



UNIVERSITY of ALASKA ANCHORAGE

UAA Engineering and Industry Building Project Information Item

The RFP for the construction manager at risk (CMAR) pre-construction services for the UAA School of Engineering Building was issued August 24, 2012. Through an evaluation process required in the RFP, Neeser Construction of Anchorage, Alaska, was selected. The contract was issued to Neeser in October 2012. The project components in the CMAR contract can include: 1) a new 4 story, 75,000+ gross square foot laboratory/classroom building and 2) renovation of the existing 3 story, 40,000 gross square foot engineering building.

Meetings began in early January 2013 with representatives from the design team, UAA Facilities Planning and Construction and the CMAR contractor. In addition to the reconciliation of the construction costs between the design team and contractor, discussions included cost reviews for the early site work/footings and foundation design/construction package and the structural steel procurement package.

The 28th Alaska State Legislature session began in mid-January 2013 and ended in mid-April 2013. The original capital budget for the engineering project did not include any funding to complete the project. The FY 14 capital budget that passed the legislature and was submitted to the governor included \$15 million for the UAA engineering building.

With the available funding and possibility of receiving an additional \$15 million, UAA focused efforts to the construction of the new building. With the additional \$15 million, the building will be completed without any funding for furnishings and equipment. In the event the capital funding is vetoed, UAA will proceed with site work, footings and foundation, underground utilities, structure steel and an exterior envelope for a “core and shell” facility until additional funding is received.

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 would include site work, underground utilities including water, sewer, gas, electric and telecommunications, and structural steel. GMP package #2 will include concrete work, mechanical/electrical/plumbing under-slab, and installation of mechanical/electrical equipment. The final GMP, package #3, will include 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.

As UAA negotiates the GMP's with the design team and CMAR contractor, UAA reserves the right to re-scope/reconcile the GMP packages to coincide with funding available with the summation of GMP costs for all construction packages not exceeding the total funding available (partial or full) for the construction of the new building. The reconciliation for the first GMP package for site work and the purchase, delivery and installation of structural steel was held

April 26, 2013. Costs were reconciled below the target cost. Contract documents are being prepared with a notice to proceed expected to be issued in early May 2013.

Construction coordination meetings with the contractor, consultants, and UAA groups are in progress. UAA property near Lake Otis and Providence Drive has been identified for use for contractor employee parking, material and equipment staging for the new building construction. The property is screened by vegetation on the north and west sides for concealment; the property is in close proximity to the project construction site.

The public hearing process has been coordinated with the University facilities staff, design team, MOA and local community councils. The MOA Urban Design Commission (UDC) meeting was held February 13, 2013. Meetings with the local community councils were held throughout the month of February. At the UDC meeting, although there were negative comments regarding the parking structure presented by several local area community council representatives, the UDC approved the project subject to 19 conditions. The conditions were addressed at the UDC meeting on April 10, 2013 with the primary discussion for the UDC consent agenda focused on the condition to provide an architectural treatment for at least 1/3 of the length of the façade of the parking structure for the side facing UAA Drive. The architectural treatment proposed by the design team was approved by the UDC and is shown in these reference materials.

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/AUUW	April 2013
	Footings/Foundation	April-May 2013
	Structural Steel	May 2013
	Full Building	July 2013
Construction	New Building	April 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	July 2015

Attachments:
Engineering Parking Garage Renderings



View from UAA Drive looking South

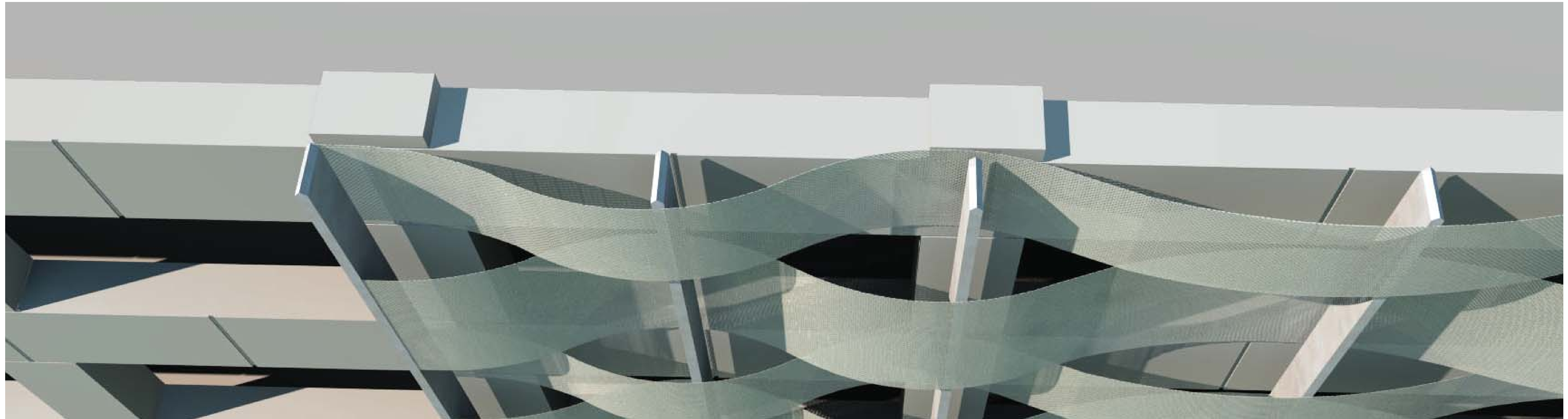


School of Engineering Proposed Parking Structure





Elevation from UAA Drive



Detail view of woven Perforated Metal Panels