Chancellor Action/Information Transmittal

Subject:	UAA SDA -1901 Bragaw Tenant Improvement Materials for April 3-4, 2014 BOR Me				
Action Coordinator* (AC) Name:	John Faunce				
AC Department & Position:	FP&C Director				
AC Email:	jfaunce@uaa.alaska.edu	Phone:	786-4912	Date:	3/3/2014
AC Signature:		Suspense Date for Completion:		3/3/2014	

Purpose/ Background: Schematic Design Approval for the UAA 1901 Bragaw Tenant Improvement project.

Recommendations(s): Sign attached SDA Cover Memo and forward to Kit Duke.

Attachment(s): (list in order) Cover Memo, SDA, One-page Budget, Design Narrative, Site Plan, Floor Plans

Routing for Coordination, Review, Comment, Approval, Signature

To	Indicate Action Required & Due Date	Initial	Date
Bill Spindle, Vice Chancellor	Approve attached documents and forward to Provost	DocuSigned by: William Spindle DBEBB9127A92408...	March 3, 2014
Bear Baker, Provost	Approve attached documents and forward to Chancellor	DS EB	March 3, 2014
Tom Case, Chancellor	Approve attached documents and forward to Kit Duke, UA Facilities	DS TC	March 7, 2014
Kit Duke, UA Facilities Chief	Approve and coordinate with President Gamble for inclusion of documents in BOR Materials	KD	3.8.14

Instructions(s) for final disposition: Sign Cover Memo and forward to Kit Duke for coordination with President Gamble and inclusion in April 2014 BOR Agenda materials. Please notify UAA FP&C when forwarded to SW.

☐ Return to Action Coordinator ☑ Other (please use space above to explain)

***Action coordinator:** Accountable employee; responsible for questions, edits, information, and meeting the completion suspense date.

UNIVERSITY OF ALASKA
ANCHORAGE

SCHEMATIC DESIGN APPROVAL

Name of Project:	**UAA 1901 Bragaw Tenant Improvements**
Project Type:	**Renovation and Repurposing**
Location of Project:	**UAA, Off Campus, Bragaw Office Complex #3, AO111, Anchorage**
Project Number:	**13-0149**
Date of Request:	**February 26, 2014**

Total Project Cost:	**$3,850,000**	
Approval Required:	**FLMC**	
Prior Approvals:	**Preliminary Administrative Approval**	**12/19/13**
	Formal Project Approval	**2/20/2014**

A Schematic Design Approval (SDA) is required for all Capital Projects with a Total Project Cost in excess of $250,000.

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. Unless otherwise designated by the approval authority or a material change in the project is subsequently identified, SDA also represents approval of the proposed cost of the next phases of the project and authorization to complete the design development process, to bid and award a contract within the approved budget, and to proceed to completion of project construction. Provided however, if a material change in the project is subsequently identified, such change will be subject to the approval process.

Action Requested

The Facilities and Land Management Committee approves the Schematic Design Approval request for the University of Alaska Anchorage 1901 Bragaw Tenant Improvements 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 $3,850,000. This motion is effective April 3, 2014.

Project Abstract

The Diplomacy Building on 4500 Diplomacy Drive, Anchorage, AK has been sold and the three facilities comprising the Bragaw Office Complex on the 1800-1900 block of Bragaw Street, Anchorage, AK purchased by UA FLM. In exchange for UAA's ownership interest in the Diplomacy Building, the building at 1901 Bragaw Street will become the responsibility of UAA. UAA plans to relocate the UAA occupants of the Diplomacy Building to 1901 Bragaw Street. This project will develop the relocation plan and tenant improvement plans required to accommodate these occupants; prepare the new space through modifications and renewal, and move the occupants from one facility to the other not later than June 30, 2015.

RATIONALE AND REASONING

Background

On June 25th, 2013, UA Statewide Facilities and Land Management (FLM) sold the 5-story, approximately 55,500 sf, UAA Diplomacy Building to Alaska Native Tribal Health Consortium (ANTHC). Part of agreement of sale is that current UAA tenants would be able to continue to lease space for approximately 24-30 months to allow orderly transition to new space. The goal is for all UAA tenants to vacate this facility not later than June 30th, 2015. Additionally, the goal is for UAA to relocate these organizations and vacate a whole floor at a time to facilitate new 3rd party leases and relieve UAA of rental costs incrementally as expeditiously as possible.

On June 27th, 2013, UA Statewide Facilities and Land Management purchased the Bragaw Office Complex including the 1901 Bragaw Street building. As noted, this 3-story, approximately 64,500 sf building will belong to UAA for use as office and classroom space predominantly for the current occupants of the UAA Diplomacy Building.

Programmatic Need

Current UAA Tenants of the Diplomacy Building will continue their academic and/or support mission and functions for the University or various external customers. No changes will be made to their programmatic, on-going operations. Coordinated real estate actions of long term benefit to UAA and the UA System resulting in the sale of one property and purchase of the other necessitate the move of occupants from one location to the other.

Project Scope

This is a tenant improvement of the 1901 Bragaw Building to accommodate relocating the occupants of the Diplomacy Building. UAA is responsible for all renovation to the building.

As part of the purchase agreement, UA Land Management will be separately addressing some of the existing problems with the building; mold remediation, site drainage improvements, replacing an old condensing unit, ADA access, sidewalks, and parking lot renewal.

Project Impacts

None

Variances

The potential for phasing the construction and tenant relocations is being developed and is complex. It may be more efficient to have the contractor have full access to the Bragaw building instead of moving tenants in floor-by-floor.

Total Project Cost and Funding Sources

Funding Title	Fund Account	Amount
FY14 FP&C General Recharge	174004-17059	$450,000
Proceeds from sale of Diplomacy Bldg.	TBD	$1,700,000
FY14/FY15 DM&R	TBD	$1,700,000
Total Project Cost		**$3,850,000**

Annual Program and Facility Cost Projections

A budget request was not made for the additional O&M costs for the larger 1901 Bragaw Building, the anticipated additional costs for the additional 9,000 sf are as follows:

Facilities Costs:	Amount
Maintenance & Repair	$57,750
Operations	$49,500
Annual O&M Cost Increase	**$107,250**

These costs will be absorbed within the UAA budget as a result of savings from the debt service, rent to UA Land Management and O&M costs from the Diplomacy Building. Based on a cost comparison analysis done prior to the purchase of the Bragaw Office Complex, it was determined that UAA would have sufficient an annual savings to offset the cost increase.

Project Schedule

DESIGN	
Conceptual Design	January 2014
Formal Project Approval	February 20, 2014
Schematic Design	March 2014
Schematic Design Approval	April 3, 2014
Construction Documents	June 2014
BID & AWARD	
Advertise and Bid	June 2014
Construction Contract Award *	July 2014
CONSTRUCTION – (May be phased *)	
Start of Construction	August 2014
Construction Complete	May 2015
Date of Beneficial Occupancy	June 2015
Warranty Period	1 year

(* award amount will be based on funds available at the time of award)

Project Delivery Method
Design-Bid-Build

Project Design Team
Kumin Associates, Inc.

Supporting Documents
One-page Project Budget
Design Narrative Document
Drawings – Site Plan, Floor Plans

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

Approvals
The level of approval required for SDA 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.

- TPC ≤ $1.0 million will require approval by the AVP of Facilities and Land Management.

UNIVERSITY OF ALASKA		
Project Name: UAA 1901 Bragaw Tenant Improvements		
University: UAA		
Building: Bragaw Office Complex, #3, AO111	Date:	2/14/2014
Campus: Anchorage	Prepared by:	S. Sauve
Project #: 13-0149 Acct #: TBD		
Total GSF Affected by Project:	$ 64,500	$ 64,500
PROJECT BUDGET	FPA Budget	SDA Budget
A. Professional Services		
Advance Planning, Program Development	$ 30,000	$ 30,000
Consultant: Design Services	$ 180,000	$ 180,000
Consultant: Construction Phase Services	$ 60,000	$ 60,000
Consul: Extra Services (List:_____)		
Site Survey		
Soils Testing & Engineering		
Special Inspections		
Plan Review Fees / Permits	$ 12,000	$ 12,000
Professional Services Subtotal	**$ 282,000**	**$ 282,000**
B. Construction		
General Construction Contract(s)	$ 2,800,000	$ 2,800,000
Other Contractors (List:_____)		
Construction Contingency	$ 224,000	$ 224,000
Construction Subtotal	**$ 3,024,000**	**$ 3,024,000**
Construction Cost per GSF	*$ 47*	*$ 47*
C. Building Completion Activity		
Equipment	$ 40,000	$ 30,000
Fixtures		
Furnishings	$ 40,000	$ 40,000
Move-Out Costs	$ 5,000	$ 10,000
Move-In Costs	$ 5,000	$ 10,000
Art	$ -	$ -
OIT Support - IT switches	$ 20,000	$ 20,000
Maintenance Operation Support		
Building Completion Activity Subtotal	**$ 110,000**	**$ 110,000**
D. Owner Activities & Administrative Costs		
Project Plng, Staff Support	$ 85,920	$ 85,920
Project Management	$ 60,000	$ 60,000
Misc. Expenses: Advertising, Printing, Supplies, Etc.	$ 18,080	$ 18,080
Owner Activities & Administrative Costs Subtotal	**$ 164,000**	**$ 164,000**
E. Total Project Cost	**$ 3,580,000**	**$ 3,580,000**
Total Project Cost per GSF	*$ 56*	*$ 56*
F. Total Appropriation(s)	**$ 3,580,000**	**$ 3,580,000**

Architectural Design

Kumin Associates, Inc.

General

The task of moving from Diplomacy to the 1901 Bragaw building involved right-sizing space in each department's existing floor space, reducing or enlarging offices based on the State standards, and creating shared work areas within the new suites. New conference areas, unless existing within a suite, have been created to be shared by the entire population of the building. After conducting interviews with representatives from each of Diplomacy's departments regarding their needs, we inventoried existing furniture and equipment and observed how they utilize their existing space; we have portioned the three above ground floors as follows;

Building Interior

Third floor will house ISER, International Research and Effectiveness, Grants and Contracts, and Dr. Wisniewski's RGS group. It is thought these groups will have a lower amount of foot traffic.

Second floor will house the medical departments; Department of Health Services, Office of Health Programs Development, Alaska Rural Health, MEDEX/Physician's Assistant program, and the Institute for Circumpolar Health Studies.

First floor will house TRIO (three student support programs), Child Welfare Academy, and the newly combined Center for Economic Development and Small Business Development Center. These departments will be working more directly with the public, have more visitors during training sessions thus will have a high rate of foot traffic. We were not able to house all of the required needs of CWA on one floor, which made necessary the use of an existing large training room in the basement that will be remodeled to allow its use as one large room, or up to three smaller rooms by using operable partitions, as needed for their curriculum. A 650 square foot space has been set aside for a UAA sponsored food/coffee outlet; many of the people interviewed thought this would be a good way of providing more interaction between the floors of the building and complex tenants.

Lobbies

First floor will be updated with new porcelain flooring tile/base and wall finishes, new walk-off mat will be provided in entry vestibule and extend same width to new fire rated double doors. To meet code we have to provide a two-hour exit enclosure for egress. This includes changing the fire rating of the walls in the south entry lobby area being created by the installation a set of fire doors to the elevators and the north lobby area. Second and third floor elevator lobbies will be updated with carpet tile and new wall finishes. Existing basement ceramic floor tile is to remain with updates to wall and ceiling finishes.

Basement

The existing large training room will be updated with new carpet and wall finishes to a comfortable, well-lit space, with adjacent areas for CWA to conduct mock interviews, and provide their required dedicated kitchen. We also propose using an area to the north of the elevator lobby as a break/study area that can house seating and tables plus vending machines for use by occupants and visitors, new

VCT, rubber base and paint will be used to update the finishes. Luxury vinyl planks will be installed down both southern corridors (all the way to the double doors into storage area) and into CWA's required break room, with fresh coats of paint on the walls.

The remaining areas for use by tenants shall use existing flooring, with fresh coats of paint and rubber base. No work is to be done in areas in the northwest quadrant set aside for UAA Maintenance.

First, Second and Third floor Suites

We propose using one carpet tile where carpet tile is to be installed, throughout the entire building to reduce costs and inventory storage, and ease for any reconfiguration done to the suites in the future. Suites can be given individual identities through use of wall finishes/color. Several of the tenants have expressed the need for a more cohesive professional look which we believe these things would help achieve.

We propose an Additive Alternate for updating existing central core areas including toilet rooms, janitors' closets, maintenance rooms and stairs. New finishes in these areas will not be in the base bid at this time.

We have utilized almost all existing wall construction and are adding partitions to create offices as needed. Most of existing casework has been maintained with the addition of new plastic laminate casework to be installed in all the new workrooms and kitchens.

Structural Design

PDC Inc. Engineers

Structural Repairs: The structural scope of work was limited to an investigation of localized corrosion under the north entryway. The corrosion was caused by water infiltrating through the floor slab. The following repairs are required to fix the structure below the north entryway.

In several areas directly below the main entrance doors the metal pan deck is severely corroded. Modifications to the structure will be required to repair this localized corrosion. The underside of the metal pan deck is accessible from the basement and the repairs will be completed from below by removing the ceiling grid. The corroded deck will be reinforced with angle iron from below, spanning between floor joists.

A 6.5 inch concrete slab was added to the existing north entryway. This thickened slab added an 80psf dead load to the floor slab. The existing floor structure does not have the capacity to support this additional dead load. Additional floor joists and beams will be provided to support the load.

To prevent further structural damage a durable, foot traffic rated membrane will be installed over the north entry floor slab.

Additional Investigation: A similar condition to the north entryway exists; where the first floor deck is exposed to the elements on the south side of the building. Further investigation is recommended of the first floor in this area to verify that there is no corrosion present at the south entryway.

Mechanical Design

PDC Inc. Engineers

Site and Utilities: No modifications to site utilities including water, storm, sewer, and natural gas are anticipated.

Plumbing: The existing public restrooms on the first, second, and third floors are in good condition and will be kept as-is. The restroom fixtures in the basement are fair, but adequate and are not anticipated to be replaced. Point of use ASSE 1070 rated tempering valves will be located on the public lavatory hot water lines to be in compliance with current UPC code.

Minor modifications will be made to the existing break room sinks. One sink is being demolished and replaced with two sinks in adjacent rooms. Each sink will be provided with a dishwasher, garbage disposal, and instant hot water spout.

The existing water heater in the boiler room will have its sacrificial anodes replaced, but will be reused. The original assessment report noted corrosion, but we believe that the corrosion noted was from a leaky dielectric union that was later replaced. The unit was installed in 2004 and we believe has an additional 5-10 years of service.

The existing water heater does not have a central tempering valve. We recommend that a central hi-lo tempering valve will be provided. Existing hot water recirculation piping in the boiler room will be modified to tie into the appropriate places of the tempering valve.

The basement sump pumps that are used to remove site rainwater runoff are in fair condition though it was noted there might be some operational issues. The sump pump in the southeast corner was noted as being non-operational. This project will renovate three existing sump pump stations and replace the pumps and controls in the southeast unit.

Heating: The heating plant is in good condition. No work is anticipated for this part of the building. Heat is distributed to the occupied spaces primarily through the ventilation system. Since no changes are anticipated for the VAV boxes, no additional terminal heating unit or piping modifications are anticipated.

Ventilation: The existing central air handling unit was replaced in 2004, is in good condition, and will be reused.

The ventilation system in the building is comprised of medium pressure distribution ducts and Variable Air Volume (VAV) boxes with reheat coils. The system appears to be operating correctly, with no noted indoor air quality or temperature comfort concerns.

For the remodel, the existing VAV boxes and medium pressure distribution ducts will be kept in place. Where floor plan changes necessitate changes to the ceiling, existing diffusers will be cleaned and relocated where possible.

The entire ventilation system, whether modified or not, will be rebalanced.

Mechanical Cooling: The majority of the building is cooled with ventilation air through the VAV system. The air handling unit cooling system is comprised of a DX cooling coil and roof mounted Trane condensing unit utilizing R22 refrigerant. The condensing unit is in poor condition and needs replacement. Since R22 has been phased out as an approved refrigerant, the cooling coil may also need to be replaced as part of a refrigerant upgrade for the condensing unit. Upgrades to this system will be completed under a separate contract.

IT cooling is provided in the basement with a split system Liebert unit. The condensing units are located outside on grade, on the north side of the building. It is our understanding that these functions will no longer be needed in the building and the system will be demolished.

Controls: The majority of the existing facility has an Automated Logic Direct Digital Control (DDC) system installed by Meridian Controls. The system appears to be operating fine, with major installations occurring in 2004. Room temperature sensors will be relocated as required for the new layout.

We recommend replacing the motor disconnects for pumps 3 and 3A with Variable Frequency Drives. This will be an energy savings measure for the facility.

Fire Suppression: The facility is currently protected with a complete coverage wet sprinkler system. Sprinkler heads and branch piping will be relocated as required for the floor plan modifications in accordance with NFPA 13.

Electrical Design

PDC Inc. Engineers

Lighting: Light fixtures will be removed and relocated to support the revised floor plans. New fixtures will be provided as required and will match the look of the relocated fixtures.

Additional light switches and controls will be provided for created spaces and renovated rooms and areas. Existing lighting branch circuits removed during demolition of the ceilings are intended to be re-used to supply the new lighting fixtures. No new lighting branch circuits are anticipated at this time.

Emergency egress lighting was noted in the Condition Survey Report from May 2013 to be provided with emergency lighting units (“bugeyes”). The report noted that all required areas were covered but that that some of the emergency lighting units were not functional. A complete building test of the emergency egress lighting is to be completed and the nonfunctioning units repaired or replaced. This will have the least impact if done before any tenants move in and will ensure that life safety requirements are met prior to any move in of tenants.

Where existing lighting fixtures in vestibules, lobbies, corridors, storage rooms, lavatories and similar spaces are controlled with occupancy sensors, the same controls will be utilized for the new lighting fixtures. Manual switches will be provided in small offices and similar spaces.

Existing exterior pole and building mounted lights are not anticipated to be impacted by the construction.

Power: The existing Main Distribution Panel in the basement will be reused.

Existing panelboards and circuit breakers will be re-used to the extent possible. One panel in the basement is on a wall designated for demolition. The panel will either be relocated or demolished and have circuits fed from other nearby existing panelboards. The design anticipates existing circuits will primarily be re-used in rooms and spaces.

The automatic transfer switch (ATS) is currently not functional and is being used as a pull box. The generator feeding this ATS was removed about 6 years ago. The exterior generator disconnect needs to be removed immediately so as not to confuse first responders and to comply with Code. The service disconnect labels on the exterior of the building as well as at the Main Distribution panel in the basement need to be removed/modified immediately as well to comply with code. The conductors from the old generator (between Building 1815 and 1901) will be demolished. The raceway will remain as spare for future use.

Power circuits and receptacles will be modified or added as required to support the mechanical system modifications, floor plan changes, and architectural features.

Data/Telecommunications: Existing telecom racks, patch panels, and main equipment will be reused.

Existing service entrance cabling is adequate to support this remodel work. The incoming fiber optic and copper communication cabling into Building 1901 also serves the other buildings. Remodel work in 1901 should be done to minimize disruption to the telecommunication services to the buildings 1815 and 1835.

Telecommunications outlets will consist of 3 each RJ45 jacks per wall plate with Cat 5e cabling from the existing racks and patch panels. Approximately one outlet per 100 square feet or two outlets per dedicated office will be provided. Provide patch panels switches, and UPS to support additional ports in remodeled areas as required. Some of the active equipment may be owner furnished; owner installed and will be confirmed during the next phase of design.

Fire Alarm: The existing fire alarm control panel will be re-used. Existing fire alarm system devices will be removed and relocated as required for wall and ceiling modifications.

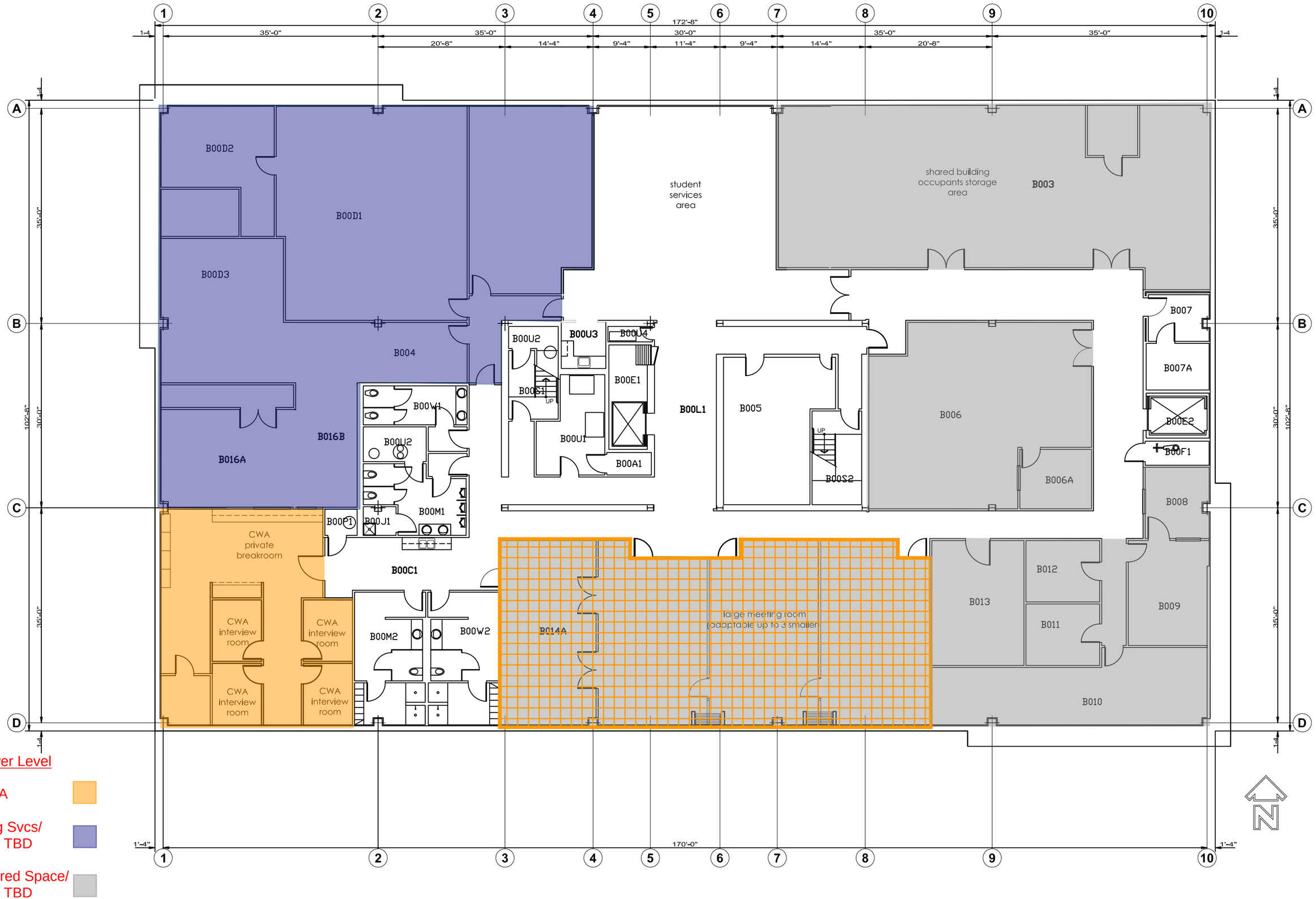
Additional devices will be provided for spaces created in this project. It is anticipated that the existing fire alarm panel has capacity for these additional devices. Detectors will be provided (remain) at all door holders in rated exit paths, elevator lobbies and machine room, at smoke damper locations and otherwise required by code.

Duct mounted smoke detection locations for fan shutdown may be relocated to accommodate changes to duct routing. Additional duct detectors will likely be required.

Security: The existing security panel, cameras, and card readers are anticipated being demolished and replaced. Provide a new standalone security system including panel, IP cameras, and card readers.

Cameras will be provided at the ground floor main entrance and lobby area. Card readers to be provided at ground floor main entrance, and at the entrance to each suite (all floors). Card readers are not anticipated for mechanical, electrical, elevator and janitorial type rooms.


1901 Bragaw Street
MAIN CAMPUS


1
2
3
4
5
6
7
8
9
10
172'-8"
35'-0"
35'-0"
20'-8"
14'-4"
9'-4"
30'-0"
11'-4"
9'-4"
14'-4"
35'-0"
20'-8"
35'-0"
1-4
A
B
C
D
102'-8"
30'-0"
35'-0"
B00D2
B00D1
B00D3
B004
B016B
B016A
B00W1
B00U2
B00U2
B00U3
B00U4
B00S1
UP
B00E1
B00U1
B00A1
B00L1
student services area
shared building occupants storage area
B003
B005
UP
B00S2
B006
B006A
B007
B007A
B00E2
B00F1
B008
B009
B00M1
B00J1
B00P1
B00C1
CWA private breakroom
CWA interview room
CWA interview room
CWA interview room
CWA interview room
B00M2
B00W2
B014A
large meeting room (adaptable up to 3 smaller)
B013
B012
B011
B010
170'-0"
1'-4"
Lower Level
CWA
Bldg Svcs/ Use TBD
Shared Space/ Use TBD
N


conference
ETS director office
EOC director office
assistant cubicle
assistant cubicle
assistant cubicle
ETS cubicle
ETS cubicle
ETS cubicle
SSS director office
workroom
reception
copier
kitchenette
100V1
office
office
office
office
office
storage
storage
copier
kitchenette
workarea
100S1
CWA Director office
office
office
reception
retail space
100V2
2 person office
office
office
office
meeting area
provost office
shared breakroom
cubicle
office
office
office 138 sf
training / conference
shared workroom
copier
100E3
100A3
100S2
2 person office 168 sf
2 person office 144 sf
wee meeting room
reception
wee meeting room
storage
office 125 sf
office
conference
2 person office 145 sf
office 132 sf
DN
UP
EP
1st Floor Level
TRIO
CED/SBDC
CWA
Retail Space
N

2nd Floor Level

MEDEX/PA/DHS
OHPD/ACRH
ICHS
USGS
Shared Space

3rd Floor Level

IEEAS/IR

G+C/RGS

ISER

Shared Space