



Total Project Cost	\$ 5,400,000
Approval Level:	Full BOR

## PROJECT CHANGE REQUEST

TO: Pat Gamble  
President

THROUGH: Kit Duke  
AVP Facilities and Land Management

DocuSigned by:

*Kit Duke*

August 19, 2014

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THROUGH: Brian Rogers  
Chancellor

DocuSigned by:

*Brian Rogers*

August 19, 2014

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THROUGH: Pat Pitney  
Vice Chancellor

DocuSigned by:

*Pat Pitney*

August 18, 2014

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THROUGH: Scott Bell, P.E.  
Associate Vice Chancellor

DocuSigned by:

*Scott Bell*

August 18, 2014

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THROUGH: Jenny Campbell  
Interim Director

*JC*  
*8/19/2014*

FROM: Reed Morisky  
Project Manager

*RM*

DATE: August 15, 2014

SUBJECT: Project Type: Deferred Maintenance & Renewal/ Renewal and Replacement/  
New Construction

Project Name: Irving 1 Repurpose for Veterinary Medicine

Project No.: 2014079 I1RVM

cc: I1RVM (101)



## ***PROJECT CHANGE REQUEST***

**Name of Project:** Irving 1 Repurpose for Veterinary Medicine  
**Project Type:** Deferred Maintenance & Renewal, Renewal & Replacement, New Construction  
**Location of Project:** UAF, Fairbanks Campus, Irving 1 Building FS902  
**Project Number:** 2014079 I1RVM  
**Date of Request:** July 31, 2014

<b>Total Project Cost:</b>	<b>\$5,400,000</b>	<b>(Increase spending authority by \$1,400,000)</b>
<b>Approval Required:</b>	<b>Full Board</b>	
<b>Prior Approvals:</b>	<b>Preliminary Administrative Approval</b>	<b>March 6, 2014</b>
	<b>Formal Project Approval</b>	<b>April 9, 2014</b>
	<b>Schematic Design Approval</b>	<b>June 6, 2014</b>
	<b>Project Change Request</b>	<b>September 2014</b>

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

**The Facilities and Land Management Committee recommends that the Board of Regents approve the Project Change Request in the amount of \$1,400,000 for the University of Alaska Fairbanks Irving 1 Repurpose for Veterinary Medicine as presented in compliance with the campus master plan, and authorizes the University administration to increase the project budget by \$1,400,000, not to exceed a Total Project Cost of \$5,400,000. This motion is effective September 18, 2014.**

### Project Change Request Abstract

Project cost change request: Due to project scoping and cost estimate refinements, the Total Project Cost amount has increased to \$5,400,000.

Project schedule change request: Demolition of the existing bear pens at Irving 1 is part of the project scope of work but cannot be accomplished by August 2015 due to the lack of FY15 Deferred

Maintenance funds to construct a replacement bear habitat enclosure. The bear habitat enclosure must be completed to house the bears before the existing pens are demolished. UAF anticipates that the project completion date will be changed to December 31, 2015.

## RATIONALE AND REASONING

### Background

No Changes.

In reference to the SDA, The West Ridge Deferred Renewal (WRDM) Plan identified space needs for the faculty and staff, the two student cohorts and three main teaching spaces of the Vet-Med program. It went on to identify additional research labs and support spaces for the faculty yet to be hired. The planning committee recommended that space being vacated in Irving 1 be renewed and repurposed for at least the classroom, class lab and student spaces required by the new Veterinary Medicine Program.

### Programmatic Need

No Changes.

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 unfeasible. However, at the time of the BOR inquiry, UAF was evaluating programs such as veterinary medicine to enhance the efforts in biomedical research and education. Between 2009 and 2011, UAF began communicating with the 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 finish their degree at CSU in the remaining 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 begin with the first ten-student cohort at UAF in the Fall Semester of 2015.

### Project Scope

The Total Project Cost has increased \$1,400,000 over the SDA TPC of \$4,000,000. Below is a discussion of why the TPC increased, and how UAF reviewed the current design documents and West Ridge space assignments in search of ways to reduce the TPC below \$5.4M. Significant changes to the project layout were determined not to be in the best interests of the program. UAF is allocating additional operating funds and diverting deferred maintenance funds to the project to address the overrun.

### Budget Overrun Evaluation

**SDA submittal was underdeveloped.** UAF decided to ask for SDA at the June Board of Regents meeting in an effort to accelerate the project schedule and ensure the space would be ready at the start of the fall 2015 semester for the first cohort of students in the Veterinary Medicine Program. The SDA TPC was determined using standard UAF square foot costs for lab renovations and the square footage allotted the program in the WRDM plan, instead of a fully vetted cost estimate. Only in the early Design Development phase in July did we receive a revised TPC estimate of \$6M from our consultants. Another estimate received on August 13 and based on a more developed design reduced the TPC to \$5.4M.

When the higher cost estimate was received, UAF began an internal review of the situation. The SDA and subsequent TPC cost estimates were compared line by line. It became clear underestimation had resulted

primarily from not including the cost of the unassigned square footage needed to support the programmed square footage.

**Underestimating the required gross floor area:** During project development (as part of the West Ridge Deferred Renewal (WRDM) Plan) the Veterinary Medicine Program space request was almost 13,000 gsf accommodated mostly in Irving I with some space in Margret Murie and Arctic Health. Approximately 6,700 gsf was allocated to the Irving 1 space vacated by the relocation of the animal quarters to the BiRD and Virology buildings. Preliminary cost estimates for this project were based on 6,700 gsf which resulted in the \$4M TPC. Once the design was more fully developed the needed space at Irving 1 is 12,982 gsf; 10,682 gsf of demolished and renewed space and 2,300 gsf of infill for the Gross Anatomy Lab. Since June the design has progressed to the Design Development phase and a better cost estimate was developed by our consultants.

#### Cost Reduction Options Considered

From the beginning, the project was approached frugally. To make use of existing space, parts of the program are located in several different buildings. The dean's and faculty offices will be in the Arctic Health Research Building, core instruction areas in Irving 1, and the program will share the existing Necropsy lab in BiRD and Immunology/Physiology lab in Murie. A minimalist approach is being taken with the renovations to Irving I, and construction of the Gross Anatomy Lab is modern but modest. Examples of the frugal approach include:

- The existing 30(+)-year-old HVAC systems are being refurbished and not replaced.
- Visible electrical and mechanical systems in corridor ceiling spaces are not being covered.
- Modification of existing concrete and CMU walls are being kept to a minimum. This results in some spaces being larger than needed (such as the offices at 145 sf) but reduces the overall project cost by eliminating saw cutting and patching, and lighting, HVAC and fire sprinkler systems modifications.

In an effort to reduce the TPC from \$5.4M, the following scope of work changes and reductions were considered.

- A thorough **examination of the possible options for alternate space assignments** for the Veterinary Medicine Program has been resurrected from the original WRDM efforts. All available unassigned, underutilized, or potential shared spaces on campus have been examined as options to house this premier program. Under WRDM, the initial total space request by the program was split into four facilities which presents many challenges to the unique teaching methodology used in veterinary medicine. While Irving 1 is proposed to host the majority of the student cohort and teaching spaces, the remaining teaching spaces such as necropsy and immunology will share existing labs in Murie and the BiRD buildings and the program's administrative functions will move into underutilized space in Arctic Health.

By placing the student study spaces and teaching functions in one space in Irving 1, UAF will provide a teaching model similar to CSU. The student will be 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. **Further subdividing of the program space** could negatively affect student preparation and is not in line with similar facility operations at Colorado State University, and is not recommended.

- The Gross Anatomy Lab (GAL), and adjacent student locker rooms, is the most critical and highly used space in the program, providing students a hands-on learning environment important

to developing veterinarian skills. It is also the most expensive space. Co-locating the GAL, locker rooms, student offices and classrooms provides an excellent learning space for this intensive program. **Sharing space with an existing lab** was considered but UAF does not currently have a space that can serve the very unique facility needs and the high-utilization requirements of the teaching program.

- **Eliminating the programmed classrooms near the GAL** was considered but with students spending eight to ten hours a day in the classrooms, sharing classroom space with other West Ridge classes is not feasible. West Ridge classroom space is very limited so sharing would require students to commute between Core Campus and West Ridge several times a day.
- Other campus locations were considered for the VetMed program GAL lab, offices and support spaces but were rejected. Some options spread the program locations too far apart, and some were more expensive than the current plan.

#### Cost Comparison

Although a painful increase, the \$5.4M TPC is an average of \$416/gsf; reasonable for the remodel of existing space for classrooms and offices, and the build-out of a 2,300 GAL gsf lab. For comparison, the TPC for the new Murie Building was \$870/gsf (completed in 2013) and for the AHRB Phase 2 remodel was \$605/gsf (completed in 2011). Also, remodeling basic medical office space for new tenants is running \$250/gsf in Fairbanks.

#### Project Impacts

No change since SDA

From the SDA: 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 be minimally impacted to the extent that noise from demolition and construction may filter into occupied spaces. Building access will be maintained and parking will not be altered as large staging areas already exist for contractors in the project vicinity.

Partial funding for the project has been allocated from previous deferred renewal funding. The Formal Project Approval committed an additional \$1.4M in anticipated FY15 DM&R funding from the State of Alaska. Due to lack of FY15 funding from the State, UAF identified already received DM funding and reallocated that from other projects into this project. If funding is delayed beyond FY15, the project will be phased to at least complete the GAL 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.

#### Total Project Cost and Funding Sources

<u>Funding Title</u>	<u>Fund/Org Account#</u>	<u>Original Amount</u>	<u>New Amount</u>
FY12 DM&R Funding	571317-50216	\$718,393	\$1,532,224
FY13 DM&R Funding	571345-50216	\$2,147,328	\$2,207,497
Series Q Bond (UAF Debt DM)	514506-50216	\$184,279	\$184,279
FY14 DM&R Funding	571371-50216	\$850,000	\$1,126,000
FY 14 UAF Operating Funds	590157-50216	\$100,000	\$100,000
FY 15 UAF Operating Funds	590157-50216	n/a	\$250,000
<b>Total Project Cost</b>		<b>\$4,000,000</b>	<b>\$5,400,000</b>

#### Program Costs:

No changes to Program Costs, since SDA.

#### Facilities Costs:

No changes to Facilities Costs, since SDA.

#### Project Schedule

##### DESIGN

Formal Project Approval	April 9, 2014
Schematic Design Approval	June 6, 2014
Schematic Design	July 2014
Project Change Request	September 18, 2014
Construction Documents	November 2014

##### BID & AWARD -

Advertise and Bid	November 2014
Construction Contract Award	December 2014

##### CONSTRUCTION -

Start of Construction	February 2015
Construction Complete	August 2015
Date of Vet Med Beneficial Occupancy	August 2015
Start of Demolition of Large Animal Pens	July 2015
Project Completion	December 2015
Warranty Period	One Year

#### Project Delivery Method

Design-Bid-Build

#### Affirmation

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

#### Supporting Documents

- One-Page Project Budget (Budget Change Request)
- Project Change Documentation
  - Drawing(s) Indicating Floor Plan Changes from SDA to PCR
  - Updated Program Square Footages

#### Approvals

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

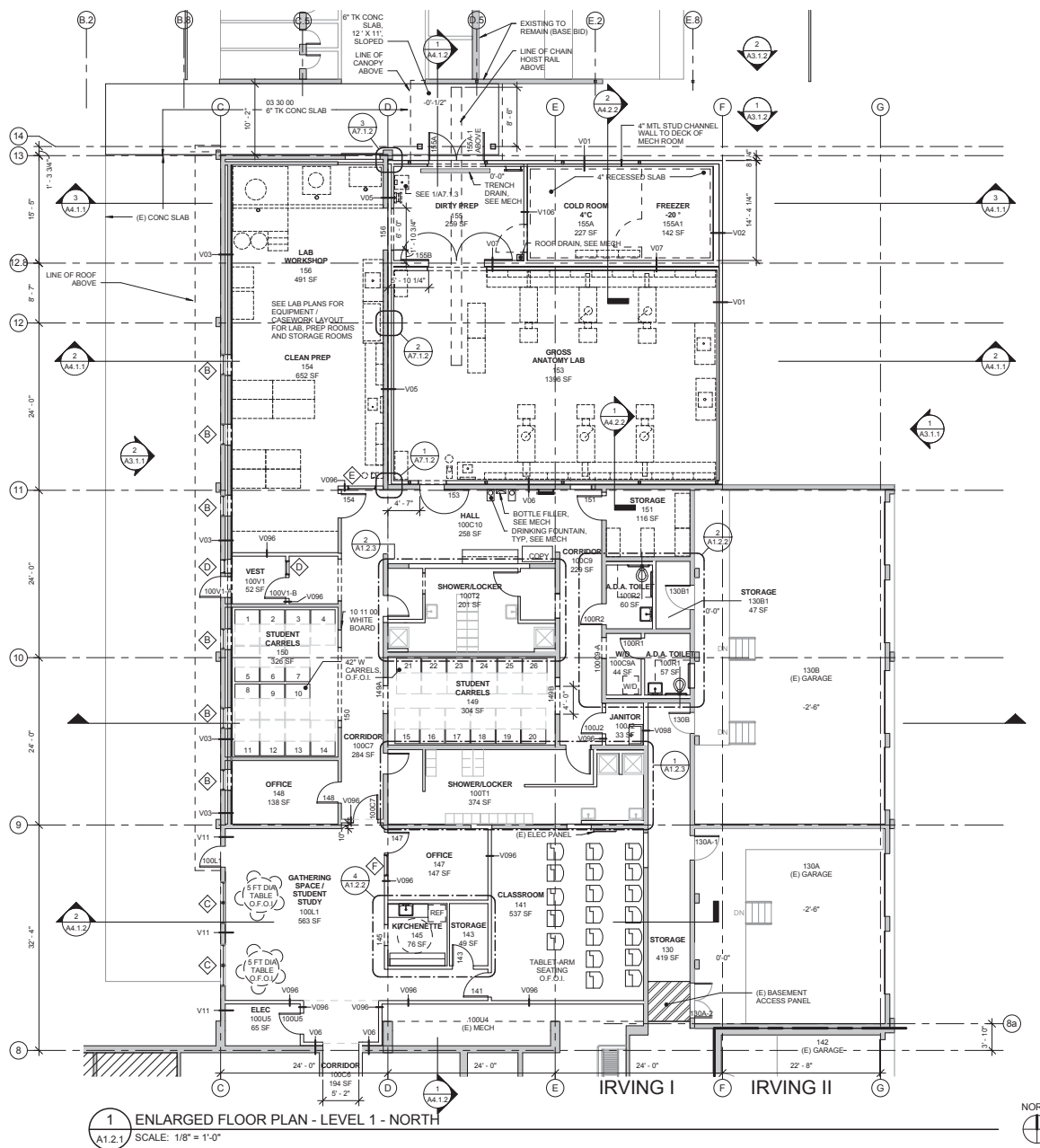
- **Changes with an estimated impact in excess of \$1.0 million will require approval by the Board based on recommendations from the Facilities and Land Management Committee (F&LMC);**
- Changes with an estimated impact in excess of \$0.4 million but not more than \$1.0 million will require approval by the F&LMC.
- The new policy language does not address approval requirements for project change requests with and impact between \$1 - \$400,000. Based on past practices and policy language, project changes that increase a project budget or that significantly impact project scope should be submitted to the AVPFLM for approval.

Budget Change Request

UNIVERSITY OF ALASKA		
Project Name: Irving 1 Repurpose for Veterinary Medicine		
MAU: UAF		
Building: Irving I	Date: 8/18/14	
Campus: UAF	Prepared by: Reed Morisky	
Project #: 2014079 I1RVM	Acct #(s): 571317,571345, 514506, 571371, 590157-50216, T	
Total GSF Affected by Project:	8,500	12,982
PROJECT BUDGET	SDA Budget	Amended Budget
<b>A. Professional Services</b>		
Advance Planning, Program Development	\$0	\$0
Consultant: Design Services	\$250,000	\$326,440
Consultant: Construction Phase Services	\$50,000	\$89,134
Consul: Extra Svcs- Site Survey to verify grade	\$0	\$19,411
Site Survey (Haz-Mat)	\$0	\$16,873
Soils Testing & Engineering	\$0	\$0
Special Inspections	\$0	\$0
Plan Review Fees / Permits	\$2,000	\$0
Other		
Professional Services Subtotal	<b>\$302,000</b>	<b>\$451,858</b>
<b>B. Construction</b>		
General Construction Contract(s)	\$3,000,000	\$3,688,241
Other Contractors (List: _____)	\$15,000	\$0
Construction Contingency	\$271,350	\$536,064
Construction Subtotal	<b>\$3,286,350</b>	<b>\$4,224,305</b>
<i>Construction Cost per GSF</i>	<i>\$387</i>	<i>\$325</i>
<b>C. Building Completion Activity</b>		
Equipment (Es'd AV w/ OIT)	\$0	\$18,500
Fixtures (FF&E Est'd.)	\$0	\$250,000
Furnishings	\$0	\$0
Signage not in construction contract	\$0	\$0
Move-Out Costs	\$0	\$0
Move-In Costs	\$0	\$0
Art	\$0	\$0
Other (Interim Space Needs or Temp Reloc. Costs)	\$0	\$0
OIT Support	\$10,000	\$10,000
Maintenance Operation Support	\$10,000	\$5,000
Building Completion Activity Subtotal	<b>\$20,000</b>	<b>\$283,500</b>
<b>D. Owner Activities &amp; Administrative Costs</b>		
Project Plng, Staff Support	\$126,292	\$173,588
Project Management	\$228,858	\$258,737
Misc. Expenses: Advertising, Printing, Supplies, Etc.	\$36,500	\$8,012
Owner Activities & Administrative Costs Subtotal	<b>\$391,650</b>	<b>\$440,337</b>
<b>E. Total Project Cost</b>	<b>\$4,000,000</b>	<b>\$5,400,000</b>
<i>Total Project Cost per GSF</i>	<i>\$471</i>	<i>\$416</i>
<b>F. Total Appropriation(s)</b>	<b>\$4,000,000</b>	<b>\$5,400,000</b>







## LEGEND



NO RENOVATIONS IN THIS SHADED AREA. WORK INSIDE THIS AREA MAY OCCUR IF REQUIRED TO COMPLETE THE RENOVATION.



EXISTING ITEMS



NEW ITEMS

## CEILING

FINISH CEILING HEIGHT 9 FT TYPICAL, EXCEPT LAB SPACES (SEE PLAN), CLASSROOM B (9'-6"), AND GATHERING SPACE (9'-4")

## FLOOR FINISHES

FAF	FLUID APPLIED FLOORING
I	2 X 2 CERAMIC TILE
T12	12 X 12 CERAMIC TILE
VCT	VINYL COMPOSITION TILE
WO	WALK-OFF CARPET TILES
CPT	CARPET
MFL	MANUFACTURER'S FINISH SURFACE PROVIDED WITH SYSTEM
PC	PAINTED / SEALED CONCRETE



**REVISIONS**  
No Description Date

NOT FOR CONSTRUCTION



BEZEL DURST SENIERS, INC.  
3330 C Street, Suite 200  
Anchorage, Alaska 99503  
T: 907.562.6076 | F: 907.562.6635  
W: www.bdsai.com

UAF Project Title:  
**IRVING 1 REPURPOSE  
FOR VETERINARY  
MEDICINE**  
UAF Project No.: 20140701R1V1M  
BDS Project No.: 4140002  
DESIGN DEVELOPMENT  
JULY 30, 2014

Enlarged Floor Plans  
**A1.2.1**

## Options for Vet-Med Gross Anatomy Lab and Student Cohort--Approximately 6700 square feet of program

*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 colocated space, UAF 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. To meet this model and be consistent with the teaching methodology, the gross anatomy lab (GAL), classrooms, student study carrels, and student support spaces such as a kitchenette and changing rooms is included in an approximate 6700 square foot co-located space program and is the basis of design for the Irving 1 Renovations for Veterinary Medicine Project. Colocation means students can easily and quickly move from the classroom to changing rooms and into the GAL, and vice-versa, over a 10-12 hour day. (Students will carry approximately 22 credit hours a semester)*

Location	Description	Pro's	Con's	Adjacency	Cost savings (based on \$5.4M)
Irving 1 Animal Quarters + Courtyard infill (current project)	Renovate animal quarters that will be vacated in February 2015 to serve Gross Anatomy Lab (GAL), support, student spaces, and classroom.	Creates centralized space for teaching similar to facilities at CSU.	Cost exceeds current funding	Excellent	N/A, \$5.4M
		Utilizes space that will be vacant, unassigned in 2015, follows the WRDM Master Plan	Heavy DM cost, lots of concrete walls that will need to be worked around.		
		Existing Irving 1 courtyard can be utilized more efficiently for the GAL			
		Design for this scope is already at 65% complete and provides the best opportunity to meet the academic calendar for Vet Med			
Irving 1 Animal Quarters + Irving 1 Loading Dock Extension	Renovate animal quarters that will be vacated in February 2015 to serve lab support, student spaces, and classroom. Renovate Irving 1 loading dock with limited expansion to serve GAL.	Creates centralized space for teaching similar to facilities at CSU.	Cost exceeds current funding	Excellent	Potential cost savings of not building as much new square footage but will still need modest foundation and structure work and all new ventilation.
		Utilizes space that will be vacant, unassigned in 2015.	Heavy DM cost, lots of concrete walls that will need to be worked around.		
		Existing loading dock function is easily moved and was already planned to be vacated for Toolik Lake Logistics. Would still leave a small everyday type loading and unloading zone at Irving 2.	Garage is 3 feet lower in elevation from the rest of the space, a Ramp would need to be provided for ADA and moving lab equipment and specimens.		
		Design for a portion of this scope is already at 65% complete and provides the best opportunity to meet the academic calendar for Vet Med	Column spacing at existing garage doors would need to be modified.		
			IAB/Toolik Lake was scheduled to move into the space for logistics support. A separate facility would be needed to replace this request.		

Arctic Health SNRAS Headhouse	Repurpose the headhouse currently used by SNRAS serving the greenhouses.	Code required ventilation already installed, recently renovated lab.	Major space reassignment and repurpose needed to accommodate GAL support spaces such as showers, prep labs, etc., would likely displace SFOS Fresh Water teaching program.	Fair to Good depending on student space locations.	Some savings for the GAL but higher cost to convert space for support functions and high cost to displace SFOS Fresh Water teaching program.
		In same building as most faculty in Vet Med program	No student spaces currently, no classroom		
		While the headhouse directly supports teaching and research in the new greenhouse, it could be relocated to the lower level of the new greenhouse and only have slightly reduced usability.	Floor of headhosue is above grade, will require significant investment to ensure a washable surface that will not leak to the space below.		
		Loading Dock with at grade access.	Low Ceiling heights, will hamper movement of large animals used on teaching		

Lola Tilly Commons	Repurpose Ground Level of Lola Tilly to Vet Med Program	Entire Vet Med program except Necropsy and Immunology/Physiology Labs will fit into the ground floor.	No adjacency to West Ridge, Animal Care Facility, shared teachign labs, etc.	Poor in terms of access to West Ridge	Cost Neutral at \$4M.
		Utilizes space that will be vacant fall 2014	Low Ceiling heights, will hamper movement of large animals used on teaching		
		Space has existing air handling that may handle the code required ventilation rates	Does not allow for off campus lease spaces to move into Lola Tilly		
			Kitchen Demo cost contingent on how much Dining Services leaves behind		
			GAL would need to be placed in dining area and have significant ventilation duct work upgrades and electrical work.		

Murie Freezer Farm	Reassign the freezer farm in the basement of Murie to the Gross Anatomy Lab and prep spaces.	Space is adjacent to other teaching lab needs in Murie and BiRD, close to new MRI suite	Would require displacement of research freezers	Fair	Neutral if showers/changing can be accommodated nearby in existing spaces.
		Open space with high ceilings, GAL and support spaces would fit in the existing floor plan.	Student spaces and classroom still not accommodated. ATCO's or Arctic Health Library may have to be used.		
		On grade so washable flooring is doable.	Ventilation upgrade would be spendy to get the required air changes		
		Adjacent to Animal Care Facility.	Lack of showers and changing rooms		

Arctic Health BioScience Library- <b>Heavy</b>	Repurpose the BioSciences Library to serve the lab and lab support spaces, reassign other spaces in AHRB to serve other program needs	Consolidates all of Vet Med into one building with the exceptions of two teaching labs (that already exist in Murie and BiRD)	Would require displacement of either the West Ridge Café or a bank of offices assigned to IAB/Bonanza Creek	Good	Neutral for the GAL and student spaces, but would have additional cost for the Vet Med Offices and relocation cost
		Utilizes library which is being vacated in 2015.	Library was to be reassigned to Vet Med faculty and administrative offices, would require additional space for those request		
			Would require significant utilities work.		

Arctic Health BioScience Library- <b>Light</b> , GAL in Irving 1 Animal Qtrs	Repurpose the BioSciences Library to serve all student support spaces, keep the Gal and lab support spaces in Irving 1 Animal Quarters (current project)	Less cost of demo in Irving for student spaces, can simply go to cubicles in AHRB.	Would require same renovation and ventilation upgrades for the GAL in Irving 1.	Fair	Some cost savings for the project itself. Unknown cost for the faculty offices/admin space.
		Utilizes library which is being vacated in 2015.	Library was to be reassigned to Vet Med faculty and administrative offices, would require additional space for those request		
			Would require use of the entire library, forcing the BioSci compact shelving to another location on WR.		
			Would remove students from direct access to the GAL.		

Irving 103/101 and Half of Animal Quarters-A	Place GAL into Animal Quarters with support spaces and place students and classroom needs in Irving 103 and 101.	Allows for less demolition and renovation work in Animal Quarters. Utilizes a lab that was vacated to Murie in 2013 that has an open floor plan and could be converted to student spaces easily.	DM work for Irving 1 proper is not scheduled for several years and beginning work in there may have unseen consequences and domino affects that will increase the cost.	Good	Some savings as long as unforeseen DM in Irving 1 proper does not have unforeseen consequences
		Allows students to be close to the GAL, a key tenant of the teaching methodology	Displaces CNSM/IAB Grad students in 101.		
Irving 103/101 and Half of Animal Quarters-B	Place student spaces and classrooms into Animal Quarters with GAL in Irving 103 and 101.	Allows for less demolition and renovation work in Animal Quarters. Utilizes a lab that was vacated to Murie in 2013 that has an open floor plan and could be converted to student spaces easily.	DM work for Irving 1 proper is not scheduled for several years and beginning work in there may have unseen consequences and domino affects that will increase the cost.	Good	Some savings from not construction new square footage but that may be traded off with the ventilation upgrades in Irving and unforeseen DM work.
		Allows students to be close to the GAL, a key tenant of the teaching methodology	Floor of headhosue is above grade, will require significant investment to ensure a washable surface that will not leak to the space below.		
		Does not require new construction	Requires expensive HVAC upgrade from level 1 to level 5 penthouse to meet code required air changes.		
Plan B--ATCO's and BiRD	Increase use of BiRD Necropsy for the GAL and place students and classrooms into 2-3 ATCO units	Very low cost solution	Conflicting uses and security issues with student access requirements of Vet Med	Poor	Large cost savings, delays the need for large capital and allows Vet Med to submit a formal capital request.
			Solution is not consistent with how UAF wants to sell, brand, and build the program.		

Basement of Virology and BiRD	Stop current project (WRARF) in basement of BiRD and Virology and place GAL and support spaces there, keeping the animals housed at Irving 1	Spaces meets ALL of the criteria needed for the GAL and support spaces	Animals and their care takers would remain in a non-compliant facility and the cost of DM to leave animals in Irving 1 is higher than cost to repurpose for Vet Med (\$8M TPC to renovate vs \$5.5M TPC to repurpose)	Fair. Student spaces need to be identified.	Substantial Cost Savings to Vet Med project but significnat increase to revitalize the Animal Quarters in Irving to be compliant. In the end, probably cost prohibitive due to high cost of DM for animal quarters in Irving.
		If current contract was unencumbered, there is sufficient funding in that project to handle the change in user/program	Current contractor would be due their profit and overhead cost if a stop work order was issued.		
			Goes against the space reallocation methodology approved in the West Ridge DM Plan		
			Work is already 25% completed so some cost to demo brand new walls.		