



Total Project Cost	\$ 17,800,000
Approval Level:	Full Board

PROJECT CHANGE REQUEST

TO: Pat Gamble
President

THROUGH: Kit Duke *Kit Duke 8.19.14*
AVP Facilities and Land Management

THROUGH: Tom Case *DocuSigned by:
Tom Case August 18, 2014*
UAA Chancellor

THROUGH: William Spindle *Bill Spindle 8/14/14*
Vice Chancellor, UAA Admin Services

THROUGH: *G.* Chris Turletes *Chris Turletes 8/13/14*
Associate Vice Chancellor, UAA F&CS

THROUGH: John Faunce *John Faunce 8/13/14*
Director, UAA FP&C

FROM: Summer Sauve *Summer Sauve 8/13/14*
Project Manager, UAA FP&C

DATE: August 12, 2014

SUBJECT: Project Type: New Construction Project
Project Name: UAA KPC Kenai River Campus Student Housing Complex
Project No.: 10-0066

CC:



PROJECT CHANGE REQUEST

Name of Project: UAA KPC Kenai River Campus Student Housing Complex
Project Type: New Construction
Location of Project: KPC Kenai River Campus, Soldotna, AK
Project Number: 10-0066
Date of Request: August 5, 2014

Total Project Cost:	\$ 17,800,000
Approval Required:	Full Board
Prior Approvals:	Preliminary Administrative Agreement: March, 2011
	Project Agreement: May 11, 2011
	Formal Project Approval: June 3, 2011
	Schematic Design Approval: September 23, 2012

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 KPC Kenai River Campus Student Housing Complex as presented in compliance with the campus master plan, and authorizes the University administration to complete construction bid documents to bid and award contracts within the approved budget, and to proceed to completion of project construction with the Pavilion, Exterior Improvements, Site Drainage Improvements, Exterior Covered Parking and Storage not to exceed a Total Project Cost of \$17,800,000. This motion is effective September 18, 2014.

Project Change Request Abstract

Request approval to utilize remaining funds in this project to provide elements that were approved in the Schematic Design, but were not built due to high initial cost estimates.

Due to funds remaining from the successful management of a Design -Bid -Build process and successful completion of the construction of the project, there is a remaining balance of \$1,140,000. The University

requests to use these funds to construct improvements and enhancements to the UAA KPC Student Housing Project:

1. Outdoor pavilion - concept budget \$400,000 construction cost.
2. Exterior improvements - concept budget of \$80,000 construction cost.
3. Site drainage improvements - concept budget of \$130,000.
4. Exterior covered parking and storage - concept budget of \$220,000.
5. Design fees, project management, and contingency - concept budget of \$310,000.

RATIONALE AND REASONING

Background

The Outdoor pavilion was identified and approved in the SDA stating, “Create an outdoor space to be used in fall, spring and summer for classes, study and socializing.” The covered walkway from the facility to the parking lot/bus drop-off was identified and approved in the SDA. The SDA included the following: “...a covered walkway to the bus drop-off at the parking lot.”

Also included in the SDA was a “Centrally located housing maintenance shop and parking garage.” The Schematic Design also stated the need to “Expand grounds’ irrigation system as a means of wildfire safety.” This need became very apparent with the Funny River fire this summer. These items were cut from the project as 65% when the cost estimate came in higher than the budget.

Programmatic Need

Remains the same for elements identified in the approved SDA. The need for additional site drainage work and exterior improvements was identified after one year of occupancy.

Project Scope

1. Outdoor pavilion to be used by resident students for a variety of activities to include: instructional space for classes, outdoor area for conferences and training seminars that are already utilizing the residence hall during the summer months and for small community/public square events.
2. Exterior improvements including placing a roof over the existing sidewalk, additional sidewalks, lighting, landscaping and irrigation system.
3. Site drainage improvements. Install catch basin at west side of parking lot to eliminate ponding and sidewalk overflow. Install catch basin at dumpster pad to eliminate ponding.
4. Exterior covered parking for the housing van and for Resident Life Coordinator who is required to live on-site. This would also include secured exterior storage for grounds/maintenance equipment and enclosed cold storage for furniture, conferencing and seasonal equipment.

Project Impacts

Constructing the items that were identified and approved in the SDA, and the items identified in the Project Scope, will enable the residence hall to better serve its mission. There will be minimal disruption to the current residents.

Proposed Total Project Cost and Funding Source(s)

FY 11 GO Bond	512031-22720	\$16,000,000
FY11 Legislative Capital Funds	564346-22720	\$1,800,000
Total Project Cost		\$17,800,000

Annual Program and Facility Cost Projections

Total Annual Program Cost Increase	\$0
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Estimated Annual Maintenance and Operating Costs (O&M)

Maintenance and Repair	remains the same	\$186,900/year
Facility Operating Costs	remains the same	\$208,500/year
Total Annual O&M Cost		\$395,400/year

All operational costs, including maintenance and repair will be covered by student housing fees, summer conferences and courses, and training workshops. Full time students (12 credits or more) will occupy the 96 bed complex.

Project Schedule for Additional Scope

DESIGN	
Conceptual Design	Sept 2014
Schematic Design	Nov 2014
Construction Documents	Feb 2015
BID & AWARD	
Advertise and Bid	March 2015
Construction Contract Award	April 2015
CONSTRUCTION - Phase 1	
Start of Construction	May 2015
Construction Complete	Aug 2015
Date of Beneficial Occupancy	Aug 2015
Warranty Period	1 year

Project Delivery Method

Design-Bid-Build

Affirmation

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

Supporting Documents

- One-page Project Budget
- Budget for Pavilion and Additional Work
- Site Plan
- Schematic Design of Pavilion

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**.
- The new policy language does not address approval requirements for project change requests with and impact between \$1 - \$400,000. Based on past practices and policy language, project changes that increase a project budget or that significantly impact project scope should be submitted to the AVPFLM for approval.

UNIVERSITY OF ALASKA		
Project Name: KPC Kenai River Campus Student Housing Complex		
MAU: UAA		
Building: New	Date:	8/7/2014
Campus: Kenai	Prepared by:	S. Sauve
		22720-512031
Project #: 10-0066	Funding:	22720-564346
Total GSF Affected by Project:	35,000	42,551
PROJECT BUDGET	SDA Budget	PCR Budget
A. Professional Services		
Advance Planning, Program Development	\$ 30,000	\$ -
Consultant: Design Services	\$ 1,280,000	\$ 1,500,000
Site Survey, Civil Engineering WCB	\$ 15,000	\$ 95,439
Soils Testing & Engineering	\$ 40,000	\$ 60,639
Special Inspections	\$ 150,000	\$ 18,660
Plan Review Fees / Permits	\$ 130,000	\$ 39,069
Interior Design		\$ 26,350
Pavilion and Other Improvements		\$ 95,000
Professional Services Subtotal	\$ 1,645,000	\$ 1,835,157
B. Construction		
General Construction Contract(s)	\$ 12,800,000	\$ 13,039,846
Utilities, Water, Power, Sewer	\$ 270,000	\$ 150,000
Pavilion and Other Improvements	\$ -	\$ 920,000
Construction Contingency	\$ 1,280,000	\$ -
Construction Subtotal	\$ 14,350,000	\$ 14,109,846
<i>Construction Cost per GSF</i>	<i>410</i>	<i>332</i>
C. Building Completion Activity		
Make Ready & Equipment - food prep area, phones	\$ 125,000	\$ 141,099
Furnishings	\$ 548,800	\$ 540,599
Art	\$ 128,000	\$ 128,000
Pavilion and Other Improvements		\$ 48,000
Building Completion Activity Subtotal	\$ 801,800	\$ 857,698
D. Owner Activities & Administrative Costs		
Project Plng, Staff Support	\$ 417,200	\$ 417,200
Project Management	\$ 576,000	\$ 484,820
Pavilion and Other Improvements		\$ 77,000
Misc. Expenses: Advertising, Printing, Supplies, Etc.	\$ 10,000	\$ 18,279
Owner Activities & Administrative Costs Subtotal	\$ 1,003,200	\$ 997,299
E. Total Project Cost	\$ 17,800,000	\$ 17,800,000
<i>Total Project Cost per GSF</i>	<i>\$ 509</i>	<i>\$ 418</i>
F. Total Appropriation(s)	17,800,000	17,800,000
* Approved by BOR at \$17,800,000		

\$ -

UNIVERSITY OF ALASKA		
Project Name:	KPC Kenai River Campus Student Housing Complex	
MAU:	UAA	
Building:	New	Date: 8/7/2014
Campus:	Kenai	Prepared by: S. Sauve
Project #:	10-0066	Funding:
Total GSF Affected by Project:		
PROJECT BUDGET		FPA Budget
A. Professional Services		
Advance Planning, Program Development		
Consultant: Design Services		\$ 95,000
Soils Testing & Engineering		
Special Inspections		
Plan Review Fees / Permits		
Professional Services Subtotal		\$ 95,000
B. Construction		
General Construction Contract(s)		
Pavilion and Other Improvements		\$ 400,000
Exterior Improvements		\$ 80,000
Site Drainage Improvements		\$ 130,000
Covered Parking & Storage		\$ 220,000
Construction Contingency		\$ 90,000
Construction Subtotal		\$ 920,000
<i>Construction Cost per GSF</i>		
C. Building Completion Activity		
Equipment		\$ 20,000
Furnishings		\$ 28,000
Art		
Other (Interim Space Needs or Temp Reloc. Costs)		
Building Completion Activity Subtotal		\$ 48,000
D. Owner Activities & Administrative Costs		
Project Plng, Staff Support		\$ 22,000
Project Management		\$ 55,000
Misc. Expenses: Advertising, Printing, Supplies, Etc.		
Owner Activities & Administrative Costs Subtotal		\$ 77,000
E. Total Project Cost		\$ 1,140,000
<i>Total Project Cost per GSF</i>		
F. Total Appropriation(s)		1,140,000

\$ -

COLLEGE
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ON AREA
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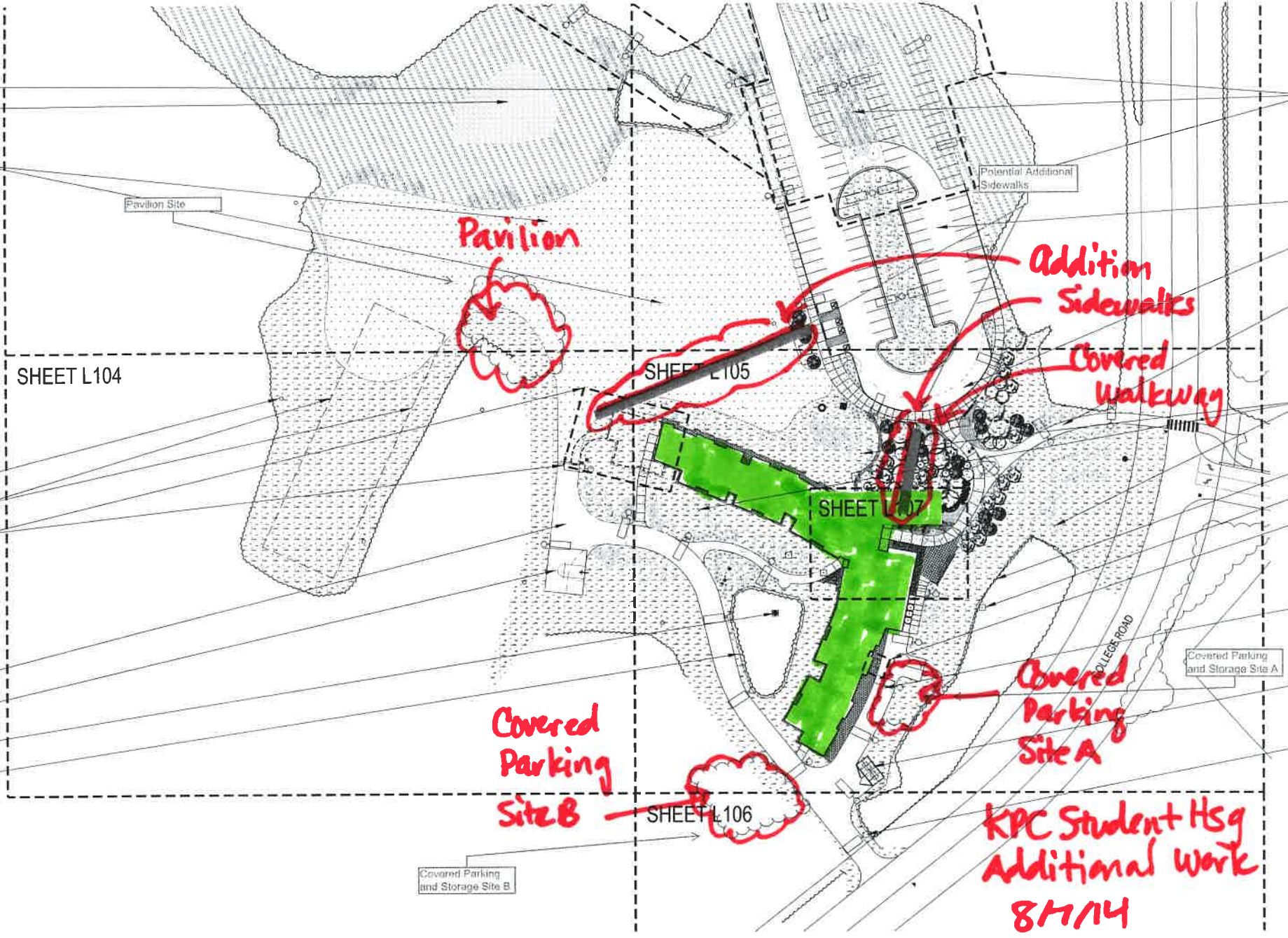
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KPC Student Hsg
Additional Work
8/1/14

Site 'B'

Pros

1. Great views of the play field area.
2. Location would make this more of a resident facility because it is separated from the main campus pedestrian circulation and vehicle circulation.
3. Close to an existing fire hydrant.

Cons

1. Distance from established pedestrian circulation routes on the campus makes this site fairly inaccessible for non-residents.
2. Poor solar exposure; north facing
3. Not close to parking or accessible parking stalls. Approx. 250' from parking area.
4. Vehicle access not as intuitive as Site 'A'.
5. Existing sewer line lies below or very close to this location. May impede or at least influence location and orientation of the shelter.
6. Likely significant re-grading involved.
7. Higher FFL and location of Site 'B' would likely expose the shelter to wind more so than Site 'A'.

Summary:

Site 'B's distance from primary pedestrian and vehicle circulation and parking make this location suitable for a pavilion only if an intimate 'resident' structure is more desirable than a campus wide use structure. This location has poor solar exposure and is more exposed to seasonal winds than Site 'A'. Site 'B' also may also be more problematic to accommodate a structure due to existing underground utilities and surface drainage patterns.

