



INFORMATION ITEM REFERENCE MATERIALS

Name of Project: Integrated Science Building

Location of Project: UAA, Anchorage, Main Campus

Project Number: 03-0001

Date of Report: January 20, 2012

Project Manager: Stan Vanover

Reference Materials:

1. Narrative
2. Final Project Budget
3. Additive Alternates List
4. Contract Modifications List
5. Non-Construction Cost Breakdown

UAA Integrated Science Building Financial Status Report

Background:

The UAA Integrated Science Building Construction Manager at Risk Contract (Preconstruction Services) was awarded to Cornerstone Construction on March 7, 2006. Construction on an early site work package began in September 2006 and overall building construction was Substantially Complete August 19, 2009 and fully occupied (excluding the Planetarium) for the Fall 2009 Semester.

Guaranteed Maximum Price (GMP)

Based on 95% design documents the original GMP construction estimate for the UAA Integrated Science Building was \$71,271,000. By eliminating the heat recovery system, changing lab casework wood species, reducing exterior finishes of planetarium, reducing skylight square footage, deleting mobile storage units, exterior extruded aluminum & stack screens, reducing skylight square footage, and modifying misc. telecommunication cabling manufacturer requirements and ceiling/light fixtures the final construction GMP (awarded) amount was reduced to \$63,581,798.

Included within the 95% drawings were 7 additive alternates (mechanical/electrical/architectural finishes for the Vivarium, Planetarium, Classroom and all audio/visual infrastructure and equipment). Over the course of the construction project all 7 Additive Alternates were either awarded as originally designed or with revised/clarified scope equaling \$6,739,191. These Additive Alternates are summarized in the attached Supporting Document.

In addition to the 7 Additive Alternates, modifications (additive and deductive) were also executed to cover misc. MOA code requirements, added scope by Owner, differing site conditions, design refinements, value engineering, and 60/40 Contingency split in the amount of \$4,431,266 bringing Cornerstone Construction's final contract amount to \$73,972,470 excluding Preconstruction and Parking Garage mods. These Contract Modifications are summarized in the attached Supporting Document.

Total Project Cost

The Total Project Cost was originally approved at \$91,000,000. This amount includes the final total Cornerstone Constr. construction contract amount, \$76,346,201, and approximately \$13,056,000 spent on design, construction administration, special inspections/testing, furniture, equipment, FP&C salaries, misc. PO's and Work Orders, leaving a fund balance of approximately \$1.6M. A summary of these costs is included in the attached Supporting Document.

Of the remaining total project balance of approximately \$1.6M, approximately \$1.2M has either been encumbered or committed. These items include:

\$700,000	1% Art in Public Places
\$425,000	Pedestrian/Vehicle Circulation Improvements to South parking lot
\$ 22,000	Misc. Equipment Purchase Orders from the User group
\$ 15,000	Misc. ASET Lab improvements

\$ 25,000	Misc. P-1 Salaries for 2012
\$ 25,000	Controls/Vivarium Humidification upgrades
\$ 5,000	Install AED's in Building (4)

A meeting between interested parties (Administration, ISB Users, FP&C, and UAA Maintenance) will be scheduled shortly to prioritize how the remaining \$400,000 fund balance should be best spent. The potential list of misc. projects/ new equipment is rather long and far exceeds the remaining \$400,000.

This list includes but is not limited to:

TBD	Boiler Modification/Replacement
\$400K	Contribute to Beatrice McDonald Renovation Project
\$80K	Relocate Geology Rock Garden
\$100-200K	Vent/heat upgrades to Office Wing
\$100-300K	Recommission Building Systems
\$ 25-50K	Additional Bldg. Wayfinding (interior/exterior)
\$100 K	Green Roof – 2 nd Floor. North Patio
\$ 20K	Incorporate Charcoal Filters into Vivarium Air Handling
\$100K	Provide Exterior Storage Space for Vivarium Program
\$75-100K	Provide Infrastructure for Observatory/telescope pad East of ISB
\$25-100K	Furnish Additional Spare parts – Boiler/HVAC Systems
\$78K	Vivarium Minidox decontamination system
\$154K	Vivarium HVAC upgrades
\$13.4K	Vivarium Reverse Osmosis Water Circulating Loop and Water Storage
\$5K	Vivarium Surgical Light for Room 125

Variance since Last Report to Board of Regents

None

Schedule

The Final Project Report will be completed by May 1, 2012, although not all project funding will be expended at that time.

Supporting Documents

Final Project Budget
 Additive Alternates
 Contract Modifications
 Non-Construction Cost

UAA Integrated Science Building Final Project Budget

UNIVERSITY OF ALASKA				
Project Name: UAA Integrated Science Building				
MAU: UAA				
Building: Integrated Science Bldg		Date: 20-Jan-12		
Campus: UAA		Prepared by: Stan Vanover		
Project #: 512002		Acct #: 512002 / 564226 / 564250 / 590017 / 515288		
Total GSF Affected by Project:	40,000	120,000	Conoco-Phillips	130,293
PROJECT BUDGET	FPA Budget	SDA Budget	Donation	FINAL
A. Professional Services				
Advance Planning, Program Development	400,000	-		
Consultant: Design Services	1,500,000	6,000,000		6,625,770
Consultant: Construction Phase Services	300,000	350,000		12,535
Consul: Extra Services (List: _____)		300,000		
Site Survey	35,000	12,500		
Soils Testing & Engineering	35,000	12,500		78,300
Special Inspections	50,000	75,000		171,794
Plan Review Fees / Permits	-	140,000		187,257
Other				
Professional Services Subtotal	2,320,000	6,890,000	0	7,075,656
B. Construction				
General Construction Contract(s)	21,850,000	63,500,000		76,346,201
Other Contractors (List: _____)				
Construction Contingency	2,185,000	5,000,000		1,407,657
Construction Subtotal	24,035,000	68,500,000	0	77,753,858
<i>Construction Cost per GSF</i>				
	601	571		597
C. Building Completion Activity				
Equipment	1,637,000	3,500,000		1,225,000
Fixtures				-
Furnishings	500,000	1,500,000		1,198,000
Signage not in construction contract		-		59,038
Move-Out Costs				
Move-In Costs		150,000		53,125
Art	165,000	500,000		700,000
Other (Interim Space Needs or Temp Reloc. Costs)				
OIT Support	100,000	1,500,000		572,000
Maintenance Operation Support	25,000			60,992
Building Completion Activity Subtotal	2,427,000	7,150,000	0	3,868,155
D. Owner Activities & Administrative Costs				
Project Plng, Staff Support				
Project Management	1,100,000	4,332,587		2,207,713
Misc. Expenses: Advertising, Printing, Supplies, Etc.	118,000	127,413		94,618
Owner Activities & Administrative Costs Subtotal	1,218,000	4,460,000	0	2,302,331
E. Total Project Cost				
	30,000,000	87,000,000	4,000,000	91,000,000
<i>Total Project Cost per GSF</i>				
	750	725		698
F. Total Appropriation(s)				
	30,000,000	87,000,000	4,000,000	91,000,000

UAA Integrated Science Building Additive Alternates

<u>Add Alt #</u>	<u>Mod #</u>	<u>Add Alt Description</u>	<u>Amount</u>
1	3	Vivarium Package	\$ 2,037,809
1A	1	Vivarium Mechanical & Concrete Slab basics	\$ 242,631
2	12	Lecture Hall/Auditorium - Architectural Package	\$ 419,292
2A	1	Lecture Hall/Auditorium - MEP Package	\$ 237,663
3	19	Planetarium Architectural Package	\$ 2,786,686
3A	11	Planetarium MEP Package	\$ 103,215
4	12	Audio/Video Equipment Package	\$ 911,895
		Total	\$ 6,739,191

UAA Integrated Science Building Contract Modifications

Preconstruction Services	\$ 96,000
Amendment #1 - Add Mech/Elec	\$ 46,429
Amendment #2 - Survey & Sign	\$ 7,800
**Amendment #3 - Parking Garage \$23,900	\$ -
Pre - GMP	\$ 818,887
Mod #1 - Reconcile Grading	\$ 8,130
Mod #2 - Sidewalk	\$ 24,410
Mod #3 - Steel Procurement (unit price)	\$ 1,378,450
Mod #4 - Site Material + Add'l Survey	\$ 46,137
Mod #5 - Reconciliation of Steel Procurement	\$ (52,512)
Final GMP	\$ 63,581,798
Mod #1 - Alt 1A - Vivarium	\$ 242,631
Mod #1 - Alt 2A - Auditorium	\$ 237,663
**Mod #1 - Partial Clearing for Garage - \$73,874	\$ -
Mod #1 - Dry Pipe Syst for MOA	\$ 128,315
**Mod #2 - Design Assist for Prk Garage - \$62,640	\$ -
Mod #3 - Alt 1 - Vivarium - Complete	\$ 2,037,809
Mod #4 - Misc. Design Issues	\$ 65,131
Mod #5 - Delete (\$203,867 Bldrs Risk Insur) from #4	\$ (203,867)
Mod #6 - Add Bldrs Risk - Off Set Mod #5	\$ 203,867
Mod #7 - Conformed Doc Recon. & 22 misc chgs.	\$ 1,559,355
Mod #8 - Fire Dept Conn & Stairwell Standpipe	\$ 33,897
Mod #9 - Glazing/Crtnwl-SteelShpng-&Misc.	\$ 455,164
Mod #10 - Stack Supports, Permit Delays, - Misc.	\$ 699,820
Mod #11 - Alt 3A - Planetarium M/P/E	\$ 103,215
Mod #12 - Alt 2&4 - Auditorium Arch + A/V Equip	\$ 1,331,187
Mod #13 - Misc. Mech/Elec/Slate/Signage Chgs	\$ 198,977
**Mod #14 - Utilities for Parking Garage - \$563,438	\$ -
**Mod #15 Relocate Staging Area - \$73,833	\$ -
Mod #16 - Misc. Items + 2 gabion walls	\$ 55,899
Mod #17 - Plaza Concrete Rebar, Window T-angles	\$ 301,288
Mod #18 - Stairs Drywall, Smoke Dmprs, Add 4 drs	\$ 182,419
Mod #19 - Planetarium finishes, cameras & sprklrs	\$ 2,786,686
Mod #20 - Vivarium Ceiling Ht + Misc Refinements	\$ 355,481
Mod #21 - 100% Split Savings from Contingency	\$ (1,501,585)
Mod #22 - 40% Contractor Fee on Mod#21	\$ 600,634

UAA Integrated Science Building Contract Modifications

Final GMP (Cont.)	
Mod #23 - Misc, Monitoring Syst., Chiller Screen	\$ 188,752
Mod #24 - Card Readers;dock roof; dome fabric	\$ 178,325
Mod #25 - LectureHallSpkrs;ElecLksts;Planet.Dmrs	\$ 257,340
Mod #26 - SmkDmprs;NetwkOutlts; Misc.	\$ 160,820
Mod #27 - 100% Split Savings (#2) from Contingency	\$ (991,392)
Mod #28 - 40% Contractor Fee on Mod #27	\$ 396,557
Mod #29 - ASET Lab Rev ; plaza lts; entry vest. Steel	\$ 98,735
Mod #30 - Vivarium & Planetarium power, etc.	\$ 233,626
Mod #31 - ExpanJt Claim ; Add Emerg Pwr ; Moves	\$ 69,169
Mod #32 - Boiler Stack Ftgs; Card Readr; Glove Box	\$ 22,537
Mod #33 - NG Mtrs;V.CageWsh;SecCamras;UPD Mntr.	\$ 114,497
Mod #34 -100% Split Savings(#3) from Contingency	\$ (471,707)
Mod #35 - 40% Contractor Fee on Mod#34	\$ 188,683
Mod #36 - Final -Bowles Mem;ResealViv.;Addoutlets	\$ 70,744
Total	\$ 76,346,201

UAA Integrated Science Building Non-Construction Cost

Consultants: Design/Spec.Inspect./Testing/Legal/Audit		
Architects AK (Phase 1)	\$	227,256
ZGF (Incl Reimb)	\$	6,398,514
**ZGF -Garage - Conceptual - \$139,200	\$	-
**ZGF-Garage -Dsgn/Constr Mgt. - \$830,695	\$	-
ZGF - Metric Steel	\$	15,000
Terra-Firma - Matl Testing & SI	\$	199,300
Moss-Adams - Audit	\$	50,000
Mammoth-Wetlands Remed.	\$	10,000
DOWL - Test Holes, Misc	\$	48,365
Guess & Rudd -Legal	\$	50,852
Terra-Firma Add'l SI	\$	36,140
Terra-Firma Amend #3	\$	14,654
ECI-Hyer Furniture Consultant	\$	25,575
Subtotal		\$ 7,075,656
Permits/Utilities:		
MOA Plan Review	\$	187,257
AWWU	\$	6,160
ML&P (Temp) & 3Phase	\$	40,000
ML&P Permanent Power	\$	101,000
ACS	\$	9,920
Enstar Natural Gas	\$	55,782
Misc(UAA Locates, Rekeying, etc)	\$	103,445
Corp of Engr/Grtlnd Trust	\$	6,600
Subtotal		\$ 510,164
Salary & Indirects:		
P1-P5 (All 3 Capital Accounts)	\$	2,207,713
Subtotal		\$ 2,207,713
Other:		
IT - Routers/Hubs/Phones	\$	572,000
Equipment-Orig.\$1.5M (1.0M released 7/29/08) (.5M released 11/12/08)	\$	1,225,000
Furnishings - Orig.\$1.5M	\$	1,198,000
Make Ready - Move In- Misc PO's & Misc WO to Maint.	\$	267,773
Subtotal		\$ 3,262,773
Total		\$ 13,056,306