PROJECT CHANGE REQUEST

TO:  Pat Gamble  
     President

THROUGH:  Kit Duke  
           AVP Facilities and Land Management

THROUGH:  Brian Rogers  
           Chancellor

THROUGH:  Pat Pitney  
           Vice Chancellor

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

THROUGH:  Gary Johnston  
           Director

FROM:  Cameron Wohlford, PE  
       Project Manager

DATE:  August 14, 2013

SUBJECT:  Project Type:  New Construction  
           Project Name:  UAF Engineering Facility  
           Project No.:  2011122 ENNF

cc:  ENNF (121)
MEMORANDUM

DATE: August 22, 2013

TO: To Whom It May Concern

FROM: Brian Rogers, Chancellor

RE: Signature Authority for August 23-31, 2013

I will be out of the office August 23-31, 2013. While I am away, I delegate to Provost Susan Henrichs the authority to approve and sign documents related to university business on my behalf.

BDR

cc: Susan Henrichs, Provost and Executive Vice Chancellor for Academic Affairs
Academic Project Program Resource Planning Status Report
UAF Engineering Facility– Project Change Request

This project constructs a new facility and completes major deferred maintenance and renewal of existing facilities to meet the existing needs of the UAF Engineering program and was initiated prior to acceptance of the Program Resource Planning process by the Regents.

This project change request is required to allow UAF to spend the FY14 Capital Appropriation and to sell the UA Bonds as outlined in the project development documents.

Milestone #0
Mission Area Analysis: (Completed as part of Ira Fink Engineering Study) Date: 03/11
Statement of Need: (Completed as part of Ira Fink Engineering Study) Date: 03/11

Milestone #1
SAC Review: (Completed as part of Ira Fink Engineering Study) Date: 03/11

Milestone #2
Preliminary Administrative Approval: Date: 09/06

Milestone #3
Statement of Requirements: (Completed as part of Ira Fink Engineering Study) Date: 03/11

Milestone#4
Business and Financing Plan: (Developed in conjunction with FPA) Date: 09/23/11
Operating Budget Request Date: FY11,FY13,FY14 & FY15
Capital Budget Request: Date: FY11,FY13,FY14 & FY15
Legislative Funding: FY11,FY13,FY14
Board Approval of Capital Budget Distribution:
   FY11 Date: 06/03/10
   FY13 Date: 06/07/12
   FY14 Date: 06/06/13

Milestone #5
Formal Project Approval:
Schematic Design Approval: Date: 06/08/12

Milestone #6
Construction Started: Date: 04/01/13
Project Change Request #1 (Current action requested) Date: 09/26/13
Construction Completed:
Beneficial Occupancy:
Final Project Report:
University of Alaska Program Resource Planning
Academic, Budget and Project Planning Process

Time Frames
- Steps 1-3 may require 1-9 months
- Steps 4-7 may require 1-3 months
- Steps 8-13 generally require 7-8 months
- Step 14 will vary depending on the size of the project (a few weeks to several years.)

Project Type
14. Project Agreement
   Formal Project Approval
   Schematic Design Approval
   Change Requests
   Project Bid/Award Reports
   Final Project Report

14a. Board Approval of Project Plan via the June Distribution List
     Change Requests
     Project Bid/Award Reports
     Final Report on Project Plan

Process Ends

Source Documents:
UA Strategic and Academic Plans
MAU Strategic and Academic Plans
MAU Department Program Review/Proposal
Accreditation Reports
MAU Campus Master Plan
MAU Housing/Campus Life Strategic Plan

Will this proposal require approval by President or BOR?
YES
Follow MAU internal evaluation process

Is this a Deferred Maintenance (DM) or Small R&R Project?
NO
IR Data input

Will it have a facilities cost component?
YES
Skip to Step 6 as appropriate

Statement of Requirements Components
- Faculty/Staff
- FF&E
- Infrastructure
- Backfill, Other Second Order Impacts
- New Space, Remodeling
- Building Operations and Maintenance

1. MAU produces an Academic Mission Area Analysis (AMA) & a Statement of Need (SON)
   (should be contained in the MAU Program Proposal)

2. MAU produces a Program Action Request (PAR)
   (formerly a NEC Form)

3. MAU submits to SAC for review and concurrence

4. MAU develops a Preliminary Administrative Approval Request (PAAR)
   Not required until after MS #3 unless MAU needs authority to spend the SOR and Business/Finance Plan. Skip to step 6.

5. President approves PAAR

6. MAU produces a Statement of Requirements (SOR)

7. Is this an Academic Program?
   YES
   MAU submits AMA, SON and SOR to BOR Academic and Student Affairs Committee for approval
   NO

8. MAU develops Business and Financing Plan


10. President, FLMC and BOR approval of operating and capital budgets, and LRP

11. Governor and Legislature Action

12. UA BOR accepts Appropriated Budgets

13. Board of Regents Project Approval Processes

Deferred Maintenance and Small R&R projects

PCR

MS #
- Process Milestones
  - BOR Board of Regents
  - MAU Major Academic Units
  - SAC Statewide Academic Council

MS
- Process
  - MS 0
  - MS 1
  - MS 2
  - MS 3
  - MS 4
  - MS 5
  - MS 6
  - MS 7a

PCR
PROJECT CHANGE REQUEST

Name of Project: UAF Engineering Facility
Project Type: New Construction
Location of Project: UAF, Fairbanks Campus, Engineering Facility #FS304, Fairbanks
Project Number: 2011122 ENNF
Date of Request: August 19, 2013

| Total Project Cost: $108,600,000 | Increase spending authority by $25,000,000 |
| Approval Required: Full BOR |
| Prior Approvals: Preliminary Administrative Approval September 2006 |
| Formal Project Approval September 23, 2011 |
| Schematic Design Approval June 8, 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 Fairbanks Engineering Facility as presented in compliance with the campus master plan, and authorizes the university administration to continue with project construction adding $25.0 million in FY14 capital and bond funding, not to exceed a total expenditure of $75.3 million. This motion is effective September 26, 2013.

Project Change Request Abstract
In June 2012, the Board of Regents authorized the University of Alaska Fairbanks to spend up to $50.3 million to proceed with construction on the new UAF Engineering Facility. In the approval, UAF noted anticipated funding from an FY14 State of Alaska appropriation and UA Revenue Bonds. The State of Alaska provided $15 million of the requested $48.3 million in FY14 funding. UAF is requesting authorization to spend the FY14 funds. In a separate motion, UAF is requesting authorization to proceed with the sale of the UA Revenue Bonds. Receiving authorization to sell them now will allow the UA
Controller to optimize the bond interest rate based on the best market conditions in the next six months. The additional $25 million in funding will allow UAF to continue with construction and work to further the completion of the facility while additional funds are sought from the State of Alaska.

RATIONALE AND REASONING

Background
No variance from the approved Schematic Design

Programmatic Need
No variance from the approved Schematic Design

Project Scope
No variance from the approved Schematic Design

Project Impacts
No variance from the approved Schematic Design

Variances
The Board of Regents previously authorized UAF to design the project to a total project cost of $108.6 million, but limited actual spending to $50.3 million (the funding actually available from FY11 and FY13 capital appropriations). UAF is seeking authorization to spend $15.0 million funding from an FY14 State of Alaska Capital Appropriation. UAF is also seeking approval to proceed with the UA Revenue Bond sale, utilizing the $10M in UA Bond funds to further the completion of the facility. The additional funds will increase the authorized spending level to $75.3 million.

Due to the lack of full funding, the project completion schedule has been extended. UAF and the CM@Risk have developed a best case scenario schedule for the facility predicated on full funding in FY15. The new completion will allow limited partial occupancy of the new space in the fall semester of 2015 with final occupancy in the spring semester of 2016.

Total Project Cost and Funding Sources

<table>
<thead>
<tr>
<th>Funding Title</th>
<th>Fund/Org</th>
<th>Original Amount</th>
<th>New Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY11 Capital appropriation</td>
<td>571308-50216</td>
<td>$4,000,000</td>
<td>$4,000,000</td>
</tr>
<tr>
<td>FY13 Capital appropriation</td>
<td>571339-50216</td>
<td>$46,300,000</td>
<td>$46,300,000</td>
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<tr>
<td>FY14 Capital appropriation</td>
<td>571380-50216</td>
<td>$15,000,000</td>
<td>$15,000,000</td>
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<tr>
<td>UA Revenue Bonds</td>
<td>TBD</td>
<td>$10,000,000</td>
<td>$10,000,000</td>
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<tr>
<td>Future FY15 Capital appropriation</td>
<td>TBD</td>
<td>$33,300,000</td>
<td>$33,300,000</td>
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<tr>
<td><strong>Total Project Cost</strong></td>
<td></td>
<td><strong>$108,600,000</strong></td>
<td><strong>$108,600,000</strong></td>
</tr>
</tbody>
</table>

Annual Program and Facility Cost Projections
No variance from the approved Schematic Design

Project Schedule

DESIGN
No variance from the approved Schematic Design

BID & AWARD
No variance from the approved Schematic Design
CONSTRUCTION
Start of Construction April 1, 2013
Construction Complete (contingent on FY15 Full Funding) January 2016
Date of Beneficial Occupancy (contingent on FY15 Full Funding) January 2016
Warranty Period One Year

Project Delivery Method
No variance from the approved Schematic Design

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

Supporting Documents
One-page Project Budget

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);
# Budget Change Request

**UNIVERSITY OF ALASKA**

Project Name: UAF Engineering Facility  
MAU: UAF  

Building: Engineering Facility  
Campus: Main  
Project #: ENNF 2011122  
Date: September 19, 2013  
Prepared by: Wohlford  
Acct #(s): 571308, 571339, 571380-50216  

<table>
<thead>
<tr>
<th>Total GSF Affected by Project: (includes backfill)</th>
<th>139900</th>
<th>149000</th>
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</thead>
</table>

## PROJECT BUDGET

### A. Professional Services

<table>
<thead>
<tr>
<th>Service Description</th>
<th>SDA Budget</th>
<th>Amended Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advance Planning, Program Development</td>
<td>$748,988</td>
<td>$748,988</td>
</tr>
<tr>
<td>Consultant: Design Services</td>
<td>$7,691,335</td>
<td>$7,391,335</td>
</tr>
<tr>
<td>Consultant: Construction Phase Services</td>
<td>$2,167,091</td>
<td>$2,167,091</td>
</tr>
<tr>
<td>CM@Risk Preconstruction Services</td>
<td>$0</td>
<td>$466,858</td>
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<tr>
<td>Commissioning, Peer Review, Misc. Consultants</td>
<td>$50,000</td>
<td>$400,000</td>
</tr>
<tr>
<td>Soils Testing &amp; Engineering</td>
<td>$65,000</td>
<td>$0</td>
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<tr>
<td>Special Inspections</td>
<td>$25,000</td>
<td>$25,000</td>
</tr>
<tr>
<td>Plan Review Fees / Permits</td>
<td>$40,000</td>
<td>$40,000</td>
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<tr>
<td>Other</td>
<td>$0</td>
<td>$0</td>
</tr>
</tbody>
</table>

Professional Services Subtotal | **$10,787,414** | **$11,239,272** |

### B. Construction

<table>
<thead>
<tr>
<th>Description</th>
<th>SDA Budget</th>
<th>Amended Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Construction Contract(s)</td>
<td>$83,577,176</td>
<td>$74,600,000</td>
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<tr>
<td>Other Contractors (List: Utilities, Duckering Backfill)</td>
<td>$0</td>
<td>$7,735,000</td>
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<tr>
<td>Construction Contingency</td>
<td>$3,440,037</td>
<td>$3,229,400</td>
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</tbody>
</table>

Construction Subtotal | **$87,017,213** | **$85,564,400** |

**Construction Cost per GSF** | $622 | $574 |

### C. Building Completion Activity

<table>
<thead>
<tr>
<th>Description</th>
<th>SDA Budget</th>
<th>Amended Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Equipment</td>
<td>$500,000</td>
<td>$450,000</td>
</tr>
<tr>
<td>Fixtures</td>
<td>$100,000</td>
<td>$350,000</td>
</tr>
<tr>
<td>Furnishings</td>
<td>$750,000</td>
<td>$750,000</td>
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<tr>
<td>Signage not in construction contract</td>
<td>$50,000</td>
<td>$37,500</td>
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<tr>
<td>Move-Out Costs</td>
<td>$0</td>
<td>$200,000</td>
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<tr>
<td>Move-In Costs</td>
<td>$350,000</td>
<td>$350,000</td>
</tr>
<tr>
<td>Art</td>
<td>$200,000</td>
<td>$250,000</td>
</tr>
<tr>
<td>Other (Classroom Technology)</td>
<td>$0</td>
<td>$700,000</td>
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<tr>
<td>OIT Support</td>
<td>$450,000</td>
<td>$500,000</td>
</tr>
<tr>
<td>Maintenance Operation Support</td>
<td>$250,000</td>
<td>$350,000</td>
</tr>
</tbody>
</table>

Building Completion Activity Subtotal | **$2,650,000** | **$3,937,500** |

### D. Owner Activities & Administrative Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>SDA Budget</th>
<th>Amended Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Plng, Staff Support</td>
<td>$4,520,458</td>
<td>$4,284,165</td>
</tr>
<tr>
<td>Project Management</td>
<td>$3,624,918</td>
<td>$3,064,663</td>
</tr>
<tr>
<td>Misc. Expenses: Advertising, Printing, Supplies, Etc.</td>
<td>$0</td>
<td>$510,000</td>
</tr>
</tbody>
</table>

Owner Activities & Administrative Costs Subtotal | **$8,145,376** | **$7,858,828** |

### E. Total Project Cost

<table>
<thead>
<tr>
<th>Description</th>
<th>SDA Budget</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Total Project Cost</td>
<td><strong>$108,600,003</strong></td>
<td><strong>$108,600,000</strong></td>
</tr>
</tbody>
</table>

**Total Project Cost per GSF** | $776 | $729 |

### F. Total Appropriation(s)

<table>
<thead>
<tr>
<th>Description</th>
<th>SDA Budget</th>
<th>Amended Budget</th>
</tr>
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<tbody>
<tr>
<td>Total Appropriation(s)</td>
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PCR UAF Engineering Facility