Agenda

**Board of Regents**

Facilities and Land Management Committee

Thursday, April 12, 2012, \*2:00 p.m. – 4:00 p.m.

Room 107 Ward Building

Kenai River Campus

Soldotna, Alaska

*\*Times for meetings are subject to modifications within the April 12-13, 2012 timeframe.*

**Committee Members:**

Carl Marrs, Committee Chair Timothy Brady

Kirk Wickersham, Committee Vice Chair Mary K. Hughes

Dale Anderson Patricia Jacobson, Board Chair

**I.** **Call to Order**

**II. Adoption of Agenda**

**MOTION**

**"The Facilities and Land Management Committee adopts the agenda as presented.**

I. Call to Order

**II. Adoption of Agenda**

**III. New Business**

* 1. **Formal Project Approval for University of Alaska Fairbanks Kuskokwim Campus HVAC Upgrades**
  2. **Schematic Design Approval for University of Alaska Anchorage Matanuska-Susitna College Valley Center for Arts and Learning**

**IV. Ongoing Issues**

**A. UAS Campus Master Plan Status**

**B UA Engineering Facilities Status**

**C. UAF College of Rural and Community Development Master Plans Update**

**D. UAF Campus-wide Student Housing and Dining Development Status**

**E. UAF Combined Heat and Power Plant Replacement Status**

**F. AHFC Energy Audits Status**

**G. Construction in Progress**

**H. Approvals by the Chair of the Facilities and Land Management Committee and the Chief Finance Officer**

**I. IT Report**

**V. Future Agenda Items**

VI. Adjourn

**This motion is effective April 12, 2012."**

**III. New Business**

A. Formal Project Approval for University of Alaska Fairbanks Kuskokwim Campus HVAC Upgrades Reference 12

The President recommends that:

**MOTION**

**“The Facilities and Land Management Committee approves the Formal Project Approval request for the University of Alaska Fairbanks Kuskokwim Campus HVAC Upgrade as presented in compliance with the campus master plan, and authorizes the university administration to proceed through Schematic Design not to exceed a total project cost of $4,000,000. This motion is effective April 12, 2012.”**

POLICY CITATION

In accordance with Regents’ Policy 05.12.042, Formal Project Approval (FPA) represents approval of the Project including the program justification and need, scope, the Total Project Cost (TPC), and funding plan for the project. It also represents authorization to complete the development of the project through the schematic design, targeting the approved scope and budget, unless otherwise designated by the approval authority.

An FPA is required for all projects with an estimated TPC in excess of $2.5 million in order for that project’s inclusion of construction funding to be included in the university’s capital budget request, unless otherwise approved by the Board.

The level of approval required shall be based upon TPC as follows:

**TPC > $2 million but ≤ $4 million will require approval by the Facilities and Land Management Committee (F&LMC).**

RATIONALE AND RECOMMENDATION

Background

In 2004, UAF completed a Facilities Audit of the Kuskokwim Campus facilities. The audit determined that most of the facilities in Bethel required extensive revitalization and code work to maintain current and future academic programs. The master plan for the campus also recognized the importance of renovating the buildings. Critical needs include boiler replacements, and bringing the HVAC system up to current code.

Major renovations and code upgrades are needed on over 50,000 square feet of space. The FY12 project will fund renovations in the main campus buildings (Phase 1, Maggie Lind and Voc-tech Buildings) and possibly Sackett Hall.

Project Scope

Work will generally include new electrical distribution, corrected plumbing systems, and installation of code compliant ventilation systems.

Variance Report

None

Proposed Total Project Cost and Funding Source(s)

Source of Funding Fund/Org Amount

FY12 Series Q Bond 514512-50216 $4,000,000

Estimated Annual Maintenance and Operating Costs (O&M)

The annual maintenance amount will decrease, due to the new HVAC system installation. The annual operating cost of the HVAC system is expected to increase. This is due to the assumption that with the increased code compliant air flows, the energy usage of the facilities will actually increase. Installation of the new HVAC system will dramatically increase the supply of fresh air and also provide a substantial increase in user comfort within the facilities. Currently, the existing air system is shut down due to operating issues.

Consultant

The consultant selection is in progress.

Other Cost Considerations

None

Backfill Plan

N/A

Schedule for Completion

DESIGN & AWARD

Formal Project Approval, presented April 12, 2012

Consultant Selection May 2012

Schematic Design Approval September 2012

Construction Documents December 2012

Advertise and Bid January 2012

CONSTRUCTION

Start of Construction April 2013

Date of Substantial Completion April 2014

Date of Beneficial Occupancy May 2014

Procurement Method for Construction

Traditional design-bid-build method of construction will be used for this project.

Affirmation

This project complies with Regents’ Policy and the rural campus master plan.

Action Requested

Approval to develop the project documents through schematic design.

Supporting Documents

* One Page Budget
* Kuskokwim Campus Mechanical Rooms Floor Plan

B.Schematic Design Approval for University of Alaska Matanuska-Susitna College Valley Center for Arts and Learning Reference 13

The President recommends that:

**MOTION**

**“The Facilities and Land Management Committee approves the Schematic Design Approval request for the University of Alaska Anchorage Matanuska-Susitna College as presented in compliance with the campus master plan, and authorizes the University administration to complete construction bid documents to bid and award a contract within the approved budget, and to proceed to completion of project construction not to exceed a Total Project Cost of $20,000,000. This motion is effective April 12, 2012.”**

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).**

RATIONALE AND RECOMMENDATION

The Matanuska-Susitna College (MSC) has demonstrated a need for a large space for lecture series and classes, a student life program, an expanded music and theater program, performances, convocations and community partnered events. The existing facilities do not adequately meet the current needs of the campus. The Valley Center for Arts and Learning will address the campus needs, university goals, and fulfill the public square mission of the campus.

The MSC campus is currently limited to gatherings of 120 people in the cafeteria, which itself is not ideally suited for lectures, presentations or guest speakers. The campus has needs to address larger groups of faculty, staff and students for orientation, training and lectures. The new center will address the needs of the campus and goals addressed in the academic master plan, the strategic plan and campus master plan.

Project Scope

The project will design and construct a new facility that will address the stated needs of the campus. The building will be a separate facility immediately adjacent to the main campus. The building will provide a music classroom, drama lab, instrument storage, display areas, gathering/studying spaces and a theater with seating for 500 people for lectures, public gatherings and conferences.

Variance Report

None

Proposed Total Project Cost and Funding Source(s)

FY11 GO Bond $20,000,000

Estimated Annual Maintenance and Operating Costs (O&M)

Maintenance and Repair $210,000

Custodial $27,000

Grounds $21,000

Administration $21,000

Utilities $78,000

**Total** $357,000

Consultant(s)

Kumin and Associates, Inc.

Other Cost Considerations

Income earned will offset cost of technical staff to operate facility.

Backfill Plan

None

Schedule for Completion

DESIGN

Conceptual Design August 2011

Formal Project Approval November 2, 2011

Schematic Design April 2012

Schematic Design Approval, presentedApril 12, 2012

Construction Documents January 2013

BID & AWARD

Advertise and Bid January 2013

Construction Contract Award February 2013

CONSTRUCTION

Start of Construction May 2013

Date of Beneficial Occupancy December 2014

Procurement Method for Construction

Design-Bid-Build

Affirmation

This project complies with Regents’ 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 Document

Project Budget

Schematic Design Drawings (Floor Plans, Elevations, Site Plan)

**IV. Ongoing Issues**

A. UAS Campus Master Plan Status

UAS met with the consultants during the week of March 5, 2012, to review the schedule and goals, gain familiarization with the campus, and to gather data. The consultants anticipate having the first materials available for UAS’ internal review prior to the June 2012 board meeting.

UAS anticipates presenting the draft Campus Master Plan at the September 2012 board meeting and the final Campus Master Plan for adoption at the December 2012 board meeting

B. UA Engineering Facilities Status

Background

UAA and UAF are proceeding with concept and schematic design development as authorized by the Board of Regents. A joint advocacy document is being used to inform legislators and others. The UAA and UAF Engineering Advisory Boards are joining their efforts to support these projects.

The project schedules below are based on receipt of full funding in FY13 and will be altered as appropriate for the FY13 budget outcome before the June 2012 board meeting.

Procurement Methods

Both campuses intend to seek chief procurement officer approval to utilize a Construction Manager at Risk project delivery method. The administration for both campuses believes many advantages are available through a CMAR relationship and that this stage in design is where important benefits will be realized. Both projects are on schedule for the Schematic Design submittal at the June 2012 meeting.

UAA Engineering Facility Project Update

Design workshops are in progress. The draft traffic study is being reviewed, and four sites are being evaluated for the parking structure. UAA is periodically updating the joint UAA/UAF Engineering Advisory Board. Schematic Design is scheduled to be complete in May 2012, and SDA will be requested at the June 2012 meeting.

Milestones

Livingston Sloan Architects Design Contract September 2011

Amended Formal Project Approval September 2011

Design Update April 2012

Schematic Design Approval, as appropriateJune 2012

Final Design Complete February 2013

Start of New Construction April 2013

Date of Beneficial Occupancy May 2015

Start of Renovations of Existing Facilities May 2015

Date of Beneficial Occupancy Existing Facilities June 2016

UAF Engineering Facility Update

UAF and ECI/Hyer/NBBJ are proceeding with the project Schematic Design. The consultant has prepared an initial concepts and narratives package for campus review.

Milestones

ECI/Hyer-NBBJ Design Contract May 2011

Amended Formal Project Approval September 2011

Design Update April 2012

Schematic Design Approval, as appropriate June 2012

Final Design Complete March 2013

Construction Start-Up April 2013

Construction Complete August 2015

C. UAF College of Rural and Community Development Master Plans Update

Background

A Master Planning Policy (05.12.030) was implemented in September 2008 requiring that campus master plans be reviewed and updated on a 5- to 7-year cycle. UAF is in the process of updating the 2006 College of Rural and Community Development (CRCD) Master Plans for the Bristol Bay, Northwest, Kuskokwim, Interior Aleutians, and Chukchi campuses and the UAF Community and Technical College to meet this requirement.

Status of CRCD Master Plan Update Efforts

UAF Design and Construction and their consultants met with the CRCD Campuses for the development of the first draft document. All of the first drafts have been reviewed and commented on, corrected/updated. The final draft versions will be presented to the Board of Regents.

PDF versions of the documents are available at the following link:

<http://webshare.alaska.edu/2012MasterPlan/>

CRCD Master Plan Updates 2011-12 Milestones

Appointment of steering committees for each campus March 2011

Contract with consultants March 2011

Initial visits to campuses May-August 2011

Consultants prepare first draft versions, review with Users August- October 2011

Consultants complete final draft of Master Plans November 2011

Internal review by CRCD and Chancellor’s staff November-December 2011

Consultants incorporate review comments January 2012

CRCD Master Plan information report to the BoR February 16-17, 2012

Presentation of final draft CRCD Master Plan to BoRApril 12-13, 2012

Consultants revise Master Plan per BoR comments, if required May 1, 2012

BoR adoption of CRCD Master Plan Updates June 7-8, 2012

D. UAF Campus-wide Student Housing and Dining Development Status

Responses to the Request for Proposals were received from development teams on January 17, 2012. The proposals included conceptual designs and financial packages for the new housing and dining developments. Additionally, the submittals included proposed housing master plans to help guide UAF through the process of developing both the proper mix and quantity of housing to support UAF’s long term mission. Both teams proposed a mix of suite style units and apartments, all with single occupancy bedrooms.

A Notice of Intent to Award has been sent to the preferred development team, Lorig Associates. GHEMM Inc. is the primary contractor; also working on the project is The National Development Council, Perkins and Will Architects, and Design Alaska Engineers. Currently, Lorig and UAF are negotiating the Planning and Pre-Development Agreement. Once signed, the agreement will allow the team to finalize the design and financial arrangements of the project. It is anticipated that a final design and Guaranteed Maximum Price (GMP) will be agreed upon by October 2012.

The current schedule for the development is:

Negotiate the Pre-Development Agreement February-April 2012

Complete Design and GMP May-October 2012

Sign Lease Agreement November 2012

Begin Construction May 2013

Housing Facility Complete August 2014

Dining Facility Complete August 2014

E. UAF Combined Heat and Power Plant Replacement Status

Project Update

Stanley Consultants, Inc. and SLR, Inc. have been selected for preliminary engineering and permitting for the UAF Combined Heat and Power Plant Replacement project. Work is progressing toward a scheduled completion of June 2012 for preliminary engineering. Once preliminary engineering is complete, an air emissions permit application can be submitted as early as September 2012. Under the most optimistic assumptions, an air permit could be obtained as early as April 2013. There are many variables in the permitting timeline and updates will be provided periodically.

The other key deliverable will be a cost estimate. The estimate will provide a basis for a funding request.

Background

At the direction of the vice chancellor for administrative services, a working group was established in early 2010 to re-evaluate the 2006 recommendations and consider new options. The circumstances and economics for coal, natural gas, and other alternative fuels have changed since 2006, and it is prudent to revisit the plan in light of current conditions.

The 2006 UDP consultant, GLHN, was hired to evaluate multiple options at a high level order of magnitude, and then to perform a detailed evaluation of two or three viable options. The process included solicitation of input from industry, public, and the campus. Ten alternatives were evaluated and were narrowed to two options: a coal/biomass boiler and a natural gas turbine with heat recovery for heat.

A detailed evaluation which included an independent peer review was completed and a recommendation for a solid fuel (biomass/coal) Circulating Fluidized Bed Boiler was forwarded to Chancellor Rogers for approval. A major concern for evaluating natural gas options is to determine when adequate quantities may be available in Fairbanks and what the price may be. Another factor will be evaluating the risk associated with long-term price volatility. The risk of permitting a coal/biomass facility is also being evaluated.

The preferred result of this work group is a recommendation that prepares UAF to efficiently and reliably heat and power the UAF campus for the next 40 years. Chancellor Rogers approved the recommendation for a solid fuel (coal/biomass) Circulating Fluidized Bed Boiler.

FY12 Funding and Construction Plans

The FY12 R&R appropriation contains three items related to UAF Utilities:

* + Critical Electrical Distribution Renewal Phase 1C.
    - * Connects GVEA and UAF generators - $8.5M plus $5.25M bond funding.
  + Atkinson Heating Plant Critical Utilities Revitalization.
    - * Three critical items - $0.9M plus $1.0M bond funding.
  + Atkinson Heating Plant Boiler and Turbine Replacement.
    - * Design and permitting for $180.0 to $200.0M project - $3.0M.

The Atkinson Heating Plant Critical Utilities Revitalization project will upgrade needed items even if the new boilers and turbine are installed. Many components of the existing plant will be needed for redundancy in order to provide reliable power, heat and other utilities to the UAF campus.

Highlights from Revitalization Work in Progress

* Water Treatment Plant Aeration Basin replacement contract is 90% complete with completion expected May 2012.
* Replacement of a few select tubes in Boilers 1 and 2 is scheduled for May 2012.
* The bid for the replacement of the deaerator tank, feedwater heater and key high pressure valves is expected in May 2012. The work will be completed by November 1, 2012, and will require a campus steam shutdown (one day) to install key valves.

F. AHFC Energy Audits Status

The three MAUs are nearing completion of the UA Facilities Investment Grade Energy Audits being performed through the use of State of Alaska Energy Grants received from AHFC. Originally scheduled to be complete in March, AHFC has granted the university a one month extension. This extension will allow each MAU to thoroughly verify the means and methods used by the consultants to determine the project costs and proposed paybacks of the Energy Efficiency Measures (EEM) proposed in the audits. System-wide, the audits have generated a list of possible projects with a payback on investments ranging from 7 to 15 years. Typical projects being recommended are lighting upgrades, fine tuning of digital controls, and upgrades to various mechanical system components.

Individually, the campus project breakdowns are as follows:

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Campus** | **Project Cost** | **Payback** | **Energy Savings** | **# of Buildings** |
| UAF-Main | $7.0M | 12 years | $575,000/yr | 14 |
| UAF-Rural | $1.1M | 7.5 years | $140,000/yr | 12 |
| UAA-Main | \*\* | 15 years | $30,000/yr | 2 |
| UAA-Rural | \*\* | 15 years | $185,000/yr | 20 |
| UAS-Juneau | \*\* | 15 years | $31,000/yr | 5 |
| UAS-Ketchikan | \*\* | 15 years | $7,000/yr | 2 |

\*\*UAA and UAS have not received the estimates to perform the EEM at the time of publishing this narrative.

UAA Rural campuses include: Kodiak, Prince William Sound, Mat-Su, Kenai and Homer.

UAF Rural campuses include: Seward Marine Center, Palmer Ag Farm, Kuskokwim, Chukchi, and Kodiak FITC.

G. Construction in ProgressReference 14

Kit Duke, AVP Facilities and Land Management, and campus facilities representatives will answer questions regarding the status report on active construction projects approved by the Board of Regents. This is an information and discussion item; no action is required.

H. Approvals by the Chair of Facilities and Land Management Committee and the Chief Finance Officer Reference 15

Regents’ Policy 05.12.047 delegates Project Change Approval to the Chair of the FLMC under certain conditions. Projects granted PCA by the Chair are reported in this section. Based on that policy, the following project was given PCA by the Chair.

UAF Life Sciences Research and Teaching Facility, (2010100 LFRF) TPC $88.6M (Project increase of $303,000) on 2/21/12.

Schematic Design Approval for projects that are phased as a part of the FLMC FPA approval and receive SDA under the limits for approval as delegated to the Chief Finance Officer are reported in this section. The following projects were given SDA at the CFO level:

UAF Patty Ice Arena Roof, (2012037 PIRFR) TPC $1.5M on 2/7/12.

UAF Atkins Power Plant Renewal – Phase 2 (2012032 BARN2) TPC $1.9M on 2/10/12.

Regents’ Policy 05.12.047 delegates Project Change Approval to the Chief Finance Officer under certain conditions. Projects granted PCA by the CFO are reported in this section. Based on that policy, the following project was given PCA by the CFO:

UAF Arctic Health CANHR Health Clinic (2010128 AHCHC) TPC $3.7M (Funding sources were changes, no change in TPC) on 2/10/12.

I. IT Report

Karl Kowalski, Chief Technology Officer will update the committee on the Smarter Planet Summit, IT security, IT Policy and Law workshop, and the emergency alert system.

**V. Future Agenda Items**

**VI. Adjourn**