



Total Project Cost	\$ 4,400,000
Approval Level:	Full BOR

FORMAL PROJECT APPROVAL REQUEST

TO: Pat Gamble
President

THROUGH: Kit Duke *Kit Duke*
AVP Facilities and Land Management

THROUGH: Brian Rogers *Brian Rogers*
Chancellor

THROUGH: Pat Pitney *Pat Pitney*
Vice Chancellor

THROUGH: Scott Bell *SVB*
Associate Vice Chancellor

THROUGH: Jenny Campbell *JC*
Interim Director

FROM: Bob Crenshaw *BC*
Sr. Project Manager

DATE: March 7, 2014

SUBJECT: Project Type: Deferred Maintenance & Renewal, Renovation & Repurposing
Project Name: Akasofu Restoration
Project No.: 2014089 AKR

cc: AKR (101)



Non- Academic Project Program Resource Planning Status Report

UAF Akasofu Restoration Project

Formal Project Approval

This project is a major Maintenance, Renewal and Repurposing project of an existing facility. This building was constructed 15 years ago as a joint venture with UAF, the Japan Aerospace Exploration Agency, and the Japan Agency for Marine-Earth Science and Technology. The Japanese programs are leaving and the building will be reverting to UAF. This project will renew the interior finishes and make some minor changes to accommodate at least one UAF program initially. The project is funded through M&R funds collected from the Japanese Agencies as part of their lease agreement and UAF DM&R funds.

Milestone #0

Mission Area Analysis: (Maintenance and Renewal project) Date: N/A
Statement of Need: (Maintenance and Renewal project) Date: N/A

Milestone #1

SAC Review: (not required) Date: N/A

Milestone #2

Preliminary Administrative Approval: Date: 03/14

Milestone #3

Statement of Requirements: Date: 02/16/12

Milestone#4

Business and Financing Plan: Date: N/A
Operating Budget Request Date: N/A
Capital Budget Request: Date: N/A
Legislative Funding: FY14 UAF M&R Funds& M&R funds from Leases

Milestone #5

Formal Project Approval (Current Action requested): Date: **04/03/14**
Schematic Design Approval: Date: _____

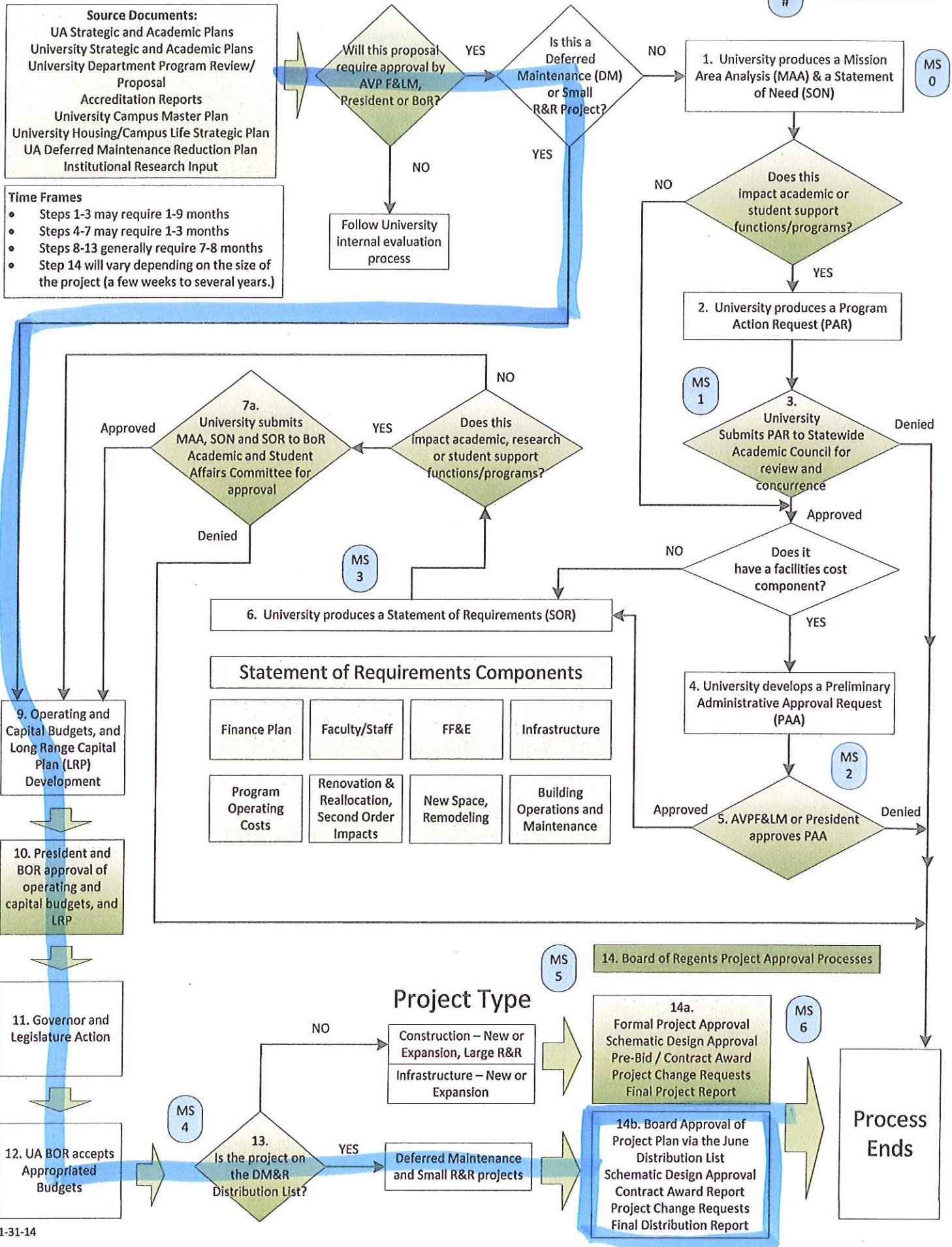
Milestone #6

Construction Started: Date: _____
Construction Completed: Date: _____
Beneficial Occupancy: Date: _____
Final Project Report: Date: _____

University of Alaska Program Resource Planning

Academic, Budget and Project Planning Process

MS # Process Mile Stones





FORMAL PROJECT APPROVAL

Name of Project: Akasofu Restoration
Project Type: Deferred Maintenance and Renewal, Renovation & Repurposing
Location of Project: University of Alaska Fairbanks, Fairbanks Campus, Syun Akasofu Building FS930, Fairbanks
Project Number: 2014089 AKR
Date of Request: March 7, 2014

Total Project Cost:	\$4,400,000	
Approval Required:	Full BOR	
Prior Approvals:	Preliminary Administrative Approval	Date: 3/12/2014

A Formal Project Approval (FPA) is required for all Capital Projects with a Total Project Cost in excess of \$250,000.

FPA represents approval of the Project including the program justification and need, scope, the total project cost, and the funding and phasing plans for the project. Requests for formal project approval shall include a signed project agreement or facilities pre-design statement, the proposed cost and funding sources for the next phase of the project and for eventual completion of the project, and a variance report identifying any significant changes in scope, budget, schedule, deliverables or prescriptive criteria associated with a design-build project, funding plan, operating cost impact, or other cost considerations from the time the project received preliminary administrative approval. It also represents authorization to complete project development through the schematic design, targeting the approved scope and budget, unless otherwise designated by the approval authority.

Action Requested

The Facilities and Land Management Committee recommends that the Board of Regents approve the Formal Project Approval request for the University of Alaska Fairbanks Akasofu Restoration as presented in compliance with the approved campus master plan, and authorizes the university administration to proceed through Schematic Design not to exceed a total project cost of \$4,400,000. This motion is effective April 3, 2014.

Project Abstract

This project will renovate and restore fourth floor offices and common spaces throughout the Akasofu Building after the move out of the Japan Aerospace Exploration Agency (JAXA) and Japan Agency for Marine-Earth Science and Technology (JAMSTEC). It will then prepare facilities for the moving in of Scenarios Network for Alaska and Arctic Planning (SNAP).

Variances

No change.

Special Considerations

For the past fifteen years, the University has collected maintenance and repair (M&R) and renewal and replacement (R&R) funds from JAXA and JAMSTEC using the University's common formulas for calculation. Since the amounts collected each year were more than the actual M&R and R&R costs, the unspent portion was carried over and held in a reserve account. The current balance of the reserves is \$5M, of which \$2.86M will be used for this project. The additional \$1.44M funding for the project has been allocated in the UA FY14 DM&R appropriation. Portions of the project will be funded 60% Japan and 40% UA, while other portions will be funded 100% Japan. The funding is available and appears to be sufficient for proposed tasks. The UAF funding commitment will not exceed \$1.44M. However, the 100% Japan funded tasks are still being negotiated as the project scope is developed, possibly requiring this funding to be increased if more work than anticipated is discovered. SNAP will fund approximately \$100,000 in tenant improvements not covered under deferred maintenance.

Schedule is the critical element in this project. Delays in approvals will result in subsequent delays in design and construction. Delayed construction completion dates will require an extension of SNAP's expiring off-campus lease and will delay their move to the Akasofu Building. Delayed project completion could result in JAXA and JAMSTEC requiring the University to refund the balance of the reserve account prior to the funds being spent. The Restoration Agreement requires the University to prepare a final report on the M&R funds by April 15, 2015 and refund the balance thirty (30) days thereafter.

Total Project Cost and Funding Sources

<u>Funding Title</u>	<u>Fund Account</u>	<u>Amount</u>
FY14 UAF IARC M&R	571381-50216	\$1,440,000
UAF IARC Operations – Japan*	173502-50219	\$2,860,000
IARC Tenant Improvements	103010-63054	\$100,000
Total Project Cost		\$4,400,000

* Funding from the Japan agencies' Fairbanks lease.

Annual Program and Facility Cost Change Projections

	<u>Amount</u>
<u>Annual Program and Facility Cost Projections</u>	
<u>Program Costs</u>	<u>Amount</u>
Salaries and benefits for new program Staff and Faculty	N/A
<u>Program Operational Costs**</u>	<u>Amount</u>
Total Annual Program Cost Decrease	-\$180,950

** Savings to the SNAP Program due to moving onto campus from leased space.

It is important to note, that the Japanese leases for utilizing the Akasofu building provided to UAF 60% of the annual costs for utilities, operations, maintenance and R&R. For FY13 Japan's contribution was \$875,058. With the termination of the lease the campus must, in addition to the governor's proposed reductions, reduce existing program and services to cover this revenue loss.

Project Delivery Method

Method of project delivery will be Design-Bid-Build.

Design Team

TBD.

Affirmation

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

Supporting Documents

Project Agreement
One-page Project Budget
Drawings

Approvals

The level of approval required for FPA shall be based upon the estimated TPC as follows:

- **TPC > \$4.0 million will require approval by the board based on the recommendations of the Facilities and Land Management Committee (FLMC).**
- TPC > \$2.0 million but not more than \$4.0 million will require approval by the FLMC.
- TPC > \$1.0 million but not more than \$2.0 million will require approval by the Chair of the FLMC.
- $\text{TPC} \leq \$1.0$ million will require approval by the AVP of Facilities and Land Management.



PROJECT AGREEMENT

Name of Project: Akasofu Restoration
Project Type: Deferred Maintenance & Renewal, Renovation & Repurposing
Location of Project: University of Alaska Fairbanks, Fairbanks Campus, Syun Akasofu Building FS930, Fairbanks
Project Number: 2014089 AKR
Date of Agreement: March 6, 2014

INTRODUCTION

A Project Agreement (PA) is required for all Capital Projects with a Total Project Cost anticipated to exceed \$2.5 million. For project under \$2.5 million, a project agreement should be attached to the FPA or all of the components of the PA may be incorporated into the FPA.

The PA represents a formal agreement between the affected program department(s), the University's chief facilities administrator, the chief academic officer, the chief financial officer, the chancellor, and the chief facilities administrator documenting a common understanding of the programmatic need, project scope, and other matters related to the project.

BODY OF THE AGREEMENT

Basis for the Project

The Akasofu Building was built in 1999 with funding by the University of Alaska, the Japanese Government and the National Weather Service. In exchange for construction funds, the two (2) non-University entities secured leases with the University for occupancy in the building and sharing of the operating and maintenance costs with a split of 60% Japanese agencies, 34% University and 6% National Weather Service.

The lease with JAXA and JAMSTEC will expire on March 31, 2014, and both have indicated they intend to vacate and terminate the lease. The University has requested that upon termination JAXA and JAMSTEC leave their leased space and the common areas in good repair and in usable condition. The parties will be entering into an agreement for the repair and restoration of the Akasofu Building. The University has agreed it will refund to JAXA and JAMSTEC any unused M&R funds existing after the repair and restoration. The University will retain the balance of the R&R reserves for future use in the Akasofu Building.

For the past fifteen years, the University has collected maintenance and repair (M&R) and renewal and replacement (R&R) funds from JAXA and JAMSTEC using the University's common formulas for calculation. Since the amounts collected each year were more than the actual M&R and R&R costs, the unspent portion was carried over and held in a reserve account. The current balance of the reserves is \$5M, of which \$2.86M will be used for this project. The additional \$1.44M funding for the project has been allocated in the UA FY14 DM&R appropriation. Portions of the project will be funded 60% Japan and 40% UA, while other portions will be funded 100% Japan.

The space vacated by JAXA and JAMSTEC will be filled by SNAP. The SNAP program is currently leasing 6,404 square feet in the Denali Building in Fairbanks for an annual cost of \$180,950. While this space currently meets SNAP's need, it is not University property and is subject to regular increases in lease rates to keep up with the market. The University is desirous of reducing its lease costs and sees this as an opportunity to eliminate this expiring lease. The renovation and move will allow SNAP to co-locate with the International Arctic Research Center. This project will incorporate the renovations required for SNAP to move into the space being vacated by JAXA and JAMSTEC into cubicles and some private offices. The SNAP program will provide \$100,000 to pay for the tenant improvements not covered by deferred maintenance funding. The result of this project is there will no longer be a need for leased space for SNAP operations in Fairbanks.

Programmatic Need

This project is in support of non-academic programs.

The International Arctic Research Center (IARC) is the primary stakeholder and the umbrella institution for the following four related programs – each focused on climate-related science, decision support tools and related outreach activities:

- Alaska Center for Climate Assessment and Policy (ACCAP) was established in 2006 with core funding from the Climate Program Office of the National Oceanic and Atmospheric Administration (NOAA). ACCAP is one of a group of Regional Integrated Sciences and Assessments (RISA) programs nation-wide. The RISA program supports research that addresses sensitive and complex climate issues of concern to decision-makers and policy planners at a regional level. ACCAP works directly with Alaskans to build climate change impacts into business models and management plans.
- The Scenarios Network for Alaska and Arctic Planning (SNAP) was established in 2007 as a high priority UA statewide initiative to bridge crucial information gaps in our understanding of long-term trends in our changing climate. SNAP is a collaborative network of the University of Alaska, State, Federal, and local agencies, non-government organizations (NGOs), and industry partners, whose mission is to provide timely access to scenarios of future conditions in Alaska for more effective planning by land managers, policy makers, communities and businesses.
- The Alaska Climate Science Center (AK CSC) was established in 2010 by the U.S. Department of the Interior (DOI) to address the challenges presented by climate change and variability in Alaska. The center is a federally led research collaboration hosted by UAF and brings together the expertise of federal and university scientists to address climate change priority needs of federal, state, and tribal resource managers. Its purpose is to provide scientific information, tools, and techniques that managers and other parties interested in land, water, wildlife, and cultural resources can use to anticipate, monitor, and adapt to climate change.
- The Alaska Fire Science Consortium (AFSC) was established in 2010. It is one of eight regional consortia supported by the Joint Fire Science Program and is part of a national collaborative fire science delivery network. AFSC bridges the gap between fire science research and on-the-ground application by promoting communication between managers and scientists and by providing a delivery platform to share research results.

Relocation of the SNAP program into the Akasofu building supports ongoing co-location of these four programs to accomplish two important long-term strategic goals: (1) an on campus location to facilitate collaboration across schools, colleges and institutes including student interactions, and (2) improve logistical, administrative and budgetary efficiencies.

Strategic Importance

Relocation of these programs directly supports UAF's 2010-2015 Strategic Plan. Specifically, these programs support the Climate Theme and provide capacity and expertise to address all three thematic goals. SNAP has been identified by the administration as a key component of UAF's efforts related to the Climate Theme. Relocation to the campus greatly improves the program's ability to contribute to these functions.

Impact Analysis

Relocation of the programs will greatly enhance the day-to-day operations and interactions between faculty, staff, and students. The current off campus location limits the ability for complete collaboration across UAF programs and units and negatively impacts the efficiency of faculty, staff, and students to communicate with each other and complete daily tasks. It is a non-trivial expenditure of time and effort traveling back and forth between campus and the program's current off-campus location.

Program Enhancements

Relocation of the programs does not directly result in new services or programs. It will greatly improve day-to-day operations both administratively and programmatically. It will foster and enhance faculty collaboration and ultimately the success of competitive research proposals. It will greatly enhance faculty impact and interaction with undergraduate, graduate, and postdoctoral students.

Needs Assessment

The assessment process for programmatic relocation was based on improving budgetary efficiencies and personnel efficiencies. Budget comparisons were completed for continued leasing of current building, possible new lease options, and relocation to the campus. This relocation directly follows the administration's request to reduce off-campus leases and consolidate UAF activities on campus.

Project Impact

This project will restore and renovate approximately 61,937 square feet of office space and common areas throughout the entire 103,229 square foot Akasofu Building, with a majority of the work occurring on the fourth floor. Worn flooring, paint, ceiling tiles and other finishes will be replaced. Repairs will be made to damaged/degraded bathroom fixtures, door hardware, stair hand rails, elevators, fume hoods, lighting fixtures and other miscellaneous HVAC and electrical systems.

Minor impacts will result from the typical construction related noise, odors, dust, periodic utility outages, etc. Periodic closures or limited access to areas within the building, corridors and bathrooms may occur. The impacts will be controlled through coordination with affected organizations and effective scheduling of project tasks. Dust control measures will be implemented. Geophysical Institute and National Weather Service will be impacted by construction in the adjacent common areas. IARC will be affected by construction in common areas and the 4th Floor area being renovated for SNAP. All occupants will pack their respective offices. The contractor will move furniture and boxes to and from storage locations.

Project Site Considerations

The project will renovate office space and common areas vacated by Japan agencies consistent with the Campus Master Plan. The interior spaces affected by the project scope should be sufficient for storage of construction materials. A dumpster will be located in the north parking lot for bulk debris. Connex storage units are planned for temporary storage of vacated offices. Disruption of utilities, parking and traffic patterns outside of the Akasofu Building should be minimal.

Incremental Costs

None.

Proposed Funding Plan

Annual Program and Facility Cost Projections

<u>Program Costs</u>	<u>Amount</u>
Salaries and benefits for new program Staff and Faculty	N/A
<u>Program Operational Costs*</u>	<u>-\$180,950</u>
Total Annual Program Cost Decrease	-\$180,950
* Savings to the SNAP Program due to moving onto campus from leased space.	
 <u>Facilities Costs:**</u>	
Maintenance & Repair	\$454,618
<u>Operations</u>	<u>\$833,671</u>
Annual O&M Cost	\$1,288,289
** These cost will transfer from the Japan agencies to UAF once the lease terminates.	
 <u>Annual Renewal and Replacement</u>	 <u>\$267,568</u>
Total Annual Cost Projections	\$1,374,907

Total Project Cost and Funding Sources

<u>Funding Title</u>	<u>Fund Account</u>	<u>Amount</u>
FY14 UAF IARC M&R	571381-50216	\$1,440,000
UAF IARC Operations – Japan***	173502-50219	\$2,860,000
<u>IARC Tenant Improvements</u>	<u>103010-63054</u>	<u>\$100,000</u>
Total Project Cost		\$4,400,000
*** Funding from the Japan agencies Fairbanks lease.		

Project Schedule

DESIGN	
Conceptual Design	March, 2014
Formal Project Approval	April, 2014
Schematic Design	April, 2014
Schematic Design Approval	June, 2014
Construction Documents	July, 2014
BID & AWARD	
Advertise and Bid	July - August, 2014
Construction Contract Award	August, 2014
CONSTRUCTION	
Start of Construction	September, 2014
Construction Complete	December, 2014
Date of Beneficial Occupancy	January, 2015
Warranty Period	1 year

Supporting Documents

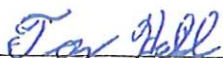
One-page Budget & Drawings (attached to the FPA)

Agreement

In witness whereof, the parties attest that they have made and executed this Agreement to be effective the date and year first above written.



Larry D. Hinzman, Director, International Arctic Research Center

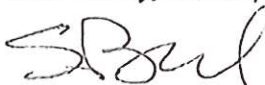


Tony Hall, Meteorologist In Charge, National Weather Service



On Behalf of Robert P. McCoy

Robert P. McCoy, Director, Geophysical Institute



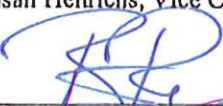
Scott Bell, P.E., Associate Vice Chancellor for Facility Services



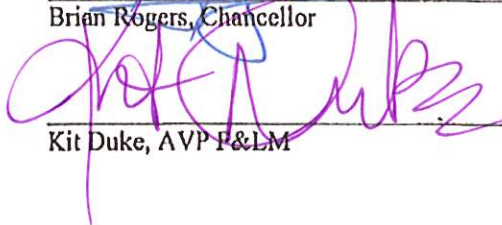
Pat Pitney, Vice Chancellor for Administrative Services



Susan Henrichs, Vice Chancellor for Academic Affairs

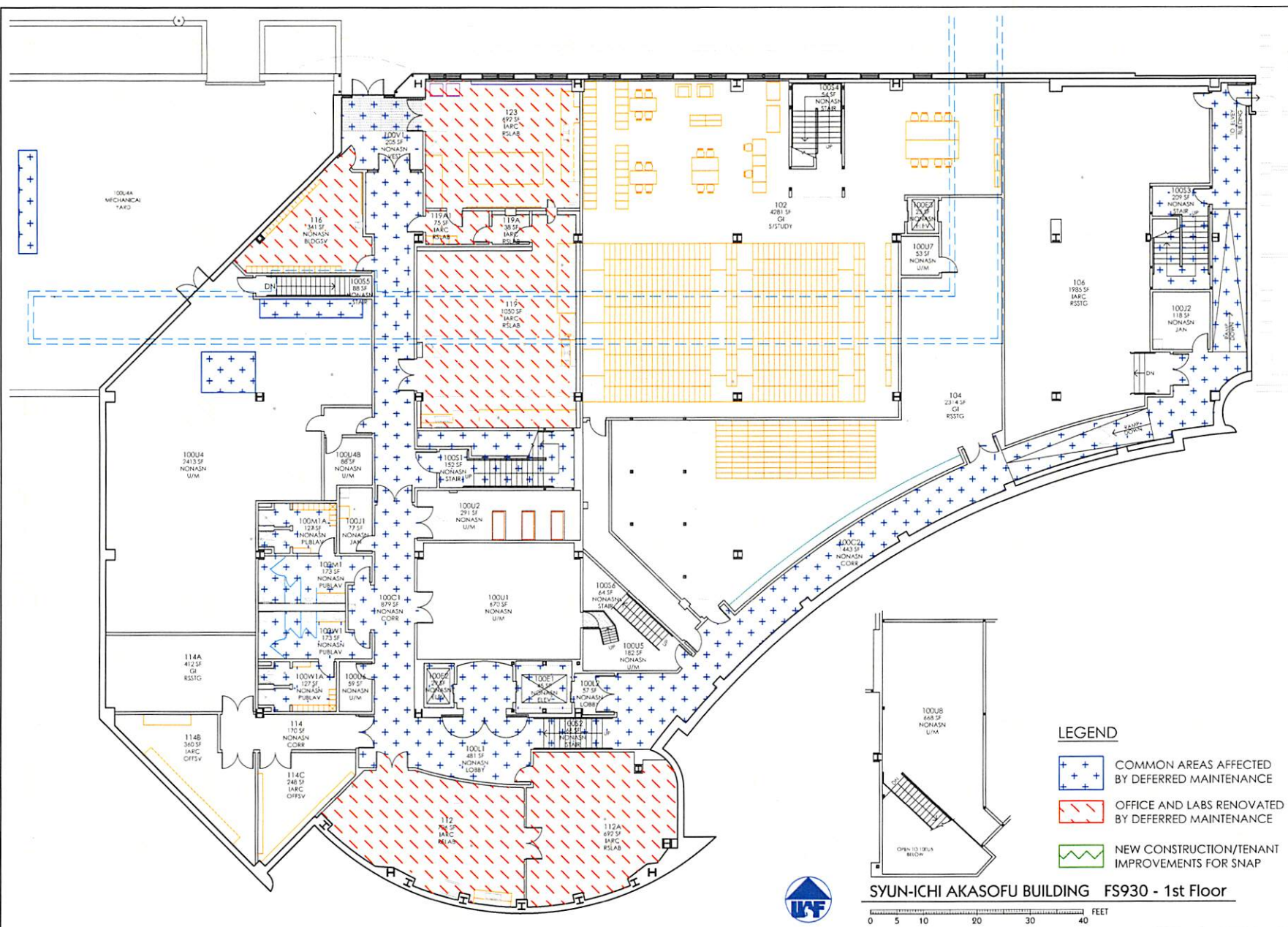


Brian Rogers, Chancellor

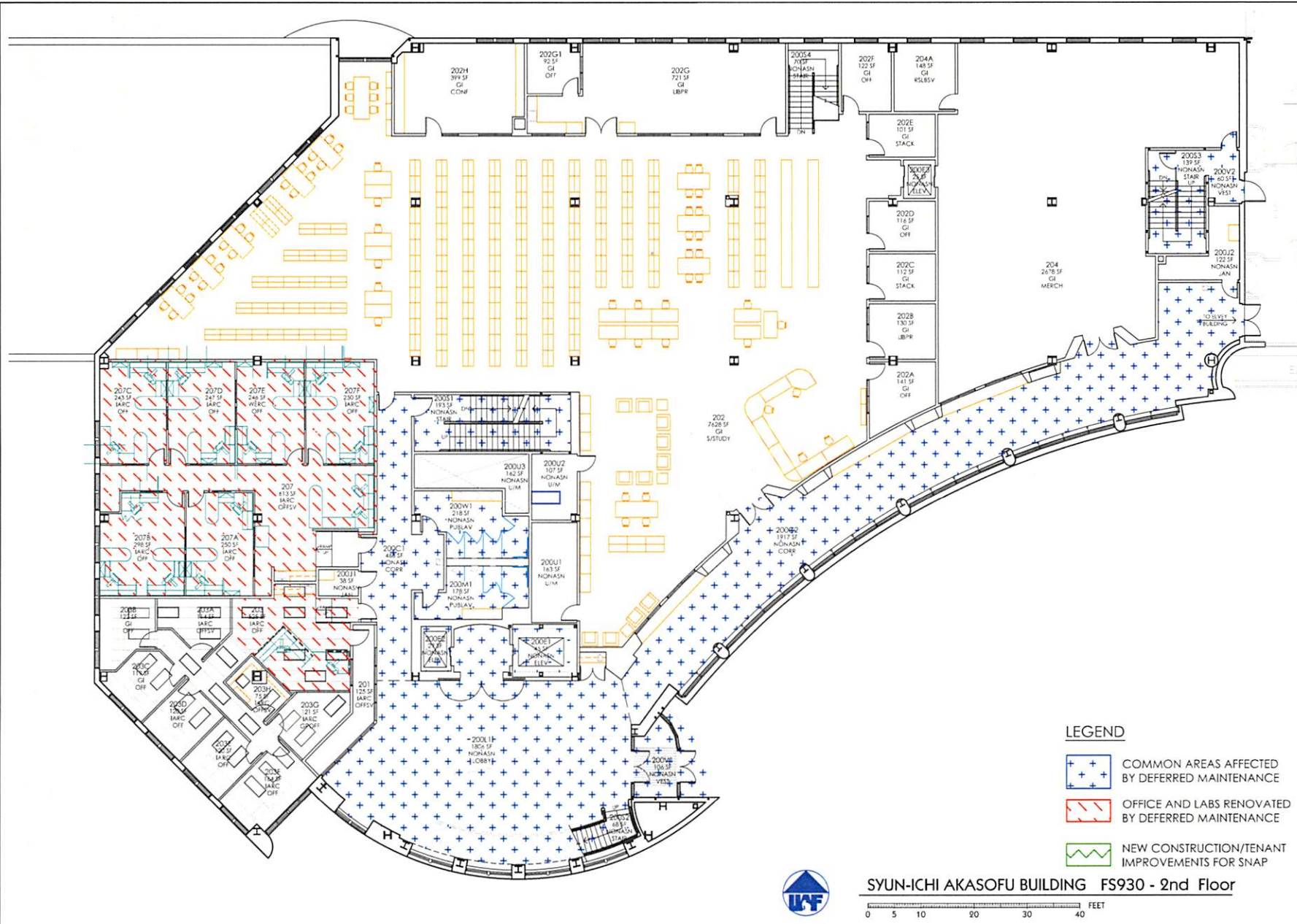


Kit Duke, AVP P&LM

UNIVERSITY OF ALASKA	
Project Name: Akasofu Restoration	
MAU: University of Alaska Fairbanks	
Building: FS930	Date: 4-Mar-14
Campus: Fairbanks	Prepared by: Bob Crenshaw
Project #: 2014089 AKR	Acct #: 571381-50216; 173502-50219; SNAP = TBD
Total GSF Affected by Project:	61,937
PROJECT BUDGET	FPA Budget
A. Professional Services	
Advance Planning, Program Development	
Consultant: Design Services	\$ 445,102.00
Consultant: Construction Phase Services	\$ 95,379.00
Consul: Extra Services (List: _____)	
Site Survey	
Soils Testing & Engineering	
Special Inspections	
Plan Review Fees / Permits	
Other	
Professional Services Subtotal	\$ 540,481.00
B. Construction	
General Construction Contract(s)	\$ 3,179,300.00
Other Contractors (SNAP Tenant Improvements)	\$ 100,000.00
Construction Contingency	\$ 286,137.00
Construction Subtotal	\$ 3,565,437.00
Construction Cost per GSF	\$ 57.57
C. Building Completion Activity	
Equipment	
Fixtures	
Furnishings	
Signage not in construction contract	
Move-Out Costs	
Move-In Costs	
Art	
Other (Interim Space Needs or Temp Reloc. Costs)	
OIT Support	
Maintenance Operation Support	\$ 1,500.00
Building Completion Activity Subtotal	\$ 1,500.00
D. Owner Activities & Administrative Costs	
Project Plng, Staff Support	\$ 140,260.00
Project Management	\$ 150,267.00
Misc. Expenses: Advertising, Printing, Supplies, Etc.	\$ 2,020.00
Owner Activities & Administrative Costs Subtotal	\$ 292,547.00
E. Total Project Cost	\$ 4,399,965.00
Total Project Cost per GSF	\$ 71.04
F. Total Appropriation(s)	\$ 4,400,000.00



 Facilities Services DESIGN & CONSTRUCTION P.O. BOX 758160 FAIRBANKS, AK 99775-8160 907-474-5299 907-474-7554 (fax) www.uaf.edu/uafdc	FACILITIES SERVICES DESIGN & CONSTRUCTION P.O. BOX 758160 FAIRBANKS, AK 99775-8160 907-474-5299 907-474-7554 (fax) www.uaf.edu/uafdc		Project Title: AKASOFU RESTORATION	Project Title: FIRST FLOOR PLAN
	Project Name: AKASOFU RESTORATION	Project Number: 2014081 - AKR	Date: 02/17/14	Date: 02/17/14



DATE	02/17/2014
BY	AKR
CHECKED	AKR
DESIGNED	AKR
PROJECT NUMBER	2014081 - AKR

Project Title:
AKASOFU RESTORATION

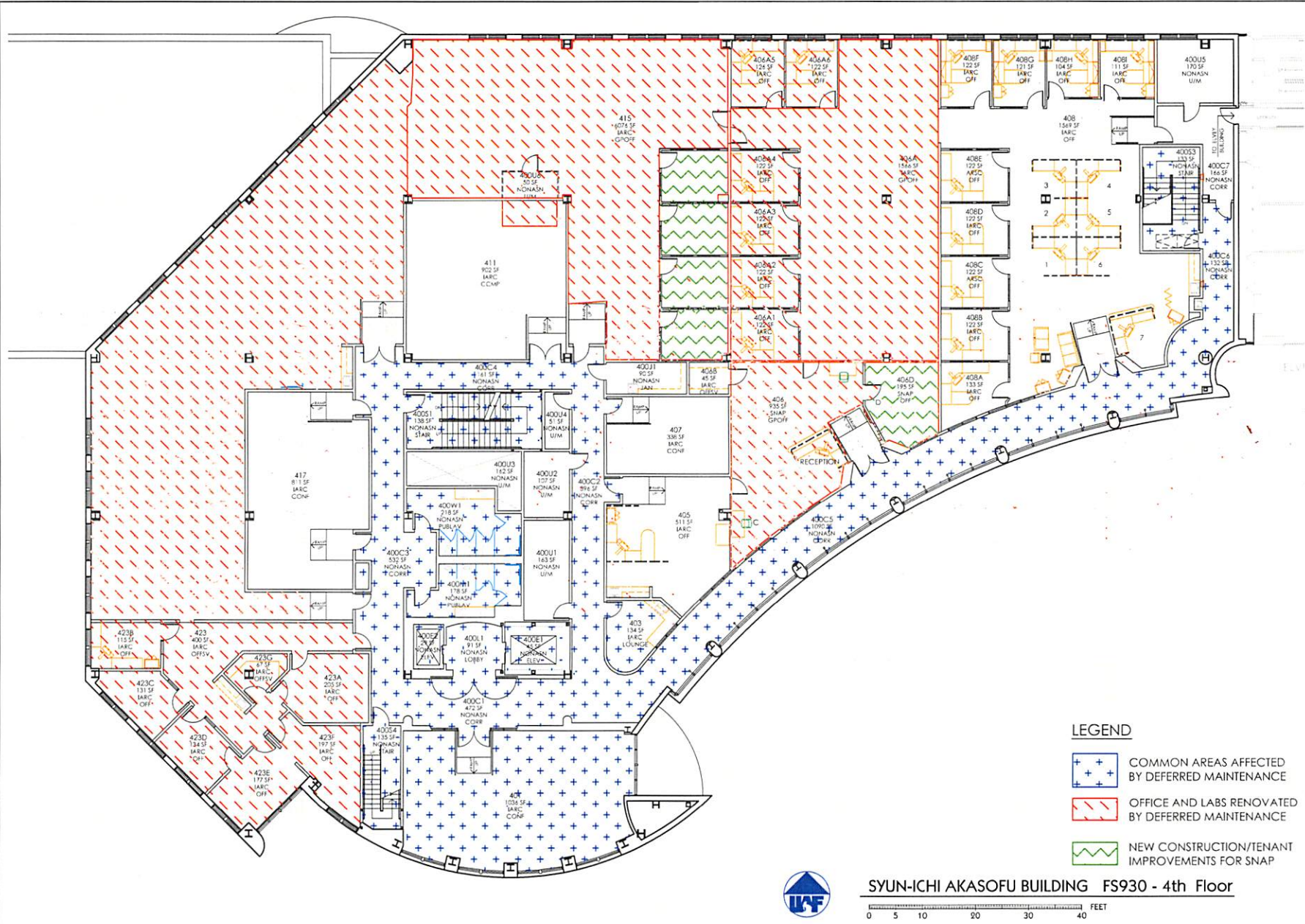
Sheet Title:
SECOND FLOOR PLAN

FACILITIES SERVICES
DESIGN & CONSTRUCTION
P.O. BOX 758160
FARMERS, AK 99775-8160
907-474-5599
907-474-7554 (fax)
www.uwf.edu/facilities



SHEET NO:
A2
2 OF 5

SYUN-ICHI AKASOFU BUILDING FS930 - 2nd Floor



LEGEND

- COMMON AREAS AFFECTED BY DEFERRED MAINTENANCE
- OFFICE AND LABS RENOVATED BY DEFERRED MAINTENANCE
- NEW CONSTRUCTION/TENANT IMPROVEMENTS FOR SNAP



SYUN-ICHI AKASOFU BUILDING FS930 - 4th Floor

0 5 10 20 30 40 FEET

DATE	BY	REVISIONS
02/17/14	BLC	AS DISPLAYED
2014081	AKR	

Project Title: AKASOFU RESTORATION
Sheet Title: FOURTH FLOOR PLAN

FACILITIES SERVICES
DESIGN & CONSTRUCTION
P.O. BOX 758160
FAIRBANKS, AK 99775-8160
907-474-5999
907-474-7554 (fax)
www.uaf.edu/inf



SHEET NO:

A4

4 OF 5

