



FORMAL PROJECT APPROVAL

Name of Project: KPC Student Housing Complex

Location of Project: UAA KPC Kenai River Campus, Kenai, AK

Project Number: 10-0066

Date of Request: June 3, 2011

Total Project Cost:	\$16,000,0000
Approval Required:	Formal Project Approval
Prior Approvals:	Preliminary Administrative Approval 5/13/2010

Reference Materials:

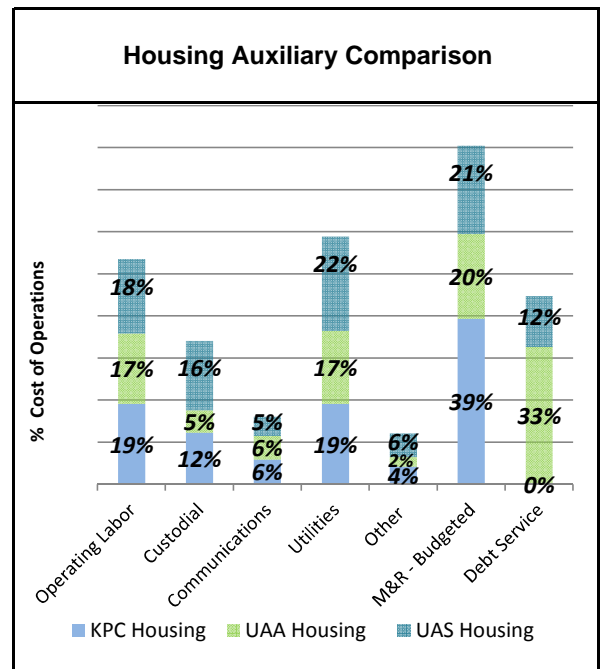
Proposed Project Budget
Financial Proforma

UNIVERSITY OF ALASKA		
Project Name:	KPC Kenai River Campus Student Housing Complex	
MAU:	UAA	
Building:	New	Date: 2/22/2011
Campus:	Kenai	Prepared by: FP&C
Project #:	10-0066	Acct #: 22720-512031
Total GSF Affected by Project:	35,000	
PROJECT BUDGET	FPA Budget	SDA Budget
A. Professional Services		
Advance Planning, Program Development	\$ 30,000	
Consultant: Design Services 10%	\$ 1,093,500	
Site Survey	\$ 15,000	
Soils Testing & Engineering	\$ 40,000	
Special Inspections	\$ 150,000	
Plan Review Fees / Permits	\$ 130,000	
Other		
Professional Services Subtotal	\$ 1,458,500	0
B. Construction		
General Construction Contract(s)	\$ 10,935,000	0
Utilities, Water, Power, Sewer	\$ 270,000	
Parking Lot	\$ 400,000	
Construction Contingency 10%	\$ 1,093,500	
Construction Subtotal	\$ 12,698,500	0
<i>Construction Cost per GSF</i>	363	
C. Building Completion Activity		
Make Ready & Equipment - food prep area, phones	\$ 125,000	
Furnishings	\$ 675,000	
Art	\$ 70,000	
Other (Interim Space Needs or Temp Reloc. Costs)		
Building Completion Activity Subtotal	\$ 870,000	0
D. Owner Activities & Administrative Costs		
Project Plng, Staff Support	\$ 384,000	
Project Management	\$ 576,000	
Misc. Expenses: Advertising, Printing, Supplies, Etc.	\$ 10,000	
Owner Activities & Administrative Costs Subtotal	\$ 970,000	0
E. Total Project Cost	\$ 15,997,000	0
<i>Total Project Cost per GSF</i>	\$ 457	
F. Total Appropriation(s)	\$ 16,000,000	

KPC HOUSING OPERATIONS Comparable Analysis

Operational Costs	KPC Housing Pro Forma	UAA Housing FY10	UAS Housing FY10
# Beds	99	946	200
Facility Sq Ft (1)	35000	390766	101652
Sq Ft/Bed w/Commons	354	413	508
Operational Staffing	1.5	9	3
Per Bed Costs	\$/Bed	\$/Bed	\$/Bed
Operating Labor (2)	918	915	930
Custodial (3)	589	293	864
Communications (4)	283	307	239
Utilities (5)	919	949	1177
Other (6)	202	123	297
M&R (7)	1888	1106	1107
Debt Service (8)	0	1791	636
Total/Bed	4799	5483	5249

Per Facility Sq Ft	\$/Sq Ft	\$/Sq Ft	\$/Sq Ft
M&R	5.34	2.68	2.18
Debt Service	0.00	4.34	1.25



Housing Expenditures	\$\$	\$\$	\$\$
Operating Labor	90,877	865,651	185,945
Custodial	58,307	276,999	172,734
Communications	28,026	290,110	47,848
Utilities	90,952	897,819	235,365
Other	20,000	116,026	59,328
M&R - Budgeted	186,900	1,046,183	221,400
Debt Service Payment	-	1,693,993	127,159
Total	\$ 475,062	\$ 5,186,781	\$ 1,049,779

FY10	KPC/KRC Campus	KPC Housing Pro Forma
Sq. Ft	89432	35000
Cost per Sq. Ft.		
152361	1.70	1.67
212600	2.38	2.60
447600	5.00	5.34

- (1) **Facility Sq Footage data:** FY09 Statewide Facility Inventory Detail by Campus
- (2) **Operating Labor:** Operating staffing costs and positions per bed are very comparable across compared auxiliaries.
- (3) **Custodial:** UAA contracts out custodial services. UAS custodial is in-house but linen services are contracted out for summer conferencing/guest housing. KPC custodial is projected to be in-house at this time.
- (4) **Communications:** Units will be cable TV ready only. KPC projected costs include cell phone usage for staffing, DSL lines for internet connectivity, cable TV to commons areas and analog phone lines. Recent VOIP installation will lower KPC's projected communication costs.
- (5) **Utilities:** Energy efficiencies will be built into KPC's housing complex utilizing "green building" technologies. Costs include Electric, Water, Heating, Garbage. *AK Economic Trends 2010 lists Juneau cost differential 11% above Anchorage.*
- (6) **Other:** Travel, contractual, commodities for general operations, such as:

Employee Training	Bank Charges	Security Systems
Special Event Catering	Tuition Waivers	Office, Safety, Computer Supplies
Software Licensing	Equipment Maint	Disposable Equip Replacement
Advertising/Printing	Postage	

- (7) **M&R:** KPC will have no debt service. M&R will be fully funded.
- (8) **Debt Service:** Both UAA & UAS have debt service for their housing complexes reducing the ability to fully fund M&R.

REVENUE	KPC Housing Pro Forma	UAA Housing FY10	UAS Housing FY10
Housing Fees	81%	87%	81%
Misc Housing Revenue	2%	3%	5%
Conference Fees	17%	11%	14%
Total	100%	100%	100%

KPC HOUSING OPERATIONS
Comparable Analysis

REVENUE	KPC Housing Pro Forma	UAA Housing FY10	UAS Housing FY10
Housing Fees	386,816	4,506,547	980,209
Misc Housing Revenue	10,288	134,515	58,968
Conference Fees	81,660	556,195	166,598
Total	\$ 478,764	\$ 5,197,257	\$ 1,205,775

Staffing Positions		
Residential Life Mgr	Director Housing/Confere nce/Food Service	Residence Coordinator
Admin Specialist	Assignment Mgr & Customer Srvs Coordinator	Advisor - Activities/Housi ng
	Coordinator Recreation & Activities	Admin Specialist
	Office Mgr Housing	
	Associate Director Conf Srvs	
	Mgr Conference Srvs	
	Coordinator Conference Srvs	
	Fiscal Tech Conferences	
	Admin Specialist	
Excluded from staff count	% Director UAA Business Srvs	Coordinator Wellness & Peer Ed
	% Fiscal Mgr UAA Business Srvs	% Dean of Student Srvs
		% Student Srvs Admin Mgr

Student employment excluded.