



## ***FORMAL PROJECT APPROVAL***

**Name of Project:** PWSCC Wellness Center/Campus Renewal

**Location of Project:** UAA PWSCC, Valdez, AK

**Project Number:** 07-0044

**Date of Request:** November 1, 2010

**Total Project Cost:** \$5,000,000

**Approval Required:** Formal Project Approval

**Prior Approvals:** Preliminary Administrative Approval

### **Reference Materials:**

Proposed Project Budget

Project Agreement

<b>UNIVERSITY OF ALASKA</b>		
Project Name: PWSCC Wellness Center/Campus Renewal		
MAU: UAA		
Building: Growden - Harrison Bldg	Date:	11/1/2010
Campus: Valdez	Prepared by:	FP&C
Project #: 07-0044	Acct #:	FY11 GO Bond
Total GSF Affected by Project:	20131	
<b>PROJECT BUDGET</b>	FPA Budget	SDA Budget
<b>A. Professional Services</b>		
Advance Planning, Program Development		
Consultant: Design Services	\$315,000	
Consultant: Construction Phase Services	\$78,000	
Consul: Extra Services (List: _____)		
Special Inspections	\$8,000	
Plan Review Fees / Permits	\$16,500	
Other		
Professional Services Subtotal	<b>\$417,500</b>	<b>0</b>
<b>B. Construction</b>		
General Construction Contract(s)	\$3,500,000	
Other Contractors (List: _____)		
Construction Contingency	\$350,000	
Construction Subtotal	<b>\$3,850,000</b>	<b>0</b>
Construction Cost per GSF	\$191	
<b>C. Building Completion Activity</b>		
Equipment	\$150,000	
Fixtures	\$100,000	
Furnishings	\$45,000	
Signage not in construction contract	\$35,000	
Art	\$29,000	
Maintenance Operation Support	\$15,000	
Building Completion Activity Subtotal	<b>\$374,000</b>	<b>0</b>
<b>D. Owner Activities &amp; Administrative Costs</b>		
Project Plng, Staff Support		
Project Management	\$350,000	
Misc. Expenses: Advertising, Printing, Supplies, Etc.	\$8,500	
Owner Activities & Administrative Costs Subtotal	<b>\$358,500</b>	<b>0</b>
<b>E. Total Project Cost</b>	<b>\$5,000,000</b>	<b>0</b>
Total Project Cost per GSF	\$248	
<b>F. Total Appropriation(s)</b>	<b>\$5,000,000</b>	

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## **PROJECT AGREEMENT**

**Name of Project:** PWSCC Wellness Center/Campus Renewal

**Location of Project:** UAA PWSCC, Valdez, AK

**Project Number:** 07-0044

### **INTRODUCTION**

This document represents a formal agreement between the affected program department(s), the MAU's chief facilities administrator, the provost, the vice chancellor for administrative services, the chancellor, and the system office's chief facilities administrator documenting a common understanding of the programmatic need, project scope, and other matters related to the project.

A Project Agreement is required for all projects with a Total Project Cost (TPC) anticipated to exceed \$2.5 million. Provided however, the university's chief financial officer or designee may waive or modify the Project Agreement content requirements or specify that a Pre-Design Statement be used in its place.

### **BODY OF THE AGREEMENT**

#### **1. Basis for the Project**

The Growden-Harrison building was originally built shortly after the 1964 earthquake as an Elementary school and has been added onto in a piecemeal fashion in the following years. The facility has several issues that include hazardous material abatement; inadequate lighting; lack of ADA access. A Wellness Center is housed in the original elementary school gym. Virtually no upgrades or changes have been made to this portion of the building/campus since the college took possession of the property in 1988. In addition to the previously noted issues, inadequate electrical service allows only four of the six available aerobic exercise machines to be operated. Other deficiencies include: lack of separation between aerobics, dance and yoga from the weight and cardio equipment; water damaged ceiling; aged flooring and walls; and severely outdated shower/bathroom facilities requiring frequent maintenance.

Programming includes components that ensure education of the whole individual, blending academics with mental and physical wellness. Without renovation, this programming will certainly remain limited. In addition to providing academic wellness coursework for college students, the Wellness Center is the only health and fitness facility in the City of Valdez and provides a focal point for the community in terms of health and wellness. For PWSCC, renovation of this facility is essential to fulfilling the mission of service to students and the community.

#### **2. Scope of the Project**

Renovations of the facility will not only extend the useful life of the facility, the improvements will make the facility more attractive to users, increase participation in wellness programs and improve the facility energy efficiencies. Additional programs may attract additional user groups that to the campus and hopefully into other academic offerings.

### **3. Impact Analysis**

A renovated facility will inspire attentiveness to one's health and wellness, as the facility itself will evoke a sense of these. Modern equipment will be capable of running as a result of a new infrastructure that is up-to-date and adequate. Proper separation of activities and programs will be possible, and shower and bathroom facilities will be up to modern standards. A renovated Wellness Center will take several strides forward in serving the students and community in and around Prince William Sound Community College.

### **4. Additional Services or Programs**

No additional programs are envisioned, a freshly renovated and healthy facility is anticipated to increase attendance and community participation in existing programs.

### **5. Needs Assessment**

A lack of adequate mechanical ventilation often requires an exterior door to be opened to provide sufficient fresh air, this unconditioned air then needs to be heated and taxes the mechanical systems. The poor condition of the wellness showers, restroom facilities and changing areas do not provide an inviting atmosphere or sense of wellness. Replacement of rusting galvanized pipes will eliminate the rusty water and will require the removal and disposal of the asbestos containing materials. Inadequate and antiquated lighting will be replaced with energy efficient fixtures that will enhance the activity areas.

### **6. Backfill Plan**

None required.

### **7. Incremental Costs**

None.

### **8. Maintenance and Operating Costs (M&R)**

Increased operational costs resulting from increased usage should be offset by energy efficiency improvements.

### **9. Site Considerations**

This project will renovate an existing building and will not impact site considerations.

### **10. Funding Source(s)**

FY11GO Bond	\$5,000,000
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## **11. Supporting Documents**

The supporting documents shall also discuss or disclose those items that are normally part of a complete project including: furnishings, fixtures, movable and non-moveable equipment, technology systems, related parking, landscaping, signage, walks and roadways, and works of art, which for funding source, funding constraints, timing or whatever reason, are not included as part of the project budget being agreed upon.


Furniture, fixtures and equipment are already installed in the wellness center. Most of the fitness equipment has been donated by Alyeska Pipeline Services Company. This equipment will be re-installed in the renovated space. The ancillary electronic equipment will be removed and reinstalled after the renovation; this includes the check in computer, stereo equipment and television monitor(s). The waiting area chairs will be replaced with new chairs. Parking, walkways, signage are existing and will be re-used. The existing gym lockers are at the end of their useful life and will be replaced with new lockers.

## 12. Detailed Project Budget

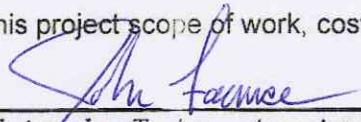
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### 13. Signatures

This project as described above meets the requirements of PWSCC

  
\_\_\_\_\_  
*Doug Desorcie, Prince William Sound Community College President*

This project scope of work, cost, and schedule as described above is appropriate:

 11/16/10  
fa \_\_\_\_\_  
*Christopher Turlantes, Associate Vice Chancellor, Facilities & Campus Services*

This project plan and funding as described above is appropriate:

\_\_\_\_\_  
*William Spindle, Vice Chancellor for Administrative Services*

This project as described above meets the academic priorities of the Campus:

\_\_\_\_\_  
*Michael Driscoll, Provost*

This project as described above is consistent with executive and Board planning protocols:

\_\_\_\_\_  
*Kit Duke, Chief Facilities Officer*