



UNIVERSITY OF ALASKA
ANCHORAGE

Total Project Cost	\$2,702,182
Approval Level:	Board of Regents

PROJECT CHANGE REQUEST

TO: Pat Gamble
President

THROUGH: Kit Duke *[Signature]*
AVP Facilities and Land Management

THROUGH: Tom Case *T Case 27 Feb 13*
Chancellor

THROUGH: William Spindle *[Signature]*
Vice Chancellor, Administrative Services

THROUGH: Chris Turletes *[Signature]*
Associate Vice Chancellor, Facilities & Campus Services *26 Feb 13*

THROUGH: John Faunce *[Signature]* *2/26/13*
Director, Facilities Planning & Construction

THROUGH: Robert McDonnell *[Signature]* *2/26/13*
Director, Business Services

FROM: Kristin Reynolds *[Signature]* *FEB 26, 2013*
Project Manager

DATE: February 26, 2013

SUBJECT: Project Type: DM, R&R Project
Project Name: UAA MAC Housing Renewal
Project No.: 06-0005-02



UNIVERSITY OF ALASKA
ANCHORAGE

PROJECT CHANGE REQUEST

Name of Project: UAA MAC Housing Renewal
Project Type: DM, R&R
Location of Project: UAA, Anchorage, MAC Housing 1-6, AS128-AS133, Anchorage
Project Number: 06-0005-02
Date of Request: February 26, 2013

Total Project Cost:	\$ 12,132,000 (original)	Phase 1 \$4,432,000 (original amount) Phase 1 \$2,702,182 (revised amount)
Approval Required:	Full Board	
Prior Approvals:	Preliminary Administrative Approval	October 20, 2011
	Formal Project Approval	June 7-8, 2012
	Schematic Design Approval	September 28, 2012

A Project Change Request (PCR) is required for all Capital Projects with a Total Project Cost in excess of \$250,000.

For projects that have changes in the source of funds, increases or decreases in budget, savings to the construction budget, and/or material changes in program or project scope identified subsequent to schematic design approval shall be determined by the chief facilities officer based on the extent of the change and other relevant circumstances. This determination requires judgment, but will generally be based on the nature of the funding source, the amount, and the budgetary or equivalent scope impact relative to the approved budget at the schematic design approval stage. Any changes with an estimated impact in excess of \$400,000 will require approval by the Facilities and Land Management Committee (F&LMC) or the full Board of Regents depending on the amount of the impact.

Action Requested

"The Facilities and Land Management Committee recommends that the Board of Regents approve the Project Change Request for the University of Alaska Anchorage MAC Housing Renewal, as presented in compliance with the campus master plan, and authorizes the University administration to reduce the project scope not to exceed a revised Total Project Cost of \$2,702,182. This motion is effective April 11, 2013."

Project Change Request Abstract

Funding requested for the UAA MAC Housing Renewal project was based on a 2008 building audit, which had provided a cost estimate based on applying patch and repair concepts to address issues that are occurring with the buildings such as water damage. The intent of the MAC Housing Renewal was to extend the life of the existing buildings by 30 years. During the Schematic Design phase, a cost estimate revealed the work to revitalize and extend the life of the 6 building complex and the surrounding grounds was much more extensive than the building audit described.

Examples of items that were not covered in the scope include: upgrades to the existing fire lanes; ADA access accommodations; door hardware replacement; roof replacement; redesign of the mechanical

systems for effective and efficient boilers and hot water heaters; enclosing stairwells; wireless internet infrastructure; and replacement of worn out furniture.

Although the Total Project Cost estimate at Schematic Design was \$12,132,000, the 65% Design estimates increased the Total Project Cost to \$27,364,903. Concurrently with the realization of this cost increase, UAA began the 2013 update of the Campus Master Plan. Based on current student housing shortfalls, UAA has established a goal of doubling the amount of housing from approximately 1000 beds to 2000 beds within the next ten years. We will need to make much more efficient use of the land available in the campus student housing area in order to accomplish this goal. Based on the Total Project Cost increase and the need for more efficient use of campus housing property, UAA has determined that it is in our best interest to significantly reduce the scope of this project while we explore opportunities and options for increased student housing development. The scope of work that was approved by the BOR in the Schematic Design Approval on September 28, 2012, will be reduced to correcting life safety and other occupancy issues critical to the continuing operation of the MAC units while these options are investigated. The reduced scope includes the correction of existing deficiencies in fire alarm panel connectivity, stairwells, boilers and supporting mechanical equipment in the six MAC buildings. This work is scheduled to be completed in the summer of 2013.

RATIONALE AND REASONING

Background

MAC Housing was built in 1985 with construction types that usually have a 30 year life expectancy, consists of 6 buildings, and provides approximately 300 beds in an apartment style setting. The buildings are now over 25 years old and are ready for major renewal work. While the housing auxiliary takes care of maintenance, repair, and minor renewal with auxiliary funds, the major renewal projects are beyond the reach of the auxiliary operating budget and fund balance. This project was originally intended to accomplish major renewal work.

The replacement value for the 6 MAC buildings was \$40.46M in 2011. Based on the investment of \$27,364,903 required for renovation, the building complex has a Facility Condition Index of 62.33%. Although this FCI is within acceptable bounds for making the investment, it is at the higher end of that scale and given that UAA now plans to explore future plans for housing development within that campus zone, it may be more advantageous to replace the existing MAC Housing units with higher density student housing.

Programmatic Need

Student Housing is a critical support function for student achievement and attainment. On-campus housing provides an environment that promotes student interaction and provides them with the opportunity to fully immerse themselves in the higher education experience. Students are able to develop ties to their fellow students that will encourage them to support one another in their academic pursuits, support retention and persistence to graduation and develop bonds that will continue throughout their lives and create a closer tie to the University after completion. This project will update these housing units to better meet the student's needs and provide a safe and healthy "home" while they are pursuing their education.

Project Scope

Phase 1 was originally approved to address the life safety issues and mechanical equipment for all 6 buildings. The entire project has now been revised to: upgrade the Fire Alarm Panel data lines from CAT3 cable to fiber to correct connectivity issues; replace boilers and supporting mechanical equipment supporting all six MAC units; and correct life safety and other occupancy issues within the MAC Housing

units and stairwells. The work will be accomplished during the summer of 2013 to maintain functionality of the buildings.

Project Impacts

This work will allow the aging MAC Housing units to continue to provide safe, comfortable student housing while other options are investigated. Delay in funding could see the major mechanical systems or fire alarm systems fail, as well as further deterioration of the exterior stairwells, and cause the structures to be uninhabitable.

Variances

At Schematic Design, Phase I was approved to address the life safety issues and mechanical equipment for all six buildings. After evaluation of the Schematic Design cost estimate, and the need to provide for future campus housing growth, UAA has determined that a full evaluation of future housing development is required. As a result the project scope has been reduced from a Total Project Cost of \$12,132,000 to \$2,702,182.

Total Project Cost and Funding Sources

Funding Title	Fund/Org Account#	Original Ph1 Amt	New Amount
FY12 Capital DM&R appropriation	564353-17190*	\$600,000	\$600,000
FY12 Capital DM Bonds (2012 Sale)	514520-17132*	\$200,000	\$200,000
FY12 Capital DM Bonds	Pending 2013 Bond Sale	\$2,876,585	\$1,849,585
FY13 Capital DM&R appropriation	564389-17190*	\$655,000	\$0
Total Project Cost		\$4,432,000	\$2,702,182

Phase 2 & 3

Funding Title	Fund/Org Account#	Original Amount	New Amount
TBD	TBD	\$7,700,000	\$0
Total Project Cost		\$12,132,000	\$2,702,182

*this is an active project, some or all of these fund amounts are expensed/encumbered for consulting and administrative fees.

Annual Program and Facility Cost Projections

This project will renew and replace existing systems and is expected to reduce operating and maintenance costs for the MAC Housing complex.

Project Schedule

DESIGN

Conceptual Design	May 2012
Formal Project Approval	June 2012
Schematic Design	July 2012
Schematic Design Approval	September 2012
Detailed Design	November 2012
Construction Documents (Phase 1)	March 2013

BID & AWARD

Advertise and Bid CMAR Contract	August 2012
Pre-Construction CMAR Contract Award	September 2012

CONSTRUCTION

Start of Construction	May 2013
Date of Beneficial Occupancy	August 2013
Construction Complete	September 2013

Project Delivery Method

Construction Manager at Risk. Watterson Construction has been selected and awarded the Pre-Construction Contract.

Affirmation

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

Supporting Documents

One-page Project Budget

Approvals

The level of approval required for PCR shall be based upon the estimated TPC as follows:

- **Changes with an estimated impact in excess of \$1.0 million will require approval by the Board based on recommendations from the Facilities and Land Management Committee (F&LMC)**
- **Changes with an estimated impact in excess of \$0.4 million but not more than \$1.0 million will require approval by the F&LMC.**

Budget Change Request

UNIVERSITY OF ALASKA			
Project Name:		UAA MAC Renewal	
MAU:		UAA	
Building: AS128-AS133		Date:	25-Feb-13
Campus: Anchorage		Prepared by:	Kristin Reynolds
Project #: 06-0005-2		Acct #(s):	Various R&R and DM Accounts
Total GSF Affected by Project:		122305	122305
PROJECT BUDGET		SDA Budget	Revised Budget
A. Professional Services			
Advance Planning, Program Development			
Consultant: Design Services		\$ 697,057	\$ 631,732
Consultant: Construction Phase Services		\$ 221,391	\$ 35,000
Consul: Extra Services (List: _____)		\$ 101,651	\$ -
Site Survey			
Soils Testing & Engineering			
Special Inspections			
Plan Review Fees / Permits		\$ 24,000	\$ 10,000
Other			
Professional Services Subtotal		\$ 1,044,099	\$ 676,732
B. Construction			
General Construction Contract(s)		\$ 8,963,301	\$ 1,600,000
CMAR Preconstruction Services			\$ 45,000
Construction Contingency		\$ 1,500,000	\$ 164,500
Construction Subtotal		\$ 10,463,301	\$ 1,809,500
Construction Cost per GSF		\$ 86	\$ 15
C. Building Completion Activity			
Equipment	fridge, freezer		\$ -
Fixtures			
Furnishings			\$ -
Signage not in construction contract			
Move-Out Costs			
Move-In Costs			\$ 18,160
Art			
Other (Interim Space Needs or Temp Reloc. Costs)			
OIT Support			
Maintenance Operation Support		\$ 18,000	\$ 3,500
Building Completion Activity Subtotal		\$ 18,000	\$ 21,660
D. Owner Activities & Administrative Costs			
Recharge 1.7%			\$ 44,865
Project Management		\$ 606,600	\$ 149,425
Misc. Expenses: Advertising, Printing, Supplies, Etc.			
Owner Activities & Administrative Costs Subtotal		\$ 606,600	\$ 194,290
E. Total Project Cost		\$ 12,132,000	\$ 2,702,182
Total Project Cost per GSF		\$ 99	\$ 22
F. Total Appropriation(s)		\$ 12,132,000	\$ 2,702,182