



UAA ConocoPhillips Integrated Science Building Re-commissioning Project Information Item

Construction of the Conoco Phillips Integrated Science Building (130,000 gsf) was completed in 2009. The building is very complex in terms of architectural, structural, civil, mechanical and electrical components. Since the building has been operating for nearly five years, some systems changes have occurred and this is a good opportunity to dial in the building. The intention of this project is to re-evaluate building performance to: 1) provide a safe healthy facility for occupants, 2) improve energy performance, 3) reduce operating costs, 4) improve orientation and user needs.

In November 2013, an initial meeting was held with representatives from PDC, Inc. Engineers (PDC), UAA Facilities Maintenance and Operations (FMO) staff, and UAA Facilities Planning and Construction (FP&C) to discuss scope of work and schedule. The fee proposal was requested at this meeting.

The basic scope of work includes planning, investigation and report(s). Systems that will be commissioned include ventilation systems, heating/cooling systems, heat recovery systems, humidification systems, domestic hot water systems, lab water systems, lighting/lighting control/exit lighting, security systems, heat trace and the generator. Systems that will not be commissioned include fire alarm system, telecom system and elevator system. PDC may recommend minor additional control strategies to improve efficiency not included in the original design.

The contract was executed with PDC Inc. Engineers on December 23, 2013

FP&C has provided PDC with facility design drawings, specifications and operations/maintenance manuals for review. On January 7, 2014 a site visit was held with the building manager, project manager, maintenance staff, and consultants/subcontractors (controls, air balancing) for a coordination meeting and walkthrough of the facility.

On March 3, 2014 PDC began testing systems and collecting system operational data. This process of testing systems and collecting data took PDC approximately two weeks. During data collection PDC also made adjustments to the building to improve system efficiency. The air balancing sub-consultant, Alaska Air Balancing, has completed pressure mapping/balancing. Currently, PDC, Inc. Engineers is working on the building energy audit.

PDC will have their final report to FP&C no later than May 30, 2014, including any recommended changes. The project schedule is as follows:

Site Investigation/Draft Report
Report Review and Finalization

January 2014 – April 2014
May 30, 2014