



SCHEMATIC DESIGN APPROVAL

Name of Project: UAA Beatrice McDonald Hall Renewal
Project Type: DM, R&R
Location of Project: UAA, Main Campus, Beatrice McDonald Hall AS 103, Anchorage, AK
Project Number: 08-0042
Date of Request: August 17, 2012

Total Project Cost:	\$ 16,508,213	(Increase of \$2,031,755 from FPA)
Approval Required:	Full Board	
Prior Approvals:	Preliminary Administrative Approval	7/11/11
	Formal Project Approval	12/7/11

A Schematic Design Approval (SDA) is required for all Capital Projects with a Total Project Cost in excess of \$250,000.

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 phases of the project and authorization to complete the design development process, to bid and award a contract within the approved budget, and to proceed to completion of project construction. Provided however, if a material change in the project is subsequently identified, such change will be subject to the approval process.

Action Requested

“The Facilities and Land Management Committee recommends that the Board of Regents approve the Schematic Design Approval request for the University of Alaska Anchorage Beatrice McDonald Hall Renewal project 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 \$16,508,213. This motion is effective September 27, 2012.”

Project Abstract

This project will renovate UAA Beatrice McDonald Hall (BMH), completing the final link in a series of projects developed to satisfy a science deficiency defined in 2001. BMH was built in 1970, and is currently in significant need of mechanical, electrical and architectural improvements and replacements. Most of these systems are over forty years old and at the end of their useful lifespan. Current laboratory furniture and fixtures are in disrepair and not up to date with educational standards.

RATIONALE AND REASONING

Background

The main tenant residing in BMH is the Anthropology Department. Most of the building systems constructed in the building are over forty years old and are at the end of their useful lifespan. Current laboratory furniture and fixtures are in disrepair and not current with educational standards.

When the Integrated Science Building (ISB) opened in 2009, many of the functions housed in the Science Building (SB) moved to ISB. Upon these vacancies, UAA began a multi-year renovation plan for SB spanning from September 2009—April 2013, intended to house physical sciences once complete.

Completion of BMH is the final critical component of satisfying the science deficiency defined in 2001. The Alaska Natural Heritage Program (ANHP), Biology, and the Bachelor of Liberal Studies program will be accommodated in BMH.

Due to asbestos abatement and demolition, BMH will need to be entirely vacated during the construction process. Vacating the building is being done in stages since 2012 fall semester classes will still be held in BMH. Classes may also be held in BMH for the Spring 2013 semester. The building will be officially offline after May 2013.

As per plan, the BMH staff was relocated to temporary offices in the Professional Studies Building (PSB) in May 2012. Anthropology collections and research offices have been relocated to 707 A St. Both spaces received minimal tenant improvements to house these functions. UAA is required to follow chain of custody protocols for all artifacts and anthropological items. These items are being catalogued by a temporary employee hired for this task. Some special collections will need to be shipped to museums or back to native Alaskan communities.

Programmatic Need

The 2001 programming document for the sciences projected that an approximately 214,000 gsf facility would be required to house the multiple science disciplines at UAA. Given the high cost of building science facilities, plans were made to use new and old space at UAA to collectively house the UAA science faculty, staff and students. The original 214,000 gsf was translated to an Integrated Science Building (ISB) footprint of 152,000 gsf in 2003, and was further downsized to a 125,000 gsf building during final design in summer 2006. Although the plan was developed in 2003, changing needs, rapid growth, and the failure to move forward with a planned Public Policy Building (PPB) made this original plan unsuitable for the existing science programs. This plan was revised in 2008 using the following guidelines:

- Provide a plan that allows for the full science program envisioned in 2003 to be implemented,
- Develop a plan that allows for the sciences to vacate current space in the Engineering Building and return that space to Engineering,
- Develop natural clusters of departments and student friendly environments that meet the goals of the master plan,
- Free up additional blocks of time in currently scheduled classrooms and, if possible, provide additional classrooms for general scheduling,
- Complete the plan in a timely manner with minimal costs and disruption, and
- Maintain as much wet lab space as possible to handle the rapidly growing research and teaching programs, thus allowing the campus to concentrate on meeting other facility needs.

Since 2008, the new ISB and Health Science Building (HSB) have been occupied and on-going renovations in the SB have accommodated some of the BMH occupants. Although still based on implementation of the original science plan, the plan for BMH has been updated to address current requirements and is summarized as follows:

Departments leaving BMH:

- College Preparatory & Developmental Studies (CPDS)
- Introductory Biology Labs (BIO)
- Environment & Natural Resources Institute (ENRI)
- Bachelor of Liberal Studies Labs (BLS)

Departments remaining or expanding in BMH

- Anthropology (ANTHRO)
- Alaska Natural Heritage Program (ANHP)
- Biology Labs teaching Anatomy & Physiology (BIO)
- Geography / Environmental Studies (GEO)
- Bachelor of Liberal Studies—Admin Offices (BLS)

College Preparatory & Developmental Studies

CPDS is moving from BMH and into PSB permanently. This department is not associated with any of the Science courses on campus. They will initially move into swing space in PSB along with other BMH staff in order to vacate the building for renovation. After BMH is completed and additional space in PSB is vacated, that space will be renovated for their permanent location.

Biology

Introductory Biology Lab courses moved to the SB. The remaining Biology Labs will remain in BMH. The Biology courses taught at BMH are prerequisites for Nursing: the Anatomy and Physiology labs.

Liberal Studies

The Bachelor of Liberal Studies labs will all be relocated to the SB. Their faculty, staff and administrative offices will be located in BMH since there was not enough room in the SB to house these functions.

Anthropology

Anthropology will occupy a majority amount of the space in BMH. This department is currently allocating several incompatible functions within one room since there is no other space to use. Examples are BMH 101 and 102 which serves as specimen storage, wet/dry labs, grad research and informal instructional space. In the renewal, Anthropology will have approximately 13 offices to house faculty, adjunct, grad and emeritus offices. An additional instructional space for 24 students has been identified for Anthropology to be located adjacent to the wet/dry labs. Archival specimens will be maintained in environmentally controlled space. Other Anthropology spaces will include: Conference Room. w/ distance communications; Biological Anthropology Lab; Archaeology Lab w/ Fume Hood; GIS Lab Tech. Office.

Alaska Natural Heritage Program (ANHP)

The Alaska Natural Heritage Program will relocate from 707 A St. to BMH. This program absorbed two additional faculty positions from ENRI, which will bring 4 grad students to assist these professors with study and research. ANHP will oversee the Aquatic Ecology Lab and the Herbarium. There are currently unmet needs with these labs in terms of space, proper layout and equipment for specimen maintenance. The renovated BMH will provide proper layout and equipment such as freezers, sinks and refrigerated

cases to hold the many specimens this department collects and researches. These labs will also have environmental controls for temperature and humidity to better preserve these items. Dedicated support areas will include a Conservation Library.

Geography & Environmental Studies

GEO shares the GIS computer classroom w/ Anthropology. GEO will gain a WET Lab from the remodel of the BMH. They are currently without one.

All Departments

Spaces that all the departments will share are:

- Administrative/Reception area leading to all faculty offices
- Copy/ Kitchen Room.
- Gear Storage (to have an area where field gear can be stored and retrieved). Each department will have their own bay separated by chain link fence.
- Common Conference Room

Centrally Scheduled Classrooms

BMH will maintain the same number of classrooms as it has currently. The tiered Lecture Hall will be modified to hold 72 instead of 40 occupants.

Project Scope

Work scope is extensive covering all trades and sectors of building construction.

- HAZMAT abatement. Asbestos detected in building's floor tile, plumbing insulation, mastic and wall texture.
- Exterior doors and windows will be upgraded to improve thermal performance and comfort. Roof to be replaced as well. Clerestory apertures will be introduced into the architecture in order to provide daylight into the dark building.
- Elevator will be replaced. It is 40 years old (original to building) and not ADA compliant.
- Mechanical scope includes replacement of boiler and mechanical systems for heating/cooling. Pneumatic temperature controls will be replaced w/ (digital) DDC controls. Extensive piping replacement and re-plumbing of systems regarding restrooms, exchange air in labs and special waste treatment in labs. Archival storage of artifacts will be temperature controlled. Faculty offices will have individual controls for thermal comfort.
- Ceiling systems and light fixtures will be entirely replaced with energy efficient lighting. IT upgrades include replacing cable from CAT 5 to CAT 6a. IT closets will be consolidated and upgraded. Replacement of main distribution panels and fire alarm system. Classrooms, conference rooms and Lecture Hall will have AV upgrades.
- New lab casework and furnishings will be replaced through the building. Finish and fixture upgrades in restrooms include new toilets, tile, counters and sinks.
- Seating and group areas will be provided for students. Exhibits will be incorporated into corridors.
- Collections and artifacts will need to be moved back into new building following same chain of custody protocols. A temporary hire for this task only will be required for setting items up in newly renovated building.

Project Impacts

Partial project funding has been accumulated over the past three years. Full funding is anticipated in FY14. If full funding is not provided in FY14, the probable impact is that the construction will need to be phased, resulting in a longer construction period and increased project costs.

Variances

The Total Project Cost was estimated to be \$14,471,458 in the approved Formal Project Approval. At Schematic Design, the Total Project Cost has increased to \$16,503,213 to provide for:

- Additional building and occupant needs that had been identified during the design process,
- IT equipment clarity,
- Code required access to basement mechanical & electrical spaces,
- Appropriate escalation and contingency.

According to the formula we now use to report to OMB, the replacement value for this building is \$21.13M. Based upon the investment of \$15.16M UAA needed for renovation (not including furniture and move-in/out costs), the building has a Facility Condition Index of 71.7%. This FCI is comparable to the recent investment made in renovating the UAA Science Building and should re-age the building for an additional 30-40 year life.

Total Project Cost and Funding Sources

Funding Title	Fund Account	Amount
FY11 Capital R&R	564325-17164	\$100,000
FY12 Department Operating Funds	104110-10018	\$10,000
FY12 Capital R&R	564357-17164	\$2,000,000
FY12 DM Bonds (FY12 Sale)	514535-17164	\$187,229
FY12 DM Bonds (FY13 Sale)	TBD	\$2,265,276
FY13 Capital R&R	564383-17164	\$4,881,965
FY14 Capital R&R (Pending)	TBD	\$7,063,743
Total Project Cost		\$16,508,213

Annual Program and Facility Cost Projections

No new costs anticipated.

Project Schedule

DESIGN	
Conceptual Design	November, 2011
Formal Project Approval	December 7, 2011
Schematic Design	July, 2012
Schematic Design Approval Requested	September, 2012
Construction Documents	February, 2013
BID & AWARD	
Advertise and Bid	March, 2013
Construction Contract Award	April, 2013
CONSTRUCTION	
Start of Construction	July, 2013
Construction Complete	November, 2014
Date of Beneficial Occupancy	January, 2015

Project Delivery Method

Design-Bid-Build

Supporting Documents

One-page Project Budget

Drawings

1st and 2nd floor Schematic Design Floor Plans
Exterior Elevation Renderings

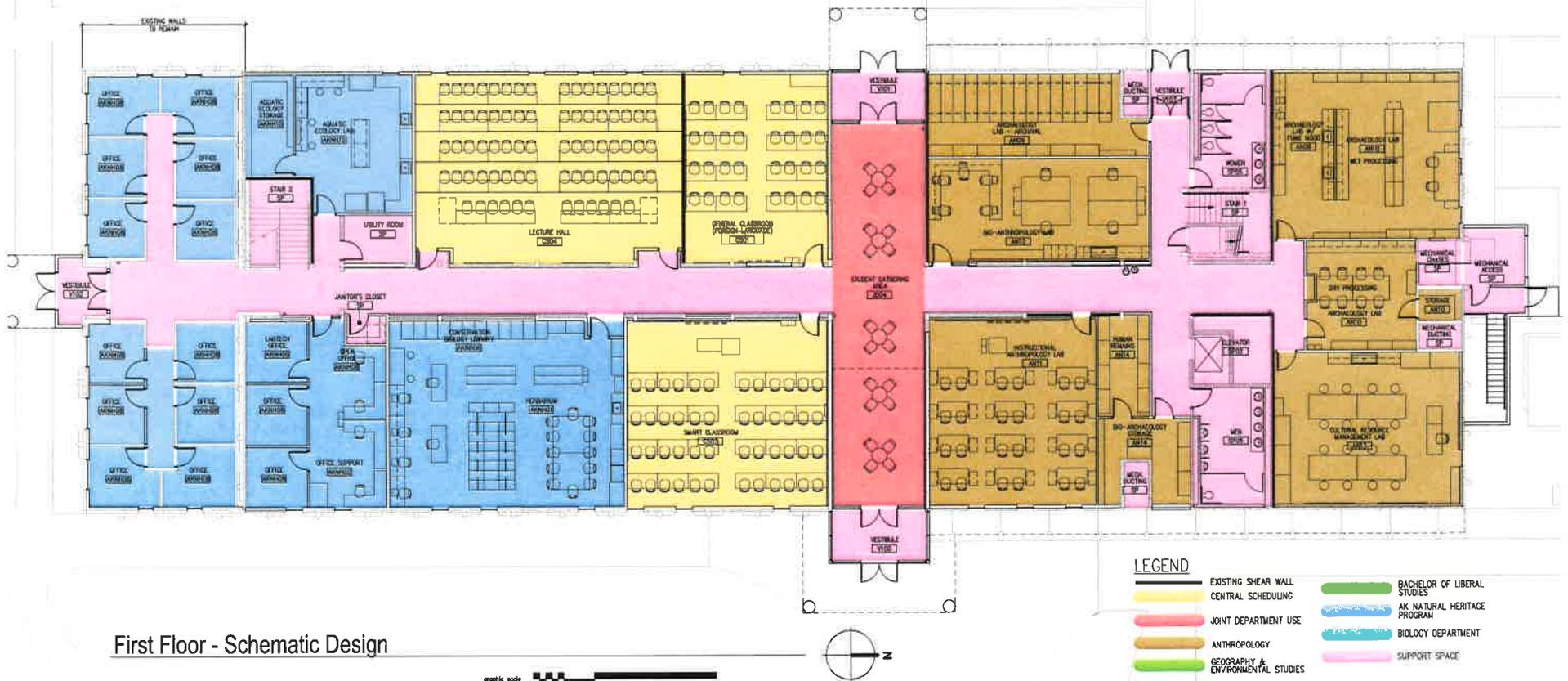
Affirmation

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

UNIVERSITY OF ALASKA		
Project Name: Beatrice McDonald Hall (BMH) Renewal		
MAU: Anchorage		
Building: AS103	Date:	8/17/2012
Campus: Main Campus	Prepared by:	J Faunce
Project #: 08-0042	Acct #:	564325/17164
Total GSF Affected by Project:	32,050	32,050
PROJECT BUDGET	FPA Budget	SDA Budget
A. Professional Services		
Programming/Pre-Design	\$49,382	\$49,382
Schematic Design 35%	\$141,769	\$141,769
Design Development 65%	\$282,460	\$282,460
Construction Documents 100%	\$350,285	\$350,285
Construction Administration	\$217,562	\$217,562
HazMat Testing	\$100,000	\$100,000
Bidding Permitting		
Other		
Professional Services Subtotal	\$1,141,458	\$1,141,458
B. Construction		
General Construction Contract	\$9,500,000	\$11,869,777
10% Contingency		\$1,186,978
Escalation	\$950,000	
Construction Subtotal	\$10,450,000	\$13,056,755
<i>Construction Cost per GSF</i>	326	407
C. Building Completion Activity		
Equipment	\$10,000	
Fixtures	\$150,000	
Furniture	\$1,250,000	\$900,000
Signage not in construction contract	\$80,000	\$20,000
Move-Out Costs	\$225,000	\$225,000
Move-In Costs	\$250,000	\$225,000
Art 1%	\$95,000	\$120,000
Other (Interim Space Needs or Temp Reloc. Costs)		
OIT Support	\$10,000	\$10,000
Maintenance Operation Support	\$10,000	\$10,000
Building Completion Activity Subtotal	\$2,080,000	\$1,510,000
D. Owner Activities & Administrative Costs		
Project Plng, Staff Support		
Project Management	\$800,000	\$800,000
Misc. Expenses: Advertising, Printing, Supplies, Etc.		
Owner Activities & Administrative Costs Subtotal	\$800,000	\$800,000
E. Total Project Cost	\$14,471,458	\$16,508,213
<i>Total Project Cost per GSF</i>	452	515
F. Total Appropriation(s)		\$16,508,213



UAA BEATRICE MCDONALD HALL- RENEWAL PLAN



First Floor - Schematic Design



LEGEND

- EXISTING SHEAR WALL
- CENTRAL SCHEDULING
- JOINT DEPARTMENT USE
- ANTHROPOLOGY
- GEOGRAPHY & ENVIRONMENTAL STUDIES
- BACHELOR OF LIBERAL STUDIES
- AK NATURAL HERITAGE PROGRAM
- BIOLOGY DEPARTMENT
- SUPPORT SPACE



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UAA BEATRICE MCDONALD HALL- RENEWAL PLAN



Second Floor Schematic Design

DATE: 09/07/2011



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