

UAA Engineering and Industry Building Project Information Item

The Construction Manager at Risk (CMAR) pre-construction services contract for the UAA School of Engineering Building was issued to Neeser Construction of Anchorage, Alaska, in October 2012. The project components included in the CMAR contract include the new four-4 story , 75,000+ gross square foot laboratory/classroom building and the renovation of the existing 3 story, 40,000 gross square foot engineering building.

The approved FY 14 capital budget included \$15 million for the UAA engineering building, increasing the total available funding to \$77.4 million. With the available funding, UAA focused efforts on construction of the new building. The available funding is sufficient to complete the building, but additional funding will be required 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. The final GMP package, 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. Neeser has been issued a NTP for GMP #1 and GMP #2. Reconciliation and negotiation meetings for GMP #3 are scheduled for September 9-11, 2013.

The 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. Site preparation began August 17, 2013 and is estimated to be completed by mid-September.

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

Design Review:	New Building	November 2012-June 2013
Permit (New Bldg)	Fill & Grade	April 2013
	Footings/Foundation	April-May 2013
	Structural Steel	August 2013
	Full Building	September 2013
Construction	New Building	May 2013-July 2015
Occupancy	New Building	August 2015

Design and construction services for the parking structure were not included in the CMAR contract. The parking structure will be accomplished using the design-bid-build delivery system. Based on the priority of using available funding to construct the new building the construction schedule for the parking structure and the renovation of the existing building have been deferred pending additional funding:

Parking Garage

	<u>Original Schedule</u>	<u>Current Schedule</u>
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

Existing Building Renovation

	<u>Current Schedule</u>
Design:	July 2013-June 2014
Permit:	July 2014
Construction:	August 2015-July 2016
Occupancy	August 2016