


As of November 4, 2008-


## KPC Water System Upgrade



## Project Description:

Install 9,000 If of 12 " waterline from Municipal water supply to KPC campus.

Schedule:
Planning \& Design: Nov 2007-Jan 2008
Advertising \& Award: May 2008 -June 2008
Construction: Sept 2008- May 2009
Warranty: 1 year after construction completion

Total Project Cost:
\$1,555,000

## Board of Regents Approval \& Motions:

Preliminary Project Approval
April 2008
Schematic Design Approval
May 2008
Total Project Cost Increase

## Status Update:

Project is approximately $70 \%$ complete. Drilling under the creek has failed due to drilling mud leaking into the creek which runs into the Kenai River. Permits are being obtained to put the water line in a trench across the creek. Project cost changes still within available contingency. Construction expected to be complete May 09.

## UAA Parking Structure and Loop Road



## Project Description:

Construction of 152,000sf, 3 Level parking garage for 445 vehicles, loop road connecting ISB service entrance to the Fine Arts Bldg. parking lot and detached 4,000sf amenities building.

## Schedule:

Planning \& Design: June 2006-March 2008
Total Project Cost:
Advertising \& Award: April 2008-May 2008
Construction: May 2008- Aug 2009
Warranty: 1 year after construction completion

## Board of Regents Approval \& Motions:

Formal Project Approval
Schematic Design Approval
Total Project Cost Increase

April 2007
Sep 2007
N/A

## Status Update:

Structural retaining walls are now complete. Weather cooperated and the grade level asphalt surface was completed September $13^{\text {th }}$. Steel is on site and erection is expected to be complete within three weeks. Once steel is complete contractor will have winter shutdown until spring 2009. Project completion date is anticipated for August, 2009.

## UAA Health Science Building



Project Description:
Design/ construct approximately 62,500 gross square foot facility to accommodate the academic programs of nursing, WWAMI/MEDEX and Allied Health. Spaced provided include offices, classrooms/ seminar rooms, laboratories for patient simulators, Med Tech and gross anatomy spaces, and student activity spaces.

## Schedule:

Total Project Cost:
Planning \& Design: Dec 2007-Sept 2008
\$46,500,000
Advertising \& Award: Oct 2009 -Nov 2009
Construction: Dec 2009- June 2011
Warranty: 1 year after construction completion

Board of Regents Approval \& Motions:
Preliminary Project Approval
Schematic Design Approval
Total Project Cost Increase
June 2008
Feb 2009
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## Status Update:

Design is in process. Campus Master Plan revisions are also in progress. Schematic approval anticipated Feb 2009.

## UAA Joint PHD Renovations



## Project Description:

Renovate vacated Justice Space for the new Joint Psychology PhD program. Project involves extensive infrastructure improvements to the building such as replacement of boilers and air handlers. Space will serve as the benchmark for future renovated space in the SSB Building. Design intent was based on energy efficiency, sustainable design practices and ease of maintenance.

## Schedule:

Total Project Cost:
Planning \& Design: Dec 2007-March 2008

Advertising \& Award:
Construction:
Warranty:
April 2008-May 2008
May 2008- Sept 2008
1 year after construction completion

Board of Regents Approval \& Motions:

Preliminary Project Approval
Schematic Design Approval
Total Project Cost Increase

April 2008
April 2008
N/A

## Status Update:

On Schedule. Department moved in week of August 11 ${ }^{\text {th }}$, 2008. Elevator work \& HVAC work continues through Spring 2009.

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# UMED District CHP 

Anchorage, Alaska
Turbine Pro Forma Output



| Proiect Cash Flow - Version Solar Mercury 50-6000R |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| YEAR: | $\frac{12}{2021}$ | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |  | Totals |
|  |  | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |  |  |
| REVENUES |  |  |  |  |  |  |  |  |  |  |  |
| Electricity PPA Price | \$84.69 | \$90.85 | \$97.46 | \$100.39 | \$103.40 | \$106.50 | \$109.70 | \$112.99 | \$116.38 |  |  |
| Electricity Sold, MWH | 72,892 | 72,892 | 72,892 | 72,892 | 72,892 | 72,892 | 72,892 | 72,892 | 72,892 |  |  |
| Electric Energy Payment | 6,173,459 | 6,622,541 | 7,104,291 | 7,317,420 | 7,536,943 | 7,763,052 | 7,995,944 | 8,235,823 | 8,482,898 | \$ | 117,057,990 |
| CFI Price | \$2.42 | \$2.50 | \$2.57 | \$2.65 | \$2.73 | \$2.81 | \$2.89 | \$2.98 | \$3.07 |  |  |
| CF''s Generated | 15,017 | 15,017 | 15,017 | 15,017 | 15,017 | 15,017 | 15,017 | 15,017 | 15,017 |  |  |
| CFI Payment | 36,377 | 37,468 | 38,592 | 39,750 | 40,942 | 42,170 | 43,436 | 44,739 | 46,081 | \$ | 706,133 |
| Thermal Price | 61.6853 | 67.4909 | 73.8429 | 76.0582 | 78.3399 | 80.6901 | 83.1108 | 85.6041 | 88.1722 |  |  |
| Thermal Energy Sold, MWH | 85,278 | 85,278 | 85,278 | 85,278 | 85,278 | 85,279 | 85,279 | 85,279 | 85,279 |  |  |
| Thermal Energy Payment | 5,260,424 | 5,755,516 | 6,297,203 | 6,486,122 | 6,680,708 | 6,881,132 | 7,087,569 | 7,300,199 | 7,519,208 | \$ | 99,027,938 |
| Backup Service Payment | 426,600 | 405,270 | 385,007 | 365,756 | 347,468 | 330,095 | 313,590 | 297,911 | 283,015 | \$ | 9,622,711 |
| Float Earnings |  |  |  |  |  |  |  |  |  | \$ |  |
| Interest Income | 13,251 | 13,743 | 14,410 | 15,252 | 16,276 | 17,323 | 18,151 | 19,013 | 19,900 | \$ | 272,558 |
| TOTAL REVENUE | 11,910,110 | 12,834,537 | 13,83, 503 | 14,224,301 | 14,622,339 | 15,033,773 | 15,458,690 | 15,897,685 | 16,351,102 | \$ | 226,687,330 |
| EXPENSES |  |  |  |  |  |  |  |  |  |  |  |
| Project |  |  |  |  |  |  |  |  |  |  |  |
| O\&M | 110,739 | 114,061 | 117,483 | 121,007 | 124,637 | 128,377 | 132,228 | 136,195 | 140,280 | \$ | 2,149,630 |
| Insurance | 41,753 | 45,624 | 45,624 | 45,624 | 49,855 | 49,855 | 49,855 | 54,478 | 54,478 | \$ | 836,183 |
| Conventional Boiler Fuel |  | . | . |  |  |  |  |  |  |  |  |
| Duct Burner Fuel | 35,462 | 35,462 | 35,462 | 35,462 | 35,462 | 35,462 | 35,462 | 35,462 | 35,462 |  |  |
| GTG Fuel | 193,429 | 193,429 | 193,429 | 193,429 | 193,429 | 193,429 | 193,429 | 193,429 | 193,429 |  |  |
| Fuel | 6,566,058 | 7,225,021 | 7,957,106 | 8,195,821 | 8,441,697 | 8,694,950 | 8,955,800 | 9,224,476 | 9,501,212 | \$ | 123,830,330 |
| Service Agreement | 672,360 | 692,531 | 713,307 | 734,706 | 756,747 | 779,450 | 802,833 | 826,918 | 851,726 | \$ | 13,206,331 |
| Reserve Fund | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | \$ | 500,000 |
| Leaseholder payments | 480,776 | 520,681 | 563,897 | 610,701 | 661,389 | 716,284 | 775,736 | 840,122 | 909,852 | \$ | 9,462,283 |
| Power Use | - | - | - | . | . |  | . |  | - | \$ | - |
| Reserve Fund | - | - | - | - | - | - | - | - | - | \$ |  |
| Project Personnel |  |  |  |  |  |  |  |  |  |  |  |
| Management | 138,423 | 142,576 | 146,853 | 151,259 | 155,797 | 160,471 | 165,285 | 170,243 | 175,351 | \$ | 2,687,037 |
| Statfing | 1,384,234 | 1,425,761 | 1,468,534 | 1,512,590 | 1,557,967 | 1,604,706 | 1,652,848 | 1,702,433 | 1,753,506 | \$ | 26,870,374 |
| Accounting/Planning Oversight | 83,054 | 85,546 | 88,112 | 90,755 | 93,478 | 96,282 | 99,171 | 102,146 | 105,210 | \$ | 1,612,222 |
| TOTAL OPERATING EXPENSES | 9,731,288 | 10,505,691 | 11,354,807 | 11,716,354 | 12,295,458 | 12,684,265 | 13,087,645 | 13,510,901 | 13,945,505 | \$ | 184,433,202 |
| Cash flow available for debt service | 2,178,823 | 2,328,846 | 2,484,696 | 2,507,947 | 2,326,880 | 2,349,508 | 2,371,045 | 2,386,783 | 2,405,597 | \$ | 42,255,129 |
| RATE STABILIZATION FUND |  |  |  |  |  |  |  |  |  |  |  |
| Addition (subtraction) to Operating Reserves | 12,307 | 16,683 | 21,053 | 25,597 | 26,158 | 20,709 | 21,552 | 22,172 | 22,626 | \$ | 270,125 |
| Operating Reserves | 343,576 | 360,259 | 381,311 | 406,908 | 433,066 | 453,775 | 475,327 | 497,499 | 520,125 | s | 7,084,069 |
| debt Service |  |  |  |  |  |  |  |  |  |  |  |
| CREB Bond |  | - | - | - | - | - | - | - | - | \$ | - |
| Muni Bond | 1,610,413 | 1,610,413 | 1,610,413 | 1,610,413 | 1,610,413 | 1,610,413 | 1,610,413 | 1,610,413 | 1,610,413 | \$ | 32,208,267 |
| TOTAL DEBT PAYMENTS | 1,610,413 | 1,610,413 | 1,610,413 | 1,610,413 | 1,610,413 | 1,610,413 | 1,610,413 | 1,610,413 | 1,610,413 | \$ | 32,208,267 |
| Coverage | 1.56 | 1.66 | 1.77 | 1.79 | 1.70 | 1.73 | 1.75 | 1.78 | 1.80 |  |  |


| Remaining CREB Bond | - | - | - | - | - | . | - | . | . |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Remaining Municipal Bond | 18,825,067 | 18,155,907 | 17,453,289 | 16,715,540 | 15,940,903 | 15,127,535 | 14,273,499 | 13,376,760 | 12,435,185 |
| Warranty Expense | - | . | - | - | - | - | - | - | - |
| Capitalized Warranty Fund | 300,000 | 325,000 | 350,000 | 375,000 | 400,000 | 425,000 | 450,000 | 475,000 | 500,000 |
| Remaining Warranty Fund | 300,000 | 325,000 | 350,000 | 375,000 | 400,000 | 425,000 | 450,000 | 475,000 | 500,000 |


| Remaining Warranty Fund | 300,000 | 325,000 | 350,000 | 375,000 | 400,000 | 425,000 | 450,000 | 475,000 | 500,000 |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Construction Interest Expense (Cap CREB) | - | - | - | - | - |  | - |  |  |  |  |
| Capitalized Interest | . | . | . | . | . |  | . | . | . |  |  |
| Remaining Capitalized Interest | . |  |  | . | - |  | - | - | . |  |  |
| Interest Expense (Cap Muni) | - | - |  | - | - |  | - | - | - |  |  |
| Capitalized Interest | . | . |  | . | . |  | . |  | . |  |  |
| Remaining Capitalized Interest | - |  |  | - | - |  |  |  | - |  |  |
| Net cash flow after debt service | 556,102 | 701,750 | 853,231 | 871,937 | 690,309 | 718,385 | 739,080 | 754,198 | 772,558 | \$ | 9,776,737 |
| SECURITIEED CASH FLOW |  |  |  |  |  |  |  |  |  |  |  |
| Net cash flow to investor |  |  |  |  |  |  |  |  | - |  |  |
| NET CASH FLOWS AVAILABLE TO PROJECT |  |  |  |  |  |  |  |  |  |  |  |
| Net cash flow | 556,102 | 701,750 | 853,231 | 871,937 | 690,309 | 718,385 | 739,080 | 754,198 | 772,558 |  |  |
| Cumulative cash flow | 1,958,319 | 2,660,069 | 3,513,300 | 4,385, 237 | 5,075,545 | 5,793,930 | 6,533,010 | 7,287,208 | 8,059,766 |  |  |

[^0]Project Discount Rate

## Lena Point School of Fisheries \& Ocean Sciences



## Project Description

Construct a 30,900 sq ft facility to be utilized by the School of Fisheries and Ocean Sciences to consolidate their staff in Juneau. The building will contain teaching and research labs as well as administrative spaces.

Schedule:
Planning \& Design: February 2000 - March 2007
Advertising \& Award: December 2005 - February 2006
Construction: February 2007 - September 2008
Warranty:

Total Project Cost:
\$26,200,000

Board of Regents Approval \& Motions:

Formal Project Approval
Schematic Design Approval
Total Project Cost Increase

September 21, 2005
February 16, 2006
June 7, 2007
"The Board of Regents approves a Total Project Budget Increase for the University of Alaska Fairbanks SFOS Lena Point Facility from $\$ 24,500,000$ to $\$ 26,200,000$. This motion is effective June 7, 2007.

## Status Update:

Contractor working on completing punchlist. Furniture shipments have arrived and installation is proceeding. Occupants will begin moving in during the first week of November.

## State Virology



## Project Description

Facility for the State of Alaska Public Health Virology Lab currently housed in the Arctic Health Research Building. Also, included is approximately 5,000 sf of shelled space for labs.

## Schedule:

Planning \& Design: January 2006 - April 2007
Construction:
May 2007 - December 2008

Total Project Cost:
\$32,200,000

## Board of Regents Approval \& Motions:

Formal Project Approval
Schematic Design Approval
Total Project Cost Increase

December 8, 2005
December 7, 2006
September 19, 2007
"The Board of Regents approves a Total Project Budget Increase for the Alaska Department of Health and Social Services State Virology Lab Building from \$25,700,000 to $\$ 32,200,000$. This motion is effective September 19, 2007."

## Status Update:

Construction is projected to be complete in November 2008.
UAF is contributing $\$ 1.5$ million to this project.


## Fine Arts Code Corrections



## Project Description

Renovation of the Art Wing in the Fine Arts Building to include code corrections and new mechanical penthouse.

## Schedule:

Planning \& Design: December 2006 - December 2007
Advertising \& Award: December 2007 - January 2008
Construction: May 2008 - December 2008

Board of Regents Approval \& Motions:
Formal Project Approval
December 7, 2006
Schematic Design Approval
February 8, 2007

## Status Update:

On site work is approximately $85 \%$ complete. A phased substantial completion will facilitate the Art Department move-in to enable classes to commence by mid-January.

## Tanana Valley Campus Revitalization Phase II



## Project Description

Design and construct the revitalization of the ages mechanical and electrical systems.

## Schedule:

Planning \& Design: October 2006 - September 2007
Advertising \& Award: October 2007 - November 2007
Construction: December 2007 - September 2008

Board of Regents Approval \& Motions:
Formal Project Approval
Schematic Design Approval

September 21, 2006
April 25, 2007

## Status Update:

Contractor working on punchlist items. Final inspection scheduled week of November 10.

Total Project Cost:
\$4,000,000

## Kuskokwim Siding \& Roofing



## Project Description

Replace roofing, and siding, repainting metal pilings, and replacement of heat exchanger and pipe fitting in various buildings.

## Schedule:

Planning \& Design: September 2007 - February 2008
Advertising \& Award: February 2008 - March 2008
Construction:
May 2008 - November 2008

## Board of Regents Approval \& Motions:

Formal Project Approval
Schematic Design Approval

September 19, 2007
February 7, 2008

## Status Update:

Work completed late October with clerestory windows to be done in late November due to manufacturing and shipping delays.

## Arctic Health Lab Revitalization Phase II



## Project Description

The scope of the work shall address deferred maintenance items, code correction, and non-deferred maintenance items.

## Schedule:

Planning \& Design: Sept. 15, 2008 - March 1, 2009
Advertising \& Award: March 1, 2009 - April 1, 2009
Construction:
May 1, 2009 - May 1, 2010

Board of Regents Approval \& Motions:
Formal Project Approval
June 19, 2008
Schematic Design Approval
Anticipated December 2008

## Status Update:

Schematic Design is in progress.

## TVCC Revitalization Phase III-Exterior Envelope



## Project Description

This project will replace the entire existing exterior building envelope. The existing exterior envelope has failed and is currently estimated at an R-value less than 4.

## Schedule:

Planning \& Design: July 1, 2008 - January 1, 2009
Advertising \& Award: January 1, 2009 - March 15, 2009
Construction: March 15, 2009-October 31, 2009

Board of Regents Approval \& Motions:
Formal Project Approval
Schematic Design Approval
June 19, 2008
September 19, 2008

## Status Update:

Project design in ongoing.

## Northwest Campus Deferred Renewal



Nagozruk Building
Emily Brown Library

## Project Description

This request will replace and/or upgrade the steel pilings supporting the Nagozruk and Emily Brown Library buildings. The buildings are 25 years old and 33 years old respectively and the structural steel piles are corroding and deteriorating due to exposure to the elements. Large pieces of the pilings have fallen off and temporary foundations have been constructed to prevent imminent failure. Additional work to be accomplished includes insulating the sub-ceiling and roof of the Nagozruk Building. Replacing pilings and adding insulation will prolong the life of these buildings and reduce heating costs. Building relocation and insulation improvements may require rework of some exterior features.

Schedule:
Planning \& Design: August 2008—May 2009
Advertising \& Award: June 2009
Construction:
Anticipated April—Aug 2010

Total Project Cost:
\$3,500,003
FY09 State Appropriation
\$3,500,003

## Board of Regents Approval \& Motions:

Formal Project Approval
Schematic Design Approval

Anticipated September 2008
Anticipated Winter 2008

## Status Update:

Soils testing results to be completed in November 2008 and project design continuing.


[^0]:    NPV Cash Fow
    V Rate Stabiiization Fund

