



Total Project Cost	\$ 108,903,000
Approval Level:	Full BoR

PROJECT CHANGE REQUEST

TO: Pat Gamble
President

THROUGH: Kit Duke
AVP Facilities and Land Management

THROUGH: Brian Rogers
Chancellor

THROUGH: Pat Pitney
Vice Chancellor *Reviewed in Pat Pitney 3/7/13*

THROUGH: Scott Bell
Associate Vice Chancellor *SBell*

THROUGH: Gary Johnston
Director *03/01/13*

FROM: Cameron M. Wohlford
Sr. Project Manager *CW*

DATE: February 28, 2013

SUBJECT: Project Type: New Construction (NC)
Project Name: Life Sciences Research and Teaching Facility
Arctic Health Research Greenhouse
Utilities West Ridge Steam Capacity Expansion
Project No.: 2010100 LFRF, 2010117 AHRG, 2011161 UTCE

cc: LFRF (101)
AHRG (101)
UTCE (101)



PROJECT CHANGE REQUEST

Name of Project: Murie Building (formerly Life Sciences Research and Teaching Facility)
Arctic Health Research Greenhouse
Utilities West Ridge Steam Capacity Expansion

Project Type: New Construction (NC)

Location of Project: UAF, Main Campus, Murie Building (FS982)
Arctic Health Research Building (FS901), Fairbanks

Project Number: 2010100 LFRF, 2010117 AHRG, 2011161 UTCE

Date of Request: February 28, 2013

Total Project Cost:	\$ 88,578,000 (LFRF), \$5,975,000 (AHRG), \$12,500,000 (UTCE)	
Approval Required:	Full Board	
Prior Approvals:	Preliminary Administrative Approval LFRF	August 2006
	Formal Project Approval LFRF	February 2010
	Schematic Design Approval LFRF	November 2010
	Schematic Design Approval AHRG	June 2010
	Schematic Design Approval UTCE	April 2011
	Project Change Request TPC Increase LFRF	October 2011

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 Fairbanks Margaret Murie Life Sciences Research and Teaching Facility as presented in compliance with the campus master plan, and authorizes the university administration to redistribute \$2,700,000 in shared funding between the three associated projects: 1) to increase the total project budget of the Arctic Health Research Greenhouse by \$650,000 to complete the

project and not to exceed total project cost of \$5,975,000, 2) to decrease the total project budget of Utilities West Ridge Steam Capacity Expansion by \$2,500,000 not to exceed total project cost of \$12,500,000 and 3) the remaining balance of \$1,850,000 will be available to revert back to the debt repayment for the Margaret Murie Life Sciences Research and Teaching Facility. This motion is effective April 11, 2013.”

Project Change Request Abstract

Due to savings resulting from the favorable market conditions, sound project financial management, and best-value procurement processes, the project has a balance of unpledged funds of approximately \$2,700,000. The project also has several unfunded components that were originally considered additive alternates to ensure construction could proceed in a timely fashion and within budget. The university requests to use the unpledged funds to finish these components and to reduce the debt load taken on by the project.

RATIONALE AND REASONING

Background

The Life Sciences Research and Teaching Facility Project contained three distinct scopes of work: the Murie Building (new construction), a replacement greenhouse, and an expansion in the steam capacity to the West Ridge from the UAF Atkinson Power Plant. The Murie Building contains over 100,000 square feet of research, teaching labs and classrooms, as well as office space for the associated faculty and staff. The greenhouse serves the School of Natural Resources and Agricultural Sciences horticulture teaching and research programs and was a replacement for the one that existed on the Murie Building site. It is located at the Arctic Health Research Building. To increase steam capacity to the West Ridge, a new utilidor with new steam piping was constructed on the lower part of campus up to the Student Recreation Center, then existing pipe was replaced with larger pipe up to West Ridge.

The Board of Regents approved the Formal Project Approval request for the Life Sciences project with a not to exceed Total Project Cost of \$108,600,000. From this amount, the Murie Building received \$88,275,000, Arctic Health Research Greenhouse project received \$5,325,000 and the Utilities West Ridge Steam Capacity Expansion project received \$15,000,000 through Schematic Design Approvals. The Murie Building TPC was subsequently increased by \$303,000 through a project change request.

Programmatic Need

The programmatic needs of the project have not changed.

Project Scope

During project development, UAF held back on awarding certain scopes of work of the project to ensure the main building, greenhouse, and steam expansion projects could move to construction. The scope reductions included work previously approved by the Board of Regents; completion of a chilled water plant and associated chilled water distribution system, completion of a parking lot north of the Murie Building (gravel and lights only), and completion of three of the seven greenhouse modules. It was anticipated this work could be completed based on available funds after construction was underway. The redistribution of funding between the three projects will allow UAF to complete these three remaining scopes of work. Work on the greenhouse project

includes installation of ventilation fans, irrigation piping, lighting, and greenhouse controls inside three modules that were completed to the shell stage in the original construction project.

Project Impacts

The impacts of the project to the university have not changed. Completion of the three remaining scopes of work have the highest and most impact to the university by reducing the operating cost to cool five existing buildings, providing additional parking for the Murie Building and other West Ridge users, and providing additional teaching and research greenhouse space previously in the project program. All three items have been included in the project scope of work since the Formal Project Approval.

Completion of the remaining scope of work will have minimal impact to normal daily operations of the users associated with the projects. The chilled water work will occur in mechanical spaces or above corridors. At the greenhouse, the shelled modules are not currently being used for plants and seed propagation, so user impact will be limited to adjacent spaces. The parking lot is an old staging area and truck traffic for hauling gravel will use a construction access road.

Variances

UAF has enjoyed lower construction costs which resulted in unpledged portions of the construction budgets (specifically unused contingency funds from all three projects) which will be utilized to complete remaining scopes of work described in the formal project approval.

Currently, the Life Sciences Research and Teaching Facility project has \$2,700,000 in unpledged funds. The funds come from two components: Greenhouse, \$200,000; Steam Expansion, \$2,500,000. UAF proposes to reallocate \$650,000 from the Steam Expansion to the Greenhouse to complete the three previously shelled greenhouse modules at a cost of \$850,000 and use the remaining \$1,850,000 from the Steam Expansion to retire UA Revenue Bond Debt. The Murie Building will utilize approximately \$1,000,000 of unspent contingency funds to complete the chilled water distribution and the north parking lot.

The project variance simply shifts funding to allow completion of the work. The Murie Building TPC remains \$88,578,000. The revised total project cost for the other two components are: Greenhouse TPC is \$5,975,000 (an increase of \$650,000); Steam Expansion TPC is \$12,500,000 (a reduction of \$2,500,000).

Total Project Cost and Funding Sources

Funding Title	Fund/Org Account #	Amount
FY11 GO Bond	512035, 512036, 512037	\$88,000,000
UA Revenue Bond	514496-50216	\$20,600,000
FY12 State of Alaska DHS Operating	N/A	\$53,000
UAF FY11 Operating Funds	103010-50216	\$250,000
Total Project Cost		\$108,903,000

Annual Program and Facility Cost Projections

No changes to the program or facility cost.

Project Schedule

DESIGN

Conceptual Design	February 2010
Formal Project Approval	February 2010
Schematic Design	September 2010
Schematic Design Approval	November 2012
Construction Documents	April 2011 and April 2013

BID & AWARD

Chilled Water Distribution

Work being performed by Murie Building CMAR	April 2013
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North Parking Lot Gravel and Lights

Bid Period	July 2013
Construction Contract Award	July 2013

Greenhouse Completion

Bid Period	April 2013
Construction Contract Award	May 2013

CONSTRUCTION

Chilled Water Distribution

Start of Construction	April 2013
Construction Complete	September 2013
Warranty Period	One Year

North Parking Lot Gravel and Lights

Start of Construction	July 2013
Construction Complete	October 2013
Date of Beneficial Occupancy	October 2013
Warranty Period	One Year

Greenhouse Completion

Start of Construction	May 2013
Construction Complete	September 2013
Date of Beneficial Occupancy	October 2013
Warranty Period	One Year

Project Delivery Method

The additional work components will be completed using multiple project delivery methods. Completion of the chilled water distribution will be completed by the Murie Building CM@Risk as this work was in the original scope of work for the project. The gravel parking lot and completion of the greenhouse modules will be procured through traditional design-bid-build delivery.

Affirmation

This project complies with Regents' Policy, the campus master plan and the Project Agreement.

Supporting Documents

- One-page Project Budget
- Proposed Spending Plan (for budget surpluses)

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: Margaret Murie Building		
MAU: UAF		
Building: Murie Building		Date: February 25, 2012
Campus: Fairbanks		Prepared by: Wohlford
Project #: 2010100 LFRF		Acct #(s): 514496 and 571235-50216, 103010-50216
Total GSF Affected by Project:	101100	101100
PROJECT BUDGET	SDA Budget	Amended Budget
A. Professional Services		
Advance Planning, Program Development		
Consultant: Design Services	\$5,787,572	\$5,818,464
Consultant: Construction Phase Services	\$1,276,686	\$1,487,480
Consul: Extra Services (List: _____)	\$569,405	\$378,005
Site Survey	\$0	\$340,614
Soils Testing & Engineering	\$0	\$0
Special Inspections	\$0	\$123,630
Plan Review Fees / Permits	\$125,000	\$0
Other	\$100,000	\$0
Professional Services Subtotal	\$7,858,663	\$8,148,193
B. Construction		
General Construction Contract(s)	\$67,700,000	\$69,335,063
Other Contractors (List: Parking, Building Relocation)	\$1,378,159	\$1,580,159
Construction Contingency	\$3,051,945	\$969,711
Construction Subtotal	\$72,130,104	\$71,884,933
Construction Cost per GSF	\$713	\$711
C. Building Completion Activity		
Equipment	\$500,000	\$600,000
Fixtures	\$150,000	\$0
Furnishings	\$650,000	\$650,000
Signage not in construction contract	\$50,000	\$0
Move-Out Costs	\$0	\$0
Move-In Costs	\$300,000	\$200,000
Art	\$200,000	\$250,000
Other (Audio/Video)	\$0	\$725,000
OIT Support	\$450,000	\$250,000
Maintenance Operation Support	\$250,000	\$300,000
Building Completion Activity Subtotal	\$2,550,000	\$2,975,000
D. Owner Activities & Administrative Costs		
Project Plng, Staff Support	\$3,714,245	\$3,756,115
Project Management	\$2,155,738	\$1,524,509
Misc. Expenses: Advertising, Printing, Supplies, Etc.	\$169,250	\$289,250
Owner Activities & Administrative Costs Subtotal	\$6,039,233	\$5,569,874
E. Total Project Cost	\$88,578,000	\$88,578,000
Total Project Cost per GSF	\$876	\$876
F. Total Appropriation(s)		

Budget Change Request

UNIVERSITY OF ALASKA		
Project Name: Arctic Health Research Greenhouse		
MAU: UAF		
Building: Arctic Health		Date: February 25, 2012
Campus: Fairbanks		Prepared by: Wohlford
Project #: 2010117 AHRG		Acct #(s): 571237-50216
Total GSF Affected by Project:	10000	10000
PROJECT BUDGET	SDA Budget	Amended Budget
A. Professional Services		
Advance Planning, Program Development	\$0	\$0
Consultant: Design Services	\$0	\$0
Consultant: Construction Phase Services	\$0	\$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	\$0	\$0
Other	\$0	\$0
Professional Services Subtotal	\$0	\$55,000
B. Construction		
General Construction Contract(s)	\$4,525,000	\$5,125,000
Other Contractors (List: Parking, Building Relocation)	\$0	\$0
Construction Contingency	\$339,375	\$339,375
Construction Subtotal	\$4,864,375	\$5,464,375
Construction Cost per GSF	\$486	\$546
C. Building Completion Activity		
Equipment	\$0	\$0
Fixtures	\$0	\$0
Furnishings	\$0	\$0
Signage not in construction contract	\$0	\$0
Move-Out Costs	\$1,000	\$2,000
Move-In Costs	\$1,000	\$2,000
Art	\$0	\$0
Other (Interim Space Needs or Temp Reloc. Costs)	\$0	\$0
OIT Support	\$3,000	\$4,500
Maintenance Operation Support	\$9,500	\$15,000
Building Completion Activity Subtotal	\$14,500	\$23,500
D. Owner Activities & Administrative Costs		
Project Plng, Staff Support	\$219,549	\$243,125
Project Management	\$219,576	\$180,000
Misc. Expenses: Advertising, Printing, Supplies, Etc.	\$7,000	\$9,000
Owner Activities & Administrative Costs Subtotal	\$446,125	\$432,125
E. Total Project Cost	\$5,325,000	\$5,975,000
Total Project Cost per GSF	\$533	\$598
F. Total Appropriation(s)	\$5,325,000	\$5,975,000

Budget Change Request

UNIVERSITY OF ALASKA		
Project Name: Utilities West Ridge Steam Capacity Expansion		
MAU: UAF		
Building: Utilidor		Date: February 25, 2012
Campus: Fairbanks		Prepared by: Wohlford
Project #: 2011061 UTCE		Acct #(s): 571237-50216
Total GSF Affected by Project:	0	0
PROJECT BUDGET	SDA Budget	Amended Budget
A. Professional Services		
Advance Planning, Program Development	\$0	\$0
Consultant: Design Services	\$385,000	\$385,000
Consultant: Construction Phase Services	\$0	\$0
Consul: Extra Services (List: _____)	\$0	\$0
Site Survey	\$0	\$0
Soils Testing & Engineering	\$0	\$0
Special Inspections	\$0	\$0
Plan Review Fees / Permits	\$0	\$0
Other	\$0	\$0
Professional Services Subtotal	\$385,000	\$385,000
B. Construction		
General Construction Contract(s)	\$12,100,000	\$10,400,000
Other Contractors (List: Parking, Building Relocation)	\$0	
Construction Contingency	\$1,058,750	\$850,000
Construction Subtotal	\$13,158,750	\$11,250,000
<i>Construction Cost per GSF</i>	<i>N/A</i>	<i>N/A</i>
C. Building Completion Activity		
Equipment	\$0	\$0
Fixtures	\$0	\$0
Furnishings	\$0	\$0
Signage not in construction contract	\$0	\$0
Move-Out Costs	\$0	\$0
Move-In Costs	\$0	\$0
Art	\$0	\$0
Other (Interim Space Needs or Temp Reloc. Costs)	\$0	\$0
OIT Support	\$0	\$0
Maintenance Operation Support	\$0	\$0
Building Completion Activity Subtotal	\$0	\$0
D. Owner Activities & Administrative Costs		
Project Plng, Staff Support	\$609,469	\$519,517
Project Management	\$812,625	\$335,483
Misc. Expenses: Advertising, Printing, Supplies, Etc.	\$0	\$10,000
Owner Activities & Administrative Costs Subtotal	\$1,422,094	\$865,000
E. Total Project Cost	\$14,965,844	\$12,500,000
<i>Total Project Cost per GSF</i>	<i>N/A</i>	<i>N/A</i>
F. Total Appropriation(s)	\$15,000,000	\$12,500,000



PROJECT CHANGE REQUEST, Supporting Documents: Proposed Spending Plan

Name of Project: *Life Sciences Research and Teaching Facility*
 Arctic Health Research Greenhouse
 Utilities West Ridge Steam Capacity Expansion

	Murie Building	Greenhouse	Steamline	Debt Retirement
Original Total Project Cost	\$88,578,000	\$5,325,000	\$15,000,000	\$0
Less Spend to Date	\$66,622,358	\$5,101,503	\$10,319,442	
Less Encumbrances	\$16,189,846	\$10,643	\$1,766,450	
Remaining Pledged Balances for	\$5,765,797	\$12,854	\$414,108	
Furniture and Equipment				
Move-in Costs				
Audio/Video work				
DDC Administrative Costs				
Contengency for Remaining Construction Work				
Add/Alternates in Contract:				
Chilled Water Distribution				
North Virology Parking Lot Gravel and Lights				
Remaining Funds	\$0	\$200,000	\$2,500,000	\$0
Proposed Tranfer of funds from Steamline				
For Greenhouse		\$650,000	-\$650,000	
For Debt Retirement			-\$1,850,000	\$1,850,000
Available after transfer		\$850,000	\$0	\$1,850,000
Proposed Expenditures				
Greenhouse Completion		\$850,000		
Debt Retirement				\$1,850,000
Revised Total Project Cost	\$88,578,000	\$5,975,000	\$12,500,000	\$1,850,000