



Total Project Cost	\$ 108,600,000
Approval Level:	Full BOR

## PROJECT CHANGE REQUEST

TO: Pat Gamble  
President

THROUGH: Kit Duke  
AVP Facilities and Land Management

THROUGH: Brian Rogers  
Chancellor

THROUGH: Pat Pitney  
Vice Chancellor

THROUGH: Scott Bell  
Associate Vice Chancellor *SWB 5/1/14*

THROUGH: Jenny Campbell,  
Interim Director *JC 4/30/2014*

FROM: Cameron Wohlford  
Sr. Project Manager *CW*

DATE: April 29, 2014

SUBJECT: Project Type: New Construction  
Project Name: UAF Engineering Facility  
Project No.: 2011122 ENNF

cc: ENNF (101)



## **PROJECT CHANGE REQUEST**

**Name of Project:** UAF Engineering Facility  
**Project Type:** New Construction  
**Location of Project:** UAF, Fairbanks Campus, Engineering Facility #FS304  
**Project Number:** 2011122 ENNF  
**Date of Request:** June 5, 2014

<b>Total Project Cost:</b>	<b>\$ 108,600,000</b>	<b>(Increase spending authority by \$5,000,000)</b>
<b>Approval Required:</b>	<b>Full BOR</b>	
<b>Prior Approvals:</b>	<b>Preliminary Administrative Approval</b>	<b>September 2006</b>
	<b>Formal Project Approval</b>	<b>September 23, 2011</b>
	<b>Schematic Design Approval</b>	<b>June 8, 2012</b>
	<b>Project Change Request (spending authority increase)</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 Fairbanks Engineering Facility as presented in compliance with the campus master plan, and authorizes the university administration to continue with project construction adding \$5.0 million in FY15 capital funding, not to exceed a total expenditure of \$80.3 million. This motion is effective June 5, 2014.**

### Project Change Request Abstract

In June 2012, the Board of Regents authorized the University of Alaska Fairbanks to spend up to \$50.3 million to proceed with construction on the new UAF Engineering Facility. In September 2013, the Board of Regents increased the project spending authority, adding an additional \$15 million in FY14 State of Alaska Appropriations and the use of the \$10 million in UA Revenue Bonds. In the approval, UAF noted anticipated funding from FY15 State of Alaska appropriations. The State of Alaska provided

\$5 million of the requested \$33.3 million in FY15 funding. The additional \$5 million in funding will allow UAF to continue with construction and work to further the completion of the facility while additional funds are sought from the State of Alaska.

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 UAF to design the project to a total project cost of \$108.6 million, but limited actual spending to \$75.3 million (the funding actually available from FY11, FY13, and FY14 capital appropriations and UA Revenue Bonds). UAF is seeking authorization to spend \$5 million from an FY15 State of Alaska Capital Appropriation. The additional funds will increase the authorized spending level to \$80.3 million.

The construction completion schedule has shifted beyond the previous Spring 2016 dates shown in the previous Project Change Request. A new completion date remains to be determined based on final funding. The project cost escalation as a result of the delayed and piecemeal funding approach is in the range of \$5M. This cost escalation estimate assumes final state funding is received in the FY16 capital budget and UA begins spending the UA Revenue Bond proceeds starting in April 2015 when all state funding received to date will be spent.

Total Project Cost and Funding Sources

<u>Funding Title</u>	<u>Fund/Org</u>	<u>Original Amount</u>	<u>New Amount</u>
FY11 Capital appropriation	571308-50216	\$4,000,000	\$4,000,000
FY13 Capital appropriation	571339-50216	\$46,300,000	\$46,300,000
FY14 Capital appropriation	571380-50216	\$15,000,000	\$15,000,000
FY15 Capital appropriation	TBD	\$5,000,000	\$5,000,000
Future FY16 Capital appropriation	TBD	\$28,500,000	\$28,500,000
UA Revenue Bonds	TBD	\$10,000,000	\$10,000,000
<b>Total Project Cost</b>		<b>\$108,600,000</b>	<b>\$108,600,000</b>

Annual Program and Facility Cost Projections

No variance from the approved Schematic Design.

Project Schedule

DESIGN

No variance from the approved Schematic Design

BID & AWARD

No variance from the approved Schematic Design

CONSTRUCTION

Start of Construction	April 1, 2013
Construction Complete (contingent on FY16 Full Funding)	TBD
Date of Beneficial Occupancy (contingent on FY16 Full Funding)	TBD
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 Budget

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);**

Budget Change Request

<b>UNIVERSITY OF ALASKA</b>		
Project Name: UAF Engineering Facility		
MAU: UAF		
Building: Engineering Facility		Date: June 5, 2014
Campus: Main		Prepared by: Wohlford
Project #: ENNF 2011122		Acct #(s): 571308, 571339, 571380-50216
Total GSF Affected by Project: (includes backfill)		149000      149000
<b>PROJECT BUDGET</b>	SDA Budget	Amended Budget
<b>A. Professional Services</b>		
Advance Planning, Program Development	\$748,988	\$737,198
Consultant: Design Services	\$7,391,335	\$7,504,556
Consultant: Construction Phase Services	\$2,167,091	\$2,167,091
CM@Risk Preconstruction Services	\$466,858	\$466,858
Commissioing, Peer Review, Misc. Consultants	\$400,000	\$400,000
Soils Testing & Engineering	\$0	\$0
Special Inspections	\$25,000	\$25,000
Plan Review Fees / Permits	\$40,000	\$40,000
Other	\$0	\$0
Professional Services Subtotal	<b>\$11,239,272</b>	<b>\$11,340,703</b>
<b>B. Construction</b>		
General Construction Contract(s)	\$74,600,000	\$78,000,000
Other Contractors (List: Utilities, Duckering Backfill)	\$7,735,000	\$7,346,698
Construction Contingency	\$3,229,400	\$1,733,667
Construction Subtotal	<b>\$85,564,400</b>	<b>\$87,080,365</b>
<i>Construction Cost per GSF</i>	\$574	\$584
<b>C. Building Completion Activity</b>		
Equipment	\$450,000	\$450,000
Fixtures	\$350,000	\$150,000
Furnishings	\$750,000	\$850,000
Signage not in construction contract	\$37,500	\$37,500
Move-Out Costs	\$200,000	\$185,000
Move-In Costs	\$350,000	\$350,000
Art	\$250,000	\$250,000
Other (Classroom Technology)	\$700,000	\$700,000
OIT Support	\$500,000	\$500,000
Maintenance Operation Support	\$350,000	\$350,000
Building Completion Activity Subtotal	<b>\$3,937,500</b>	<b>\$3,822,500</b>
<b>D. Owner Activities &amp; Administrative Costs</b>		
Project Plng, Staff Support	\$4,284,165	\$3,564,737
Project Management	\$3,064,663	\$1,951,695
Misc. Expenses: Advertising, Printing, Supplies, Etc.	\$510,000	\$840,000
Owner Activities & Administrative Costs Subtotal	<b>\$7,858,828</b>	<b>\$6,356,432</b>
<b>E. Total Project Cost</b>	<b>\$108,600,000</b>	<b>\$108,600,000</b>
<i>Total Project Cost per GSF</i>	\$729	\$729
<b>F. Total Appropriation(s)</b>	<b>\$108,600,000</b>	<b>\$108,600,000</b>