



Division of Design and Construction

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Total Project Cost	\$4,000,000
Approval Required	F&LM Committee

MEMORANDUM

TO: Richard Schointuch
Associate Vice President for Facilities

THROUGH: Kathleen Schedler
Associate Vice Chancellor
Facilities and Safety

FROM: Cindy Ward
Contract Manager

C. Ward *K. Schedler*

DATE: August 24, 2007

SUBJECT: F&LM Committee Approval

Project Name: Kuskokwim Campus Siding and Roofing

Project No.: 2008052 KCSR

In accordance with Regents' Policy 05.12, approval by the F&LM Committee is required for this project. Your prompt review of this project would be greatly appreciated.

Requisite materials are enclosed.

CC: Ro Bailey
Vice Chancellor
Administrative Services
(PF) 101



FORMAL PROJECT APPROVAL

Name of Project: Kuskokwim Campus Siding and Roofing

Location of Project: Kuskokwim Campus

Project Number: 2008052 KCSR

Date of Request: August 24, 2007

Project Manager: Cindy Ward

Total Project Cost:	\$4,000,000
Approval Required:	F&LM Committee

INTRODUCTION

In accordance with Regents' Policy P05.12, Formal Project Approval (FPA) represents approval of the Project including the program justification and need, scope, the Total Project Cost (TPC), and funding plan for the project. It also represents authorization to complete the development of the project through the schematic design, targeting the approved scope and budget, unless otherwise designated by the approval authority.

A FPA is required for all projects with an estimated TPC in excess of \$2.5 million in order for that project's inclusion of construction funding to be included in the university's capital budget request, unless otherwise approved by the Board. The level of approval required shall be based upon TPC as follows:

- TPC > \$4 million will require approval by the Board based on recommendations from the Facilities and Land Management Committee (F&LMC).
- TPC > \$2 million but ≤ \$4 million will require approval by the F&LMC.
- TPC > \$1 million but ≤ \$2 million will require approval by the Chairperson of the F&LMC.
- TPC ≤ \$1 million will require approval by the university's Chief Finance Officer (CFO) or designee.

BODY OF THE APPROVAL

1. Background



The Kuskokwim Campus buildings were built between 1977 and 1982. YLC (Yupik Language Center) was the original building and is a simple “wooden box”. New roof and siding would allow for the continued use of the building.

The main buildings, including Phase I, Maggie Lind and the Voc-Tech buildings, were built in three phases ending in 1982. These structures have not received any major upgrades. Over the past twenty-five years, the roof and siding have deteriorated, leaks have begun at joints and the harsh climate has taken its toll.

Installing new roofing, including correcting deficiencies in the roof systems will extend the life of the buildings. The new siding will provide better insulation, extend the life of the buildings, increase occupant comfort and decrease heating costs.

The heating systems within the Maggie Lind building, Voc-Tech building and Sackett Hall have old heat exchangers and Victaulic pipe fittings. During shut-down of the heating system for maintenance, pipe fittings will leak. These leaks cause extra money to be spent on glycol to re-fill the system and time for cleaning up the liquid. The heat exchangers in these heating systems are old, large and difficult to clean. Newer models are much smaller and more efficient, thus reducing maintenance and heating costs.

2. Project Scope

The capital funds will be spent installing new roofing and siding on buildings KU103 and 104, then 101 and 102 as funding allows (Maggie Lind and Voc-Tech , YLC and Phase I respectively). In addition the piping and heat exchangers in KU103, 104 and 105 (KU105 is Sackett Hall) mechanical rooms will be replaced and upgraded as funds are available.

3. Proposed Cost and Funding Source(s)

Funding for this project is from the FY08Capital Budget Appropriations

4. Estimated Total Project Cost

UNIVERSITY OF ALASKA	
Project Name: Kuskokwim Campus Roofing and Siding	
MAU: UAF	
Building: KU101, 102, 103, 104 & 105	Date: August 24, 2007
Campus: Kuskokwim	Prepared By: C. Ward
Project #: 2008052 KCSR	Account No.: 571283-50216
Total GSF Affected by Project:	23,640
PROJECT BUDGET	Original
A. Professional Services	
Consultant Basic Services	\$200,000
Consultant Extra Services	\$0
Site Survey	\$0
Soils Engineering	\$0
Testing	\$0
Plan Review / Permits	\$25,091
Other	\$0
<i>Professional Services Subtotal</i>	<i>\$225,091</i>
B. Construction	
Contractor - roofing & siding	\$3,095,000
Contractor - heat exchanger/piping	\$44,000
Construction Contingency	\$282,510
Art	\$0
Other (Interim Space Needs)	\$0
<i>Construction Subtotal</i>	<i>\$3,421,510</i>
<i>Construction Cost per GSF</i>	<i>\$144.73</i>
C. Equipment and Furnishings	
Equipment	\$0
Furnishings	\$0
Make Ready/Move In	\$0
<i>Equipment and Furnishings Subtotal</i>	<i>\$0</i>
D. Administrative Costs	
Advance Planning	\$0
Misc. Expenses	\$24,000
Parking/Staging	\$0
Project Management	\$329,399
<i>Administrative Costs Subtotal</i>	<i>\$353,399</i>
E. Total Project Cost	\$4,000,000
<i>Total Project Cost per GSF</i>	<i>\$169.20</i>
F. Total Appropriation(s)	\$4,000,000

5. Maintenance and Operating Costs (M&R)

This roofing, siding and heat exchanger work will prolong the life of the buildings while reducing the maintenance cost.

6. Consultant(s)

No consultant has been selected for this project.

7. Other Cost Considerations

None

8. Schedule for Completion

09/20/07	Project Approval
12/06/07	Schematic Approval
02/29/08	100% Construction Documents
04/11/08	Construction Award
09/26/08	Construction Complete

9. Action Requested

Formal Project Approval for the UAF KuC Roofing and Siding with a total project cost not to exceed \$4,000,000.

10. Supporting Documents

None

11. Approval

Formal Project Approval is hereby granted.

The President recommends that:

MOTION

"As required by Regents' Policy P09.12.04, the Facilities and Land Management Committee approves the Formal Project Approval request for the University of Alaska Fairbanks Kuskokwim Campus Roofing and Siding as presented, and authorizes the University administration to proceed through schematic design (SD) not to exceed a Total Project Cost of \$4,000,000. This motion is effective [Date]."

Approval Notes

This approval is subject to the following provisions: