



FORMAL PROJECT APPROVAL

Name of Project: Kachemak Bay Campus Classroom Building

Location of Project: Homer, Alaska

Project Number: 564275 (08)

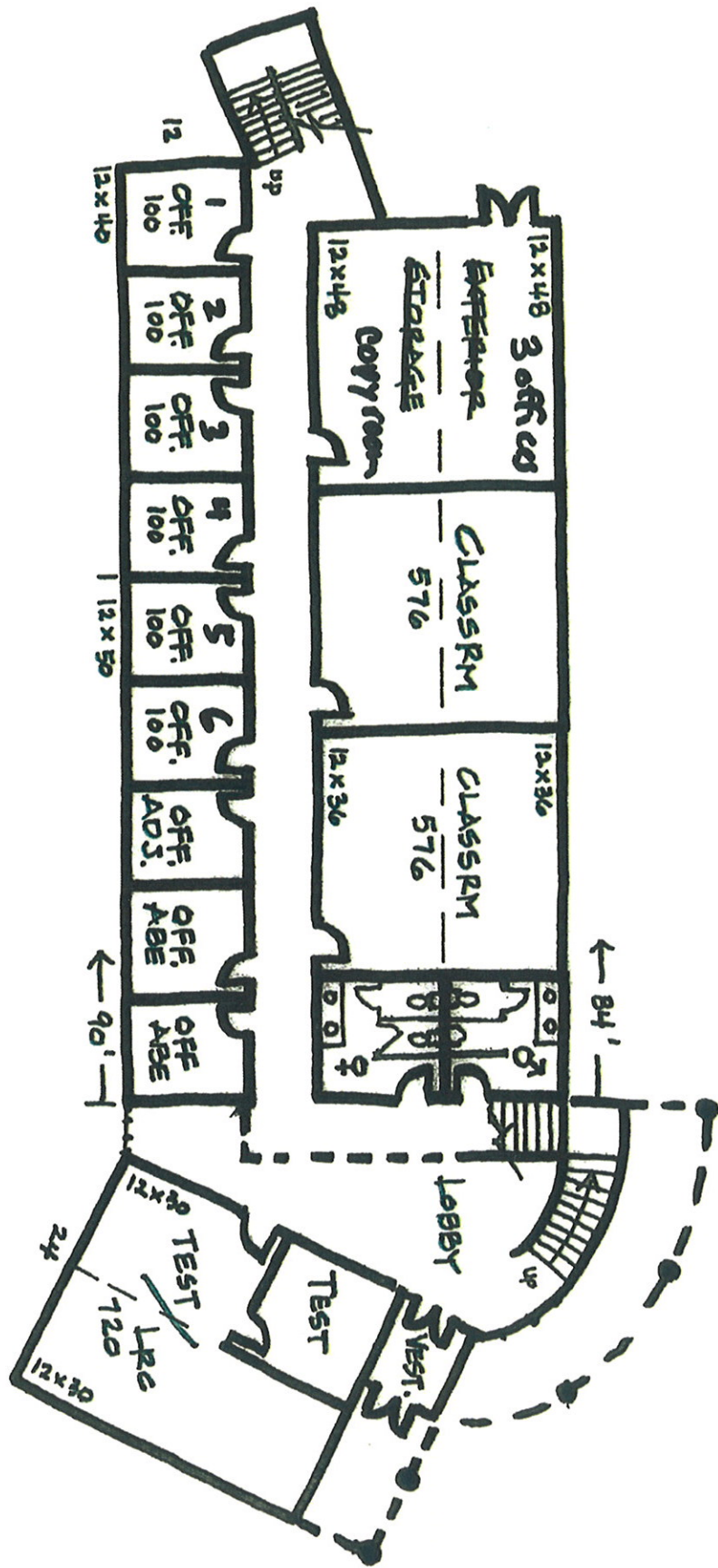
Date of Request: May 11, 2009

Estimated Total Project Cost: \$2,700,000
Approval Required: F&LM Committee

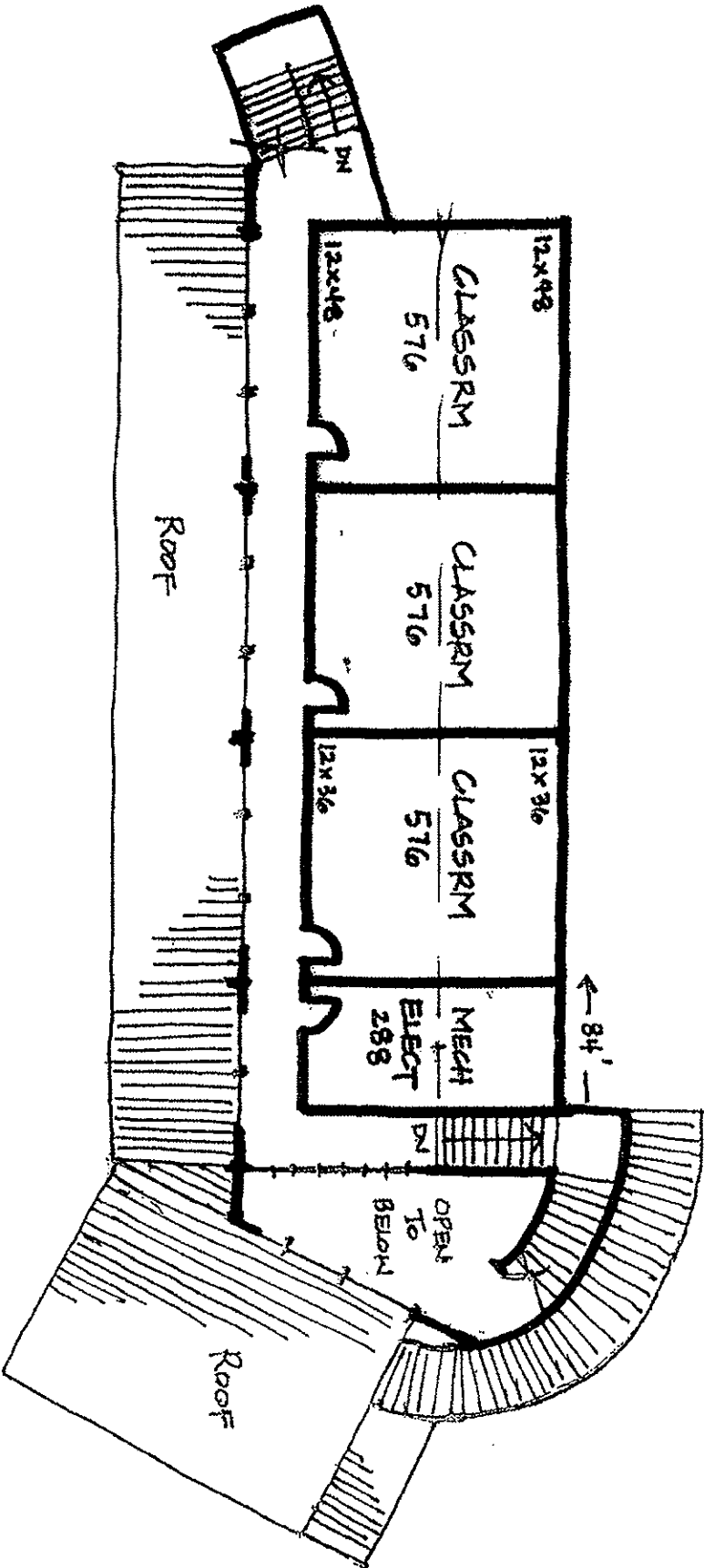
Supporting Documents

1. Budget
2. 1st Floor Concept Plan
3. 2nd Floor Concept Plan
4. Site Plan
5. Existing West Campus Plan
6. Space Tabulation

UNIVERSITY OF ALASKA			
Project Name: UAA Kachemak Bay - Classrooms & Offices			
MAU: UAA			
Building:	Kachemak Bay	Date:	3/2/2009
Campus:	Kachemak Bay	Prepared By:	FP&C
Project #:		Account No.:	
Total GSF Affected by Project:		6,800 sf	
PROJECT BUDGET			Original
A.	Professional Services		
	Consultant Basic Services	10%	\$206,000
	Consultant Extra Services		\$0
	Site Survey		\$5,000
	Soils Engineering		\$0
	Testing		\$15,000
	Plan Review / Permits		\$10,000
	Utilities		\$20,000
	Professional Services Subtotal		\$256,000
B.	Construction		
	General Contractor		\$2,060,000
	Construction Contingency	10%	\$206,000
	Art		\$0
	Construction Subtotal		\$2,266,000
	Construction Cost per GSF		\$333
C.	Equipment and Furnishings		
	Equipment	1%	\$22,660
	Furnishings	0%	\$0
	Move In	1%	\$22,660
	Equipment and Furnishings Subtotal		\$45,320
D.	Administrative Costs		
	Project Contingency		\$70,880
	Project Management	3%	\$61,800
	Administrative Costs Subtotal		\$132,680
E. Total Project Cost			\$2,700,000
Total Project Cost per GSF			\$397
F. Total Appropriation(s)			\$2,700,000



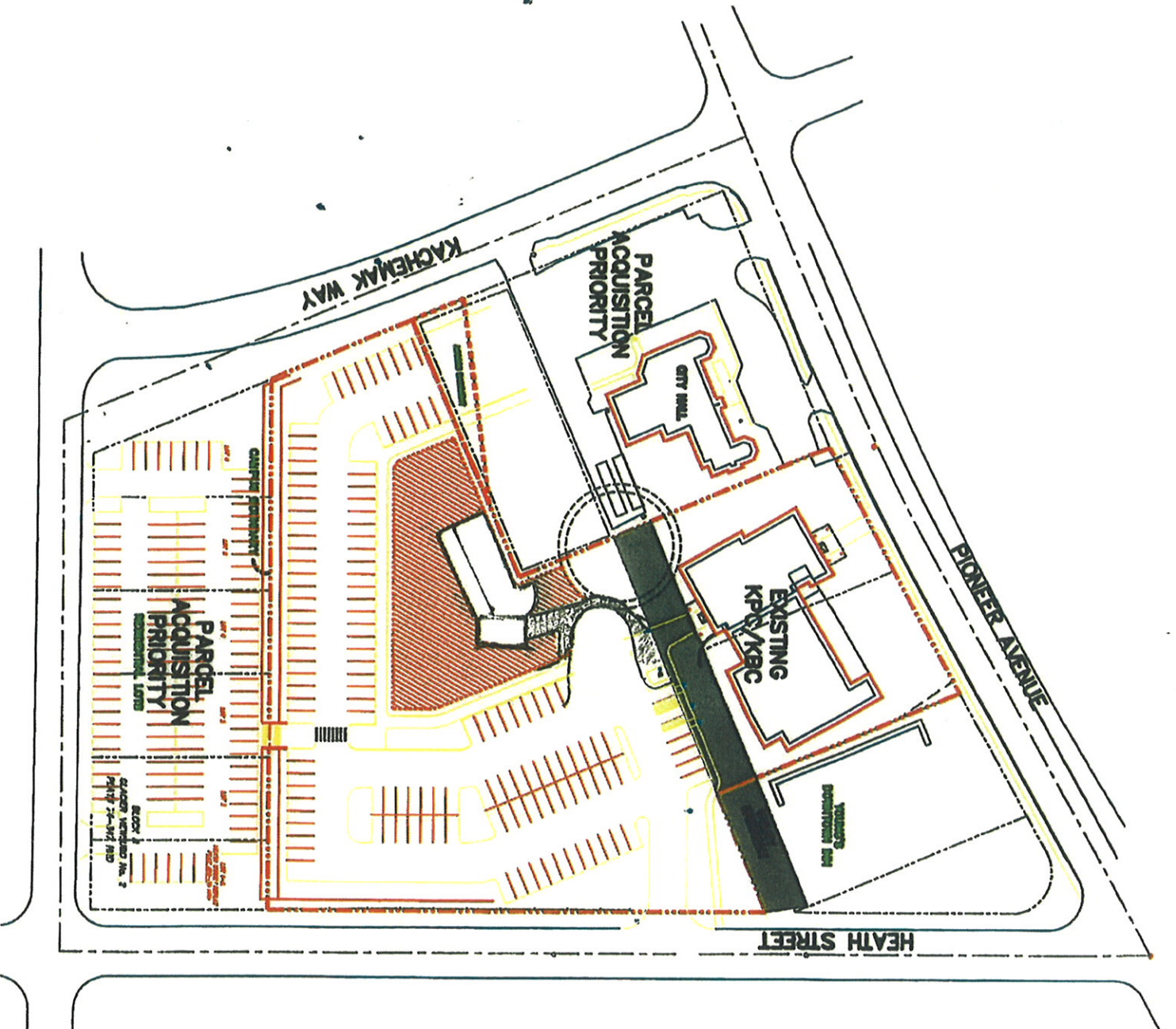
1ST FLOOR PLAN
 1/16" = 1'-0"



2ND FLOOR PLAN

1/16" = 1'-0"

~~Y~~ SITE PLAN MODULAR



1/2009
8MS

Hand-drawn floor plan of the second floor of a school building. The plan shows various rooms including classrooms, a faculty lounge, a learning resource center, a science room, a nursing room, a copy room, an adjunct room, student commons, and several restrooms. Rooms are numbered and some are labeled with circled numbers. A central hallway, labeled 100C1, runs through the middle of the plan. A staircase is located near the bottom right, labeled 100S1. A large entrance area at the top is labeled 100V2. The plan is oriented with the entrance at the top.

Rooms and their numbers:

- CLASSROOM ① 105
- CLASSROOM ② 107
- CLASSROOM ③ 104
- 2 STAFF ABE 106
- TEST CENTER 108A
- LEARNING RESOURCE CENTER 108
- SCIENCE 110
- NURSING 110
- COPY ROOM 111
- ADJUNCT 114
- STUDENT COMMONS 116
- JANITOR 118
- TOILET 117
- TOILET 119
- HVAC 121
- 100V2
- 100C1
- 100S1
- 100V1
- 109A1
- 109A
- HC 115 TOILET
- 109G
- 109B
- 109C
- 109D
- 109E
- 109F
- 109
- 109A1
- 109A
- 109B
- 109C
- 109D
- 109E
- 109F
- 109G
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- 109I
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- 109DP
- 109DQ
- 109DR
- 109DS
- 109DT
- 109DU
- 109DV
- 109DW
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- 109NQ
- 109NR
- 109NS
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KBC Space Tabulation

Construction Cost \$/sf 6/18/2008 4/6/2009 5/8/2009
 \$350 \$275 \$275
 Modular

Space Name	Original Plan		Plan	Rev 1
Existing at West Campus	sf	# students	sf	sf
Classroom 1	800	15	576	576
Classroom 2	600	15	576	576
Classroom 3	backfill old lib	15	576	576
Learning Resource Center			275	370
Nursing Classroom	600	15	576	576
Physical Science Classroom	800	15	576	576
Testing Center	350		350	350
Testing Support Offices	320		see ABE	see ABE
Copy Room	200			100
Storage/Office Supplies	100		-	-
Faculty Offices				
Faculty Office 1	120		100	100
Faculty Office 2	120		100	100
Faculty Office 3	120		100	100
Faculty Office 4	120		100	100
Faculty Office 5	120		100	100
Faculty Office 6	120		100	100
Faculty Office 7	120		-	100
Faculty Office 8	-		-	100
Faculty Office 9 (Title II)	-		-	100
Receptionist (open area)	-		-	80
Staff - ABE at Testing	120		100	100
Staff - ABE at Testing	120		100	100
Adjunct Office (6 Adjuncts)	150		100	100
Subtotal	5,000		4,405	4,980
Additional Spaces				
Lobby/Commons	635		200	200
Library/Resource/Computers	1,500			
Conference Room (8-10)	250			-
Director's Office	200			
Admin Assistant	120			
Program Coordinator	120		-	-
File Storage (Records)	115			
Exterior Storage	1,300		576	0
Subtotal	4,240		776	200
Total Assignable Program Area	9,240		5,181	5,180
Non- program markup	40%		30%	30%
Non- program area	3,696		1,554	1,554
Program Subtotal	12,936		6,736	6,734
Construction cost - see above	\$ 4,527,740		1,852,290	1,851,933
Parking spaces - 1 per 300 sf	43		22	22
Parking spaces lost to new bldg	7		12	12
Total parking spaces new	50		34	34
\$6,000 per parking space	\$ 302,528		\$ 206,712	\$ 206,686
Construction Cost + Parking Cost	4,830,268		\$ 2,059,002	\$ 2,058,619
Allowable Construction cost for \$2.5M budget			\$ 1,900,000	\$ 1,900,000
Over/ under			\$ (159,002)	\$ (158,619)
Total Project Cost	\$ 6,900,383		\$ 2,659,002	\$ 2,658,619

(1)

Homer will provide this funding

Reduced plan has no money for furniture and \$20,000 for equipment (phone, computer servers)