



TOTAL PROJECT COST INCREASE

Name of Project: Arctic Health Lab Revitalization Phase 2

Location of Project: Arctic Health Research Building, Fairbanks Campus

Project Number: AHRP2 2008172

Date of Request: May 12, 2009

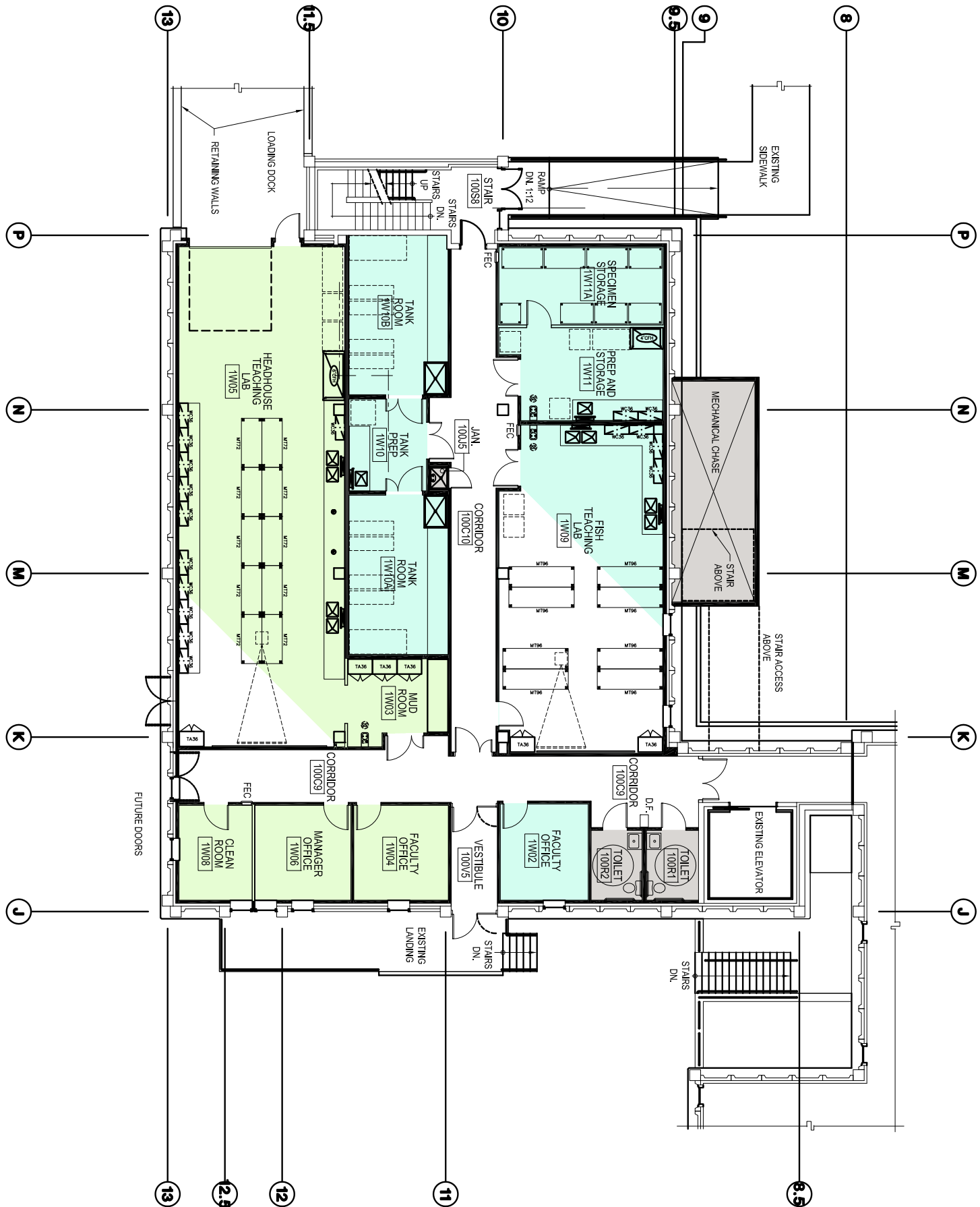
Project Manager: Cameron Wohlford

Total Project Cost:	\$9.54 million \$12.14 million
Approval Required:	Full BOR

SUPPORTING DOCUMENTS

- **Project Budget**
- **Floor Plans**

UNIVERSITY OF ALASKA		BASE BID+ALTERNATES+HX	
Project Name: Arctic Health Lab Revitalization Phase 2--Animal Quarters			
MAU: UAF			
Building: Arctic Health Research Building		Date: 18-Jun-08	5-May-09
Campus: Fairbanks		Prepared By: Wohlford	
Project Number: AHRP2 2008172		Account No.: 514486, 571289	
Total GSF Affected by Project: 19,500			
		15,000gsf Original	19,500 gsf Revised
PROJECT BUDGET			
A. Professional Services			
Consultant Basic Services		\$978,000	\$1,155,057
Consultant Extra Services		\$7,600	\$0
Site Survey		\$0	\$0
Soils Engineering		\$3,500	\$0
Testing		\$30,500	\$31,000
Plan Review / Permits		\$35,000	\$30,000
Other		\$0	\$0
Professional Services Subtotal 10% of TPC		\$1,054,600	\$1,216,057
B. Construction			
General Contractor		\$6,800,000	\$8,985,190
Other Contractors (Voice/Data Installation, Work Orders Included)		\$123,000	\$200,000
Construction Contingency 7.3%		\$613,620	\$673,889
Art		\$0	\$0
Other (Interim Space Needs)		\$25,000	\$0
Construction Subtotal		\$7,561,620	\$9,859,079
Construction Cost per GSF		\$504	\$506
C. Equipment and Furnishings			
Equipment		\$0	\$0
Furnishings		\$35,000	\$0
Make Ready/Move In		\$30,000	\$25,000
Equipment and Furnishings Subtotal		\$65,000	\$25,000
D. Administrative Costs			
Advance Planning		\$0	\$0
Misc. Expenses		\$55,963	\$41,000
Project Management 9% of TPC		\$802,817	\$998,864
Administrative Costs Subtotal		\$858,780	\$1,039,864
E. Total Project Cost		\$9,540,000	\$12,140,000
Total Project Cost per GSF		\$636	\$623
F. Total Cost Rounded		\$9,540,000	\$12,140,000
		Budget Short	\$2,600,000



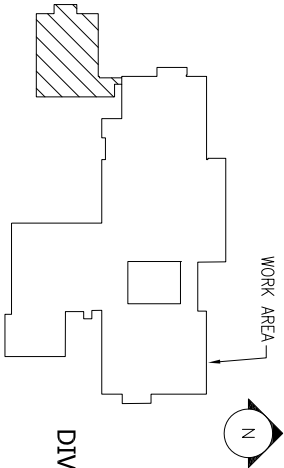
MAIN FLOOR PLAN
1/8" = 1'-0"

SCOPE OF WORK GENERAL NOTES:

1. REPLACE ALL FLOOR FINISHES WITH CARPET, TILE, OR SHEET VINYL
2. DEMOLISH ALL EXISTING INTERIOR WALLS, RECYCLING OR REUSING AS MUCH EXISTING EQUIPMENT AND MATERIALS AS POSSIBLE.
3. REPLACE OLD CEILING TILE
4. REPLACE ALL LIGHT FIXTURES WITH ONES THAT CONSERVE MORE ENERGY
5. INSTALL SENSORS THAT WILL KEEP THE LIGHTS ON ONLY WHEN THE ROOM IS OCCUPIED
6. PROVIDE NEW POWER PANELS AND OUTLETS THROUGHOUT
7. INSTALL A NEW VENTILATION SYSTEM THAT WILL PROVIDE BETTER TEMPERATURE CONTROL AS WELL AS MAKE LABS MUCH SAFER. VENTILATION SYSTEM WILL REQUIRE HEAT RECOVERY IN ALL EXHAUST DUCTS TO REDUCE ENERGY USE.
8. REPLACE 40 YEAR OLD PIPING THAT PROVIDES DRINKING WATER, HEATING FLUID, LABORATORY GAS/AIR/VACUUM, AND SANITARY WASTE REMOVAL.
9. REPLACE EXTERIOR DOORS AND BRIGHTEN UP STAIRWELLS.
10. CONSTRUCT WALLS AND DOORS TO PROVIDE MORE FUNCTIONAL LAYOUT OF THE CURRENT SPACE.
11. INSTALL NEW COMMUNICATIONS CABLES THAT WILL PROVIDE FASTER INTERNET ACCESS.
12. CONSTRUCT NEW ADA ACCESSIBLE RESTROOMS
13. CONSTRUCT FIRE WALLS AS REQUIRED BY THE BUILDING CODE
14. ADDITIVE ALTERNATES INCLUDE:
 - #1 FREEZER FARM 0W12 POWER AND VENTILATION
 - #2 NEW BUILDING ELECTRICAL FEED
 - #3 WALK-IN FREEZER FOR INSTITUTE OF ARCTIC BIOLOGY (IAB)
 - #4 PROCEDURE ROOM 0W01 CASEWORK, FINISHES, AND TRIM (IAB)
 - #5 FISH TANK ROOMS CASEWORK (SFOS)
 - #6 DRIVEWAY AND OVERHEAD DOOR TO HEADHOUSE
 - #7 INFECTIOUS DISEASE LAB 2W11 CASWORK, FINISHES, TRIM (IAB)
 - #8 HEADHOUSE AND MUDROOM 1W03-1W05 CASWORK, FINISHES AND TRIM (SNRAS)
 - #9 AG SCIENCE SUPPORT ROOMS 0W04, 0W06, 0W08 CASEWORK, FINISHES, TRIM (SNRAS)

AHRB LAB REVITALIZATION PHASE 2

SCALE: PER DETAIL



UNIVERSITY of ALASKA FAIRBANKS
FACILITIES SERVICES
DIVISION of DESIGN & CONSTRUCTION

May 6, 2009



