



## **UAA Engineering and Industry Building Project Information Item**

### **PROJECT UPDATE**

The project components in the CMAR contract include: 1) a new 4- story, 75,000+ gross square foot laboratory/classroom building (funded) and 2) renovation of the existing 3 story, 40,000 gross square foot engineering building (unfunded).

Funding received for the UAA School of Engineering Building to date is \$77,460,000; the approximate total project cost for the new 4 story building is \$78,300,000 and approximate total project cost for renovation of the existing 3 story engineering building is \$16,500,000. With the available funding, UAA is focusing efforts on the construction of the new building. With the funding available, the new building will be completed without any funding for furnishings and equipment.

With efforts focused on the construction of the new building, discussions centered on the development of three (3) Guaranteed Maximum Price (GMP) packages. GMP package #1 includes site work, underground utilities including water, sewer, gas, electric and telecommunications, and structural steel. GMP package #2 includes concrete work, mechanical/electrical/plumbing under-slab, and installation of mechanical/electrical equipment. GMP package #3 includes work to complete the building including miscellaneous metal studs/structural steel, interior walls, complete mechanical/electrical/plumbing systems, interior finishes, etc. for a complete and usable facility. GMP #1 was reconciled on April 26, 2013 with the notice to proceed (NTP) issued May 10, 2013. GMP #2 was reconciled on May 15, 2013 with the NTP issued on May 28, 2013.

On September 9-11, 2013, the reconciliation of GMP #3 cost estimate was completed. Two estimates were evaluated which included the CMAR contractor's estimate and a parallel consultant's estimate. The final reconciled cost for GMP #3 was \$35,195,574. The reconciled cost for GMP #1 was \$14,984,961 and the reconciled cost for GMP #2 is \$3,555,600. Inclusion of GMP #3, the total reconciled cost for construction of the new engineering building is \$53,736,135 (\$1,031,148 below the target budget of \$54,767,283). The NTP for GMP #3 was issued October 14, 2013.

Construction is in progress; with initial site work, installation of footings/foundation and underground utilities has been completed; structural steel is being erected; cement has been poured for shear walls and will be poured starting in early November 2013 on floor slabs. Topping out of the structural steel is scheduled for early December 2013.

The current schedule for construction of the new building and renovation of the existing building is as follows:

Design Review	New Building	November 2012-June 2013
	Existing Building	July 2013-June 2014

Permit (New Bldg)	Fill & Grade	April 2013
	Footings/Foundation	April-May 2013
	Structural Steel	August 2013
	Full Building	November 2013
Construction	New Building	May 2013-July 2015
	Existing Building	August 2015-June 2016
Occupancy	New Building	August 2015
	Existing Building	July 2016

Design and construction services for the parking structure were not included in the CMAR contract. The parking structure will be constructed using the design-bid-build delivery system. With the current emphasis on the construction of the new building using available funding, the construction schedule for the parking structure has been deferred:

	Original Schedule	Projected Schedule
Design:	February 2012-March 2013	February 2012-March 2013
Permit:	April 2013	April 2014
Construction:	April 2013-February 2014	July 2014- July 2015
Occupancy	March 2014	August 2015