PROJECT CHANGE REQUEST

TO: Pat Gamble
President

THROUGH: Kit Duke
Chief Facilities Officer

THROUGH: Tom Case
Chancellor

THROUGH: William Spindle
Vice Chancellor, Administrative Services

THROUGH: Chris Turletes
Associate Vice Chancellor, Facilities and Campus Services

THROUGH: John Faunce
Director, Facilities Planning and Construction

FROM: Summer Sauve
Project Manager

DATE: November 11, 2013

SUBJECT: Project Type: New Construction, DM/R&R
Project Name: KPC Career & Technical Education Center
Project No.: 10-0013

cc:
Academic Project Program Resource Planning Status Report
UAA KPC Career and Technical Education Center
Project Change Request

This project change request involves expenditure of project funds for the renewal and repurposing of the space vacated by programs moving into the Career and Technical Education Center. Contingency funds and funds resulting from lower than estimated bids resulted in additional funds being available.

Milestone #0
Mission Area Analysis: (Project developed prior to MAA Requirement) Date: N/A
Statement of Need: (Project developed prior to SON Requirement) Date: N/A

Milestone #1
Statewide Academic Council (SAC) Review: Date: N/A
(Project developed prior to this requirement)

Milestone #2
Preliminary Administrative Approval: Date: 11/11/10

Milestone #3
Statement of Requirements: (Developed in conjunction w/ Business Plan) Date: 01/11/11

Milestone #4
Business and Financing Plan: Date: 01/11/11
Operating Budget Request: Date: FY14
Capital Budget Request: Date: FY11
Legislative Funding: Funded through FY11 GO Bond
Board Approval of Capital Budget Distribution: Date: ______

Milestone #5
Formal Project Approval: Date: 02/18/11
Schematic Design Approval: Date: 09/22/11
Project Change Request #1 Date: 04/13/12

Milestone #6
Construction Started: (New Building) Date: 06/2012
Construction Completed: (New Building) Date: 08/21/13
Beneficial Occupancy: (New Building) Date: 08/21/13
Construction Started: (Renewal and Repurposing) Date: 06/2013
Construction Completed: (Renewal and Repurposing) Date: ______
Beneficial Occupancy: (Renewal and Repurposing) Date: ______
Final Project Report: Date: ______
PROJECT CHANGE REQUEST

Name of Project: UAA KPC Career & Technical Education Center
Project Type: New Construction, Deferred Maintenance/Renovation & Repurposing
Location of Project: UAA, Kenai River Campus, Building # KP108, Soldotna
Project Number: 10-0013
Date of Request: November 11, 2013

| Total Project Cost: | $15,250,000 |
| Approval Required:  | Full Board |
| Prior Approvals:    | Preliminary Administrative Approval November 2010 |
|                     | Formal Project Approval February 2011 |
|                     | Schematic Design Approval September 2011 |
|                     | Project Change Request #1 April 13, 2012 |

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 KPC Career & Technical Education Center as presented in compliance with the campus master plan, and authorizes the university administration to increase the project scope to include $1,800,000 for the second phase of renewal and reallocation work not to exceed the current Total Project Cost of $15,250,000. This motion is effective December 12, 2013.

Project Change Request Abstract
The approved Total Project Cost for this project includes $1,500,000 for renovation of reallocated space vacated by the KPC Career & Technical Education Center Due to savings resulting from a favorable bidding climate and successful completion of the construction of the project, there is a remaining balance of approximately $2,600,000. The MAU requests to increase the project scope for renovation to allow use of $1,800,000 of these funds to complete the second phase of the renovation and repurposing work.
RATIONALE AND REASONING

Background
The KPC Career and Technical Education Center (CTEC) is now completed and occupied. The approved project amount for this project also included $1,500,000 to renovate and reallocate spaces previously occupied by tenants relocating into the new CTEC. The first phase of the renovation and reallocation work which will move the emergency services classroom/lab and nursing lab into the space vacated by the process technology and instrumentation labs has been awarded and is under construction. Although there are sufficient funds remaining within the project to accomplish the next phase of the renovation and reallocation work, it will exceed the amount approved specifically for the renovation and reallocation work.

Programmatic Need
The KPC Campus Facility Master Plan (2010) identifies the intent to “Move faculty offices into the space vacated by the electronics lab/classroom, the nursing and EMS programs on the second floor of the Ward Building. This would provide a more uniform space allocation for faculty and a conference room.” Presently KRC faculty offices are spread across the campus. The Phase 2 renovation and reallocation project would bring all faculty into one suite area except for those faculty that have offices attached to their lab space. This will result in increased collegiality, cross-discipline collaboration, and efficient use of administrative faculty support.

Project Scope
The renovation and repurposing work has been split into two phases. The first phase of the work consists of moving the emergency services classroom/lab and nursing lab into the space vacated by the process technology and instrumentation labs move into CTEC. This project fit within the $1,500,000 approved by the Board of Regents for renovation and repurposing work, and is under construction for a total project cost of $1,100,000.

The second phase of the work will renovate the spaces vacated when the electronics lab/classroom was relocated into the new CTEC, and the spaces vacated by the nursing and EMS programs during the first phase of the renovation and repurposing work. These vacated spaces will be converted to faculty offices in order to provide a more uniform space allocation for faculty and a conference room. This work is consistent with The KPC Campus Facility Master Plan (2010) and will bring the faculty which is currently spread out across campus into a single suite area. The estimated cost of this phase of work is $1,800,000.

Project Impacts
The completion of the phase 2 renovation and repurposing will leave some empty spaces on the 2nd floor of the McLane building. No funding for renovation of this space is being requested in this project change.

Variances
Due to a very favorable bidding climate, the project came in under budget and has adequate fund balance to accomplish the remaining repurposing work. This Project Change Request is to increase the project scope to allow the campus to use $1,800,000 of the remaining project funds to accomplish the second phase of the renovation and reallocation work.
Total Project Cost and Funding Sources

<table>
<thead>
<tr>
<th>Funding Title</th>
<th>Fund/Org Account#</th>
<th>Original Amount</th>
<th>New Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 11 GO Bond</td>
<td>512030-22719</td>
<td>$14,500,000</td>
<td>$14,500,000</td>
</tr>
<tr>
<td>FY 12 Operating</td>
<td>590084-22719</td>
<td>$677,000</td>
<td>$677,000</td>
</tr>
<tr>
<td>FY 11 Operating</td>
<td>106210-22719</td>
<td>$73,000</td>
<td>$73,000</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td></td>
<td><strong>$15,250,000</strong></td>
<td><strong>$15,250,000</strong></td>
</tr>
</tbody>
</table>

Annual Program and Facility Cost Projections
This project will not increase the Annual Program and Facility O&M Costs.

Project Schedule - Career Technical Center

**DESIGN**
- Conceptual Design: June 2010
- Formal Project Approval: December 2010
- Schematic Design: July 2011
- Schematic Design Approval: September 2011
- Construction Documents: March 2012

**BID & AWARD**
- Advertise and Bid: April 2012
- Construction Contract Award: May 2012

**CONSTRUCTION**
- Start of Construction: June 2012
- Construction Complete: August 2013
- Date of Beneficial Occupancy: August 21, 2013
- Warranty Period: 1 year

Project Schedule - Phase 1 Paramedic and Nursing Renovation

**DESIGN**
- June 2013

**BID & AWARD**
- Advertise and Bid: June 2013
- Construction Contract Award: August 2013

**CONSTRUCTION**
- Start of Construction: November 2013
- Construction Complete: May 15, 2014
- Date of Beneficial Occupancy: June 2014
- Warranty Period: 1 year

Project Schedule - Phase 2 Ward Offices Renovation

**DESIGN**
- Schematic Design: October 2013
- Schematic Design Approval: December 2013
- Construction Documents: January 2014

**BID & AWARD**
- Advertise and Bid: February 2014
- Construction Contract Award: March 2014

**CONSTRUCTION**
- Start of Construction: May 2014
- Construction Complete: November 2014
Career Tech Building was occupied in August 2013. The first phase of the renovation work is scheduled to be completed in May 2014. The second phase is scheduled for completion in November 2015.

**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
- Phase 2 Ward Offices Schematic Design Floor Plan

**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).
## UNIVERSITY OF ALASKA

**Project Name:** UAA KPC Career and Technical Education Center  
**MAU:** UAA

<table>
<thead>
<tr>
<th>Building:</th>
<th>New</th>
<th>Date:</th>
<th>11/7/2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus:</td>
<td>Kenai River Campus</td>
<td>Prepared by:</td>
<td>S. Sauve</td>
</tr>
<tr>
<td>Project #:</td>
<td>10-0013</td>
<td>Acct #:</td>
<td>512030</td>
</tr>
</tbody>
</table>

**Total GSF Affected by Project:**  
- New Building: 17,054  
- Backfill: 4,215

### PROJECT BUDGET

#### Previous Budget | Revised Budget
--- | ---

**A. Professional Services**
- Advance Planning, Program Development: $1,180,500
- Consultant: Design Services (Including Backfill): $1,180,500
- Consultant: Construction Phase Services
- Site Survey
- Soils Testing & Engineering
- Special Inspections: $80,000
- Plan Review Fees / Permits: $50,000
- Other

**Professional Services Subtotal:** $1,310,500

**B. Construction**
- General Construction Contract(s): $8,350,000
- Replace existing Septic/Storm System: $200,000
- Backfill Phase 1 - Paramedic & Nursing: $1,500,000
- Backfill Phase 2 - Ward Offices
- Construction Contingency: $855,000

**Construction Subtotal:** $10,905,000

**Construction Cost per GSF**
- New Building: 551
- 524

**C. Building Completion Activity**
- Equipment: $230,000
- Process Tech Equipment: $1,500,000
- Furnishings: $240,000
- Signage not in construction contract: $15,000
- Move-In Costs
- Art: $80,000
- Maintenance Operation Support

**Building Completion Activity Subtotal:** $2,065,000

**D. Owner Activities & Administrative Costs**
- Project Plng, Staff Support: $290,000
- Project Management: $679,500
- Misc. Expenses

**Owner Activities & Administrative Costs Subtotal:** $969,500

**E. Total Project Cost**
- $15,250,000

**Total Project Cost per GSF**
- $717

**F. Total Appropriation(s)**
- $15,250,000