



UAA Conoco Phillips Integrated Science Building Re-commissioning Project Information Item

Construction of the Conoco Phillips Integrated Science Building (130,000 gsf) was completed in 2009. The building is very complex in terms of architectural, structural, civil, mechanical and electrical components. Since the building has been operating for nearly five years, some systems changes have occurred, and this is a good opportunity to dial in the building. The intention of this project is to reevaluate building performance to: 1) provide a safe healthy facility for occupants, 2) improve energy performance, 3) reduce operating costs, 4) improve orientation and training of maintenance staff, 5) improve facility documentation and ensure the facility meets user needs. The re-commissioning does not include modifications or suggestions of modifications to building uses other than designed.

In mid-2013, remaining project funds were identified and reserved for re-commissioning work. In November 2013, an initial meeting was held with representatives from PDC, Inc. Engineers, UAA Facilities Maintenance and Operations (FMO) staff, and UAA Facilities Planning and Construction (FP&C) to discuss scope of work and schedule. The fee proposal was requested at this meeting.

The basic scope of work includes planning, investigation, and report(s). Systems that will be commissioned include ventilation systems, heating/cooling systems, heat recovery systems, humidification systems, domestic hot water systems, lab water systems, lighting/lighting control/exit lighting, security systems, heat trace and the generator. Systems that will not be commissioned include fire alarm system, telecom system and elevator system. PDC may recommend minor additional control strategies to improve efficiency not included in the original design.

The contract was executed with PDC Inc. Engineers on December 23, 2013.

FP&C has provided PDC, Inc. Engineers with facility design drawings, specifications, and operations/maintenance manuals for review. On January 7, 2014 a site visit was held with the building manager, project manager, maintenance staff, and consultants/subcontractors (controls, air balancing) for a coordination meeting and walkthrough of the facility.

PDC, Inc. Engineers will have their final report to FP&C no later than May 2014, including any recommended changes. The project schedule is as follows:

Site Investigation/Draft Report	January 2014 - April 2014
Report Review and Finalization	May 2014