



***INFORMATION ITEM REFERENCE MATERIALS***

**Name of Project:** Health Sciences Building

**Location of Project:** UAA, Anchorage, Main Campus

**Project Number:** 09-0007

**Date of Report:** January 23, 2012

**Project Manager:** John Hanson

**Reference Materials:**

1. Narrative
2. Current Project Budget
3. Contract Modifications List
4. Master Wish List

## UAA Health Sciences Building Financial Status Report

### Background:

The UAA Health Science Building Construction Manager at Risk Contract was awarded to Cornerstone Construction on January 7, 2009. The project consisted of three separate contracts (Preconstruction Services executed on January 7, 2009; Early Site Work executed on August 7, 2009; and Building Construction executed on January 28, 2010.) The building received a Conditional Certificate of Occupancy on August 15, 2011, in preparation for the Fall Semester 2011. The Final Certificate of Occupancy was issued on September 15, 2011.

### Guaranteed Maximum Price (GMP)

Cornerstone Construction Company was awarded the Building Construction Contract on January 28, 2010 for a negotiated Guaranteed Maximum Price of \$28,686,304.

During construction, modifications (additive and deductive) were executed to cover misc. MOA code requirements, added scope by Owner, differing site conditions, design refinements, value engineering, and 60/40 Contingency split, bringing Cornerstone's Building Construction Contract amount to date to \$29,433,792 and a total contract amount including all three phases (Preconstruction, Early Site Work, and Building Construction) to \$31,234,543. The Building Construction Contract Modifications are summarized in the attached Supporting Document.

### Total Project Cost

The Total Project Cost was originally approved at \$46,500,000 and has not changed. Of this amount, \$39,773,911 has been spent thru 19 January 2012. A summary of the Total Project Cost and expenses to date are included in the attached Current Project Budget.

Of the remaining total project balance of approximately \$6,726,089 approximately \$1,048,108 has either been encumbered or committed. These items include:

\$62,500	Consultant unprocessed fees, legal, audit
\$46,400	Architectural unprocessed fees
\$500	Equipment purchases/delivery payments
\$1,200	Furnishing purchase/delivery payments
\$25,000	Administrative Salaries
\$605,608	Additional Building costs
\$9,400	Make Ready/Move-in additional charges
\$297,500	1% for Art
<b><u>\$1,048,108</u></b>	<b>Total</b>

A meeting between interested parties (Administration, HSB Users, FP&C, and UAA Maintenance) will be scheduled shortly to prioritize how the remaining \$5,677,981 fund balance could be best spent. The potential list of miscellaneous projects/new equipment/furnishings are rather long and exceed the amount encumbered. This list comes to a total of \$6,289,000.

This list includes but is not limited to:

\$58,000	CCC Unprocessed Change Orders
\$975,000	PSB Backfill
\$550,000	WWAMI Backfill
\$2,000,000	HSB Phase 2 Planning
\$600,000	Engineering Backfill/ABET
\$106,000	HSB Wish List*
\$2,000,000	Allied Health Sciences Renewal
<b><u>\$6,289,000</u></b>	<b>Total</b>

\*A full list of these items is included in the attached HSB Master Wish List.

Variance since Last Report to Board of Regents

None.

Schedule

The Final Project Report will be completed by May 1, 2012, although not all project funding will be expended at that time.

Supporting Documents

Current Project Budget  
Contract Modifications  
HSB Master Wish List

# UAA Health Science Building Current Project Budget

UNIVERSITY OF ALASKA						
Project Name:		Health Sciences Building				
MAU:		UAA				
Building:	HSB	Date:	January 20,2012			
Campus:	UAA	Prepared by:	Ben Davies			
Project #:	564273(08)/56429	Acct #:	17043-564290			
Total GSF Affected by Project:		80000	62500			80000
PROJECT BUDGET		FPA Budget	SDA Budget	Paid thru 1/19/2012	Additional Encumbrance	Total (Encumbered/ Committed)
<b>A. Professional Services</b>						
Consultant Services: (List: Program Development, Design Services, and Construction, Phase Services)		\$ 3,000,000	\$ 3,000,000	\$ 4,792,854	\$ 108,900	\$ 4,901,754
Consultant: Extra Services		\$ 150,000	\$ 150,000	\$ -	\$ -	\$ -
Site Survey		\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -
Soils Engineering		\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -
Testing		\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -
Plan Review Fees / Permits		\$ 100,000	\$ 100,000	\$ 123,239	\$ -	\$ 123,239
Other: (List: Building Commissioning)		\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -
Professional Services Subtotal		<b>\$ 3,690,000</b>	<b>\$ 3,690,000</b>	<b>\$ 4,916,093</b>	<b>\$ 108,900</b>	<b>\$ 5,024,993</b>
<b>B. Construction</b>						
General Construction Contract(s)		\$ 31,000,000	\$ 31,000,000	\$ 30,628,935	\$ 605,608	\$ 31,234,543
Other Contractors (List: Voice/Data Installation)		\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -
Construction Contingency		\$ 3,100,000	\$ 3,100,000	\$ -	\$ -	\$ -
Art		\$ 300,000	\$ 300,000	\$ 2,500	\$ 297,500	\$ 300,000
Other (Misc. PO/CA, Misc. WO)		\$ -	\$ -	\$ 288,377	\$ -	\$ 288,377
Construction Subtotal		<b>\$ 35,400,000</b>	<b>\$ 35,400,000</b>	<b>\$ 30,919,812</b>	<b>\$ 903,108</b>	<b>\$ 31,822,920</b>
<i>Construction Cost per GSF</i>		<i>\$ 442.50</i>	<i>\$ 566.40</i>			<i>\$ 397.79</i>
<b>C. Equipment and Furnishings</b>						
Equipment		\$ 3,000,000	\$ 3,000,000	\$ 1,265,339	\$ 500	\$ 1,265,839
Furnishings		\$ 1,000,000	\$ 1,000,000	\$ 1,205,797	\$ 1,200	\$ 1,206,997
Make Ready/Move-in		\$ 150,000	\$ 150,000	\$ 19,864	\$ 9,400	\$ 29,264
Building Completion Activity Subtotal		<b>\$ 4,150,000</b>	<b>\$ 4,150,000</b>	<b>\$ 2,491,000</b>	<b>\$ 11,100</b>	<b>\$ 2,502,100</b>
<b>D. Administrative Costs</b>						
Advanced Planning		\$ 500,000	\$ 500,000	\$ 500,000	\$ -	\$ 500,000
Project Management		\$ 2,760,000	\$ 2,760,000	\$ 944,473	\$ 25,000	\$ 969,473
Misc. Expenses: Advertising, Printing, Supplies, Etc.		\$ -	\$ -	\$ 2,533	\$ -	\$ 2,533
Owner Activities & Administrative Costs Subtotal		<b>\$ 3,260,000</b>	<b>\$ 3,260,000</b>	<b>\$ 1,447,006</b>	<b>\$ 25,000</b>	<b>\$ 1,472,006</b>
<b>E. Total Project Cost</b>						
		<b>\$ 46,500,000</b>	<b>\$ 46,500,000</b>	<b>\$ 39,773,911</b>	<b>\$ 1,048,108</b>	<b>\$ 40,822,019</b>
<i>Total Project Cost per GSF</i>		<i>581.25</i>	<i>744.00</i>			<i>510.2752383</i>
<b>F. Pending Additional Items</b>						
						<b>\$ 5,677,981</b>
<b>G. Total Appropriation(s)</b>						
		<b>\$ -</b>	<b>\$ 46,500,000</b>			<b>\$ 46,500,000</b>

# UAA Health Sciences Building Contract Modifications

<b>Pre-Construction Services</b>	\$75,000
Modification 1 - Structural Calculations Exterior Framing	\$22,450
SUBTOTAL	\$97,450
<b>Pre-GMP (Early Site Work Footings &amp; Foundation)</b>	\$1,772,370
Modification 1 - Underground Waste & Rain Leader Piping	\$45,286
Modification 2 - Reconciliation of Excavation for Bldg. Elevation	(\$13,627)
Modification 3 - Removal/Disposal of Unsuitable Soil	\$44,334
Recapture Unexpended Encumbrance	(\$145,062)
SUBTOTAL	\$1,703,301
<b>Building GMP</b>	\$28,686,304
Modification 1 - Structural Steel, MOA Requirements	\$142,160
Modification 2 - Converts Self Performed Work From T&M to Lump Sum	\$0
Modification 3 - Building IT Intertie to Campus	\$468,124
Modification 4 - Structural Steel, Exterior Frames, Telecommunications	\$126,814
Modification 5 - Wood Ceiling Revision, Deletion of Door Hardware	(\$71,601)
Modification 6 - Misc. Site Work, Electrical, Mechanical, Architectural,	\$161,515
Modification 7 - Eliminated Commissioning from Contract Deleted Painting	(\$101,051)
Modification 8 - Misc. Site work, Electrical, Mechanical, Structural Steel	\$293,812
Modification 9 - Deletion of Alarm Panels and Value Boxes for Medical GAS System	(\$10,054)
Modification 10 - Misc. Site Work, Structural, Architectural, Electrical, Exterior Framing	\$174,556
Modification 11 - Reduction of Aluminum Curtain Wall & Exterior Fencing	(\$16,404)
Modification 12 - Misc. Architectural, Electrical, Mechanical, Steel Framing	\$135,261
Modification 13 - 100 % Split Savings From Contingency	(\$842,531)
Modification 14 - 40% Contractor Fee on Modification 13	\$337,012
Modification 15 - Misc. Architectural, Electrical, Mechanical, Fire Protection	\$167,224
Modification 16 - Door Hardware Revisions, Fire Alarm Changes	(\$5,025)
Modification 17 - Misc. Architectural, Electrical, Mechanical, Structural	\$205,014
Modification 18 - Reduction of Structural Steel Installation Costs for Stair 2	(\$3,252)
Modification 19 - 100% Split Savings from Contingency	(\$815,278)
Modification 20 - 40% Contractor Fee on Modification 19	\$326,111
Modification 21 - Misc. Architectural, Electrical, Mechanical, Telecommunications	\$75,081
SUBTOTAL	\$29,433,792
TOTAL	\$ 31,234,543

# UAA Health Sciences Building Master Wish List

<b>Requester</b>	<b>Request Description</b>	<b>Request Estimate (\$)</b>
Bldg Mgr	Low air circulation in 336	\$ -
Bldg Mgr	Overhead flourescent light in Rm 371 buzzes	\$ 50.00
Bldg Mgr	Please revisit the handicap doors, they aren't functioning properly	\$ 10,000.00
Bldg Mgr	Rekey 100D2 to a master keyset, do not want custodial to have access	\$ 100.00
Bldg Mgr	Request additional keys for corridor cabinetry	\$ 100.00
Bldg Mgr	Request cabinetry keys for 209 to 211	\$ 100.00
Bldg Mgr	Request courtesy/emergency phone in main lobby	\$ 1,000.00
Bldg Mgr	Request exterior door keys	\$ 100.00
Bldg Mgr	Request garbage cans for multiple places	\$ 3,250.00
Bldg Mgr	Request mircrowave for kitchen space	\$ 150.00
Bldg Mgr	Signage: Plaques - "Skills Training"	\$ 65.00
Bldg Mgr	Signage: "Physician's Assistant"	\$ 65.00
Bldg Mgr	Signage: "Simulation A"	\$ 65.00
Bldg Mgr	Signage: "Simulation B"	\$ 65.00
Bldg Mgr	Signage: "Simulation C"	\$ 65.00
Bldg Mgr	Signage: "Simulation" or "interprofessional Simulation"	\$ 65.00
Bldg Mgr	Temperature issues in Suite 301	\$ -
Bldg Mgr	Tiles in the main lobby are chipping	\$ 200.00
Bldg Mgr	Window will not close	\$ 100.00
Bldg Mgr	Women's bathroom handicap door latch not working	\$ 200.00
Med Tech	Request above-counter cabinets the full length of the north wall	\$ 3,000.00
Med Tech	Request acid cabinet for lab	\$ 1,000.00
Med Tech	Request double over counter cabinets on the wall in phlebotomy area	\$ 1,600.00
Med Tech	Request glove box dispensers	\$ 200.00
Med Tech	Request keys for their med lab, turn off card swipes for 208 and 210	\$ 100.00
Med Tech	Request outlets near the sinks, need 5 outlets.	\$ 500.00
Med Tech	Request phone	\$ 100.00
Med Tech	Request the installation of a bulletin board and magazine racks	\$ 250.00
Med Tech	Add sign text "Medical Laboratory Science" to hanging sign in corridor	\$ 350.00
Nursing	Convert shelves to cabinets in office	\$ 800.00
Nursing	Increase reception counter depth	\$ 1,950.00
Nursing	Install additional shelving in storage 211D	\$ 1,950.00
Nursing	Install cabinet w/ countertop in 205 and 207	\$ 3,000.00
Nursing	Install spare shelving from 100D2 to storage 115	\$ 300.00
Nursing	Modify air compressor cabinet	\$ 650.00
Nursing	Purchase long oval table for employee lounge	\$ 2,000.00
Nursing	Relocate bookshelf in office	\$ 650.00

## UAA Health Sciences Building Master Wish List (Cont.)

<b>Requester</b>	<b>Request Description</b>	<b>Request Estimate (\$)</b>
Nursing	Relocate bookshelf in office	\$ 650.00
Nursing	Relocate bookshelf in office	\$ 650.00
Nursing	Replicate door layout of 329 to mirror Rm 352	\$ 8,000.00
Nursing	Request (5 ea.) additional box/box/file rolling desk drawers	\$ 2,600.00
Nursing	Request cabinets in sim storage area	\$ 1,500.00
Nursing	Request cabinets in the sim control room	\$ 1,500.00
Nursing	Credenza w/ cabinets and counterspace	\$ 2,000.00
Nursing	Request different furniture in suite 371 (4ea new chairs)	\$ 4,000.00
PA	Additional side table for the podium in the classroom	\$ 650.00
PA	HSB RM 108 New podium in classroom	\$ 900.00
PA	HSB Rm 108 student desk electrical connectors installed	\$ -
PA	HSB Rm 206 Power restore to east wall	\$ 400.00
PA	HSB Rm 212, cut portion of counter away for copier space	\$ 1,000.00
PA	Install Mailboxes in room 206	\$ 3,200.00
WWAMI	Cabinet for corridor (like nursings file corridor in 300C4)	\$ 1,200.00
WWAMI	Coat hangers or hooks in our offices	\$ 650.00
WWAMI	Dent under building address needs to be fixed	\$ 10,000.00
WWAMI	Electrical outlets needed by sink in corridor	\$ 600.00
WWAMI	Key to door between 106 and PA classroom	\$ 50.00
WWAMI	Larger shelves (deeper than 10")	\$ 1,950.00
WWAMI	Mailboxes with cabinets in suite corridor	\$ 4,000.00
WWAMI	Need electrical outlets in corridor	\$ 600.00
WWAMI	Paper towel dispensers needed in sink areas	\$ 650.00
WWAMI	Picture Hanger to be installed in 3rd floor corridor	\$ 10,000.00
WWAMI	Request cabinets to be installed in office suite corridor above copier	\$ 2,600.00
WWAMI	Request cabinets/shelved for fax in 301A	\$ 1,950.00
WWAMI	Request hot water tap at sink in corridor	\$ 250.00
WWAMI	Request more file cabinets in offices	\$ 2,600.00
WWAMI	Request sign for WWAMI entrance	\$ 800.00
WWAMI	Request workspace (countertop?) for copier area in corridor	\$ 1,950.00
WWAMI	Shelves or cabinets needed in 109 above the computer "desktop" area	\$ 1,950.00
WWAMI	Temperature adjustment control for rooms	\$ 650.00
WWAMI	Would like enclosed cabinets in reception area	\$ 1,650.00
		<b>\$ 105,290.00</b>