## PROJECT CHANGE REQUEST

| TO:          | Pat Gamble  
|             | President |
| THROUGH:     | Kit Duke  
|             | AVP Facilities and Land Management |
| THROUGH:     | Tom Case  
|             | Chancellor |
| THROUGH:     | Bill Spindle  
|             | Vice Chancellor, Administrative Services |
| THROUGH:     | Chris Turletes  
|             | Associate Vice Chancellor, Facilities and Campus Services |
| THROUGH:     | John Faunce  
|             | Director, Facilities Planning and Construction |
| FROM:        | Stan Vanover  
|             | Sr. Project Manager |
| DATE:        | 3/24/2014 |
| SUBJECT:     | Project Type: New Construction  
|             | Project Name: UAA Seawolf Sports Arena (Alaska Airlines Center)  
|             | Project No: 09-0006 |
|             |  |

| Total Project Cost | $110,585,000 |
| Approval Level:    | Full Board  |
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 for the University of Alaska Anchorage Seawolf Sports Arena (Alaska Airlines Center) Project as presented in compliance with the campus master plan, and authorizes the university administration to continue with project construction, increasing the Total Project Cost by $1,585,000 for the build-out of restaurant spaces, not to exceed a total expenditure of $110,585,500. This motion is effective April 3, 2014.

Project Change Request Abstract
The university has developed a proposal to take advantage of the retail opportunities offered by the new Seawolf Sports Arena (AK Airlines Center) to provide additional dining opportunities for students, faculty, staff, as well as others in the neighboring UMED community, and to provide increased revenues to help offset the operating costs of the new facility. This proposal will convert the 2 meeting rooms, storage, and catering storage rooms in the Mezzanine area into a fully functional, revenue producing restaurant/brew pub. In partnership with Nana Management Services (the UAA Food Service contractor/provider) all construction for the restaurant tenant improvements will be completed by the current AK Airline Center CMAR contractor (Cornerstone Construction) and initially funded by NMS.
The specific arrangements for this partnership have been reviewed by the UAA Procurement Office and it is currently in final review by UA Procurement and UA Legal Counsel.

A final construction cost proposal of $1,425,000 has been submitted by the contractor. The Total Project Cost increase, including design and owner’s construction contingency, is $1,727,500. The University is requesting approval to proceed with construction of this restaurant.

RATIONALE AND REASONING

Background
A management company has been hired by the university to help routinely bring concerts/activities/ etc. in order to gain optimum use of the new facility. The addition of a restaurant/brew pub will not only support these events, but will significantly enhance the daily utilization of the facility while bringing in additional revenue.

Programmatic Need
The Mezzanine space to be assigned to the restaurant/brew pub was originally programmed for two meeting/tutoring rooms, catering storage, and general storage. These areas are still a necessity for the Athletic Department within the AK Airlines Center but these programs can be mostly accommodated elsewhere in the building (media/press room, auxiliary gym, building storage areas, etc.) as necessary. Some tutoring may still be accomplished at the WFSC or other buildings on campus.

Project Scope
Project scope includes a small amount of demolition and reworking of existing infrastructure within the existing mezzanine area. Work will include installation of display cooking, pizza oven, food prep space, refrigeration and storage space, fixed and movable seating to accommodate approximately 100 patrons.

Project Impact
Very minimal impact to existing construction contract assuming the work can begin promptly to proceed concurrently with the Contractor’s remaining work in the building.

<table>
<thead>
<tr>
<th>Total Project Cost and Funding Sources</th>
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<tbody>
<tr>
<td>Funding Title</td>
</tr>
<tr>
<td>FY 09 Capital Appropriation</td>
</tr>
<tr>
<td>FY 11 General Obligation Bond</td>
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<tr>
<td>FY 12 Capital Appropriation</td>
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<tr>
<td><strong>Original Total Project Cost at SDA</strong></td>
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<tr>
<td>FY14 AVC Contingency (Design)</td>
</tr>
<tr>
<td>Nana Management Services</td>
</tr>
<tr>
<td><strong>New Total Project Cost</strong></td>
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Project Schedule
Construction Documents Design Completed Feb. 2014
Bid and Award Received March 2014
Start of Restaurant Construction April 2014
Restaurant Completion August 2014
Date of Beneficial Occupancy August 2014
Warranty Period 1 year following project completion

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

Supporting Documents
One-page Project Budget
Restaurant Floor Plans
Restaurant Renderings

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.
## UAA Alaska Airlines Center

**University of Alaska**

**Project Name:** UAA Alaska Airlines Center  
**MAU:** UAA

### Building: Alaska Airlines Center  
**Campus:** Anchorage  
**Project #:** 09-0006  
**Prepared by:** S.Vanover  
**Date:** March 24, 2014  
**Acct #(#s):** 512034; 564289; 564344; 590137; NMS

<table>
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<tr>
<th>Total GSF Affected by Project:</th>
<th>196,000</th>
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### A. Professional Services
- **Advance Planning, Program Development**  
  - SDA Budget: $3,126,000  
  - PCR Budget: $3,126,000
- **Consultant: Design Services**  
  - SDA Budget: $5,000,000  
  - PCR Budget: $5,000,000
- **Consultant: Design Services**  
  - SDA Budget: $160,000  
  - PCR Budget: $160,000
- **Consultant: Construction Phase Services**  
  - SDA Budget: $750,000  
  - PCR Budget: $750,000
- **Consul: Extra Services (Graphics/Furniture/Equip)**  
  - SDA Budget: $40,000  
  - PCR Budget: $40,000
- **Soils/Concrete Testing & Engineering**  
  - SDA Budget: $45,000  
  - PCR Budget: $45,000
- **Special Inspections**  
  - SDA Budget: $200,000  
  - PCR Budget: $200,000
- **Plan Review Fees / Permits**  
  - SDA Budget: $250,000  
  - PCR Budget: $250,000

**Professional Services Subtotal**  
- **SDA Budget:** $9,411,000  
- **PCR Budget:** $9,571,000

### B. Construction
- **General Construction Contract(s)**  
  - SDA Budget: $82,655,000  
  - PCR Budget: $82,655,000
- **Other Contractors (Site Clearing/Utilities Infrastructure)**  
  - SDA Budget: $435,000  
  - PCR Budget: $435,000
- **Restaurant Construction**  
  - SDA Budget: $1,425,000  
  - PCR Budget: $1,425,000
- **Construction Contingency**  
  - SDA Budget: $7,329,000  
  - PCR Budget: $7,329,000

**Construction Subtotal**  
- **SDA Budget:** $90,419,000  
- **PCR Budget:** $91,844,000

**Construction Cost per GSF**  
- **SDA:** $461  
- **PCR:** $469

### C. Building Completion Activity
- **Equipment**  
  - SDA Budget: $2,400,000  
  - PCR Budget: $2,400,000
- **Fixtures**  
  - SDA Budget: $500,000  
  - PCR Budget: $500,000
- **Furnishings**  
  - SDA Budget: $775,000  
  - PCR Budget: $775,000
- **Move-Out Costs**  
  - SDA Budget: $0  
  - PCR Budget: $0
- **Move-In Costs**  
  - SDA Budget: $70,000  
  - PCR Budget: $70,000
- **Art**  
  - SDA Budget: $700,000  
  - PCR Budget: $700,000
- **OIT Support**  
  - SDA Budget: $50,000  
  - PCR Budget: $50,000

**Building Completion Activity Subtotal**  
- **SDA Budget:** $4,495,000  
- **PCR Budget:** $4,495,000

### D. Owner Activities & Administrative Costs
- **Project Plng, Staff Support**  
  - SDA Budget: $4,675,000  
  - PCR Budget: $4,675,000
- **Project Management**  
  - SDA Budget: $4,675,000  
  - PCR Budget: $4,675,000
- **Misc. Expenses: Advertising, Printing, Supplies, Etc.**  
  - SDA Budget: $4,675,000  
  - PCR Budget: $4,675,000

**Owner Activities & Administrative Costs Subtotal**  
- **SDA Budget:** $4,675,000  
- **PCR Budget:** $4,675,000

### E. Total Project Cost
- **SDA Budget:** $109,000,000  
- **PCR Budget:** $110,585,000

**Total Project Cost per GSF**  
- **SDA:** $556  
- **PCR:** $564

### F. Total Appropriation(s)
- **SDA Budget:** $109,000,000  
- **PCR Budget:** $110,585,000