



Total Project Cost	\$ 1,975,000
Approval Level:	Chair FLMC

### FORMAL PROJECT/SCHEMATIC DESIGN APPROVAL REQUEST

TO: Facilities and Land Management Committee Chair

THROUGH: Kit Duke  
AVP Facilities and Land Management

THROUGH: Pat Pitney  
Vice Chancellor

THROUGH: Scott Bell, P.E.  
Associate Vice Chancellor

THROUGH: Gary Johnston  
Director

FROM: Reed Morisky  
Project Manager

DATE: January 22, 2013

SUBJECT: Project Type: DM  
Project Name: Northwest Campus Library Remodel  
Project No.: 2013075 NWLR2

cc: NWLR2 (101)



## ***FORMAL PROJECT/SCHEMATIC DESIGN APPROVAL***

**Name of Project:** Northwest Campus Library Remodel  
**Project Type:** DM  
**Location of Project:** UAF, CRCO Northwest Campus, Emily Ivanoff Brown (EIB) Building, Nome  
**Project Number:** 2013075 NWLR2  
**Date of Request:** January 22, 2013

<b>Total Project Cost:</b>	<b>\$1,975,000</b>
<b>Approval Required:</b>	<b>Chair FLMC</b>
<b>Prior Approvals:</b>	<b>Preliminary Administrative Approval</b> <b>December 21, 2012</b>

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

FPA represents approval of the Project including the program justification and need, scope, the total project cost, and the funding and phasing plans for the project. Requests for formal project approval shall include a signed project agreement or facilities pre-design statement, the proposed cost and funding sources for the next phase of the project and for eventual completion of the project, and a variance report identifying any significant changes in scope, budget, schedule, deliverables or prescriptive criteria associated with a design-build project, funding plan, operating cost impact, or other cost considerations from the time the project received preliminary administrative approval. It also represents authorization to complete project development through the schematic design, targeting the approved scope and budget, unless otherwise designated by the approval authority.

SDA represents approval of the location of the facility, its relationship to other facilities, the functional relationship of interior areas, and the basic design including construction materials, mechanical, electrical, technology infrastructure and telecommunications systems, and any other changes to the project since formal project approval. It also represents authorization to complete project development through the schematic design, targeting the approved scope and budget, solicit bids, award a contract and complete the project, unless otherwise designated by the approval authority.

For projects that are approved at the AVP of Facilities and Land Management level and require minimal program development, design and document development, a combined FPA/SDA may be utilized. Total Project Cost cannot exceed \$1.0 million, projects can only be for Deferred Maintenance or minor Renewal and Replacement in nature, and you must request and receive permission from the AVPFLM at the point in project development when a FPA would be required.

### Action Requested

**Approval to proceed through schematic design, prepare construction documents to bid and award a construction contract and complete the project within the approved budget not to exceed a total project cost of \$1,975,000.**



### Project Abstract

Project will remodel the interior of the Emily Brown Building (Library), at the UAF CRCD Northwest Campus, in Nome, Alaska.

## RATIONALE AND REASONING

### Background

Northwest Campus is a regional, branch campus of the University of Alaska Fairbanks. Northwest Campus's primary service population is the Bering Strait Region, which is a recognized region as defined by the U.S. Census Bureau, the State of Alaska, and the Alaska Native Claims Settlement Act of 1971. The programs of study available through Northwest Campus are primarily workforce development at the certificate and associate levels, although several bachelors of art degrees are also available.

Northwest Campus' first building, Emily Ivanoff Brown (EIB) Building and Library, (2,400 GSF) was built in 1974. Both the library and the building are named after a local, lifelong learner who remains an inspirational story to NWC students and both need to follow her example of change and growth. The existing Emily Brown Library Building houses traditional library stacks and reference materials. The limitations of the facilities current configuration creates a significant weakness in fully enhancing NWC's efforts in building regionally relevant programs and providing quality student services support.

This building has received only basic repair and maintenance since its original construction. The current condition of this building was identified as a weakness and the need for renewal was established in NWC's Comprehensive Enrollment Management plan to "Enhance the functionality of Emily Ivanoff Brown Library". The library services were developed 30 years ago to serve as a community library with a generalized collection of books, magazines, newspapers, and other media. As part of the University of Alaska Fairbanks' Rasmuson Library, the NWC library has the advantage of subscriptions and access to thousands of electronically available resources more specific to academic and scholarly resources, and many that are Alaska and region specific. It is this evolution from physical collections to electronic resources that has made the library space, layout, and operation marginally functional, if not obsolete. A study of circulation of EIB's physical collection has dropped to 377 last year out of a total of ~17,000 items. While the physical collection is under-utilized, the number of e-resources distributed continues to grow. Meanwhile the City of Nome also has a community library and despite attempts over the years to establish a consortium, the libraries remain independent and, consequently, duplicative.

As for the building itself, the interior layout was designed for a large physical collection, a special collections room, a small classroom, and a single office. The bathroom facilities have not been updated in thirty years and need renovation to current expectations and energy efficiency standards. Some of the interior walls creating the three rooms were built with temporary partitions that are flimsy, not soundproof, and in poor condition. The carpet is heavily stained and in need of replacement. Its telecommunications infrastructure (telephone and data network) was installed gradually, piece by piece, over the years and offers limited points of access, which are critical to both e-learning and e-libraries.

This evolution of university academic programs and processes into online and electronic/digital form has created a significant stress on campus facilities, especially with NWC's role of providing student support services for distance students. This is a major responsibility and activity of NWC and one that is the primary focus of the previously mentioned Department of Education, Title III grant award, Expanding Regionally Relevant Education Opportunities for Alaska Native Scholars. These activities include providing IT students support and Computer Competency-to-Internet Literacy-to-Digital Fluency (Competency to Fluency) training, which they will need for all phases of interacting with the university. These skills are necessary whether it's applying for admission, registering for classes, accessing course materials, logging into class sessions, reading university email, or searching for library resources. These skills and sufficient network access with a suitable, up-to-date computer are both significant barriers to



regional students. When non-returning students were recently polled on what barriers prevented their enrollment, 14% cited lack of quality Internet or computer access as their reason. The main reason at 41% is, not surprisingly, lack of sufficient funding. Other reasons were personal reasons (work, home) and not interested or satisfied with course/training taken. Also, another important problem mentioned by these non-returning students was that although many found online (e-learning) easy, 69% experienced connectivity issues that disrupted their enrollment. All Internet service providers in the Bering Strait region depend on satellite frame-relay network connections that are expensive, slow, and unstable. As a direct consequence of this and the increasing reliance on distance delivered online courses, NWC is having an increasing number of students needing and asking for computer access for homework and research purposes along with their scheduled class sessions. The strain on NWC facilities is a result of buildings and classrooms that were designed for traditional face-to-face instruction, instead of the individual e-learner.

#### Programmatic Need

NWC recognizes the programmatic need to prepare students for success in web-based instruction. Northwest Campus has implemented a substantial student support effort that helps build the skills necessary for students to succeed in the university's web-based life and instruction, i.e., university email (GoogleApps), online resources (UAOnline), Blackboard®. NWC provides direct services to students with IT orientation prior to and during their enrollment in distance delivered courses. These services include proctoring online placement testing (Accuplacer), tutoring individualized mathematic refresher work (MathWorks), proctoring student course exams, and simply, providing computer access to attend and complete coursework. Both of these strengths, village and partner outreach and student support, receive funding from a Department of Education, Title III grant award, Expanding Regionally Relevant Education Opportunities for Alaska Native Scholars.

This projects facility improvement objective is intended to meet a primary goal of improving Northwest Campus' ability to provide appropriate resources for student support and library services. Renovation of this building will improve student support services and e-learning access for distance students, as well as supporting the reprogramming of library services into an academic support function to utilize expanding e-library resources.

#### Project Scope

This remodel project will remove and replace most of the interior finishes, leaving the configuration of the server room, video conferencing room and the other walled areas, and provide for a more user friendly environment that enhances the study and testing environment. New finishes will be installed on the floors, walls and ceilings. The above ceiling ducts, electrical, communication/ data, power and controls will be removed and replaced, as required. The suspended ceiling system will likewise be replaced with new, energy efficient lighting installed.

#### Variances

None

#### Total Project Cost and Funding Sources

Funding Title	Fund Account	Projected Estimate
FY13/ Dept of Education, Title III	515229-50216	\$1,975,000
<b>Total Project Cost</b>		<b>\$1,975,000</b>

#### Annual Program and Facility Cost Projections

This is a renovation of an existing facility with a primary focus on interior finishes and infrastructure. There will be a slight reduction in annual maintenance and repairs due to the replacement of older, less energy efficient fixtures and infrastructure.

Facilities Cost

Maintenance & Repair (Reduction expected, due to refurbished interior)	<\$1,500>
Operations (No net gain or loss expected)	\$0
<b>Annual O&amp;M Cost</b>	<b>&lt;\$1,500&gt;</b>

Project Schedule

DESIGN

Formal & Schematic Project Approval	February 2013
Construction Documents Completed	February 2013

BID & AWARD

Advertise and Bid	February - March 2013
Construction Contract Award	March 2013

CONSTRUCTION

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

Project Delivery Method

Project delivery method will be design-bid-build.

Affirmation

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

Supporting Documents

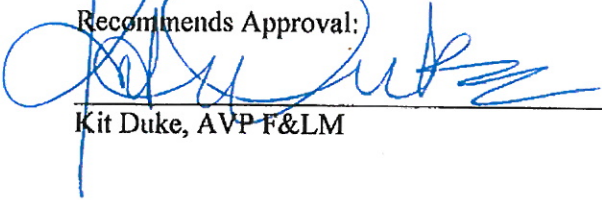
One-page Project Budget  
Design Narratives  
Drawings  
Site Plan, Sheet 13  
Floor Plan, A1.0

Approvals

The level of approval required for FPA-SDA shall be based upon the estimated TPC as follows:

- TPC > \$4.0 million will require approval by the board based on the recommendations of the Facilities and Land Management Committee (FLMC).
- TPC > \$2.0 million but not more than \$4.0 million will require approval by the FLMC.
- TPC > \$1.0 million but not more than \$2.0 million will require approval by the Chair of the FLMC.
- TPC ≤ \$1.0 million will require approval by the AVP of Facilities and Land Management.

Recommends Approval:



Kit Duke, AVP F&LM

2.4.13

Date

Formal Project Approval and Schematic Design Approval are hereby granted:

Fuller A. Cowell, Chair FLMC

Date



<b>UNIVERSITY OF ALASKA</b>	
Project Name: Northwest Campus Library Remodel	
MAU: UAF	
Building: NW008	Date: January 3, 2013
Campus: NWC	Prepared by: Reed Morisky
Project #: 2013075 NWLR2	Acct #(s): 515229-50216
Total GSF Affected by Project:	2527
<b>PROJECT BUDGET</b>	FPA/SDA Budget
<b>A. Professional Services</b>	
Advance Planning, Program Development	0
Consultant: Design Services	99,367
Consultant: Construction Phase Services	35,000
Consul: Extra Services (List: _____)	49,000
Site Survey	0
Soils Testing & Engineering	0
Special Inspections	0
Plan Review Fees / Permits	2,500
Other	0
Professional Services Subtotal	<b>185,867</b>
<b>B. Construction</b>	
General Construction Contract(s)	1,246,000
Other Contractors (List: _____)	10,000
Construction Contingency	226,080
Construction Subtotal	<b>1,482,080</b>
Construction Cost per GSF	<b>\$586.50</b>
<b>C. Building Completion Activity</b>	
Equipment	0
Fixtures	0
Furnishings	0
Signage not in construction contract	0
Move-Out Costs	12,500
Move-In Costs	15,000
Art	0
Other (Interim Space Needs or Temp Reloc. Costs)	0
OIT Support	30,000
Maintenance Operation Support	0
Building Completion Activity Subtotal	<b>57,500</b>
<b>D. Owner Activities &amp; Administrative Costs</b>	
Project Plng, Staff Support	77,645
Project Management	150,545
Misc. Expenses: Advertising, Printing, Supplies, Etc.	21,363
Owner Activities & Administrative Costs Subtotal	<b>249,553</b>
<b>E. Total Project Cost</b>	<b>1,975,000</b>
Total Project Cost per GSF	<b>\$781.56</b>
<b>F. Total Appropriation(s)</b>	



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January 17, 2013

Reed Morisky  
Project Manager  
UAF Facilities Services  
Division of Design and Construction  
590 University Avenue, Second Floor  
Fairbanks, AK 99775

**RE: Nome Library Remodel (NWLR2) Schematic Design Narrative**

The purpose of this project is to remodel the interior of Building NW008, the library on the UAF Northwest Campus in Nome. The library is transforming from a primarily book-based center to a testing/distance learning/archive center.

Most of the interior spaces are being reconfigured to accommodate this change. The former stack, office, and classroom area are being utilized as a book storage room and a testing center--these functions will take up approximately two-thirds of the square footage.

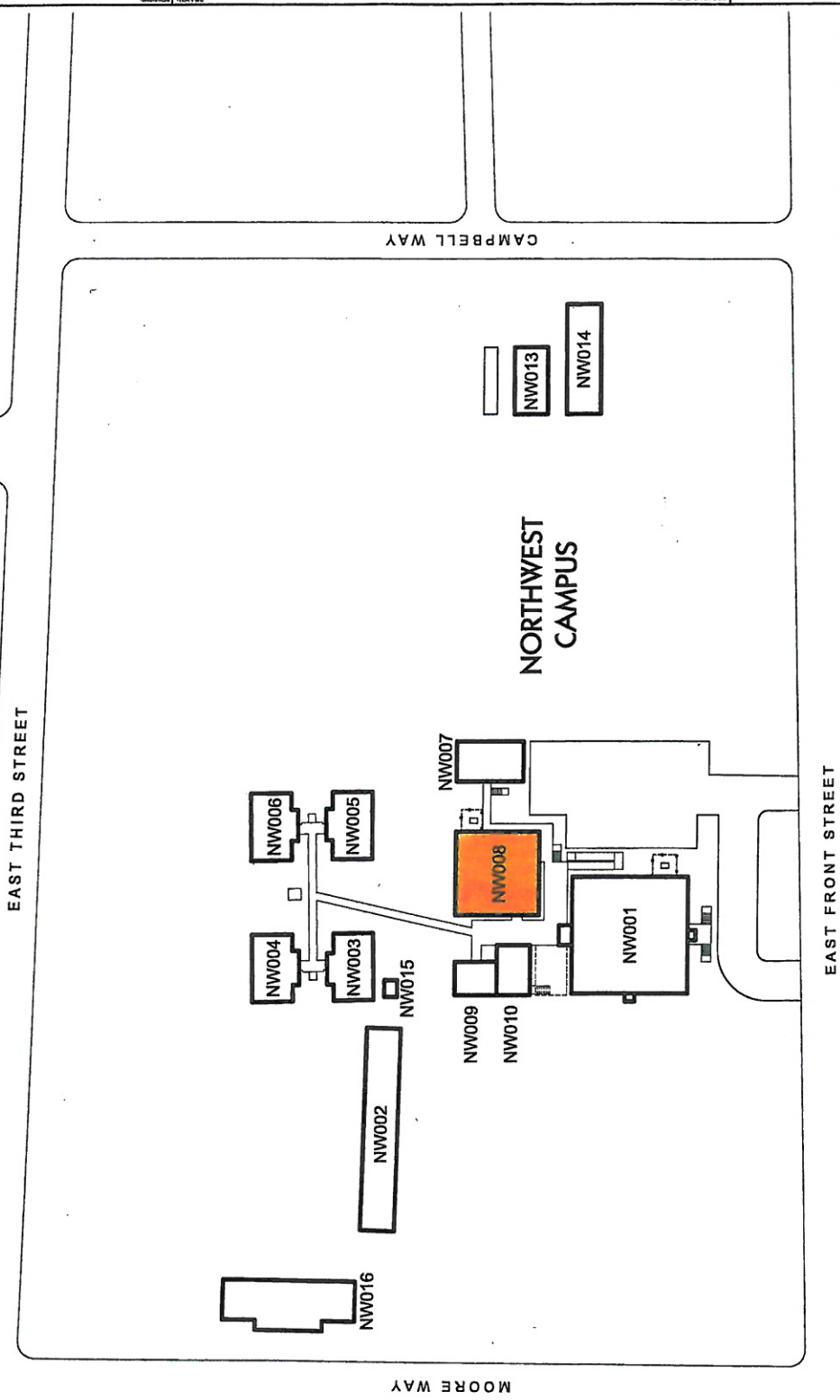
The stock of books has been vastly reduced. To accommodate the remaining collection, a single book storage room with mobile shelving that can accommodate the material in a reduced area is being implemented. The remainder of the space once dedicated to stacks and circulation will become the testing and distance learning center. This will include a proctor's station; four enclosed testing /learning stations; an open workstation with large screen TV; and a waiting area with secure lockers for the valuables of test-takers and room for furniture.

The remaining third of the repurposed library is devoted to back-of-house and utility functions, including a janitor's closet, electrical room, hub, room, ADA compliant restrooms and mechanical room. In addition, the conference room near the entry will be refurbished with a more efficient configuration.

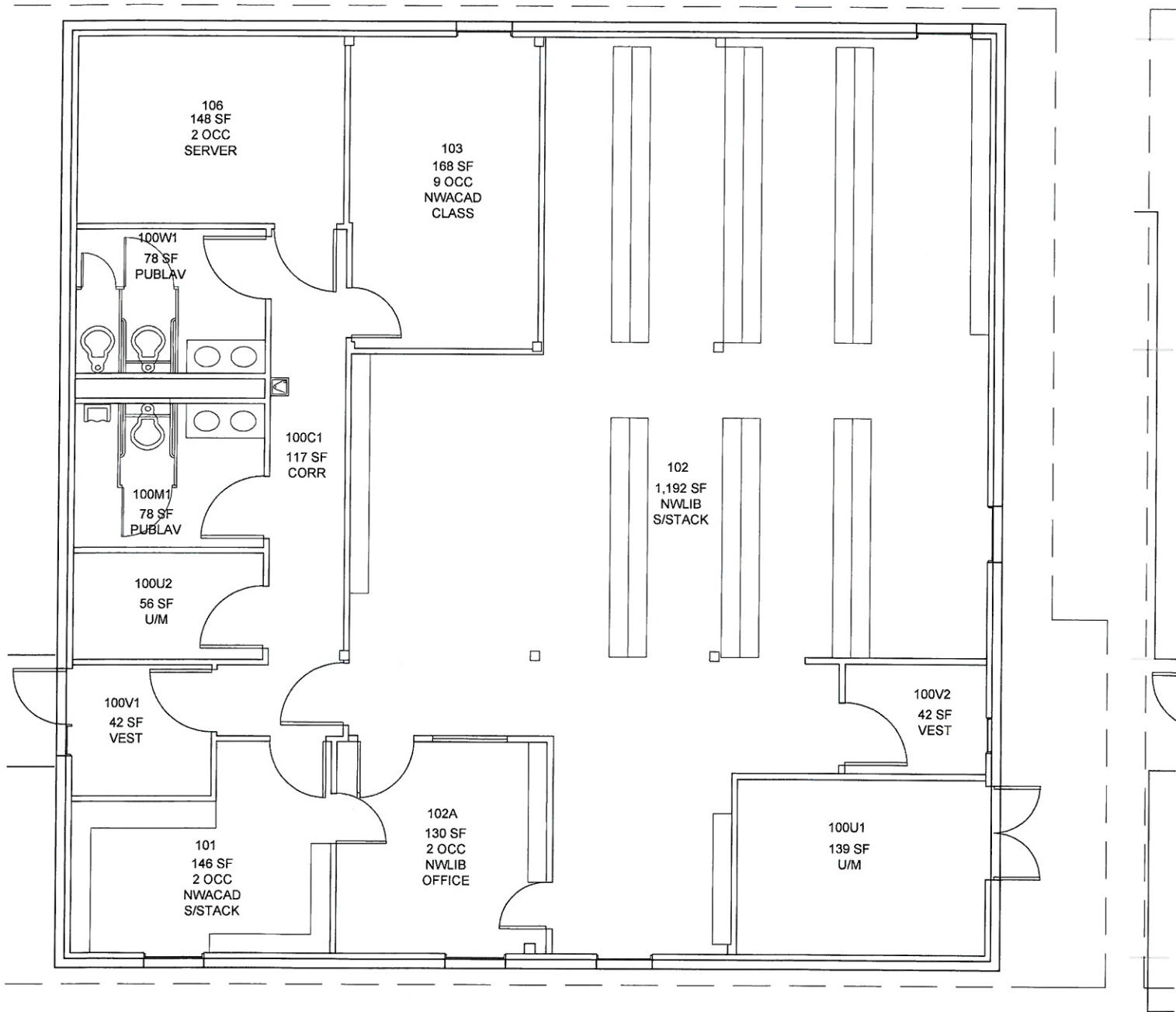
Some mechanical improvements are part of the design package, including a new boiler to replace the older second boiler, and a new piping layout in the boiler room. The mechanical improvements will tie into the remodel of the science building scheduled to take place in 2014. A new radiant baseboard heating layout will also be installed to serve the new floor plan arrangement.

Structural work is limited to strengthening the floors in the high-density book storage room and the mechanical room to accommodate the additional loading.

No exterior work is occurring except that which is necessary to accommodate penetrations and the raising of the windows on the south and east facades. This latter work is being done to provide clearance for the new heaters. At present, there is not enough distance between the floor and window sills to allow for conventional heating units.







## EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

1'