





UNIVERSITY OF ALASKA
ANCHORAGE


Total Project Cost	\$46,500,000
Approval Level:	Full Board


FINAL PROJECT REPORT


TO: Pat Gamble
President

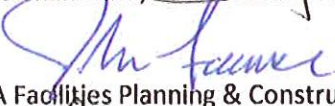
THROUGH: Kit Duke 
AVP Facilities and Land Management

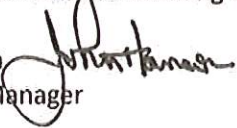
THROUGH: Tom Case 
Chancellor

THROUGH: Elisha Baker 
Interim Provost

THROUGH: William Spindle  2/20/12
Vice Chancellor, Administrative Services

THROUGH: Chris Turletes 
Associate Vice Chancellor, UAA Facilities & Campus Services

THROUGH: John Faunce 
Director, UAA Facilities Planning & Construction

FROM: John Hanson 
Sr. Project Manager

DATE: October 31, 2012

SUBJECT: Project Type: New Construction
Project Name: UAA Health Sciences Building
Project No.: 09-0007

Cc:



UNIVERSITY OF ALASKA
ANCHORAGE

Final Project Report

Name of Project: UAA Health Sciences Building
Project Type: New Construction (NC)
Location of Project: UAA, Main Campus, Health Sciences Building (AS156), Anchorage
Project Number: 09-0007
Date of Report: October 31, 2012

INTRODUCTION

A Final Project Report (FPR) is required for all projects with a total project cost in excess of \$250,000 that has progressed beyond the Preliminary Administrative Approval stage of the Capital Project Development process.

The FPR represents termination of the capital project development process as a result of project completion, abandonment, discontinuation, shelving with no further action anticipated for a considerable time, or consolidation with another project or projects in accordance with Regents Policy. The FPR should provide an executive overview of a capital project with supporting detail to allow the University to accurately report to Federal, State, University and other parties on the outcome of a project. The FPR must include a variance report identifying any significant changes in scope, budget, schedule, funding plan, operating cost impact, or other cost considerations since issuance of the construction contract award report, and an explanation of any significant circumstances surrounding project completion or its discontinuance.

BODY OF REPORT

Project Abstract

The UAA Health Science Building (HSB) project was generated from the need for additional academic space for the Nursing, WWAMI/MEDEX, and Allied Health Sciences programs. The HSB project scope included offices for staff and faculty, classrooms and seminar rooms, laboratories for patient simulations, Medical Technology and Gross Anatomy studies, student activity spaces, and post occupancy requirements. The consultants worked with the academic representatives of each of the three colleges and Facilities staff to generate a Program Profile that successfully met all stakeholder expectations and requirements.

Cause of Project Termination

The HSB project obtained Beneficial Occupancy on schedule on August 1, 2011.

Variance Report

The HSB project generated 25 Modifications to the original contract scope of work over the course of its lifespan. See attached modification documentation for more information.

Final Funding Report

The Health Sciences Building project was funded by state appropriations. Due to use of the CMAR contract process and successful project management of the HSB, the project has a remaining balance of

\$5,885,165. This amount is being requested to be allocated (See HSB Project Change Request) to fund three additional projects that will directly impact the HSB.

The first project is for a Pedestrian Bridge that will connect the HSB Phase 1 to the new Engineering building. Based upon rough estimates, this work will require \$4,350,000 in order to be completed. The Pedestrian Bridge will help alleviate the need for additional parking around the HSB by promoting foot traffic and will also provide a safer route than the crossing on Providence Drive.

The next project is the construction of 67 additional parking spaces for the HSB parking lot which is estimated to cost \$1,285,165. The addition of new surface parking spaces will help satisfy the current demand for parking and also reduce future requirements for parking.

Lastly, we would like to spend the remaining balance of \$250,000 on the HSB Phase 2 conceptual design. This will allow us to reevaluate the original design of the HSB phases and prioritize the space requirements in Phase 2 for the UAA College of Health.

Annual Facility Costs

<u>Facilities Costs:</u>	<u>Projected Amount</u>	<u>Actual Amount</u>
Maintenance & Repair	\$425,406	\$167,000
Utilities	\$170,216	\$102,000
Operations	\$150,576	85,000
Projected vs. Actual Annual O&M Cost	\$746,198	\$354,000

Total Project Cost and Funding Sources

<u>Funding Title</u>	<u>Fund Account</u>	<u>Amount</u>
FY08 Capital appropriation	564273--17043	\$500,000
FY09 Capital appropriation	564290--17064	\$46,000,000
Total Project Cost at SDA		\$46,500,000

Final Total Project Expenditure \$40,614,835

Project Schedule

DESIGN		
Project Initiation (Unified Health Sciences/Nursing)		June 2001
Preliminary Administrative Approval		January 28, 2008
Conceptual Design	January 2008 through June 2008	
Formal Project Approval		June 18, 2008
Schematic Design	July 2008 through Sept 2008	
Schematic Design Approval		January 26, 2009
Construction Documents	November 2008 through April 2009	
BID & AWARD		
Bid Period	May 2009 through May 2009	
Construction Contract Award		January 28, 2010
CONSTRUCTION		
Start of Construction		June 2009
Construction Complete		July 2011
Date of Beneficial Occupancy		August 2011
Warranty Period		1 Year

Project Delivery Method

This project utilized a Construction Manager at Risk delivery method.

Project Team

Design Team – Livingston Slone Architects

Construction Contractor – Cornerstone Construction General Contractor

Project Review Results

On July 10, 2012, UAA Facilities Planning & Construction hosted a HSB Post Occupancy Meeting Agenda. The purpose of this meeting was to discuss the project's concept, its design, implementation, and to obtain feedback from the occupants for future reference.

During the feedback session, the users brought up several items of note. Some of the most notable items were the limited program space, limited student study space, limited facility storage, limited connectivity with the Wireless Internet System, unlocking and locking problems generated from the Millennium system, lack of parking space, lack of picture/photo hanging systems, as well as the overall building structure chosen for this particular project. All of these items will be acknowledged in all future projects with the University.

Approximately \$472,961 was encumbered & expended throughout HSB after July 2011 when the University took over occupancy. This amount included many of the items identified during the post-occupancy feedback session.

Supporting Documents

Final Project Budget

HSB CMAR Audit Report

HSB Project Modifications Summary

UNIVERSITY OF ALASKA

Project Name: Health Sciences Building

MAU: UAA

Building: HSB

Date: October 31, 2012

Campus: UAA

Prepared by: Ben Davies

Project #: 564273 (08)/ 564290 (09)

Acct #: 17043-564290

Total GSF Affected by Project: 64,235 64,235

PROJECT BUDGET SDA Budget Final Budget

A. Professional Services		
Consultant: Basic Services	3,000,000	5,257,711
Consul: Extra Services	150,000	0
Site Survey	20,000	0
Soils Engineering	20,000	82,618
Testing	100,000	0
Plan Review Fees / Permits	100,000	49,800
HSB Additional Parking	0	0
HSB to ENG Bridge	0	0
HSB Ph 2 Conceptual Design	0	0
Other	300,000	5,000
Professional Services Subtotal	3,690,000	5,395,129

B. Construction		
General Construction Contract(s)	31,000,000	31,078,653
Other Contractors (List: Misc. PO/CA, Misc. WOs)	1,000,000	335,650
Construction Contingency	3,100,000	0
Other	0	0
Construction Subtotal	35,100,000	31,414,303

Construction Cost per GSF 546 489

C. Building Completion Activity		
Equipment	3,000,000	1,267,129
Furnishings	1,000,000	1,211,851
Make Ready/Move-In Costs	150,000	31,768
Art	300,000	64,740
Other (Interim Space Needs or Temp Reloc. Costs)	0	0
OIT Support	0	0
Occupancy Requirements	0	100,000
Maintenance Operation Support	0	0
Building Completion Activity Subtotal	4,450,000	2,675,487

D. Owner Activities & Administrative Costs		
Advance Planning	500,000	409,737
Project Plng, Staff Support		0
Project Management	2,760,000	711,413
Misc. Expenses: Advertising, Printing, Supplies, Etc.	0	8,767
Owner Activities & Administrative Costs Subtotal	3,260,000	1,129,916

E. Total Project Cost 46,500,000 40,614,835

Total Project Cost per GSF 724 632

F. Total Appropriation(s) 46,500,000 46,500,000

G. Residual Funding 5,885,165

H. Planned Expenditures		
HSB Additional Parking		1,285,165
HSB to ENG Bridge		4,350,000
HSB Ph 2 Conceptual Design		250,000

I. Total Planned Expenditures 5,885,165