



## ***SCHEMATIC DESIGN APPROVAL***

**Name of Project:** Skarland Hall Shower Repairs  
**Location of Project:** University of Alaska Fairbanks  
**Project Number:** 2009104 SKSR  
**Date of Request:** March 17, 2010  
**Project Manager:** Reed Morisky

<b>Estimated Total Project Cost:</b>	<b>\$3,000,000</b>
<b>Approval Required:</b>	<b>Chair F&amp;LMC</b>
<b>Prior Approvals/Actions:</b>	<b>Preliminary Administrative Approval: 08/28/09 Formal Project Approval: 09/24/09</b>

### **POLICY CITATION**

In accordance with Regents' Policy P05.12.043, Schematic Design Approval (SDA) 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.

Unless otherwise designated by the approval authority or a Material Change in the project is subsequently identified, SDA also represents approval of the proposed cost of the next phase(s) of the project and authorization to complete the Construction Documents process, to bid and award a contract within the approved budget, and to proceed to completion of project construction.

For the Schematic Design Approval, if there has been no Material Change in the project since the Formal Project Approval, approval levels shall be as follows:

- TPC > \$4 million will require approval by the Facilities and Land Management Committee (F&LMC).
- TPC > \$2 million but ≤ \$4 million will require approval by the Chairperson of the F&LMC.
- TPC ≤ \$2 million will require approval by the university's Chief Finance Officer (CFO) or designee.

## **RATIONALE AND RECOMMENDATION**

### **Background**

Skarland Hall dormitory, built in 1964, was designed to house 139 students. Since the original construction, the dormitory has not had a significant remodel or upgrade. Deferred maintenance and code issues are now significantly impacting the usability of the facility. The dorm is no longer able to provide the basic level of safe sanitation services for students. The shower facilities on all three student floors have deteriorated to the point of compromising the integrity of the walls, ceilings and plumbing within the restrooms due to old age and water leakage. Currently, we have shut down two of the showers on one floor out of concern for safety. This project will significantly reduce the maintenance costs of the facility. Currently, a maintenance worker is spending time every week fixing leaks in the showers, opening clogged and failing plumbing and patching failing ceilings and floors.

### **Project Scope**

The project will address the need for the University to provide safe and sanitary restrooms and shower facilities in their dormitories. The scope of the project is to gut the shower rooms on all three residence floors of Skarland Hall. The toilet area of the restrooms will also be demolished, depending on the extent of damage. Once the damaged infrastructure is identified and removed, the restrooms will be reconstructed. New ceramic tile finishes will be installed throughout, with solid surface material being used for the toilet area dividers and the shower room doors. Ventilation and electrical systems will be brought up to current standards. The project will ensure that the facility is brought up to current ADA regulations and codes. This project will also provide increased security, especially in the shower rooms.

During construction, Skarland Hall will be completely shut down to student use.

### **Variance Report**

Formal project approval budgets indicated a TPC of \$3.8M. The budget has since been revised to \$3.0M to reflect revised estimates. The earlier, higher project estimate was developed by a different consultant who believed that remodeling the showers would entail major modification work to the mechanical penthouse. That assumption has since been discounted, which resulted in a more focused, defined estimate. The schedule has been revised to accommodate the anticipated funding date.

### **Proposed Cost and Funding Source(s)**

Total Project cost is estimated at \$3M.

Residence Life Auxiliary Funds (completed project design)	\$400K
State of Alaska FY'10 Supplemental Funding or FY'11 Deferred Maintenance Funding	<u>\$2.6M</u>
Total Project Cost	\$3.0M

Construction of this renovation project is contingent upon receipt of funding from the State.

### **Estimated Maintenance and Operating Costs (O&M)**

Operation costs are not expected to change. The annual maintenance cost of the showers is approximately \$13,750. We anticipate a 40% reduction in overall maintenance costs, once remodel of the restrooms is complete.

**Consultant**

Nvision Architecture, Inc., 1231 Gambell Street, Suite 400, Anchorage, AK 99501

**Other Cost Considerations**

None

**Backfill Plan**

Not Applicable

**Schedule for Completion**

*If funds are received in April 2010:*

DESIGN	
Programming and Preliminary Design	November, 2009
35% Schematic Design	January, 2010
65% Design Development	March, 2010
95% Construction Drawings	April, 2010
Receive anticipated funding	April, 2010
100% Bid Documents	May, 2010
BID & AWARD	
Bid Project	June, 2010
Award Contract	July, 2010
CONSTRUCTION	
Construction Starts	August, 2010
Substantial Completion	March, 2011

*If funds are received in July 2010:*

DESIGN	
Programming and Preliminary Design	November, 2009
35% Schematic Design	January, 2010
65% Design Development	March, 2010
95% Construction Drawings	April, 2010
Receive anticipated funding	April, 2010
100% Bid Documents	May, 2010
BID & AWARD	
Bid Project	July, 2010
Award Contract	September, 2010
CONSTRUCTION	
Construction Starts	September, 2010
Substantial Completion	April, 2011

**Procurement Method for Construction**

Design-Bid-Build

**Affirmation**

The Skarland Hall Shower Repairs project complies with Board Policy, the Campus Master Plan, and the Formal Project Approval by Board of Regents Facilities and Land Management Committee September 24, 2009.

**Action Requested**

Schematic Design Approval by the Chairperson of the Facilities and Land Management Committee is requested.

**Supporting Documents (Appendix)**

- One Page Budget
- Concept Design Option B.2
- Floor Plan of existing layout in Skarland hall, floors 2, 3 and 4

**Approval**

*Schematic Design Approval* is hereby granted:

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Timothy Brady, Chair Facilities and Land Management Committee	Date
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Joe Trubacz, Chief Finance Officer	Date
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Recommend Approval:

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Kit Duke, Chief Facilities Officer	Date
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## ***SCHEMATIC DESIGN APPROVAL***

**Name of Project:** Skarland Hall Shower Repairs  
**Location of Project:** University of Alaska Fairbanks  
**Project Number:** 2009104 SKSR  
**Date of Request:** March 4, 2010  
**Project Manager:** Reed Morisky

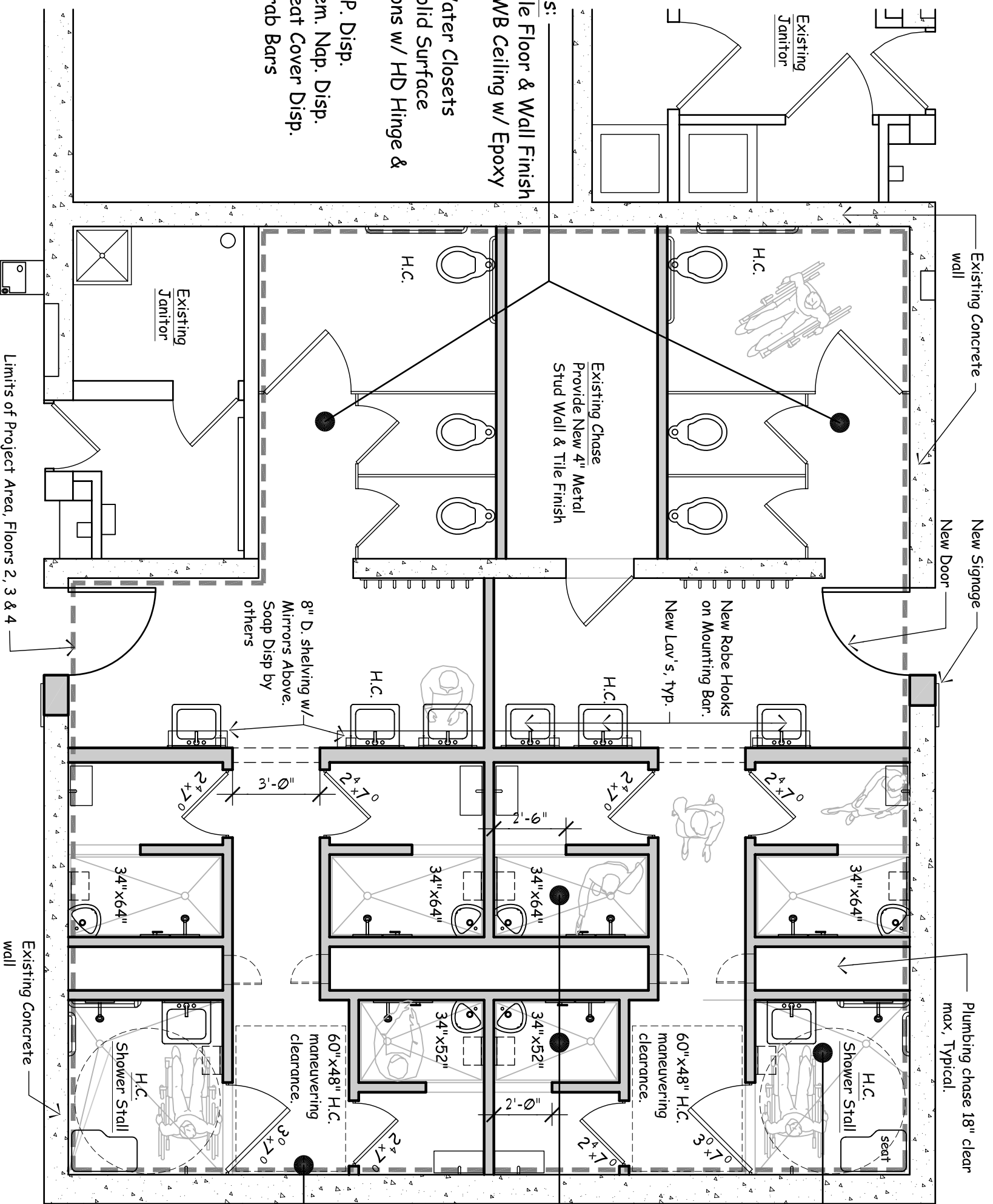
<b>Total Project Cost:</b>	<b>\$3,000,000</b>
<b>Approval Required:</b>	<b>F&amp;LMC</b>
<b>Prior Approvals/Actions:</b>	<b>Preliminary Administrative Approval: 08/28/09 Formal Project Approval: 09/24/09</b>

### **SUPPORTING DOCUMENTS**

- One Page Budget
- Concept Design Option B.2
- Floor Plan of existing layout in Skarland Hall, floors 2, 3 and 4

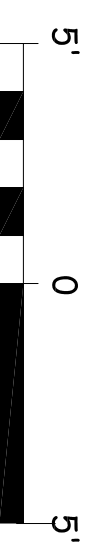
**UAF FACILITIES SERVICES DESIGN AND CONSTRUCTION**

<b>UNIVERSITY OF ALASKA</b>	
Project Name: Skarland Hall Shower Repairs	
MAU: UAF	
Building: Skarland Hall	Date: February 18, 2010
Campus: UAF	Prepared By: Morisky
Project #: 2009104 SKSR	Account No.: TBD
<b>PROJECT BUDGET</b>	
	FPA Budget
<b>A. Professional Services</b>	
Advance Planning, Program Development	\$30,000
Consultant: Design Services	\$244,439
Consultant: Construction Phase Services	\$0
Consul: Extra Services (List: Change orders, etc...)	\$25,000
Site Survey	\$8,500
Soils Testing & Engineering	\$0
Special Inspections	\$5,500
Plan Review Fees / Permits	\$22,000
Other	\$0
<i>Professional Services Subtotal</i>	<b>\$335,439</b>
<b>B. Construction</b>	
General Construction Contract (s)	\$1,915,500
Other Contractors (List: HVAC balancing, etc...)	\$49,500
Construction Contingency	\$297,247
<i>Construction Subtotal</i>	<b>\$2,262,247</b>
<i>Construction Cost per GSF</i>	<b>\$461.68</b>
<b>C. Building Completion Activity</b>	
Equipment	\$0
Fixtures	\$0
Furnishings	\$0
Signage not in construction contract	\$1,850
Move-Out Cost/Temp. Reloc. Costs	\$0
Move-In Costs	\$0
Art	\$0
Other (List: _____)	\$0
OIT Support	\$0
Maintenance/Operation Support	\$4,500
<i>Building Completion Activity Subtotal</i>	<b>\$6,350</b>
<b>D. Owner Activities &amp; Administrative Cost</b>	
Project Planning and Staff Support	\$117,182
Project Management	\$222,283
Misc Expenses: Advertising, Printing, Supplies	\$56,500
<i>Owner Activities &amp; Administrative Cost Subtotal</i>	<b>\$395,964</b>
<b>E. Total Project Cost</b>	<b>\$3,000,000</b>
<b>F. Total Appropriation(s)</b>	<b>\$3,000,000</b>



## Option B.2

Scale 1/4"=1'-0"



Graphic Bar Scale

- Toilet Rooms:**
- New Tile Floor & Wall Finish
  - New GWB Ceiling w/ Epoxy Paint
  - New Water Closets
  - New Solid Surface Partitions w/ HD Hinge & Latch
  - New T.P. Disp.
  - New Fem. Nap. Disp.
  - New Seat Cover Disp.
  - New Grab Bars

**Typical H.C. Shower Stall:**

- Tile floor sloped to drain
- Tile Walls & Ceiling
- Sm sink w/ insulated lines
- Adjustable Shower Head w/ hose
- H.C. Grab Bars
- Folding Shower Seat
- Folding Shelf w/ Mirror
- Robe Hook on Wall & Door
- Solid Surface 7' Doors w/HD spring hinge & Latch

**Typical Shower Stall:**

- Terrazzo Shower Pan. w/ Drain
- Tile floor w/ Marble threshold
- Tile Walls & Ceiling
- Sm. Corner Sink
- Shower Head
- Folding Shelf w/ Mirror
- Folding Bench
- Robe Hook on Wall & Door
- Solid Surface 7' Doors w/HD spring hinge & Latch

**Project Scope:**

- Remove and dispose of all existing equipment, fixtures and finishes.
- Remove all lath & plaster walls within project area. Exist concrete walls to remain.
- Remove existing concrete floor infill down to existing slab depression.
- New Poured Floor w/ Radiant Heat Tubes & tile.
- New Supply & Waste Plumbing Lines
- New Metal Stud Walls W/ cement backer board and Tile
- New Tile Ceilings at Showers, GWB w/ Epoxy Paint Remaining Areas
- New Plumbing Fixtures
- New Solid Surface Partitions & Doors
- New Grey Water Collection System.

# UAF - Skarland Hall Shower Repairs

## Project No. 2009104 SKSR

All Notes to be considered Typical.

# SKARLAND HALL--BLDG. # 731

