



FORMAL & SCHEMATIC PROJECT APPROVAL

Name of Project: UAA Psychology PhD Program Space and Social Science Building Renewal

Location of Project: Anchorage, Alaska

Project Number: 564256(07)

Date of Request: 1/7/08

Total Project Cost:	\$ 2,941,963.00
Approval Required:	F&LMC

INTRODUCTION

In accordance with Regents' Policy P05.12, 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.

A 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 > \$4 million will require approval by the Board based on recommendations from the Facilities and Land Management Committee (F&LMC).
- TPC > \$2 million but ≤ \$4 million will require approval by the F&LMC.
- TPC > \$1 million but ≤ \$2 million will require approval by the Chairperson of the F&LMC.
- TPC ≤ \$1 million will require approval by the university's Chief Finance Officer (CFO) or designee.

This renewal Project is a combined Formal and Schematic Project Approval scheduled for this summer. The Approval authority for this TPC is the F&LMC.

BODY OF THE APPROVAL

1. Background

Funding for this series of projects was approved by the Legislature in the FY07 capital budget for required renewal of the Social Sciences Building (SSB) and renovation for program delivery for the new Joint PhD Program. The Board of Regents had approved the development of the Joint Psychology PhD Program between UAA and UAF. Approximately 3,000 square feet of space on the third floor will be reconfigured to accommodate the new program.

Because SSB is 33 years old, many of the building systems are at the end of their service life.

This phase will implement the renovation for the Joint PhD Psychology Program space and accomplish building system upgrades for SSB. These base upgrades will support future departmental renovations for the building.

2. Project Scope

This is the third phase of this project. The funding source is the FY 07 capital appropriation for the College of Arts and Science Joint PhD program (17043-564256). Phase I Restrooms renewal is complete (\$777,517.00); Phase II Elevator Renewal is awarded but pending access (\$107,520.00).

The design and construction process for this phase will utilize LEED guidelines for renovation and comply with sustainable design and construction practice. Mechanical infrastructure improvements to the building will be incorporated into the renovation space for the Joint Psychology PhD program. A summary of these improvements are:

Interior Features—PhD space

The ceiling and lighting system will be replaced with energy efficient fixtures and lamping with an estimated reduction in Lighting Power Density of 70% from the existing system.

Heating will be provided using radiant ceiling panels eliminating the need for hot water baseboard assemblies resulting in a reduction for piping runs for heating.

All door hardware replaced and upgraded to meet ADA code.

Corridor walls of offices and rooms have clear and frosted glazed assemblies promoting maximum daylight into the space as well as a sense of spaciousness while maintaining privacy. These assemblies are demountable and reconfigurable at no additional cost over conventional construction. This will result in lower construction costs for future reconfigurations.

Building Heating System

- Replacement of existing cast iron boilers with high efficiency modulating boilers
- Replacement of building circulation pumps with variable speed pumps
- Replacement of boiler room heating piping and main distribution piping
- New glycol make up tank ,expansion tanks and air separator for the building heating system
- New boiler controls and heating system controls
- Domestic hot water heater replacement with high efficiency condensing hot water heaters.

Building Air Handling

Upgrades to the main building air handling unit DDC controls will provide demand control ventilation to the building. This will insure minimum outside air ventilation is being provided to the building without providing unnecessary levels of outside air during periods of low occupancy.

Renovation space for the PhD program will house research rooms, a classroom with videoconferencing and distance learning equipment, faculty offices, support staff and student study/library area.

4. Estimated Total Project Cost

UNIVERSITY OF ALASKA	
Project Name: Joint Psychology PhD Program	
MAU:	UAA
Building:	Social Sciences Bu
Campus:	UAA
Project #:	564252 (07)
Total GSF Affected by Project:	14,000
PROJECT BUDGET	
	Original
A. Professional Services	
Consultant Basic Services	\$117,777
Consultant Extra Services	\$12,835
Site Survey	\$0
Soils Engineering	\$0
Testing	\$0
Plan Review / Permits	\$5,351
Other	\$0
<i>Professional Services Subtotal</i>	<i>\$135,963</i>
B. Construction	
General Contractor	\$1,600,000
Other Contractors (Fire/ Safety)	\$200,000
Construction Contingency 10%	\$200,000
Signage	\$10,000
Other (Interim Space Needs)	\$400,000
<i>Construction Subtotal</i>	<i>\$2,410,000</i>
<i>Construction Cost per GSF</i>	<i>172.1428571</i>
C. Equipment and Furnishings	
Equipment	\$75,000
Furnishings	\$150,000
Make Ready/Move In	\$0
<i>Equipment and Furnishings Subtotal</i>	<i>\$225,000</i>
D. Administrative Costs	
Advance Planning	\$0
Misc. Expenses	\$20,000
Project Management 10%	\$151,000
<i>Administrative Costs Subtotal</i>	<i>\$171,000</i>
E. Total Project Cost	\$2,941,963
Total Project Cost per GSF	210.1402143
F. Total Appropriation(s)	\$2,941,963

5. Maintenance and Operating Costs (M&R)

Outline the facilities maintenance and operating costs impact including a provision for renewal and replacement (R&R) costs.

New mechanical and electrical equipment reduce deferred maintenance for the building and the routine maintenance calls for too hot/ too cold complaints. Life cycle of lamps are longer and more efficient, therefore reducing time taken to replace them. Energy efficient boilers, fans, VFD's, controls and lighting will lower the energy usage, maintenance and operating costs of the building significantly, while improving the comfort levels.

6. Consultant(s)

ECI Hyer, RSA Engineering was the AE team selected for project.

7. Other Cost Considerations

On lighting replacement alone, an average of 75% in energy savings over existing lighting is expected. This was based on an in house software simulation using existing versus new fixtures and lamps.

8. Schedule for Completion

Selection of Design Consultant	October 2006
Schematic Approval	November 2007
Construction Documents Completed	January 2008
Bid Project	Feb 2008
Construction Period	April –August 2008
Beneficial Occupancy Date	August 2008

9. Action Requested

Formal & Schematic Project Approval – authorization to proceed through Bid/Award/Construction.

10. Supporting Documents (see attached PDF files)

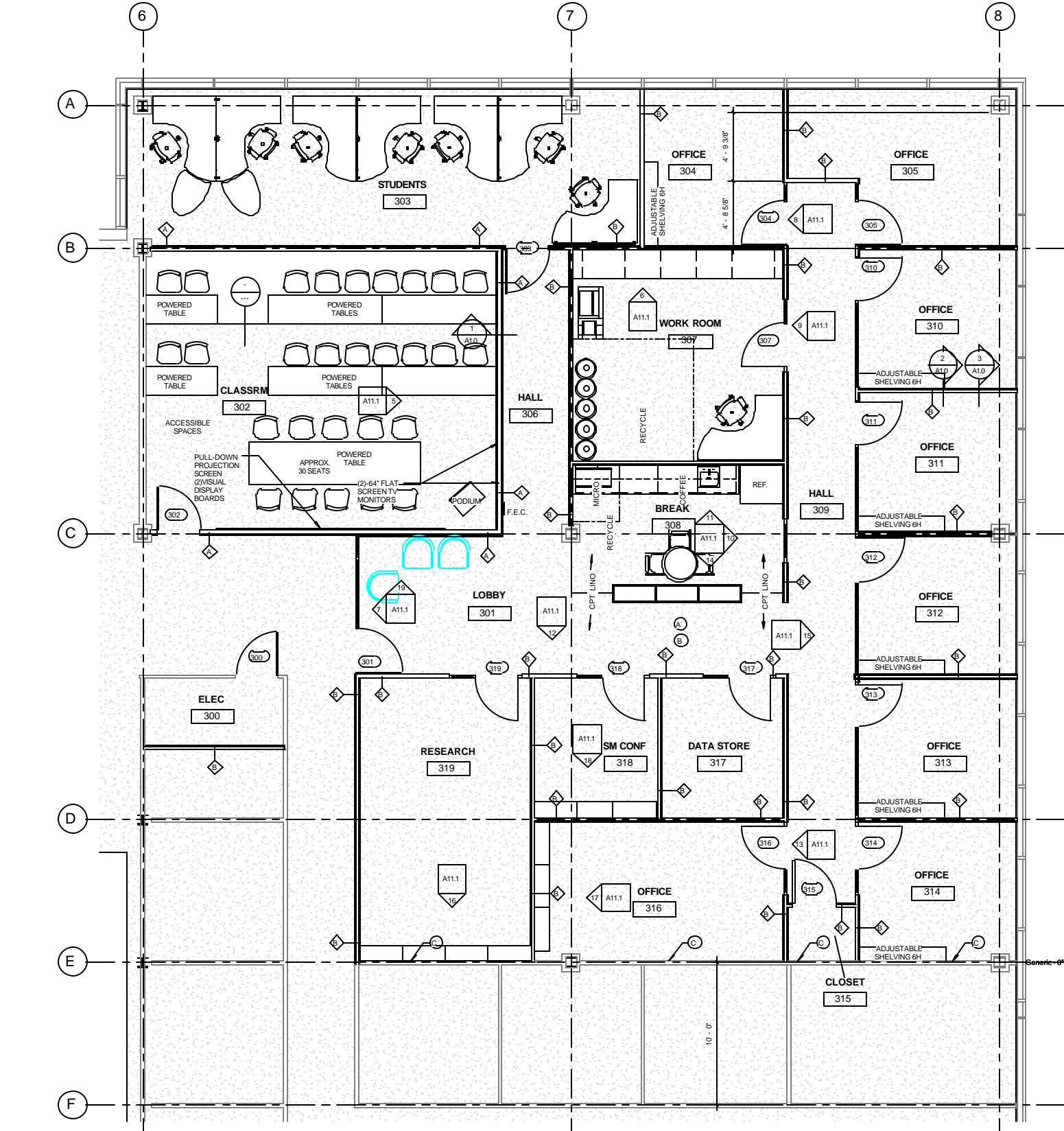
These include:

- Third Floor Renovation Plan
- Electrical Psychology Dept. Lighting Remodel
- Electrical Details
- Boiler Room Remodel Plan
- Fan Room Remodel Plan
- Furniture Plan

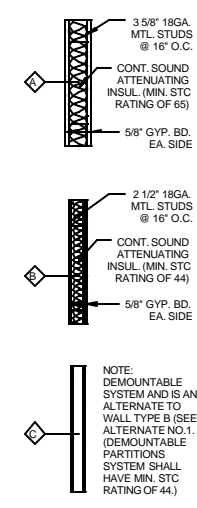
The President Recommends that:

MOTION:

As Required by Regent's Policy P09.12.04, The Facilities and Land Management Committee approves the Formal and Schematic Project approval for the UAA Psychology Joint PhD Program and Social Science Building Renewal for a total project budget not to exceed \$2,941,963.00.



1 THIRD FLOOR RENOVATION PLAN
1/4" = 1'-0"



2 Wall Types Schedule
3/4" = 1'-0"

RENOVATION NOTES	
Tag	Text
A	NEW CARPET AND RUBBER BASE FOR ENTIRE SUITE
B	PAINT ALL NEW AND EXISTING WALLS
C	TAPE, TEXTURE AND PAINT DEMOUNTABLE WALLS

NO.	DOOR		DOOR SCHEDULE										REMARKS			
	WIDTH	HEIGHT	THICK	MAT	FN	COL	MAT	FN	COL	HEAD	JAMB	THRESH		LABEL	HWDR GROUP	
300	3'-0"	7'-0"	0'-1 3/4"	WD	F										A	
301	3'-0"	7'-0"	0'-1 3/4"	WD	FG										A	
302	3'-0"	7'-0"	0'-1 3/4"	WD	F		HM	1							R	DEADBOLT
303	3'-0"	7'-0"	0'-1 3/4"	WD	FG										N	
304	3'-0"	7'-0"	0'-1 3/4"	WD	FG										R	
305	3'-0"	7'-0"	0'-1 3/4"	WD	FG										R	
307	3'-0"	7'-0"	0'-1 3/4"	WD	FG										N	
310	3'-0"	7'-0"	0'-1 3/4"	WD	FG										R	
310	3'-0"	7'-0"	0'-1 3/4"	WD	FG										R	
311	3'-0"	7'-0"	0'-1 3/4"	WD	FG										R	
312	3'-0"	7'-0"	0'-1 3/4"	WD	FG										R	
312	3'-2"	7'-0"	0'-1 3/4"	WD	FG										R	
313	3'-0"	7'-0"	0'-1 3/4"	WD	FG										R	
314	3'-0"	7'-0"	0'-1 3/4"	WD	FG										R	
315	3'-0"	7'-0"	0'-1 3/4"	WD	F										R	
316	3'-0"	7'-0"	0'-1 3/4"	WD	FG										D	
317	3'-0"	7'-0"	0'-1 3/4"	WD	FG										R	
318	3'-0"	7'-0"	0'-1 3/4"	WD	FG										R	
319	3'-0"	7'-0"	0'-1 3/4"	WD	FG										R	

NO.	NAME	ROOM FINISH SCHEDULE												REMARKS				
		FLOOR		BASE		WALL 1		WALL 2		WALL 3		WALL 4			CEILING			
MAT	FN	COL	MAT	FN	COL	MAT	FN	COL	MAT	FN	COL	MAT	FN	COL	MAT	FN	COL	HST
300	ELEC	CPT1	F	1	RB	F	1	P	1	P	1	P	1	P	1	ACT1	F	-
301	LOBBY	CPT1,2,3	F	1	RB	F	1	P	2	-	-	P	2	-	-	ACT1	F	-
302	CLASSRM	CPT1,2	F	1	RB	F	1	P	1	P	1	P	1	P	1	ACT1	F	-
303	STUDENTS	CPT1	F	1	RB	F	1	P	1	P	1	P	1	P	1	ACT1	F	-
304	OFFICE	CPT1	F	1	RB	F	1	P	1	P	1	P	1	P	1	ACT1	F	-
305	OFFICE	CPT1	F	1	RB	F	1	P	1	P	1	P	1	P	1	ACT1	F	-
306	HALL	CPT1,2,3	F	1	RB	F	1	P	2	P	3	-	-	P	2	ACT1	F	-
307	WORK ROOM	CPT1	F	1	RB	F	1	P	2	P	1	P	1	P	1	ACT1	F	-
308	BREAK	CPT1,2,3	F	1	RB	F	1	P	4	P	4	-	-	P	4	ACT1	F	-
309	HALL	CPT1,2,3	F	1	RB	F	1	P	3	P	1	P	1	P	2	ACT1	F	-
310	OFFICE	CPT1	F	1	RB	F	1	P	2	P	1	P	1	P	1	ACT1	F	-
311	OFFICE	CPT1	F	1	RB	F	1	P	2	P	1	P	1	P	1	ACT1	F	-
312	OFFICE	CPT1	F	1	RB	F	1	P	2	P	1	P	1	P	1	ACT1	F	-
313	OFFICE	CPT1	F	1	RB	F	1	P	2	P	1	P	1	P	1	ACT1	F	-
314	OFFICE	CPT1	F	1	RB	F	1	P	2	P	1	P	1	P	1	ACT1	F	-
315	CLOSET	CPT1	F	1	RB	F	1	P	1	P	1	P	1	P	1	ACT1	F	-
316	OFFICE	CPT1	F	1	RB	F	1	P	1	P	1	P	2	P	1	ACT1	F	-
317	DATA STORE	CPT1	F	1	RB	F	1	P	1	P	1	P	3	P	1	ACT1	F	-
318	SM CONF	CPT1	F	1	RB	F	1	P	1	P	1	P	3	P	1	ACT1	F	-
319	RESEARCH	CPT1	F	1	RB	F	1	P	1	P	1	P	3	P	1	ACT1	F	-

NOT ISSUED FOR CONSTRUCTION 12/5/07

HYER

UNIVERSITY OF ALASKA-ANCHORAGE
 UAA SSB
 THIRD FLOOR RENOVATION PLAN
 NOT ISSUED FOR CONSTRUCTION
 12/5/07

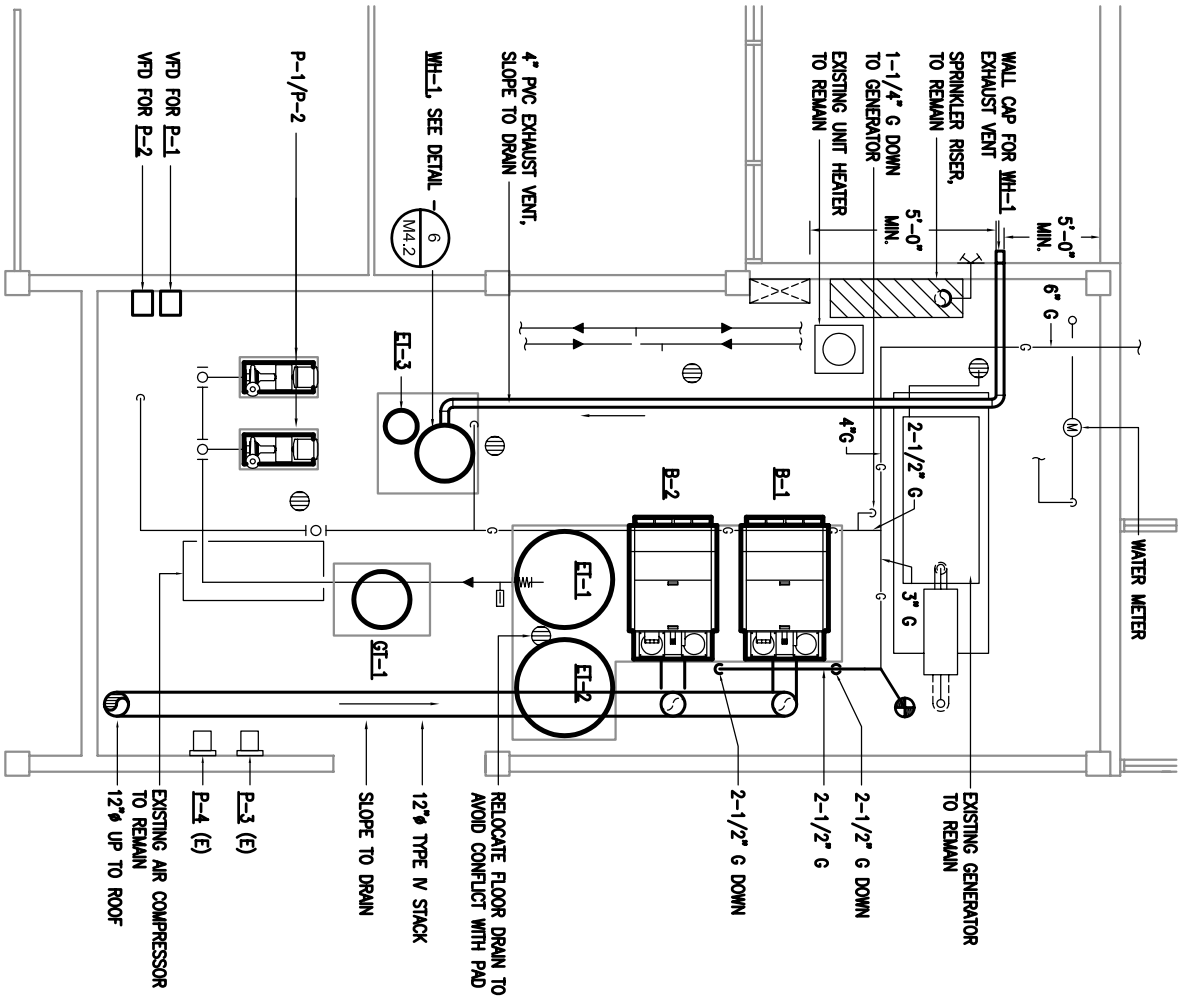
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 REVISIONS
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101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907.561.5543
 ARCHITECTURE PLANNING INTERIORS

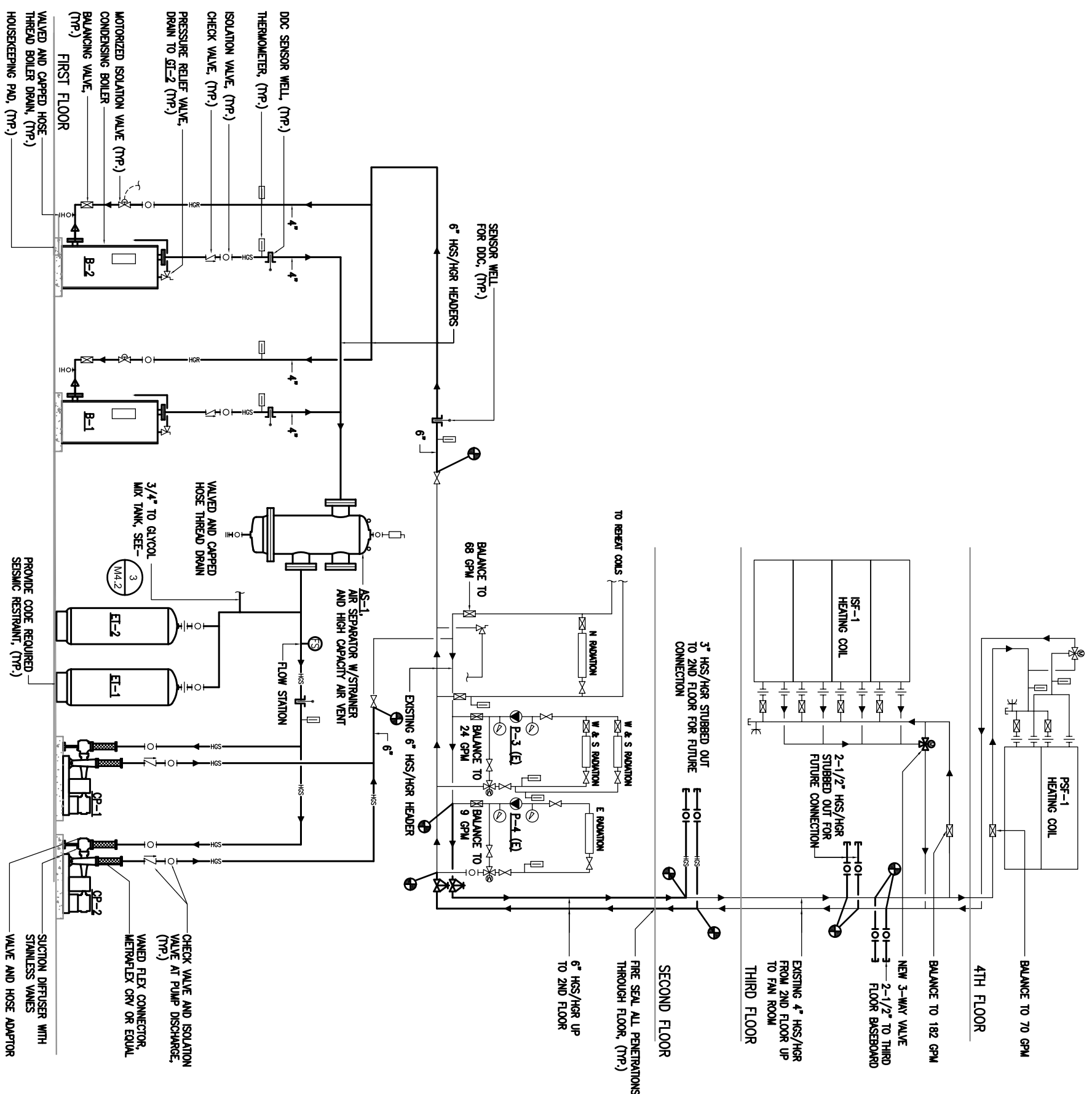
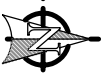
NOTE:

- NEW GAS BOILER INPUT
DEMOLISHED BOILER INPUT
NEW WATER HEATER INPUT
DEMOLISHED WATER HEATER INPUT
DEMOLISHED STEAM BOILER INPUT
NET CHANGE
NO GAS PIPING REVISIONS NECESSARY
- EXISTING COMBUSTION AIR/VENTILATION AIR TO BOILER ROOM IS ADEQUATE FOR NEW BOILERS.

3,000 MBH
3,406 MBH
250 MBH
400 MBH
250 MBH
-806 MBH



1 BOILER ROOM REMODEL PLAN
1/4" = 1'-0"



2 BOILER ROOM PIPING SCHEMATIC - REMODEL
NO SCALE

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PROJECT NO.	K7236.00
SUBMIT DATE	12/05/07
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CHECKED	BPP
REVISIONS	
PLOT DATE	10/31/2007 1:06:09 PM
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BOILER ROOM REMODEL PLANS

UNIVERSITY OF ALASKA-ANCHORAGE
UAA SSB

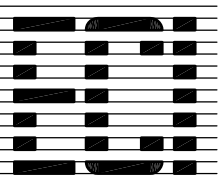
95% DRAWINGS



RSA Engineering, Inc.
MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS

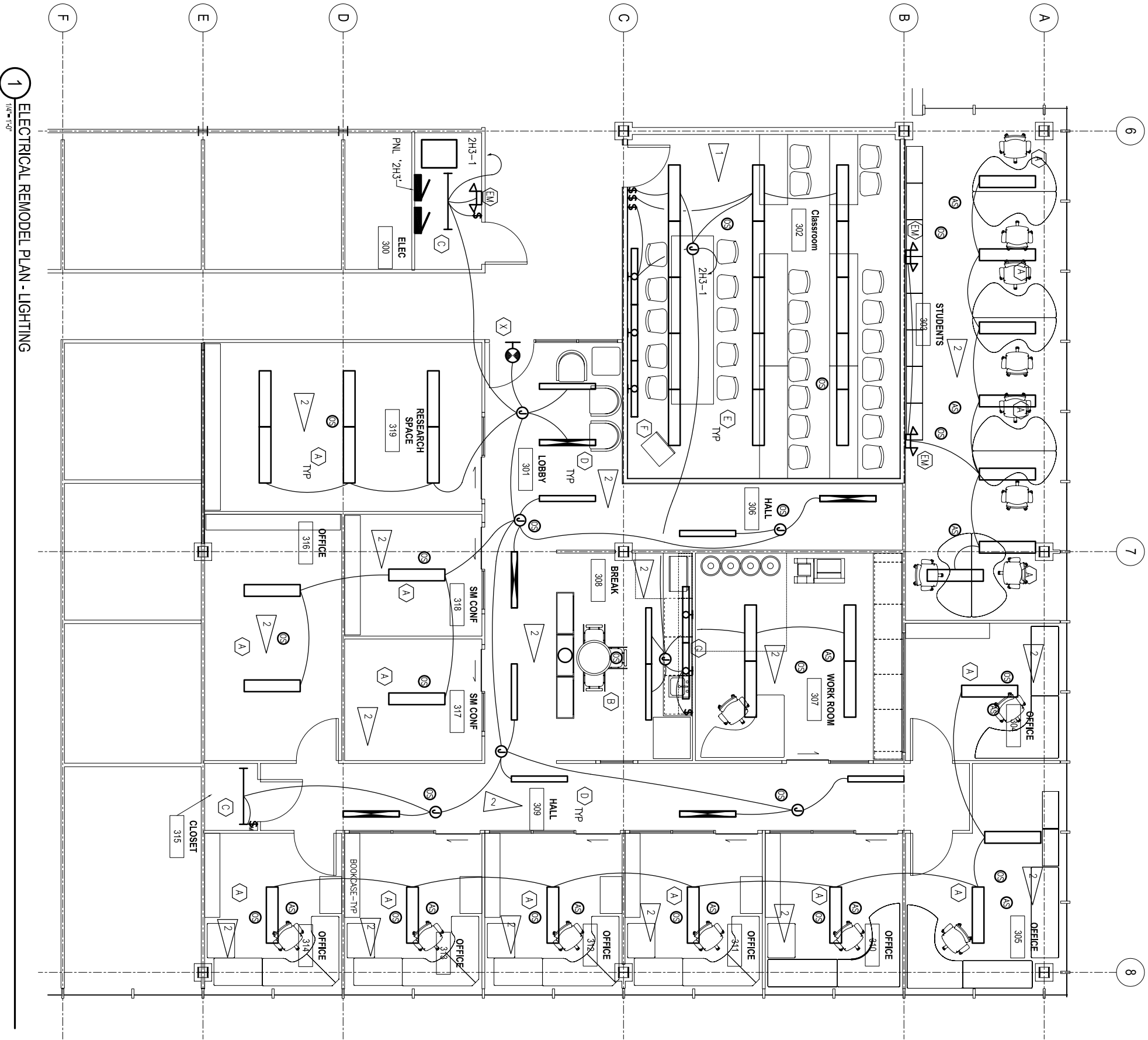
2522 Arctic Boulevard
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Phone (907) 276-6521
Fax (907) 276-1751

191 E. Swanson Avenue
Wasilla, AK 99654
Phone (907) 357-1521
Fax (907) 357-1751



HYER

- NOTES:**
1. SWITCH BY DOOR SHALL CONTROL. (1) LAMP OF ROWS SHOWN. (1) LAMP SHALL BE CONTROLLED BY OCCUPANCY SWITCH.
 2. FIXTURES IN THIS ROOM SHALL BE CONTROLLED BY THE OCCUPANCY AND/OR THE AMBIENT CONTROL.



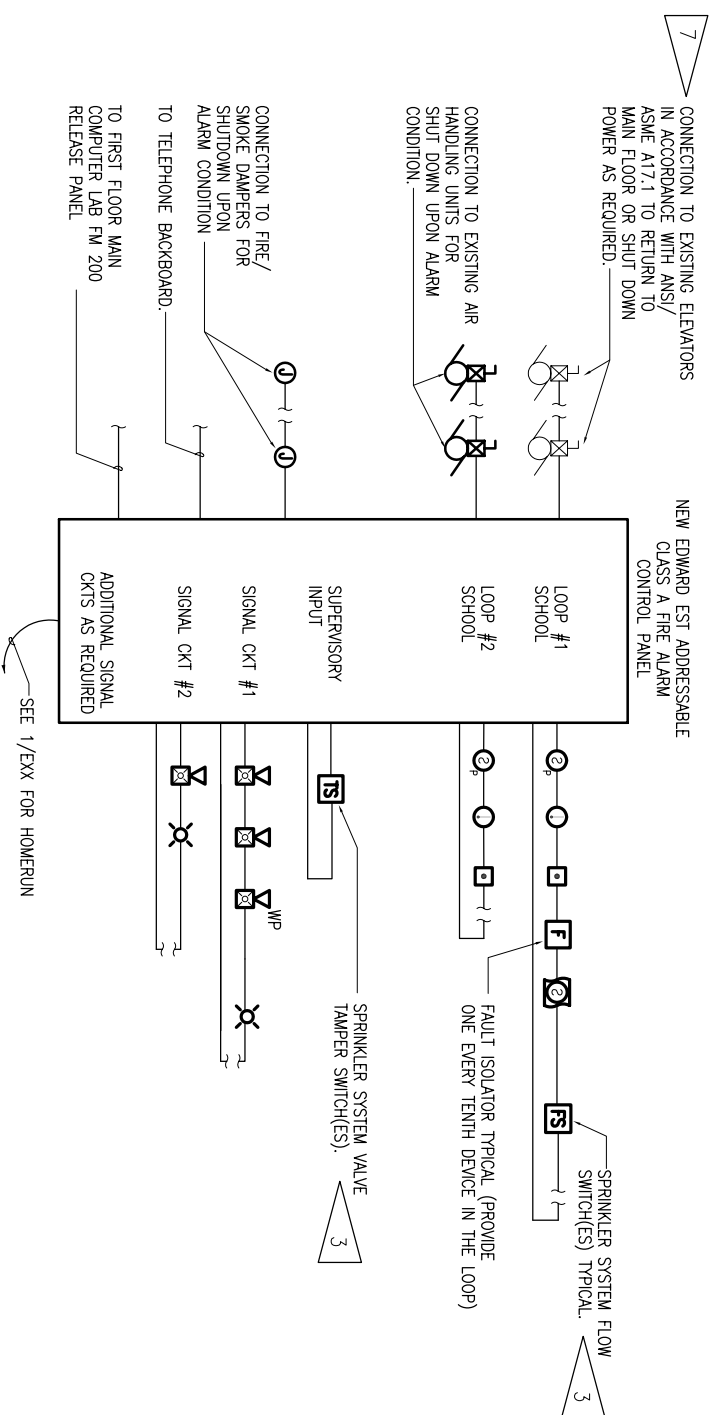
1 ELECTRICAL REMODEL PLAN - LIGHTING
1/4" = 1'-0"

NOT ISSUED FOR CONSTRUCTION 12/05/07

PROJECT NO.	K7236.00	UNIVERSITY OF ALASKA-ANCHORAGE UAA SSB ELECTRICAL PSYCHOLOGY DEPARTMENT LIGHTING REMODEL 95% DRAWINGS
SUBMIT DATE	12/05/07	
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NOTE: SEE PLANS FOR ACTUAL NUMBER AND LOCATION OF FIRE ALARM EQUIPMENT, DEVICES, ETC.

DETAIL NOTES:

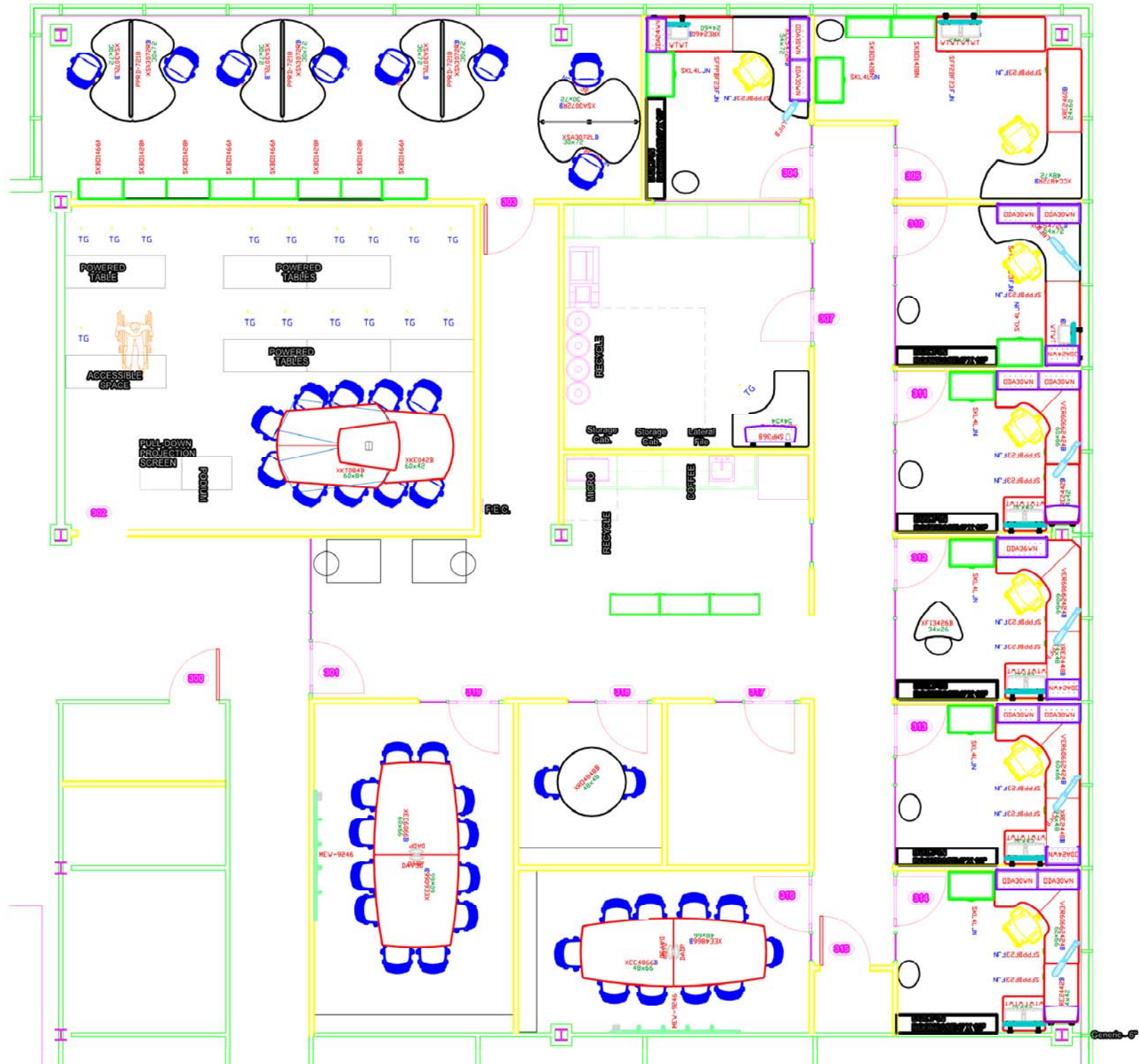
1. UNLESS OTHERWISE NOTED ALL EQUIPMENT SHOWN TO BE PROVIDED NEW.
2. PROVIDE REMOTE ACCESSIBLE MOUNTED TEST STATION FOR NEW DUCT DETECTOR IF DETECTOR IS INSTALLED INACCESSIBLE. LOCATE IN COMPLIANCE WITH NFPA 72.
3. FIELD VERIFY EXACT QUANTITY AND LOCATIONS OF ALL SPRINKLER SYSTEM DEVICES INCLUDING WATER FLOW SWITCHES, TAMPER SWITCHES, ETC. CONNECT SPRINKLER WATER FLOW SWITCH AND VALVE TAMPER SWITCHES TO NEW ADDRESSABLE FIRE ALARM CONTROL PANEL. CONTRACTOR TO VERIFY THAT SECTIONAL FLOW SWITCH(ES) REPORT TO FIRE ALARM PANEL AND ARE REPORTED WITH THE CORRECT ADDRESS.
4. ROUTE NEW FIRE ALARM CABLE OR CONDUCTORS IN EXISTING CONDUITS WHERE POSSIBLE. EXTEND EXISTING CONDUITS TO NEW LOCATIONS AS INDICATED ON THE DRAWINGS.
5. PROVIDE NEW WIRING FOR THE ENTIRE FIRE ALARM SYSTEM. REMOVE EXISTING WIRING. SIZE NEW CONDUIT AND WIRES IN ACCORDANCE WITH FIRE ALARM SYSTEM MANUFACTURER RECOMMENDATIONS AND SPECIFICATIONS.
6. BOOSTER PANEL TO BE INSTALLED AS REQUIRED AND DETERMINED BY CONTRACTOR. CONTRACTOR TO PROVIDE 120V DEDICATED CIRCUIT FOR BOOSTER PANELS. INDICATE PANEL LOCATION AND CIRCUIT ON RECORD DRAWINGS.
7. PROVIDE CONNECTION OF EXISTING WIRING FROM EXISTING DEVICES TO NEW FIRE ALARM CONTROL PANEL.
8. COORDINATE INSTALLATION OF SMOKE DETECTORS WITH AIR SUPPLY AND RETURN DIFFUSERS TO MAINTAIN MINIMUM 36" SEPARATION PER NFPA 72 REQUIREMENTS.

1 FIRE ALARM RISER DIAGRAM
NO SCALE

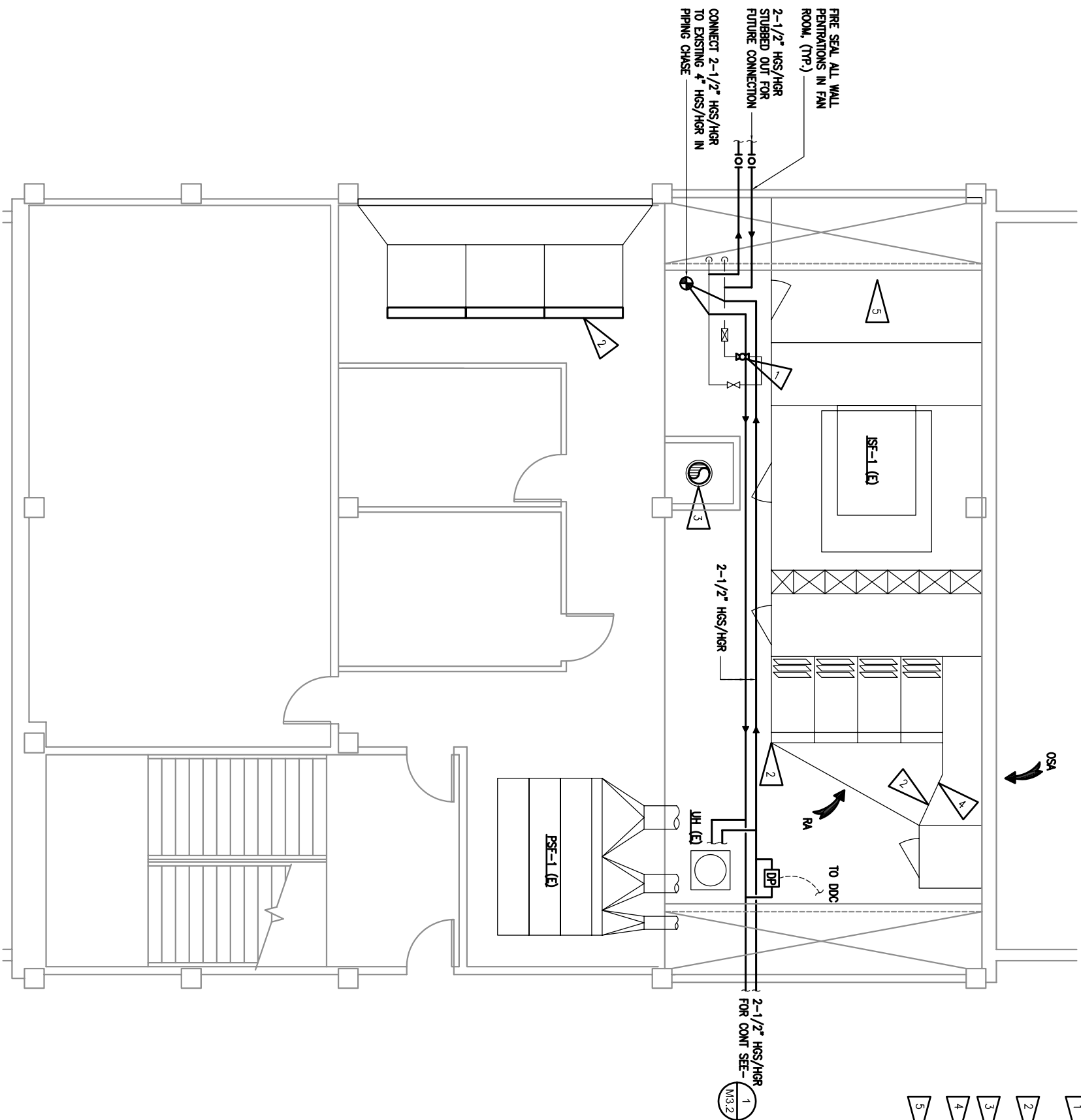
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RSA Engineering, Inc. MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS 2522 Arctic Boulevard Anchorage, AK 99503 Phone (907) 276-0521 Fax (907) 276-1751	191 E. Swanson Avenue Wasilla, AK 99654 Phone (907) 357-1521 Fax (907) 357-1751
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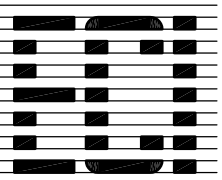
FURNITURE PLAN
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- NOTES:**
- 1 PROVIDE NEW 3-WAY ELECTRIC HEATING COIL VALVE. MODIFY PIPING AS NECESSARY TO ACCOMMODATE INSTALLATION OF NEW 3-WAY ELECTRONIC CONTROL VALVE.
 - 2 PROVIDE ELECTRONIC DAMPER ACTUATORS FOR RELIEF AIR, RETURN AIR AND OUTSIDE AIR DAMPERS.
 - 3 NEW 16" Ø BOILER CHIMNEY.
 - 4 PROVIDE ERRON OUTSIDE AIR FLOW SENSOR ON OUTSIDE AIR INTAKE DUCT.
 - 5 PROVIDE CARBON DIOXIDE SENSOR IN SUPPLY AIR PLENUM.

1 FAN ROOM PLAN - REMODEL
1/4" = 1'-0"

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PROJECT NO. K7236.00	UNIVERSITY OF ALASKA-ANCHORAGE UAA SSB		 RISA Engineering, Inc. MECHANICAL AND ELECTRICAL CONSULTING ENGINEERS
SUBMIT DATE 12/05/07	FAN ROOM REMODEL PLAN		2522 Arctic Boulevard Anchorage, AK 99503 Phone (907) 276-6521 Fax (907) 276-1751
DRAWN CMR	95% DRAWINGS		191 E. Swanson Avenue Wasilla, AK 99654 Phone (907) 357-1521 Fax (907) 357-1751
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REVISIONS			HYER
PLOT DATE 10/31/2007 1:06:09 PM			
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