



SCHEMATIC DESIGN APPROVAL

Name of Project: Kuskokwim Campus CANHR Health Clinic

Location of Project: University of Alaska Fairbanks

Project Number: 2010129 KCHC

Date of Request: September 30, 2010

Total Project Cost: \$3,800,000

Approval Required: Schematic Design Approval

Prior Approvals/Actions: Preliminary Administrative Approval: 3-31-10
Formal Project Approval: 4-16-10

POLICY CITATION

In accordance with Regents' Policy 05.12.043, Schematic Design Approval (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 phase(s) of the project and authorization to complete the Construction Documents process, to bid and award a contract within the approved budget, and to proceed to completion of project construction.

For the Schematic Design Approval, if there has been no Material Change in the project since the Formal Project Approval, approval levels shall be as follows:

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

RATIONALE AND RECOMMENDATION

Background

This project at the Kuskokwim Campus is derived from the Campus Wide NCRR Recovery Act Construction Grant project (CWRO), which will renovate and create space at the Fairbanks and Bethel Campuses of the University of Alaska Fairbanks in support of research aimed at the behavioral and nutritional sciences of Alaska's native peoples. UAF has been, and continues to be, a world leader in these research fields, and the project will advance the University's capacity, as well as support meaningful partnerships with UAF and community leaders. The project is a result of a recently approved grant from the National Institute of Health funded through the NCRR Recovery Act of 2009.

The Center for Alaska Native Health Research (CANHR) conducts health disparities research in partnership with Yup'ik Eskimo communities in rural Southwest Alaska. The University of Alaska Fairbanks (UAF), on behalf of CANHR, proposes to renovate space on the Kuskokwim campus in Bethel, Alaska. The increased space will positively impact CANHR's ability to conduct more clinically-oriented research at UAF, and to communicate regularly with the rural Alaska Native research partners and participants in the region. It will significantly increase healthcare jobs in one of the most economically depressed minority communities in the state and nation.

Project Scope

At the Kuskokwim Campus, the project will renovate 5,500 square feet of space (1,800 finished, 1386 shell space, and 2,314 mechanical) in the existing Voc-Tech building to create a facility that parallels the separate AHRB renovation project. It will increase participant engagement, create jobs and build research capacity in the Yukon Kuskokwim region. The new space will be designed to accommodate Telehealth medicine and distance education video conferencing.

This renovated facility will increase research on obesity and chronic diseases and other health disparities among an underserved community. It will enhance communication, dissemination of research results, translation from bench to community, and improve data collection.

Variance Report

Not Applicable

Proposed Total Project Cost and Funding Source(s)

This project is funded from a single C06 grant from the National Institute of Health, funded by the NCRR Recovery Act of 2009; Notice of Award was received from NIH on 3-31-10.

NIH C06 Grant from NCRR Recovery Act- Kuskokwim Campus Portion	\$3,800,000
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Estimated Annual Maintenance and Operating Costs (O&M)

Kuskokwim: There will be a negligible increase to the annual O&M cost of these existing facilities.

Consultant

Livingston Sloan, Inc. 3900 Arctic Blvd., Suite 301, Anchorage, AK 99503

Other Cost Considerations

None

Backfill Plan

Not Applicable

Schedule for Completion**DESIGN**

Conceptual Design	October 2009
<i>Formal Project Approval</i>	April 16, 2010
Schematic Design	August 2010
<i>Schematic Design Approval</i>	October 2010
Design Development	November 2010
Construction Documents	May 2011

BID & AWARD

Advertise and Bid	October 2011
Construction Contract Award	November 2011

CONSTRUCTION

Start of Construction	December 2011
Date of Substantial Completion	December 2012
Date of Beneficial Occupancy	January 2012

Procurement Method for Construction

UAF intends to utilize traditional Design-Bid-Build procurement process.

Affirmation

This project complies with Board Policy, the campus master plans, and the agreement between the University and the National Institute of Health.

Action Requested

Schematic Design Approval by the Chairperson of the Facilities and Land Management Committee is requested.

Supporting Documents

- One Page Budget
- Schematic Design drawing sheet A2, Floor Plans
- Schematic Design drawing sheet A5, Building Sections
- Photo of outside of existing Voc-Ed Building, showing the project build-out area
- Site Plan

Recommend Approval:

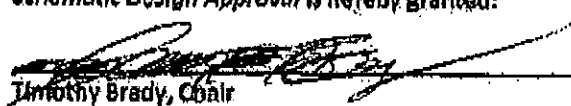


Kit Duke, Chief Facilities Officer

11-4-10

Date

Schematic Design Approval is hereby granted:



Timothy Brady, Chair

Facilities and Land Management Committee

11-5-10

Date



SCHEMATIC DESIGN APPROVAL

Name of Project: Kuskokwim Campus CANHR Health Clinic

Location of Project: University of Alaska Fairbanks

Project Number: 2010129 KCHC

Date of Request: September 30, 2010

Total Project Cost: \$3,800,000

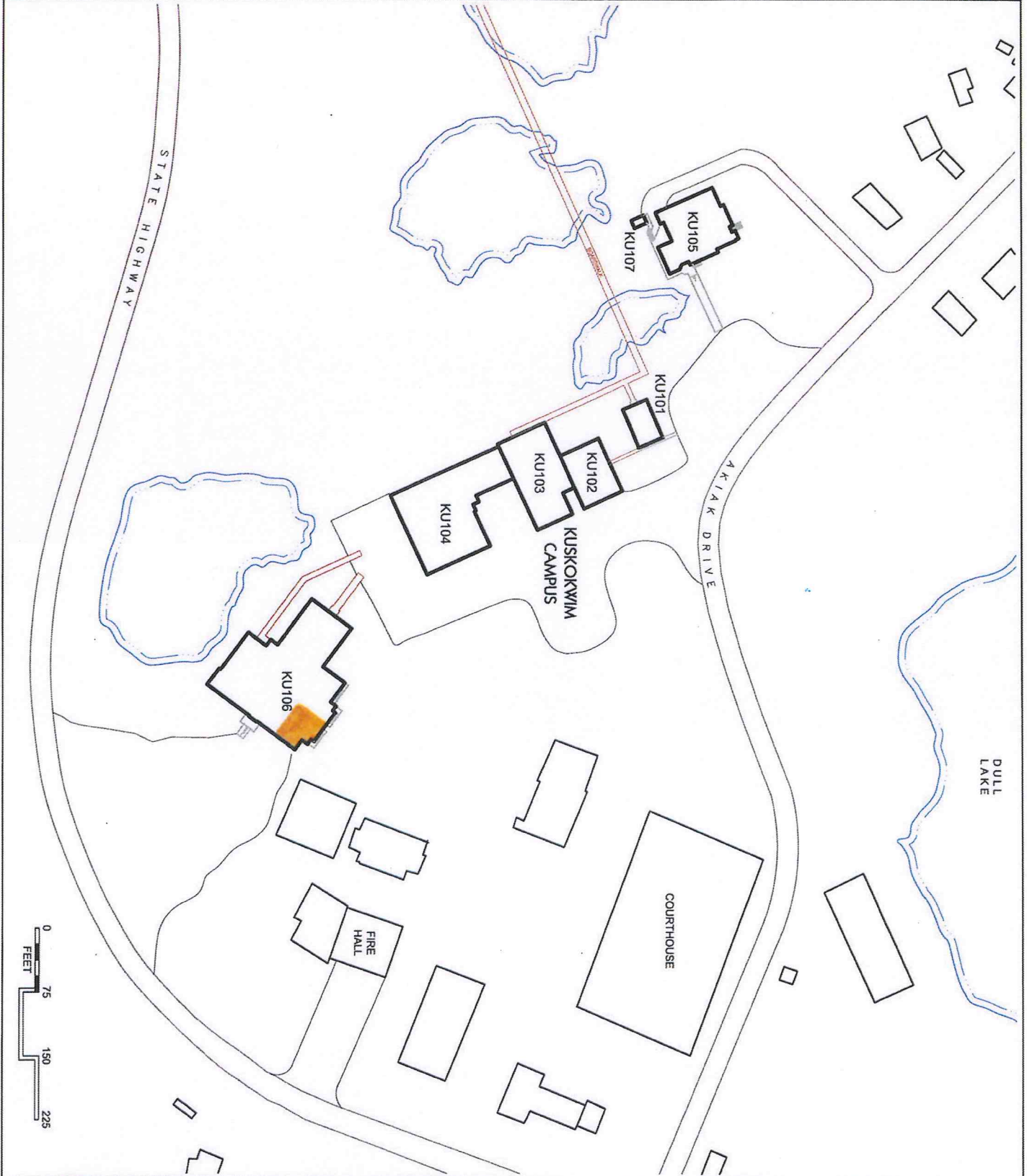
Approval Required: Schematic Design Approval

Prior Approvals/Actions: Preliminary Administrative Approval: 3-31-10
Formal Project Approval: 4-16-10

Supporting Documents

- One Page Budget
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- Site Plan

UNIVERSITY OF ALASKA		
Project Name: Kuskokwim Campus CANHR Health Clinic		
MAU: UAF		
Building: 104	Date:	October 4, 2010
Campus: KuC	Prepared By:	Reed Morisky
Project #: 2010129 KCHC	Account No.:	515223-50216
Total GSF Affected by Project:		5500
PROJECT BUDGET	FPA Budget	SDA Budget
A. Professional Services		
Advance Planning, Program Development	\$0	\$0
Consultant: Design Services	\$200,000	\$245,301
Consultant: Construction Phase Services	\$55,000	\$50,000
Consul: Extra Services (List: _____)	\$0	\$0
Site Survey	\$0	\$0
Soils Testing & Engineering	\$0	\$0
Special Inspections	\$0	\$0
Plan Review Fees / Permits	\$5,000	\$5,000
Other	\$0	\$0
<i>Professional Services Subtotal</i>	\$260,000	\$300,301
B. Construction		
General Construction Contract (s)	\$2,852,924	\$2,800,000
Other Contractors (List: _____)	\$5,000	\$5,000
Construction Contingency	\$228,634	\$252,450
<i>Construction Subtotal</i>	\$3,086,558	\$3,057,450
<i>Construction Cost per GSF</i>	\$561.19	\$555.90
C. Building Completion Activity		
Equipment	\$59,162	\$60,000
Fixtures	\$0	\$0
Furnishings	\$0	\$0
Signage not in construction contract	\$500	\$0
Move-Out Cost/Temp. Reloc. Costs	\$0	\$0
Move-In Costs	\$0	\$0
Art	\$0	\$0
Other (List: _____)	\$0	\$0
OIT Support	\$10,000	\$0
Maintenance/Operation Support	\$25,000	\$0
<i>Building Completion Activity Subtotal</i>	\$94,662	\$60,000
D. Owner Activities & Administrative Cost		
Project Planning and Staff Support	\$154,855	\$153,799
Project Management	\$184,925	\$210,450
Misc Expenses: Advertising, Printing, Supplies	\$19,000	\$18,000
<i>Owner Activities & Administrative Cost Subtotal</i>	\$358,780	\$382,249
E. Total Project Cost	\$3,800,000	\$3,800,000
<i>Total Project Cost per GSF</i>	\$690.91	\$690.91
F. Total Appropriation(s)		\$0



UAF
Facilities
Services

FACILITIES SERVICES
DESIGN & CONSTRUCTION
P.O. BOX 758160
FAIRBANKS, AK 99775-8160
907-474-5299
907-474-7554 (fax)
www.uaf.edu/ddc

PROJECT TITLE:
FACILITIES INVENTORY MAPS
UNIVERSITY OF ALASKA FAIRBANKS

SHEET TITLE:
KUSKOKWIM CAMPUS
BETHEL, ALASKA

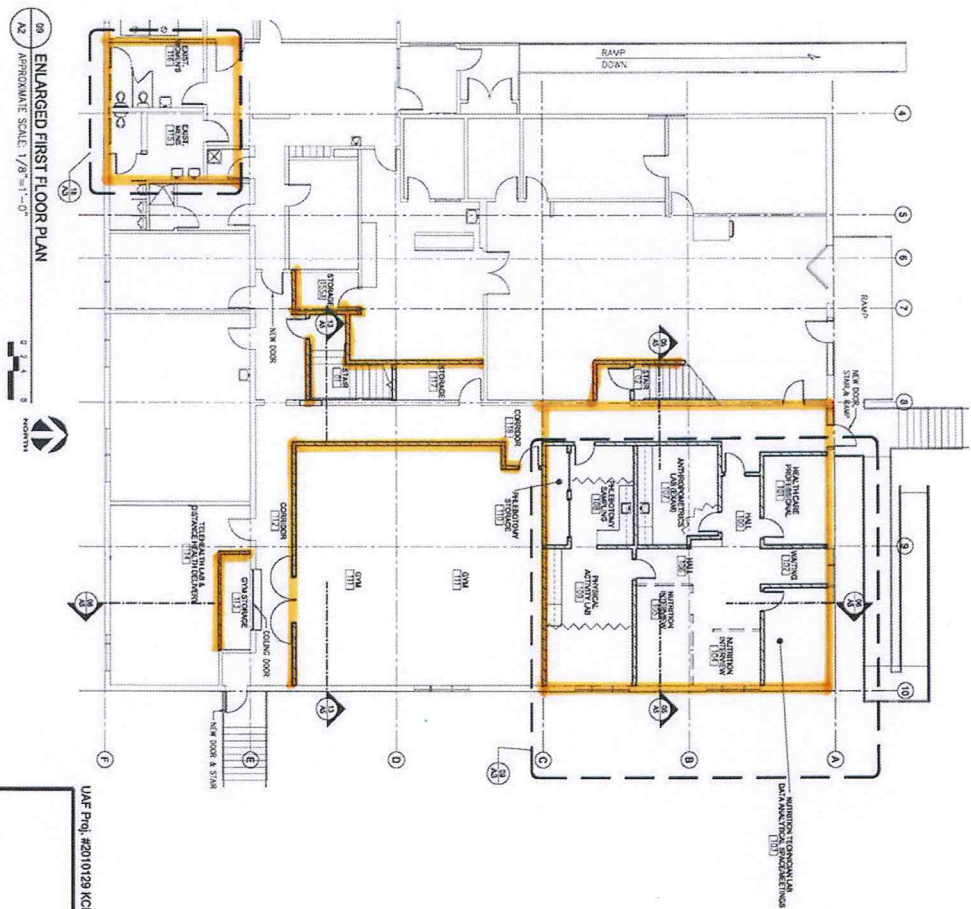
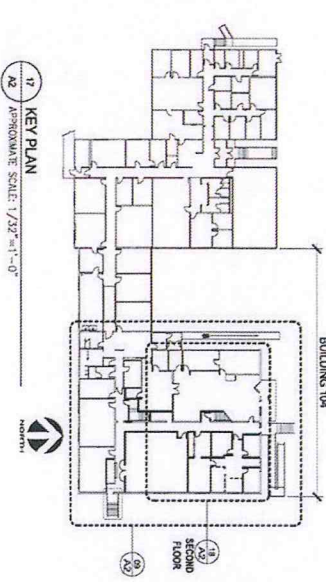
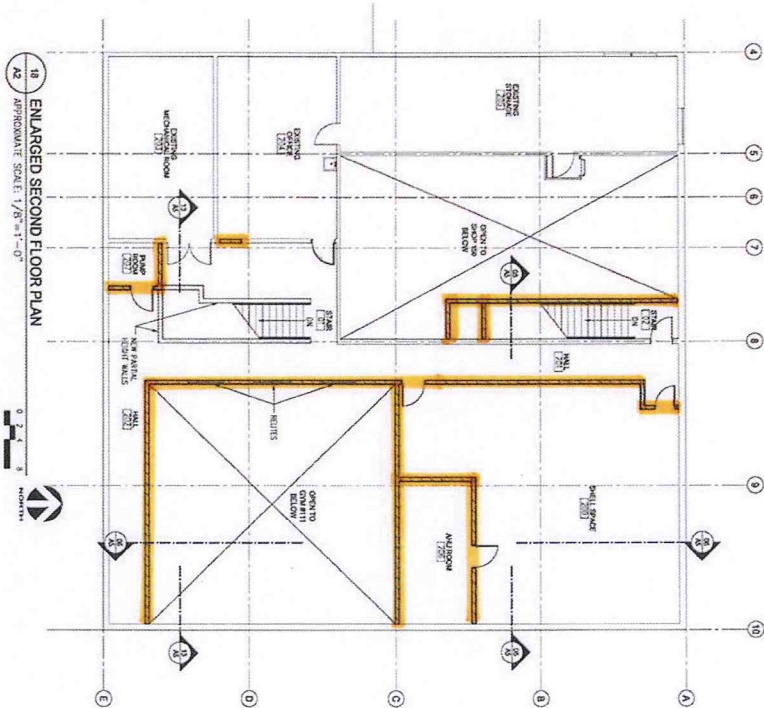
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SEE SCALE BAR



PROJECT: KUSKOKWIM CAMPUS CANHR HEALTH CLINIC

PROJECT No: 2010129 KCHC



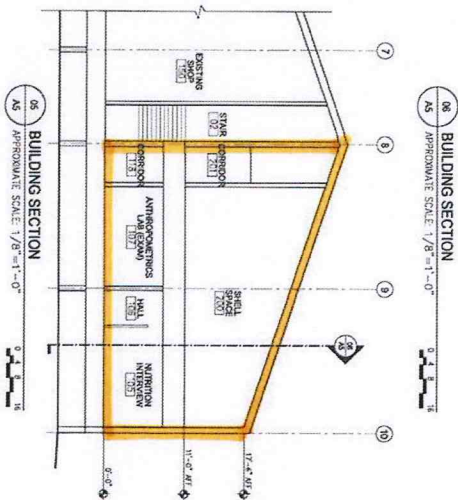
LEGEND

NEW WALL TO INTERIOR OF REAR PORCH
 NEW SYSTEM FURNITURE PARTITION (8'x7')

UAE Proj. #2010129 KCHC	
CONFIRMED DOCUMENT	
PROJECT NO. 100100	
DRAWN BY: CC	
REVIEWED BY: SS	
DATE: JULY 28, 2010	
TITLE	
FLOOR PLANS	
SHEET NO.	A2

LIVINGSTON STONE
 ARCHITECTURE
 1000 WEST BROADWAY
 SUITE 202
 ANCHORAGE, ALASKA 99501-1701
 TEL: 907.562.4525
 FAX: 907.562.4525

UNIVERSITY OF ALASKA FAIRBANKS
 KUSKOKWIM CAMPUS
 CANHR HEALTH CLINIC
 BETHEL, ALASKA



**LIVINGSTON
SLONE** ARCHITECTURE
ENGINEERING
PLANNING 3600 ARCTIC BLVD.
SUITE 301
ANCHORAGE, ALASKA 99503
(907) 562-1100



SCHEMATIC DESIGN APPROVAL

Name of Project: Arctic Health CANHR Health Clinic

Location of Project: UAF—Fairbanks Campus

Project Number: 2010128 AHCHC

Date of Request: September 28, 2010

Total Project Cost: \$3,657,000

Approval Required: Schematic Design Approval

Prior Approvals/Actions: Preliminary Administrative Approval: 03/31/2010
Formal Project Approval: 04/16/2010

POLICY CITATION

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- TPC > \$2 million but ≤ \$4 million will require approval by the Chairperson of the F&LMC.
- TPC ≤ \$2 million will require approval by the university's Chief Finance Officer (CFO) or designee.

RATIONALE AND RECOMMENDATION

Background

A Formal Project Approval was submitted by UAF for the Campus Wide NCRR Recovery Act Construction Grant project (2010119 CWRA), and it gained approval from the Board of Regents April 16, 2010. The Campus Wide NCRR Recovery Act Construction Grant project will renovate and create space at the Fairbanks and Bethel Campuses of the University of Alaska Fairbanks in support of research aimed at the behavioral and nutritional sciences of Alaska's native peoples. UAF has been, and continues to be, a world leader in these research fields, and the project will advance the University's capacity, as well as support meaningful partnerships with UAF and community leaders. The project is a result of a recently approved grant from the National Institute of Health funded through the NCRR Recovery Act of 2009.

The University has completed the schematic design for the Fairbanks Campus portion of the project at the Arctic Health Research Building (AHRB). The project will infill an underutilized courtyard in the middle of the facility to create a nutritional and physical assessment lab on the first floor and a shelled out second floor. The second floor space will be finished to the point where future grants could utilize it with little renovation cost.

Project Scope

Overall the project will build about 3200gsf of new space and renovate another 2800gsf. In the new space, individual assessment labs will be created to support CANHR's biomedical research on Alaska Natives. The labs are laid out to provide space for physical assessment, medical interviews, and nutrition counseling. There will also be a Telehealth lab where CANHR researchers will be able to link up with medical professionals around the state to discuss on-going health trends in native communities.

The new space will be constructed with a steel frame wrapped in an exterior insulation finish system with windows in the south wall. On the north side, the windows on the existing building will be removed during construction, and more efficient glazing will be installed. Interior finishes will feature painted gypsum board walls, carpeted or vinyl floors, and drop in ceiling tiles. A new mechanical system will provide fresh air to the space. Power will be extended from the recently renovated east wing of AHRB and will feed both floors. Data and communications cabling will be extended from the nearest hub room and proliferated around the space as needed.

Variance Report

NIH reduced funding for the Arctic Health portion of the project by \$20,000 when they awarded the grant. They did not fund some equipment and miscellaneous expenses. A portion of these expenses will be covered by internal research funds, and the remaining portion (mostly equipment) will be unfunded at this time. NIH denied the equipment funding, because the grant can only pay for fixed assets, not moveable or portable equipment.

The scope of work in the Formal Project Approval for the AHRB portion of the grant was to finish half the space and shell out the other half of the space. The user group and NIH have requested the shell space be finished to a level that makes the approximately 2000gsf useable office space. The estimate from the design team indicates that the build out of this shell space can fit into the funding from NIH. The increased amount of finished space will not increase the total project cost.

Proposed Total Project Cost and Funding Source(s)

The funding source for this work is from a grant from the National Institute of Health and internal research funding.

NIH CO6 Grant from NCRR Recovery Act	\$3,637,000
UAF FY11 Research Funds	\$20,000
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Total	\$3,657,000

Estimated Annual Maintenance and Operating Costs (O&M)

There will be an increase of the following for FY12 M&O and M&R cost based on 3,200 gsf new space:

Utilities	\$23,800
Trash and Grounds	\$2,100
Custodial	\$9,700
M&R	\$56,000
<hr/>	
Total:	\$91,600

Consultant(s)

The Fairbanks consulting firm, Design Alaska Inc., is the design firm for the entire project.

Other Cost Considerations

No other cost considerations

Backfill Plan

Not Applicable

Schedule for Completion

DESIGN

Conceptual Design	October 2009
Formal Project Approval	April 2010 (F&LMC)
Schematic Design	August 2010
Schematic Design Approval	October 2010
Construction Documents	April 2011

BID & AWARD

Advertise and Bid	April 2011
Construction Contract Award	May 2011

CONSTRUCTION

Start of Construction

Date of Substantial Completion

Date of Beneficial Occupancy

May 2011

December 2011

January 2012

Procurement Method for Construction

UAF will utilize traditional procurement to complete construction services.

D.B.B

Affirmation

This project complies with Board Policy, the campus master plan, and the project agreement.

Action Requested

Approval to complete the project construction documents, bid and award project in accordance with Total Project budget.

Supporting Documents

One Page Budget

Schematic Floor Plans

Site Plan

Construction Cost Estimate

Recommend Approval:


Kit Duke, Chief Facilities Officer

11-4-10
Date

Schematic Design Approval is hereby granted:


Timothy Brady, Chair

Facilities and Land Management Committee

11-5-10
Date



SCHEMATIC DESIGN APPROVAL

Name of Project: Arctic Health CANHR Health Clinic

Location of Project: UAF—Fairbanks Campus

Project Number: 2010128 AHCHC

Date of Request: October 1, 2010

Total Project Cost: \$3,657,000

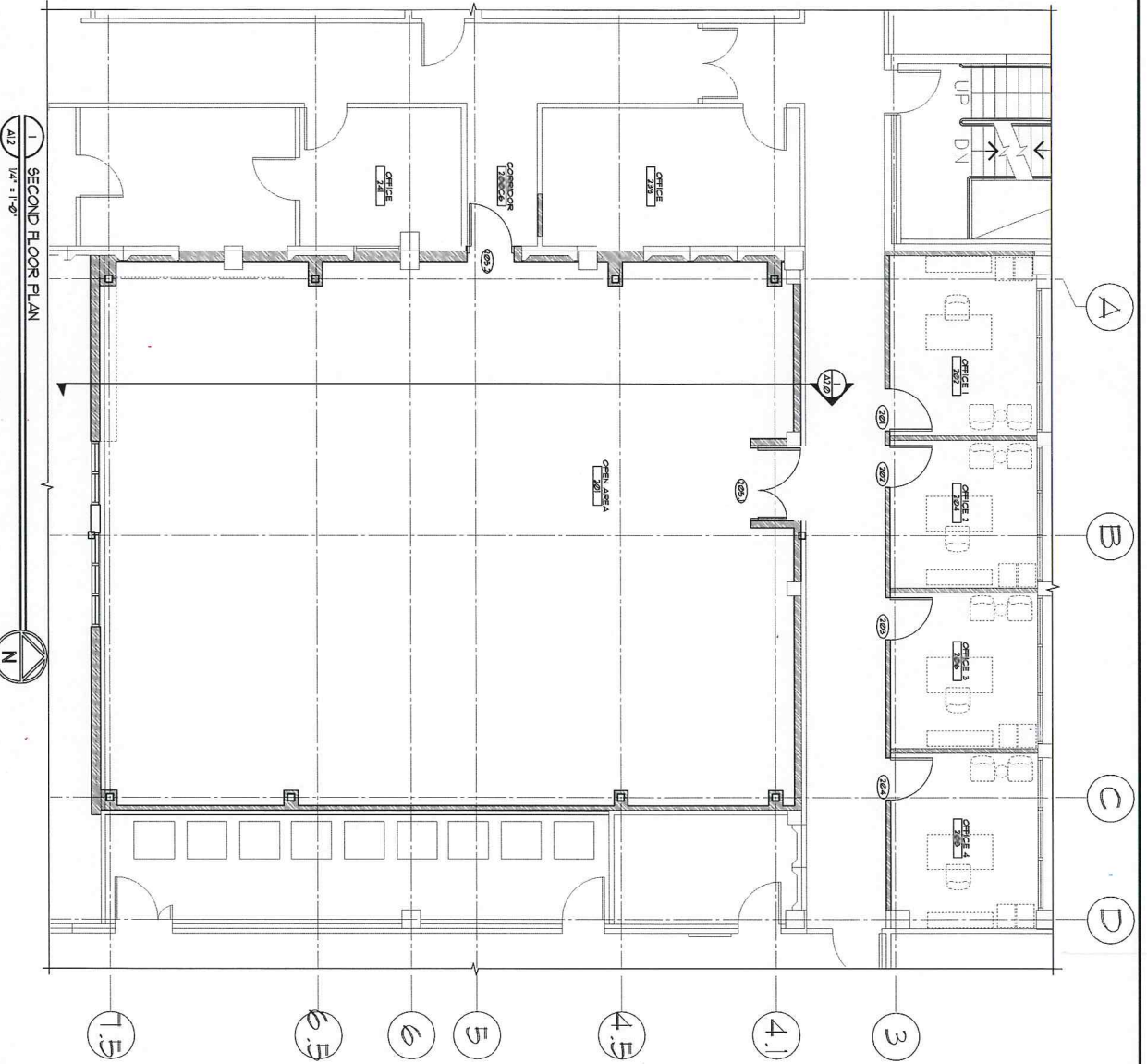
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Prior Approvals/Actions: Preliminary Administrative Approval: 03/31/2010
Formal Project Approval: 04/16/2010

Reference Materials:

1. Project Budget
2. Schematic Design Drawings
3. Site Plan
4. Construction Cost Estimate Summary

UNIVERSITY OF ALASKA		
Project Name: Arctich Health CANHR Health Clinic		
MAU: UAF		
Building: Arctic Health RB	Date:	September 21, 2010
Campus: Fairbanks	Prepared By:	Wohlford
Project #: 20101128 AHCHC	Account No.:	515222, 590048-50216
Total GSF Affected by Project:	6000	6000
PROJECT BUDGET	FPA Budget	SDA Budget
A. Professional Services		
Advance Planning, Program Development	\$0	\$0
Consultant: Design Services	\$275,000	\$275,000
Consultant: Construction Phase Services	\$55,000	\$55,000
Consul: Extra Services (List: _____)	\$0	\$0
Site Survey	\$0	\$0
Soils Testing & Engineering	\$0	\$0
Special Inspections	\$0	\$0
Plan Review Fees / Permits	\$5,000	\$5,000
Other	\$0	\$0
<i>Professional Services Subtotal</i>	\$335,000	\$335,000
B. Construction		
General Construction Contract (s)	\$2,665,000	\$2,625,000
Other Contractors (List: _____)	\$10,000	\$5,000
Construction Contingency	\$214,000	\$236,700
<i>Construction Subtotal</i>	\$2,889,000	\$2,866,700
<i>Construction Cost per GSF</i>	\$481.50	\$477.78
C. Building Completion Activity		
Equipment	\$119,612	\$59,162
Fixtures	\$0	\$0
Furnishings	\$0	\$0
Signage not in construction contract	\$500	\$0
Move-Out Cost/Temp. Reloc. Costs	\$0	\$0
Move-In Costs	\$0	\$0
Art	\$0	\$0
Other (List: _____)	\$0	\$0
OIT Support	\$11,500	\$11,500
Maintenance/Operation Support	\$25,000	\$25,000
<i>Building Completion Activity Subtotal</i>	\$156,612	\$95,662
D. Owner Activities & Administrative Cost		
Project Planning and Staff Support	\$152,128	\$148,381
Project Management	\$181,261	\$198,257
Misc Expenses: Advertising, Printing, Supplies	\$16,000	\$13,000
<i>Owner Activities & Administrative Cost Subtotal</i>	\$349,388	\$359,638
E. Total Project Cost	\$3,730,000	\$3,657,000
<i>Total Project Cost per GSF</i>	\$621.67	\$609.50
F. Total Appropriation(s)	\$3,730,000	\$3,657,000



KEYNOTES:

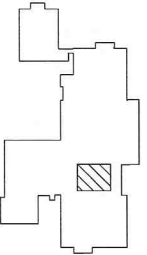
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LEGEND:

xxx

GENERAL NOTES:

1. xxx



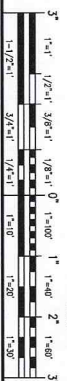
KEYPLAN



SECOND FLOOR PLAN

**ARCTIC HEALTH
CENTER HEALTH
CLINIC**

**Design
Alaska**
Architects Engineers Surveyors
601 College Road Fairbanks, Alaska 99701
Telephone 307 452 1241



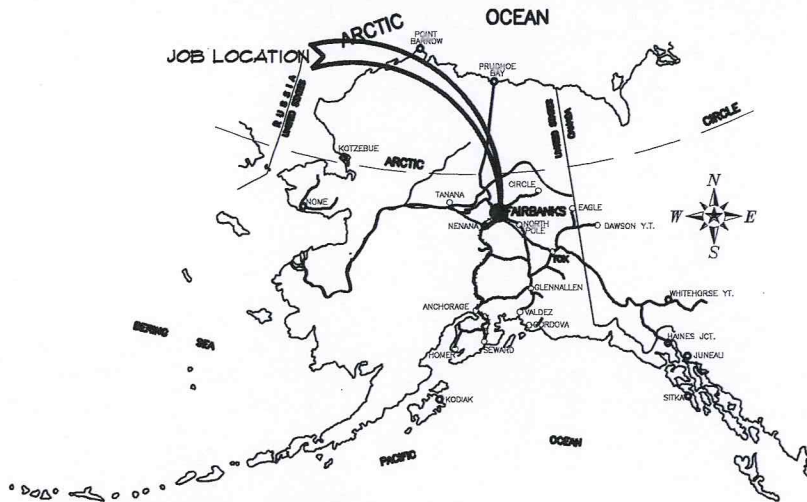
Date 14 JUL 10 Comm. No. 031006
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In Charge By YEC
Checked By
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UNIVERSITY OF ALASKA FAIRBANKS AHRB COURTYARD INFILL FOR HEALTH PROGRAMS

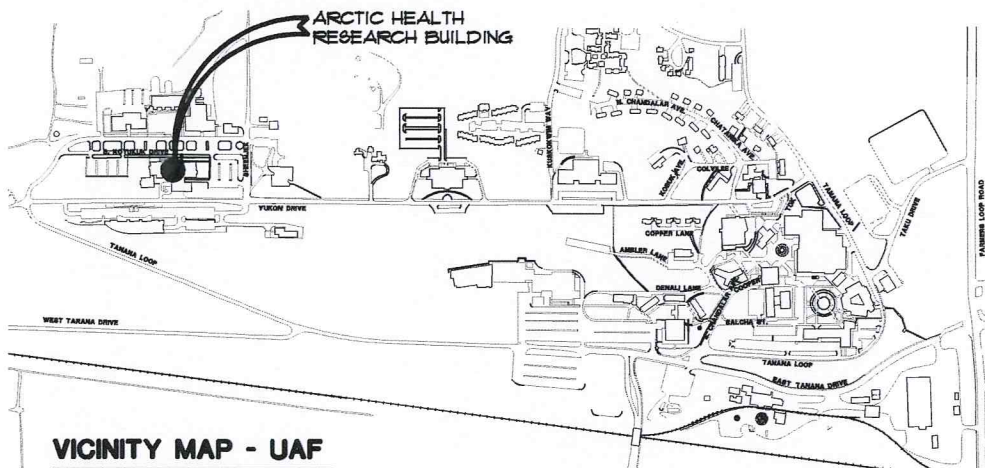
PROJECT NUMBER - 2009112 AHGA - ARCTIC HEALTH GRANT APPLICATION
PROJECT ADMINISTERED BY UAF - DIVISION OF DESIGN AND CONSTRUCTION

DRAWING INDEX

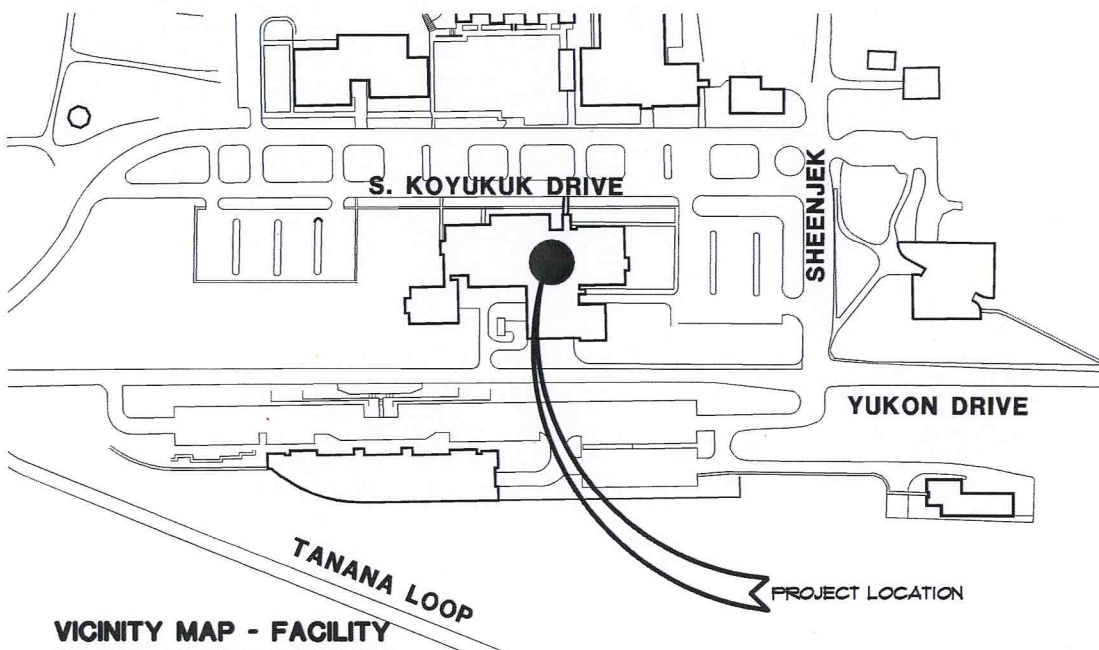
T-1	TITLE SHEET
A-1	FIRST LEVEL FLOOR PLAN
A-2	SECOND LEVEL FLOOR PLAN
A-3	BUILDING SECTION AND ELEVATION
A-4	MECHANICAL FLOOR PLAN AND EGRESS PLANS



VICINITY MAP - ALASKA



VICINITY MAP - UAF



VICINITY MAP - FACILITY

UAF AHRB NIH C06 GRANT-FAIRBANKS CAMPUS

UNIVERSITY OF ALASKA FAIRBANKS
PROJECT #2009112 AHGA ARCTIC HEALTH GRANT APPLICATION

Design Alaska
Architects Engineers Surveyors
601 College Road Fairbanks, AK 99701
Telephone 907.452.1241

T-1

UAF ARCTIC HEALTH CANHR HEALTH CLINIC**Schematic Cost Estimate**

August 09, 2010

	Total Square Foot Area	Unit Cost Per S.F.	Schematic Cost Estimate
Demolition			
Demolition	2,446	27.15	66,409
Total Demolition Cost			\$66,409
Structural Systems			
Foundation	2,446	10.68	\$26,123
Structural Frame	2,446	43.84	107,233
Total Structural Systems Cost			133,356
Building			
First Floor Interior Build-Out	2,446	140.40	\$343,418
Second Floor Interior Shell Finishes	2,811	90.20	\$253,552
Building Exterior Shell Finishes	2,480	24.90	61,752
Building Roofing Systems	1,976	27.70	54,735
Electrical Systems	5,257	33.52	176,215
Mechanical and Plumbing Systems	5,257	76.45	401,898
Built-in Equipment (screens, markers bd, analzers, exam table, etc.)	LS		36,000
Total Building Cost			\$1,327,570
Total CANHR Labor and Material Construction Cost Estimate			\$1,527,335
General Contractor Mark-up			\$229,100
General Conditions			\$175,644
Project Estimating Contingency			\$483,020
Project Escalation for 2011 Construction			\$67,623
TOTAL PRELIMINARY CONSTRUCTION COST ESTIMATE	5,257	472.00	\$2,482,721

**Design
Alaska**

Architects • Engineers • Surveyors

601 College Road

Fairbanks, Alaska 99701

Ph. 907.452.1241 Fax. 907.456.6883