

Agenda
Board of Regents
Emergency Meeting of the
Facilities and Land Management Committee
Wednesday, June 30, 2010; 1:30 p.m. – 2:00 p.m.
VIA AUDIOCONFERENCE
1-800-893-8850
Pin: 4054501

Committee Members:

Timothy Brady, Committee Chair
Carl Marrs, Committee Vice Chair
Mary K. Hughes

Robert Martin
Kirk Wickersham
Cynthia Henry, 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. Project Change Approval Request for UAA PWSCC Residence Hall Renovation

IV. Adjourn

This motion is effective June 30, 2010."

III. Project Change Approval Request for UAA PWSCC Residence Hall Renovation

The President recommends that:

MOTION

"The Facilities and Land Management Committee approves the Project Change Approval request for the University of Alaska Anchorage PWSCC Residence Hall Renovation as presented, and authorizes the university administration to proceed, not to exceed a total project cost of \$4,668,208. This motion is effective June 30, 2010."

POLICY CITATION

In accordance with Regents' Policy 05.12.047, approval levels required for changes in the source of funds, increases in budget, or material in project scope identified subsequent to schematic design approval shall be determined by the chief finance 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

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amount, and the budgetary or equivalent scope impact relative to the approved budget at the schematic design approval stage, and assigned as follows:

- Changes with an estimated impact in excess of \$1.0 million will require approval by the board based on recommendations from the regents' committee responsible for facilities;
- Changes with an estimated impact in excess of \$0.4 million but not more than \$1.0 million will require approval by the regents' committee responsible for facilities;
- Changes with an estimated impact in excess of \$0.2 million but not more than \$0.4 million will require approval by the chair of the regents' committee responsible for facilities;
- Changes with an estimated impact in of \$0.2 million or less will require approval by the chief finance officer.

RATIONALE AND RECOMMENDATION

Prince William Sound Community College (PWSCC) has received a Department of Education Energy Efficient Cost Effective Housing Improvement grant. This Title III grant will address significant deficiencies in the three residence halls and allow upgrades and improvements to reduce operating cost and reduce energy consumption. The repairs and upgrades will make student residence halls safer and will increase occupancy rates and therefore better support the critical needs for housing students.

During renovation activities of the first residence hall, asbestos pipe insulation was discovered in the crawl space. The insulation was found to be broken and lying scattered on the dirt in numerous places. The broken fittings and the dirt in the crawl space were tested and found to contain asbestos containing material (ACM). To contain the ACM, a substantial amount of work will be required, including:

- Installation of a ground level barrier within the crawl space.
- Abatement of the pipe insulation.
- Abatement of the building foundation walls.

During renovation activities of the second residence hall; significant rot was discovered on the roofing and at the top plate of the exterior load bearing walls. The rot was covered by plywood at the eave and the original roofing had been overlaid with metal roofing product. A structural survey determined that 15-20 percent of the structural roof members will need to be replaced.

The original project schedule has been severely impacted by delays attributed to these changed conditions.

Variance Report

The purpose of this request is to allow UAA to transfer \$670,000 from available UAA R&R funds designated for abatement and roof repairs to this project. This additional

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funding will cover the cost of the additional work, including contingency, and allow the contractor to complete the remainder of the project as originally scoped.

The contractor's proposal also included a significant time extension to perform this work. Following review by the project manager and the design team, the contractor was asked to submit additional substantiation to support some of his costs as well as the requested time extension. Upon receipt of this information, the project manager met with the contractor and successfully negotiated reductions to the original cost and time extension proposals, achieving a fair and reasonable resolution. Additionally, in order to avoid any further impact to completion of the work, the contractor was directed to defer work on the third building to potentially allow the cost of work on that building to offset the cost of the changed conditions. Approval of this request to transfer additional funds to the project is urgently needed in order to allow work to proceed on the third building without further delay.

In addition to the transfer of available R&R funds, the following reallocations of cost have been made within the SDA project budget:

1. Professional Services were reduced to reflect actual cost to date and allow for a contingency; the extra funds were moved to the construction budget.
2. The furnishings and artwork in the SDA budget were not allowed by the granting agency and those funds were moved to the construction budget.
3. The budget line item titled "Other Contractor" was for the magnetic card key security system which was included in the bid documents for award to the prime contractor.

Total Project Cost and Funding Source(s)

The original funding sources:

\$3,998,208	PWSCC Student Housing Renovation	28706 (09)
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Revised Funding Sources:

\$ 160,000	UAA Asbestos Abatement	564253(07)
\$ 17,000	UAA Library Roof	564271(08)
\$ 66,000	UAA Wendy Williams Roof	564297(09)
\$ 12,130	UAA Aviation Technology Roof	564298(09)
\$ 323,870	UAA University Lake Bldg Roof	564299(09)
<u>\$ 91,000</u>	<u>UAA Vocational-Rehab Bldg Roof</u>	<u>564300(09)</u>
\$ 670,000	Total additional UAA R&R Funds	

Revised Total Project Cost:

\$4,668,208

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Funding is available from the above projects without adverse impact. The first three roofing projects have been completed and additional R&R Roofing funds will be applied to the last two projects when they are scheduled for approval and construction.

Schedule for Completion

The ACM abatement will add 26 days to the schedule on Cordova Hall. The roofing repairs will add 41 days to the schedule on Valdez Hall. The overall schedule will be extended by 41 days.

Original Construction Completion:	August 30, 2010
Revised Construction Completion:	October 10, 2010

Affirmation

Prior approvals:

Preliminary Administrative Approval:	February 5, 2009
Formal Project Approval:	September 25, 2009
Schematic Design Approval:	January 28, 2010

Action Requested

Approval to use additional available R&R funds designated for asbestos abatement and roof repairs on this project and to extend the project schedule by 41 days. This will provide funds to pay for the changed conditions and complete the project as originally scoped, on this delayed schedule.

Supporting Documents (See Reference)

Revised Project Budget

IV. Adjourn



PROJECT CHANGE APPROVAL

Name of Project: UAA PWSCC Residence Hall Renovation

Location of Project: UAA, PWSCC Valdez

Project Number: 28706(09)

Date of Request: June 30, 2010

Project Manager: Howard Morse

Total Project Cost: \$ 4,668,208

Approval Required: Project Change Approval

Prior Approvals/Actions: Preliminary Administrative Approval: 02/05/09
Formal Project Approval: 09/25/09
Schematic Design Approval: 01/28/10

Reference Materials

1. Revised Project Budget

UNIVERSITY OF ALASKA			
Project Name: UAA PWSCC Residence Hall Renovation			
MAU: UAA			
Building: Residence Halls		Date: June 28, 2010	
Campus: PWSCC		Prepared by: Morse	
Project #: 28706(09)/ 564253/564300/564299/564297			
Total GSF Affected by Project:		21,000	21,000
PROJECT BUDGET		SDA Budget	Revised SDA
A. Professional Services			
Advance Planning, Program Development			
Consultant: Design Services		\$ 251,300.00	\$ 195,000.00
Consultant: Construction Phase Services		\$ 44,350.00	\$ 34,000.00
Consul: Extra Services (List: _____)			
Site Survey		\$ 3,500.00	\$ 3,500.00
Soils Testing & Engineering			
Special Inspections			
Plan Review Fees / Permits		\$ 4,210.00	\$ 4,210.00
Other			
Professional Services Subtotal		\$ 303,360.00	\$ 236,710.00
B. Construction			
General Construction Contract(s)		\$ 2,765,000.00	\$ 3,791,250.00
Other Contractors (List: _____)		\$ 215,000.00	included above
Construction Contingency		\$ 243,700.00	\$ 303,750.00
Construction Subtotal		\$ 3,223,700.00	\$ 4,095,000.00
<i>Construction Cost per GSF</i>		\$ 153.51	\$ 195.00
C. Building Completion Activity			
Equipment		\$ 23,000.00	\$ 23,000.00
Fixtures		\$ 8,500.00	\$ 8,500.00
Furnishings		\$ 92,000.00	\$ -
Signage not in construction contract		\$ 1,500.00	\$ 1,500.00
Move-Out Costs			
Move-In Costs			
Art		\$ 27,650.00	\$ -
Other (Interim Space Needs or Temp Reloc. Costs)			
OIT Support			
Maintenance Operation Support		\$ 18,000.00	\$ 3,000.00
Building Completion Activity Subtotal		\$ 170,650.00	\$ 36,000.00
D. Owner Activities & Administrative Costs			
Project Plng, Staff Support			
Project Management		\$ 300,498.00	\$ 300,498.00
Misc. Expenses: Advertising, Printing, Supplies, Etc.			
Owner Activities & Administrative Costs Subtotal		\$ 300,498.00	\$ 300,498.00
E. Total Project Cost		\$ 3,998,208.00	\$ 4,668,208.00
<i>Total Project Cost per GSF</i>		\$ 190.39	\$ 222.30
F. Total Appropriation(s)		\$ 3,998,208.00	\$ 4,668,208.00