

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

NIVERSITY OF ALASKA BASE I		BID+ALTERNATES+HX		
Project Name: Arctic Health Lab Revitalization Phase 2Ani	mal Quarters			
MAU: UAF				
Building: Arctic Health Research Building	Date:	18-Jun-08	5-May-09	
Campus: Fairbanks	Prepared By:	W	ohlford	
Project Number: AHRP2 2008172	ect Number: AHRP2 2008172 Account No.:		514486, 571289	
Total GSF Affected by Project: 19,500				
		15,000gsf	19,500 gsf	
PROJECT BUDGET		Original	Revised	
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 Inc	cluded)	\$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				

SCOPE OF WORK GENERAL NOTES:

- 1. REPLACE ALL FLOOR FINISHES WITH CARPET, TILE, OR SHEET VINYL
- 2. DEMOLISH ALL EXISITNG INTERIOR WALLS, RECYCLING OR REUSING AS MUCH EXISTING EQUIPMENT AND MATERIALS AS POSSIBLE.
- 3. REPLACE OLD CEILING TILE

(3)

©

•

Z

(

₹

€

- REPLACE ALL LIGHT FIXTURES WITH ONES THAT CONSERVE MORE ENERGY
- INSTALL SENSORS THAT WILL KEEP THE LIGHTS ON ONLY WHEN THE ROOM IS OCCUPIED
- PROVIDE NEW POWER PANELS AND OUTLETS THROUGHOUT
- WELL AS MAKE LABS MUCH SAFER. VENTI EXHAUST DUCTS TO REDUCE ENERGY USE. 7. INSTALL A NEW VENTILATION SYSTEM VENTILATION SYSTEM WILL REQUIRE HEAT RECOVERY IN ALL THAT WILL PROVIDE BETTER TEMPERATURE CONTROL AS
- 8. REPLACE 40 YEAR OLD PIPING THAT GAS/AIR/VACUUM, AND SANITARY WASTE REMOVAL PROVIDES DRINKING WATER, HEATING FLUID, LABORATORY
- 9. REPLACE EXTERIOR DOORS AND BRIGHTEN UP STAIRWELLS

€

- 10. CONSTRUCT WALLS AND DOORS TO SPACE. PROVIDE MORE FUNCTIONAL LAYOUT OF THE CURRENT
- 11. INSTALL NEW COMMUNICATIONS CAB LES THAT WILL PROVIDE FASTER INTERNET ACCESS
- 12. CONSTRUCT NEW ADA ACCESSIBLE RESTROOMS

(2)

(2,5)

3

- 13. CONSTRUCT FIRE WALLS AS REQUIRED BY THE BUILDING CODE
- <u>+</u> ADDITIVE ALTERNATES INCLUDE:

3

(1.5)

IAB FREEZER

SNRAS CHEMICAL STORAGE 0W06

SNRAS POT STORAGE 0W04

SNRAS COOLER

CORRIDOR 000C9

SNRAS SOIL PREP 0W08

EXISTING LANDING ABOVE

SNRAS FREEZER

@

RAMP ABOVE

GENERAL STORAGE 0W15

HVAC ROOM 000U13

SFOS STORAGE 0W11

OW01

ORRIDO 000C7

ELECTRICAL DISTRIBUTION 000U12

MECHANICAL CHASE

VESTIBUL 000V1

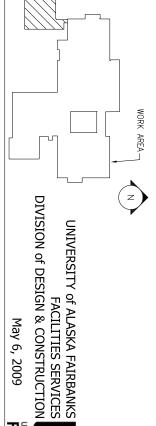
EXISTING ELEVATOR

STAIR 000S8

CORRIDOR 000C10

STAIRS

- FREEZER FARM 0W12 POWER AND VENTILATION
- NEW BUILDING ELECTRICAL FEED
- #3 walk—in freezer for institute of arctic biology (iab)
- #4 PROCEDURE ROOM OWO1 CASEWORK, FINISHES, AND TRIM (IAB)
- #5 FISH TANK ROOMS CASEWORK (SFOS)
- DRIVEWAY AND OVERHEAD DOOR TO HEADHOUSE
- INFECTIOUS DISEASE LAB 2W11 CASWORK, FINISHES, TRIM (IAB)
- #8 HEADHOUSE AND MUDROOM 1W03-1W05 CASWORK, FINISHES AND TIRM (SNRAS)
- AG SCIENCE SUPPORT ROOMS 0W04, 0W06, 0W08 CASEWORK, FINISHES, TRIM (SNRAS)



SCALE: PER DETAIL AHRB LAB REVITALIZATION PHASE 2

LOWER FLOOR PLAN

 (\mathbf{z})

May 6, 2009

FAIRBANKS

SCOPE OF WORK GENERAL NOTES:

- 1. REPLACE ALL FLOOR FINISHES TH CARPET, TILE, OR SHEET VINYL
- AND MATERIALS AS POSSIBLE. 2. DEMOLISH ALL EXISITNG INTERIOR WALLS, RECYCLING OR REUSING AS MUCH EXISTING EQUIPMENT
- 3. REPLACE OLD CEILING TILE

®

ூ

 \bigcirc

(

⇗

(E)

- 4. REPLACE ALL LIGHT FIXTURES WITH ONES THAT CONSERVE MORE ENERGY
- 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.
- GAS/AIR/VACUUM, AND SANITARY WASTE REMOVAL. 8. REPLACE 40 YEAR OLD PIPING THAT PROVIDES DRINKING WATER, HEATING FLUID, LABORATORY
- REPLACE EXTERIOR DOORS AND BRIGHTEN UP STAIRWELLS

€

- 10. CONSTRUCT WALLS AND DOORS SPACE. TO PROVIDE MORE FUNCTIONAL LAYOUT OF THE CURRENT
- 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
- ADDITIVE ALTERNATES INCLUDE:

(2)

3

(5)

(3)

STAIRS DN.

ROOM ROOM

× X

TW03

FACULTY OFFICE 1W04

CORRIDOR 100C10

VESTIBULE 100V5

MANAGER OFFICE 1W06

LOADING DOCK

RETAINING WALLS

(3)

STAIR 100S8

FACULTY OFFICE 1W02

PREP AND STORAGE 1W11

STAIR ACCESS ABOVE

EXISTING ELEVATOR

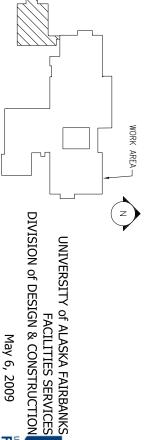
×

- #1 freezer farm ow12 power and ventilation
- #2 NEW BUILDING ELECTRICAL FEED

FUTURE DOORS

CLEAN ROOM 1W08

- #3 WALK-IN FREEZER FOR INSTITUTE OF ARCTIC BIOLOGY (IAB)
- #4 PROCEDURE ROOM OWO1 CASEWORK, FINISHES, AND TRIM (IAB)
- #5 FISH TANK ROOMS CASEWORK (SFOS) #6 DRIVEWAY AND OVERHEAD DOOR TO H #7 INFECTIOUS DISEASE LAB 2W11 CASWO DRIVEWAY AND OVERHEAD DOOR TO HEADHOUSE
- 2W11 CASWORK, FINISHES, TRIM (IAB)
- #8 HEADHOUSE AND MUDROOM 1W03-1W05 CASWORK, FINISHES AND TIRM (SNRAS)
- AG SCIENCE SUPPORT ROOMS 0W04, 0W06, 0W08 CASEWORK, FINISHES, TRIM (SNRAS)



AHRB LAB REVITALIZATION PHASE 2

MAIN FLOOR PLAN

P

SCALE: PER DETAIL

DIVISION of DESIGN & CONSTRUCTION May 6, 2009

FAIRBANKS



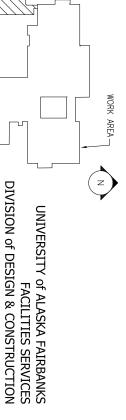
AHRB LAB REVITALIZATION PHASE 2

SCALE

PER DETAIL

SCOPE OF WORK GENERAL NOTES:

- 1. REPLACE ALL FLOOR FINISH HES WITH CARPET, TILE, OR SHEET VINYL
- 2. DEMOLISH ALL EXISITNG INTERIOR WALLS, RECYCLING OR REUSING AS MUCH EXISTING EQUIF AND MATERIALS AS POSSIBLE.
- 3. REPLACE OLD CEILING TILE
- REPLACE ALL LIGHT FIXTURES WITH ONES THAT CONSERVE MORE ENERGY
- 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 A EXHAUST DUCTS TO REDUCE ENERGY USE.
- 8. REPLACE 40 YEAR OLD PIPING THAT PROVIDES DRINKING WATER, HEATING FLUID, LABORATO 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 ACC ESSIBLE RESTROOMS
- CONSTRUCT FIRE WALLS AS REQUIRED BY THE BUILDING CODE
- ADDITIVE ALTERNATES INCLUDE:
- #1 freezer farm 0W12 POWER and Ventilation
- #2 NEW BUILDING ELECTRICAL FEED
- WALK-IN FREEZER FOR INSTITUTE OF ARCTIC BIOLOGY (IAB)
- PROCEDURE ROOM OWO1 CASEWORK, FINISHES, AND TRIM (IAB)
- FISH TANK ROOMS CASEWORK (SFOS)
- DRIVEWAY AND OVERHEAD DOOR TO HEADHOUSE
- #6 DRIVEWAY AND OVER #7 INFECTIOUS DISEASE LAB 2W11 CASWORK, FINISHES, TRIM (IAB)
- HEADHOUSE AND MUDROOM 1W03-1W05 CASWORK, FINISHES AND TIRM (SNRAS)
- AG SCIENCE SUPPORT ROOMS 0W04, 0W06, 0W08 CASEWORK, FINISHES, TRIM (SNRA
- WORK AREA



KRA

May 6, 2009