

Agenda  
**Board of Regents**  
**Facilities and Land Management Committee**  
Thursday, February 21, 2013, \*1:30 p.m. – 4:30 p.m.  
Room 107 Lee Gorsuch Commons  
University of Alaska Anchorage  
Anchorage, Alaska

*\*Times for meetings are subject to modifications within the February 21-22, 2013 time frame.*

**Committee Members:**

Fuller A. Cowell, Committee Chair  
Mary K. Hughes, Committee Vice Chair  
Dale Anderson

Timothy Brady  
Kenneth J. Fisher  
Patricia Jacobson, 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. Full Board Consent Agenda**

**A. Approval of the University of Alaska Fairbanks College of Rural and Community Development (CRCDC) and Community and Technical College (CTC) Master Plans**

**B. Schematic Design Approval for the University of Alaska Fairbanks Fine Arts Complex Vapor Barrier**

**IV. New Business**

**A. Schematic Design Approval for the University of Alaska Fairbanks Bristol Bay Campus Applied Sciences**

**B. Schematic Design Approval for the University of Alaska Fairbanks Utilities Wood Center Vault**

**V. Ongoing Issues**

**A. Status Report on UAA Campus Master Plan Update**

**B. Status Report on UAA Public Art Selections**

**C. Status Report on UAA Seawolf Sports Arena**

**D. Status Report on UAA Engineering and Industry Building Project**

**E. UAF Engineering Facility Information Item**

**F. UAF Combined Heat and Power Plant Replacement Information Item**

**G. UAF P3 Student Dining Development Information Item**

**H. UAS Campus Master Plan Second Review**

**I. Deferred Maintenance Spending Report**

**J. Formal Project and Schematic Design Approval for the University of Alaska Fairbanks Northwest Campus Library Renovation**

- K. Approvals by the Chair of the Facilities and Land Management Committee and the Associate Vice President of Facilities and Land Management as delegated**
  - L. Construction in Progress**
  - M. IT Report**
  - VI. Future Agenda Items**
  - VII. Adjourn**
- This motion is effective February 21, 2013."**

**III. Full Board Consent Agenda**

- A. Approval of the University of Alaska Fairbanks College of Rural (CRCD) and Community Development and Community and Technical College (CTC) Master Plans Reference 14

The president recommends that:

**MOTION**

**"The Facilities and Land Management Committee recommends that the Board of Regents adopts the University of Alaska Fairbanks College of Rural and Community Development (CRCD) and Community and Technical College (CTC) Campus Master Plans as presented. This motion is effective February 21, 2013."**

**POLICY CITATION**

In accordance with Regents' Policy 05.12.030.A., Campus Master Plans, the administration will develop and present to the board for adoption, a campus master plan for each campus. The purpose of a campus master plan is to provide a framework for implementation of the academic, strategic and capital plans.

The reference material contains an addendum sheet with a final correction item to the Chukchi Campus Master Plan that will be included in the final printed and digital versions.

Scott Bell, associate vice chancellor of facilities services, will present a review of the UAF CRCD and CTC Master Plans.

PDF versions of the documents are available at the following link:

<http://webshare.alaska.edu/2012MasterPlan/Final>

- B. Schematic Design Approval for the University of Alaska Fairbanks Fine Arts Complex Vapor Barrier Reference 15

The president recommends that:

**MOTION**

**“The Facilities and Land Management Committee recommends that the Board of Regents approve the schematic design approval request for the University of Alaska Fairbanks Fine Arts Complex Vapor project as presented in compliance with the campus master plan, and authorizes the university administration to complete construction bid documents to bid and award a contract within the approved budget, and to proceed to completion of project construction not to exceed a total project cost of \$5,600,000. This motion is effective February 21, 2013.”**

**POLICY CITATION**

In accordance with Regents’ Policy 05.12.043.A., schematic design approval (SDA) represents approval of the location of the facility, its relationship to other facilities, the functional relationship of interior areas, the basic design including construction materials, mechanical, electrical, technology infrastructure, and telecommunications systems, and any other changes to the project since formal project approval.

**TPC > \$4 million will require approval by the board based on recommendations from the Facilities and Land Management Committee (F&LMC).**

**RATIONALE AND RECOMMENDATION**

Reference 15 contains the complete SDA request. Scott Bell, associate vice chancellor of facilities services, will review the request with members of the committee.

**IV. New Business**

- A. Schematic Design Approval for the University of Alaska Fairbanks Bristol Bay Campus Applied Sciences Reference 16

The president recommends that:

**MOTION**

**“The Facilities and Land Management Committee approves the schematic design approval request for the University of Alaska Fairbanks Bristol Bay Campus Applied Sciences project as presented in compliance with the campus master plan, and authorizes the university administration to complete construction bid documents to bid and award a contract within the**

**approved budget, and to proceed to completion of project construction not to exceed a total project cost of \$2,550,000. This motion is effective February 21, 2013.”**

**POLICY CITATION**

In accordance with Regents’ Policy 05.12.043.A., schematic design approval (SDA) represents approval of the location of the facility, its relationship to other facilities, the functional relationship of interior areas, the basic design including construction materials, mechanical, electrical, technology infrastructure, and telecommunications systems, and any other changes to the project since formal project approval.

**TPC > \$2 million but ≤ \$4 million will require approval by the F&LMC.**

**RATIONALE AND RECOMMENDATION**

Reference 16 contains the complete SDA request. Scott Bell, associate vice chancellor of facilities services, will review the request with members of the committee.

- B. Schematic Design Approval for the University of Alaska Fairbanks Utilities Wood Center Vault Reference 17

The president recommends that:

**MOTION**

**“The Facilities and Land Management Committee approves the schematic design approval request for the University of Alaska Fairbanks Utilities Wood Center Vault project as presented in compliance with the campus master plan, and authorizes the university administration to complete construction documents and to award a contract within the approved budget, and to proceed to completion of project construction not to exceed a total project cost of \$2,800,000. This motion is effective February 21, 2013.”**

**POLICY CITATION**

In accordance with Regents’ Policy 05.12.043, schematic design approval (SDA) represents approval of the location of the facility, its relationship to other facilities, the functional relationship of interior areas, the basic design including construction materials, mechanical, electrical, technology infrastructure, and telecommunications systems, and any other changes to the project since formal project approval.

**TPC > \$2 million but ≤ \$4 million will require approval by the F&LMC.**

#### RATIONALE AND RECOMMENDATION

Reference 17 contains the complete SDA request. Scott Bell, associate vice chancellor of facilities services, will review the request with members of the committee.

#### V. Ongoing Issues

A. Status Report on UAA Campus Master Plan Update Reference 18

Chris Turletes, associate vice chancellor of facilities and campus services, will make a presentation on the UAA Campus Master Plan process. This is an information and discussion item; no action is required.

B. Status Report on UAA Public Art Selections

Chris Turletes, associate vice chancellor of facilities and campus services, will present an assortment of artwork that has been selected for purchase in association with UAA capital construction projects to the board for comment. This is an information and discussion item; no action is required.

#### POLICY CITATION

In accordance with Regents' Policy 05.12.100;

A. The university supports the Alaska State Council for the Arts and its public art program and has adopted the following goals for art in university facilities and other spaces:

1. to be an educational resource for art to university students, employees, and visitors;
2. to link, through imagery and symbolism, the art with the activities of a campus and its facilities;
3. to foster Alaskan art and encourage Alaska's artists and craftsmen;
4. to include representatives of the community, the campus, and occupants of the facility in the selection of art to be displayed; and
5. to include separately identifiable amounts in accordance with P05.12.010, in all budgets for capital renewal and new capital construction at the university regardless of funding source.

B. The selection of artwork purchased with capital appropriations and the acceptance of donations of major works of art will be governed by university regulation. Selections or acceptances of works of art valued at more than \$100,000 will be referred to the board for comment before final approval by the appropriate chancellor and the president.

C. Status Report on UAA Seawolf Sports Arena Reference 19

Chris Turletes, associate vice chancellor of facilities and campus services, will answer any questions about the UAA Seawolf Sports Arena project. This is an information and discussion item; no action is required.

D. Status Report on UAA Engineering and Industry Building Project Reference 20

Chancellor Case and Chris Turletes, associate vice chancellor of facilities and campus services, will answer any questions about the UAA Engineering and Industry Building Project report as presented in the reference material. This is an information and discussion item; no action is required.

E. UAF Engineering Facility Information Item Reference 21

Scott Bell, associate vice chancellor of facilities services, will answer any questions about the UAF Engineering Facility project as presented in reference materials. This is an information and discussion item; no action is required.

F. UAF Combined Heat and Power Plant Replacement Information Item Reference 22

Scott Bell, associate vice chancellor of facilities services, will answer any questions about the UAF Combined Heat and Power Plant Replacement Status Report as presented in reference materials. This is an information and discussion item; no action is required.

G. UAF P3 Student Dining Development Information Item

December saw significant progress on the dining addition project and the bonds were sold. The bond sale was very successful with an effective interest rate of 3.4%. This favorable rate secures UAF's annual rent at \$1.45M, including base (bond payments average \$1.37M) and additional rent (CPA fees average \$70K). This is nearly 10% below the \$1.6M threshold of the board's approval and below the targeted \$1.5M level.

Final closing and signing of the closing documents took place in Seattle just before the UA holiday closure, including the construction contract with GHEMM Company. Final construction documents will be complete in mid-February, with construction slated to begin in April 2013. The completion date for the project is July 2014, in time for the commencement of the 2014 academic year.

Scott Bell, associate vice chancellor of facilities services, will answer any questions about the UAF P3 Student Dining Development project. This is an information and discussion item; no action is required.

H. UAS Draft Campus Master Plans Second Review

Chancellor Pugh and Keith Gerken, associate vice chancellor of facilities services, will present a review of the draft UAS Campus Master Plan 2012. This is the second time the UAS Campus Master Plan 2012 will be presented to the committee for review and comment; no action is required. UAS is actively seeking comments from the committee prior to finalizing the plan in presentation for approval at the April 2013 Board of Regents' meeting.

A PDF version of the draft document is available at the following link:

[http://www.uas.alaska.edu/facilities\\_services/master-plan.html](http://www.uas.alaska.edu/facilities_services/master-plan.html)

I. Deferred Maintenance Spending Report Reference 23

Kit Duke, associate vice president of facilities and land management, will answer any questions regarding the report. This is an information and discussion item; no action is required.

The reference material contains an updated report on the progress of spending for the deferred maintenance and renewal appropriations for FY07-FY13.

J. Formal Project and Schematic Design Approval for the University of Alaska Fairbanks Northwest Campus Library Renovation Reference 24

Scott Bell, associate vice chancellor of facilities services, will answer any questions about the formal project and schematic design approval request for the UAF Northwest Campus Library Renovation project as presented in the reference materials.

K. Approvals by the Chair of Facilities and Land Management Committee and AVP of Facilities and Land Management as delegated Reference 25

Kit Duke, associate vice president of facilities and land management, will answer any questions regarding the project approvals. This is an information and discussion item; no action is required.

The reference material contains a listing of the approvals made by the chair of the Facilities and Land Management Committee and by the associate vice president of facilities and land management since the last report to the F&LMC.

## POLICY CITATION

### P05.12.042. Capital Project Development: Formal Project Approval.

- B. The level of approval required for formal project approval shall be based upon estimated total project costs:
1. Projects with an estimated total project cost of in excess of \$4.0 million will require approval by the board based on recommendations from the regents' committee responsible for facilities;
  2. Projects with an estimated total project cost in excess of \$2.0 million but not more than \$4.0 million will require approval by the regents' committee responsible for facilities;
  3. Projects with an estimated total project cost in excess of \$1.0 million but not more than \$2.0 million will require approval by the chair of the regents' committee responsible for facilities;
  4. Projects with an estimated total project cost of \$1.0 million or less will require approval by the chief finance officer.

### P05.12.043. Capital Project Development: Schematic Design Approval.

- E. Schematic design approval levels shall be as follows:
1. Projects with an estimated total project cost of in excess of \$4.0 million will require approval by the board based on recommendations from the regents' committee responsible for facilities;
  2. Projects with an estimated total project cost of more than \$2.0 million but not more than \$4.0 million will require approval by the regents' committee responsible for facilities;
  3. Projects with an estimated total project cost of more than \$1.0 million but not more than \$2.0 million will require approval by the chair of the regents' committee responsible for facilities;
  4. Projects with an estimated total project cost of \$1.0 million or less will require approval by the university's chief finance officer.



L.        Construction in Progress Reference 26

Kit Duke, associate vice president of facilities and land management, and campus facilities representatives will answer questions regarding the status report on active construction projects approved by the Board of Regents. This is an information and discussion item; no action is required.

The reference material contains an updated listing of all major capital projects currently under construction.

M.        IT Report

Karl Kowalski, chief technology officer, will update the committee on security issues, technology efficiencies and broadband developments.

**VI.      Future Agenda Items**

**VII.     Adjourn**