



## **PROJECT CHANGE REQUEST**

**Name of Project:** UAA Engineering and Industry Building  
**Project Type:** New Construction and Renewal and Renovation Project  
**Location of Project:** UAA, Anchorage Campus, Engineering and Industry Building (AS162), Engineering Building (AS121), and Engineering Parking Garage (AS163)  
**Project Number:** 08-0024  
**Date of Request:** April 18, 2014

<b>Total Project Cost:</b>	<b>\$ 123,200,000</b>	<b>Increase spending authority by \$45,600,000</b>
<b>Approval Required:</b>	<b>Full Board</b>	
<b>Prior Approvals:</b>	<b>Preliminary Administrative Approval</b>	<b>November 2010</b>
	<b>Formal Project Approval</b>	<b>September 23, 2011</b>
	<b>Schematic Design Approval (Partial)</b>	<b>June 8, 2012</b>
	<b>Schematic Design Approval (Partial)</b>	<b>September 28, 2012</b>
	<b>Schematic Design Approval (Full)</b>	<b>November 19, 2012</b>
	<b>Project Change Request</b>	<b>September 26, 2013</b>

A Project Change Request (PCR) is required for all Capital Projects with a Total Project Cost in excess of \$250,000.

For projects that have changes in the source of funds, increases or decreases in budget, savings to the construction budget, and/or material changes in program or project scope identified subsequent to schematic design approval shall be determined by the chief facilities officer based on the extent of the change and other relevant circumstances. This determination requires judgment, but will generally be based on the nature of the funding source, the amount, and the budgetary or equivalent scope impact relative to the approved budget at the schematic design approval stage. Any changes with an estimated impact in excess of \$400,000 will require approval by the Facilities and Land Management Committee (F&LMC) or the full Board of Regents depending on the amount of the impact.

### Action Requested

**The Facilities and Land Management Committee recommends that the Board of Regents approve the Project Change Request for the University of Alaska Anchorage Engineering and Industry Building project as presented in compliance with the campus master plan, and authorizes the university administration to continue with project construction adding \$45.6 million in FY15 capital funding, not to exceed a total expenditure of \$123.2 million. This motion is effective June 5, 2014.**

### Project Change Request Abstract

In September 2013, the Board of Regents authorized the University of Alaska Anchorage to spend up to \$77.6 million to proceed with construction of the new UAA Engineering and Industry Building project. In the approval, UAA noted anticipated funding from the FY15 State of Alaska appropriation. UAA is requesting authorization to spend the FY15 funds. The additional \$45.6 million funding will allow UAA

to complete the remainder of this project, which includes completing the FF&E for the new building, remodel of the existing Engineering Building and construction of the parking garage.

**RATIONALE AND REASONING**

Background

No variance from the approved Schematic Design

Programmatic Need

No variance from the approved Schematic Design

Project Scope

No variance from the approved Schematic Design

Project Impacts

No variance from the approved Schematic Design

Variances

The Board of Regents previously authorized UAA to design the project to a total project cost of \$123.2 million, but limited actual spending to \$77.6 million (the funding actually available from FY11, FY13, and FY14 capital appropriations). UAA is seeking authorization to spend \$45.6 million from the FY15 State of Alaska Capital Appropriation. The additional funding will increase the authorized spending level to \$123.2 million, and allow UAA to complete and occupy the new Engineering Building, provide the additional parking required to comply with Municipality of Anchorage code requirements before occupancy, and renovate the space vacated in the existing Engineering Building to allow it to be occupied.

Total Project Cost and Funding Sources

Funding Title	Fund/Org Account#	New Amount
FY11 UAA/SW Engineering Plan	564337	\$140,000
FY11 UAA Engineering Building Planning	564341	\$3,860,000
FY13 UAA Engineering & Industry Building	564381	\$58,600,000
FY14 UAA Engineering & Industry Building	564412	\$15,000,000
<u>FY15 UAA Engineering &amp; Industry Building</u>	<u>TBD</u>	<u>\$45,600,000</u>
<b>Total Project Cost</b>		<b>\$123,200,000</b>

Annual Program and Facility Cost Projections

No variance from the approved Schematic Design

Project Schedule

**DESIGN**

Conceptual Design		August 2011
Formal Project Approval		September 2011
Schematic Design		November 2011
Schematic Design Approval		June 2012
Construction Documents	New Building	January 2013
	Parking Structure	June 2014
	Existing Building	May 2015

**BID & AWARD**

Advertise and Bid	New Building	CMAR
	Parking Structure	July 2014

Existing Building	CMAR
Construction Contract Award	CMAR
New Building	July 2014
Parking Structure	CMAR
Existing Building	
 <b>CONSTRUCTION</b>	
Start of Construction (New Building)	May 2013
Construction Complete	June 2015
Date of Beneficial Occupancy	July 2015
Start of Construction (Parking Garage)	August 2014
Construction Complete	August 2015
Date of Beneficial Occupancy	September 2015
Start of Construction (Existing Building)	July 2015
Construction Complete	July 2016
Date of Beneficial Occupancy	August 2016
Warranty Period	One year

Project Delivery Method

No variance from the approved Schematic Design

Affirmation

This project complies with Regents Policy, the campus master plan and the Project Agreement.

Supporting Documents

One-page Project Budgets (New, Parking Garage, Existing)

Approvals

The level of approval required for PCR shall be based upon the estimated TPC as follows:

- **Changes with an estimated impact in excess of \$1.0 million will require approval by the Board based on recommendations from the Facilities and Land Management Committee (F&LMC);**
- Changes with an estimated impact in excess of \$0.4 million but not more than \$1.0 million will require approval by the **F&LMC**.

UAA Engineering Industry Building  
New Building

<b>UNIVERSITY OF ALASKA</b>		
Project Name: UAA Engineering & Industry Building		
MAU: UAA		
Building: Engineering & Industry Building	Date:	4/26/2013
Campus: UAA Main Campus	Prepared by:	J. L. Hanson
Project #: 08-0024	Acct #(s):	
Total GSF Affected by Project:	81,500	
<b>PROJECT BUDGET</b>	<b>Budget</b>	<b>Expenditure to Date</b>
<b>A. Professional Services</b>		
Advance Planning, Program Development	\$412,750	\$412,750
Consultant: Design Services	\$7,500,000	\$7,106,334
Consultant: Construction Phase Services	\$1,968,500	\$786,440
Consul: Extra Services (List: _____)	\$201,000	
Site Survey		
Soils Testing & Engineering		
Special Inspections	\$219,075	\$85,334
Plan Review Fees / Permits	\$738,120	\$295,219
Other		
Professional Services Subtotal	<b>\$11,039,445</b>	<b>\$8,686,077</b>
<b>B. Construction</b>		
General Construction Contract(s)	\$54,767,283	\$18,740,935
Other Contractors (List: _____)		
Construction Contingency	\$5,476,728	\$0
Construction Subtotal	<b>\$60,244,011</b>	<b>\$18,740,935</b>
<i>Construction Cost per GSF</i>	<i>\$739</i>	
<b>C. Building Completion Activity</b>		
Equipment	\$1,158,875	
Fixtures		
Furnishings	\$1,174,750	\$89,142
Signage not in construction contract		
Move-Out Costs	\$158,750	
Move-In Costs	\$158,750	
Art	\$547,673	
Other (Interim Space Needs or Temp Reloc. Costs)	\$592,750	
OIT Support	\$825,500	
Maintenance Operation Support	\$190,500	\$93,078
Building Completion Activity Subtotal	<b>\$4,807,548</b>	<b>\$182,220</b>
<b>D. Owner Activities &amp; Administrative Costs</b>		
Project Plng, Staff Support		
Project Management	\$2,204,605	\$835,399
Misc. Expenses: Advertising, Printing, Supplies, Etc.	\$16,662	\$8,162
Owner Activities & Administrative Costs Subtotal	<b>\$2,221,267</b>	<b>\$843,561</b>
<b>E. Total Project Cost</b>	<b>\$78,312,271</b>	<b>\$28,452,793</b>
<i>Total Project Cost per GSF</i>	<i>\$961</i>	<b>Remaining Budget</b>
<b>F. Total Appropriation(s)</b>	<b>\$78,312,271</b>	<b>\$49,859,478</b>

**UAA ENGINEERING INDUSTRY BUILDING**  
**Parking Structure**

<b>UNIVERSITY OF ALASKA</b>		
Project Name: UAA Engineering & Industry Building		
MAU: UAA		
Building: Parking Structure	Date:	4/26/2013
Campus: UAA Main Campus	Prepared by:	J. L. Hanson
Project #: 08-0024	Acct #(s):	
Total GSF Affected by Project:	204,000	
<b>PROJECT BUDGET</b>	<b>Budget</b>	<b>Expenditure to Date</b>
<b>A. Professional Services</b>		
Advance Planning, Program Development	\$150,150	\$150,150
Consultant: Design Services	\$1,824,900	\$1,761,149
Consultant: Construction Phase Services	\$716,100	\$0
Consul: Extra Services (List: _____)		
Site Survey		
Soils Testing & Engineering		
Special Inspections	\$79,695	\$0
Plan Review Fees / Permits	\$996,072	\$115,733
Other		
Professional Services Subtotal	<b>\$3,766,917</b>	<b>\$2,027,032</b>
<b>B. Construction</b>		
General Construction Contract(s)	\$19,044,928	\$0
Other Contractors (Site Clearing, Temp. Bldg. Relocation)	\$728,000	
Mallard Lane Realignment	\$900,000	
Construction Contingency	\$2,067,292.80	\$0
Construction Subtotal	<b>\$22,740,221</b>	<b>\$0</b>
<i>Construction Cost per GSF</i>	\$111	
<b>C. Building Completion Activity</b>		
Equipment	\$50,000	\$0
Fixtures		
Furnishings	\$50,000	\$0
Signage not in construction contract		
Move-In Costs	\$100,000	\$0
Art	\$200,000	
Other (Interim Space Needs or Temp Reloc. Costs)		\$0
OIT Support	\$300,300	\$0
Maintenance Operation Support	\$161,675	\$0
Building Completion Activity Subtotal	<b>\$861,975</b>	<b>\$0</b>
<b>D. Owner Activities &amp; Administrative Costs</b>		
Project Plng, Staff Support		
Project Management	\$996,100	\$80,000
Misc. Expenses: Advertising, Printing, Supplies, Etc.	\$6,061	\$913
Owner Activities & Administrative Costs Subtotal	<b>\$1,002,161</b>	<b>\$80,913</b>
<b>E. Total Project Cost</b>	<b>\$28,371,274</b>	<b>\$2,107,945</b>
<i>Total Project Cost per GSF</i>	\$139	<b>Remaining Budget</b>
<b>F. Total Appropriation(s)</b>	<b>\$28,371,274</b>	<b>\$26,263,329</b>

<b>UNIVERSITY OF ALASKA</b>		
Project Name: UAA Engineering & Industry Building		
MAU: UAA		
Building: Engineering Building (Existing), AS121	Date:	4/26/2013
Campus: UAA Main Campus	Prepared by:	J. L. Hanson
Project #: 08-0024		
Total GSF Affected by Project:	40,000	
<b>PROJECT BUDGET</b>	<b>Budget</b>	<b>Expenditure to Date</b>
<b>A. Professional Services</b>		
Advance Planning, Program Development	\$87,100	\$87,100
Consultant: Design Services	\$1,058,600	\$352,900
Consultant: Construction Phase Services	\$415,400	\$0
Consul: Extra Services (List: _____)		
Site Survey		
Soils Testing & Engineering		
Special Inspections	\$46,230	\$0
Plan Review Fees / Permits	\$577,808	\$0
Other		
Professional Services Subtotal	<b>\$2,185,138</b>	<b>\$440,000</b>
<b>B. Construction</b>		
General Construction Contract(s)	\$11,530,190	\$0
Other Contractors (List: _____)		
Construction Contingency	\$1,153,019	\$0
Construction Subtotal	<b>\$12,683,209</b>	<b>\$0</b>
<i>Construction Cost per GSF</i>	<i>\$317</i>	<i>\$1</i>
<b>C. Building Completion Activity</b>		
Equipment	\$244,550	\$0
Fixtures		
Furnishings	\$247,900	\$0
Signage not in construction contract		
Move-Out Costs	\$33,500	\$0
Move-In Costs	\$33,500	\$0
Art	\$115,327	\$0
Other (Interim Space Needs or Temp Reloc. Costs)	\$167,500	\$0
OIT Support	\$174,200	\$0
Maintenance Operation Support	\$40,200	\$0
Building Completion Activity Subtotal	<b>\$1,056,677</b>	<b>\$0</b>
<b>D. Owner Activities &amp; Administrative Costs</b>		
Project Plng, Staff Support		
Project Management	\$627,915	\$1,000
Misc. Expenses: Advertising, Printing, Supplies, Etc.	\$3,516	\$0
Owner Activities & Administrative Costs Subtotal	<b>\$631,431</b>	<b>\$1,000</b>
<b>E. Total Project Cost</b>	<b>\$16,556,455</b>	<b>\$441,000</b>
<i>Total Project Cost per GSF</i>	<i>\$414</i>	<b>Remaining Budget</b>
<b>F. Total Appropriation(s)</b>	<b>\$16,556,455</b>	<b>\$16,115,455</b>