University of Alaska Fairbanks Fine Arts Vapor Barrier Design and Installation Reference 8

The president recommends that:

MOTION

“The Facilities and Land Management Committee recommends that the Board of Regents approve the project change request for the University of Alaska Fairbanks Fine Arts Complex Vapor Barrier Design and Installation as presented in compliance with the campus master plan, and authorizes the university administration to release a budget surplus of \$2.3 million of the original total project cost of \$5.6 million resulting in a final total project cost of \$3.3 million. This motion is effective February 20, 2014.”

POLICY CITATION

In accordance with Regents’ Policy 05.12.047, a project change request is required when there are changes in the source of funds, increases or decreases in budget, savings to the construction budget, or material changes in program or project scope identified subsequent to schematic design approval.

Changes > \$1 million will require approval by the board based on recommendations from the Facilities and Land Management Committee

RATIONALE AND RECOMMENDATION

Reference 8 contains the complete project change request. Scott Bell, associate vice chancellor for facilities services, will review the request with members of the committee.

- C. Formal Project Approval for University of Alaska Southeast Juneau Campus Modifications 2014-2016 Reference 9

The president recommends that:

MOTION

“The Facilities and Land Management Committee recommends that the Board of Regents approve the formal project approval request for the University of Alaska Southeast Campus Modifications 2014-2016 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 \$12,771,000. This motion is effective February 20, 2014.”

POLICY CITATION

In accordance with Regents' Policy 05.12.042, formal project approval (FPA) represents approval of the project including the program justification and need, scope, the total project cost (TPC), and funding plan for the project. It also represents authorization to complete the development of the project through the schematic design, targeting the approved scope and budget, unless otherwise designated by the approval authority.

An FPA is required for all projects with an estimated TPC in excess of \$2.5 million in order for that project's inclusion of construction funding to be included in the university's capital budget request, unless otherwise approved by the board.

TPC > than \$4.0 million will require approval by the board based on recommendations from the Facilities and Land Management Committee

RATIONALE AND RECOMMENDATION

Reference 9 contains the complete formal project approval request. Chancellor Pugh and Keith Gerken, director for facilities services, will review the request with members of the committee.

- D. Approval of the 2014 South Mitkof and Wrangell Narrows East Timber Development and Disposal Plans Reference 10

The president recommends that:

MOTION

"The Facilities and Land Management Committee recommends that the Board of Regents approve the 2014 South Mitkof and Wrangell Narrows East Timber Development and Disposal Plans and authorizes the university administration to proceed with the competitive timber sale as set forth in the timber development and disposal plans. This motion is effective February 20, 2014."

POLICY CITATION

P05.11.060. Negotiation, Approval, and Execution of University Real Property Transactions.

All university real property transactions and agreements are subject to the following:

- A. Only individuals authorized in writing by the chief finance officer to negotiate real property transactions may do so on behalf of the university or the board. These real property transactions include, without limitation, any transaction involving lease, sale, cooperative development, right of occupancy, use, permit, license, or contract relating to any real property,

or any other real property transaction whether or not similar to the foregoing. All other persons or university officials discussing prospective real property transactions with potential third parties must disclose that they do not have authorization to negotiate or commit the university or the board to any transactions, terms, conditions, or diminution of an interest in real property.

B. The board shall approve:

1. strategic plans for the management and development of investment property;
2. **development plans that consist of:**
 - a. subdivisions that will result in the development of 10 or more lots;
 - b. timber sales, unless the president determines the sale will have minimal impact;**
 - c. material extractions that are anticipated to result in the sale of 100,000 cubic yards or more of material from a new source; or
 - d. oil and gas leases and mining leases encompassing 5,000 or more acres;
3. development projects that are expected to result in disbursements of \$1,000,000 or more in value;

RATIONALE AND RECOMMENDATION

The Facilities and Land Management Office (FLM) advertised a timber harvest request for proposal on February 13, 2014. As a result of previous evaluations of UA lands for timber harvest potential, FLM completed discussions with Alaska Division of Forestry (DOF) and Mental Health Trust Land Office to promote a joint bidding process involving timbered land in Southeast Alaska. FLM, DOF and the Mental Health Trust Land Office will maintain separate procurement processes; however, each organization will coordinated timing and administrative cooperation.

In discussions with the U.S. Forest Service (USFS) and the DOF, it was determined that continuing decreases in timber supply from USFS creates a critical market demand, which is advantageous for UA. University timber can be harvested responsibly and sustainably to help offset some of the lost volume while providing jobs for local economies and revenue to support university scholarships.

FLM is also working with the Petersburg Small Sales Group which is a timber industry committee comprised of small to medium volume sawmill owners on Mitkof Island capable of harvesting up to 250,000 board feet of timber per year. The Petersburg Small Sales Group could play a vital role for revenue generation on the remaining smaller university parcels on Mitkof Island adjacent islands. Meeting the demand for timber supply while helping to support job creation in local communities is critical to maintain the industry.

The conservative revenue estimate from the sale is \$900,000. The final amount could easily exceed \$1,000,000 depending on the successful bidder's detailed plan of operation.

Finally, the timber market is enjoying higher prices than seen in recent years along with the increased demand for volume. This growth pattern is projected to continue into the near future. This is an optimum time to have the university increase its presence in the timber market.

Reference 10 contains the timber sale development and disposal plans and exhibit maps. Kit Duke, associate vice president of facilities and land management, will review the request with members of the committee.

IV. New Business

- A. Formal Project Approval for University of Alaska Anchorage 1901 Bragaw Tenant Improvements Reference 11

The president recommends that:

MOTION

“The Facilities and Land Management Committee approves the formal project approval request for University of Alaska Anchorage 1901 Bragaw Tenant Improvements 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 \$3,850,000. This motion is effective February 20, 2014.”

POLICY CITATION

In accordance with Regents' Policy 05.12.042, formal project approval (FPA) represents approval of the project including the program justification and need, scope, the total project cost (TPC), and funding plan for the project. It also represents authorization to complete the development of the project through the schematic design, targeting the approved scope and budget, unless otherwise designated by the approval authority.

An FPA is required for all projects with an estimated TPC in excess of \$2.5 million in order for that project's inclusion of construction funding to be included in the university's capital budget request, unless otherwise approved by the board.

TPC > \$2.0 million but not more than \$4.0 million will require approval by the Facilities and Land Management Committee.

RATIONALE AND RECOMMENDATION

Reference 11 contains the complete schematic design approval request. Chris Turletes, associate vice chancellor for facilities services, and John Faunce, director facilities planning and construction, will review the request with members of the committee.

V. Ongoing Issues

A. Sightlines FY13 ROPA UA System Presentation Addendum 17

Kit Duke, associate vice president of facilities and land management, will present select slides from the Sightlines FY13 ROPA UA System Presentation and answer any questions. This is an information and discussion item; no action is required.

B. Revisions to Regents' Policy Chapters 05.11 and 05.12 Addendum 18

Kit Duke, associate vice president of facilities and land management, will present two option for a proposed schedule for the review and revision of Regents' Policy Chapters 05.11 and 05.12. Selection of one of the options is being requested.

C. Final Project Report Recommendations Addendum 19

Kit Duke, associate vice president of facilities and land management, will present a template for the final project report and seeks input and guidelines on presenting the final report to the committee.

D. Alaska Pacific University Land Purchase Proposal Information Item

Kit Duke, associate vice president of facilities and land management, will present an update on a land purchase between UA and Alaska Pacific University. This is an information item; no action is required.

E. UAA Alaska Airlines Center Project Information Item Addendum 20

Chris Turletes, associate vice chancellor of facilities and campus services, will answer any questions about the UAA Alaska Airlines Center project. This is an information and discussion item; no action is required.

F. UAA ConocoPhillips Integrated Science Building Re-commissioning Project Information Item Addendum 21

Chris Turletes, associate vice chancellor of facilities and campus services, will answer any questions about the UAA ConocoPhillips Integrated Science Building Re-commissioning project. This is an information and discussion item; no action is required.

G. Justification for Approval for Innovative Procurement – UAA Consortium Library Old Core Mechanical Upgrades, Phase 2 Addendum 22

Chris Turletes, associate vice chancellor of facilities and campus services, will answer any questions about the Justification for Approval for Innovative Procurement – UAA Consortium Library Old Core Mechanical Upgrades, Phase 2 project. This is an information and discussion item; no action is required.

H. UAA Engineering and Industry Building Project Information Item Addendum 23

Chris Turletes, associate vice chancellor of facilities and campus services, will answer any questions about the UAA Engineering and Industry Building project. This is an information and discussion item; no action is required.

I. UAF Combined Heat and Power Plant Major Upgrade Information Item

Scott Bell, associate vice chancellor of facilities services, will provide an update and answer any questions about the UAF Combined Heat and Power Plant Major Upgrade project. This is an information and discussion item; no action is required.

J. UAF Engineering Facility Information Item Addendum 24

Scott Bell, associate vice chancellor of facilities services, will answer any questions about the UAF Engineering Facility project. This is an information and discussion item; no action is required.

K. UAF P3 Student Dining Development Information Item Addendum 25

Scott Bell, associate vice chancellor of facilities services, will answer any questions about the UAF P3 Student Dining Development project. This is an information and discussion item; no action is required.

L. UAF West Ridge Deferred Maintenance Phase 2 Information Item Addendum 26

Scott Bell, associate vice chancellor of facilities services, will answer any questions about the UAF West Ridge Deferred Maintenance Phase 2 project. This is an information and discussion item; no action is required

M. UAF FY12 through FY14 Deferred Maintenance and Renewal Distribution Change Report

Scott Bell, associate vice chancellor of facilities services, will answer any questions about the UAF FY12 through FY14 Deferred Maintenance and Renewal Distribution Change report. This is an information and discussion item; no action is required

N. Deferred Maintenance Spending Report Addendum 27

Kit Duke, associate vice president of facilities and land management, will answer any questions about the Deferred Maintenance Spending report for the deferred maintenance and renewal appropriations for FY07-FY14. This is an information and discussion item; no action is required.

O. Construction in Progress Reports Addendum 28

Kit Duke, associate vice president of facilities and land management, and campus facilities representatives will answer questions regarding the Construction in Progress reports on active construction projects approved by the Board of Regents. This is an information and discussion item; no action is required.

P. IT Report Addendums 29, 30 & 31

Karl Kowalski, chief information technology officer, will update the committee on security issues, campus technology highlights and the Alaska Broadband Taskforce.

VI. Future Agenda Items

VII. Adjourn