



Total Project Cost	\$ 15,250,000
Approval Level:	Full Board

PROJECT CHANGE REQUEST

TO: Pat Gamble
President

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

DocuSigned by:
THROUGH: Tom Case *Tom Case* August 18, 2014
UAA Chancellor *01802B1426410...*

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

THROUGH: *CT* Chris Turletes *John Faunce* 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 Career & Technical Education Center
Project No.: 10-0013

CC:



PROJECT CHANGE REQUEST #3

Name of Project: UAA KPC Career & Technical Education Center
Project Type: New Construction
Location of Project: KPC Kenai River Campus, Soldotna, AK
Project Number: 10-0013
Date of Request: August 12, 2014

Total Project Cost:	\$ 15,250,000
Approval Required:	Full Board
Prior Approvals:	Preliminary Administrative Agreement: November 2010
	Formal Project Approval: February 18, 2011
	Schematic Design Approval: September 22, 2011
	Project Change Request #1 April 13, 2012
	Project Change Request #2 November 11, 2013

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 Career & Technical Education Center 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 R&R projects, instructional equipment purchases and building improvements not to exceed a Total Project Cost of \$1,200,000. This motion is effective September 18, 2014.

Project Change Request Abstract

Request approval to use \$750,000 of the remaining funds on Renewal and Renovation projects for the Kenai River Campus and to use \$275,000 toward instructional equipment and \$175,000 to building improvements.

Due to funds remaining from the successful management of a Design -Bid -Build process and successful completion of the construction of the project and due to an addition of Campus Operating funds of \$750,000, there is a remaining balance of \$1,200,000. The University requests to use these funds as noted below.

RATIONALE AND REASONING

Background

The Career Tech Center opened last year and has a remaining balance of \$1,200,000 in funding.

Programmatic Need

The fabrication shop was cut from the project during programing and design of the facility due projected cost and budget constraints. KPC submitted a Project Change Request and BOR FLMC approval was granted in April 2012 to add \$750K of KPC campus operating funds to the project for the fabrication shop square footage to be added back into the project. As a result of a very favorable bidding climate, these additional funds were not required to complete the approved project scope. If returned to the campus, \$750,000 would go to the following projects:

- **Fire Alarm:** The Career and Technical Education Center and Student Housing complex have fire alarm systems that allow for enhanced voice annunciation on all building audio message distribution throughout the building. A “Fireworks” Front end would be installed at the main campus which would notify a central point on the main campus of any Fire Alarm activity on campus. From this single point on campus an audio message could be broadcast to all locations on campus for lock downs, campus closures, or other activities that require a mass audio notification across all campus locations. This will pay dividends in campus and life safety. The existing campus fire alarm system is near end of life and will need replacement within 3 years as the manufactures support is schedule to end on September 30, 2017.
- **Video Monitoring:** The Career and Technical Center Video Monitoring system would be enhanced to included video monitoring on the main campus. Software, Servers and storage devices are in place. With the addition of data and electrical power sources video monitoring enhancements would be included on the main campus. This project will enhance loss prevention and personal safety for students, faculty and staff.
- **Sewer:** The Career and Technical Center included a storm and waste water collection system to collect storm and waste water from the east side of (main campus) College Road to the West Side of College Road (Student Housing Area) for disposal in a storm water basin and sewer leach field. The effluent from the Ward Building Sewer system was taken into account in sizing the collection and leach field systems. A stub extension was made for the future connection to the Ward Building sewer system. The Ward Building septic system was installed in 1982. While this leach field appears to be working at this time a planned connection to the stub would be in the better choice than an unplanned emergency.
- **Roofing:** Phase 1 and Phase 2 of the backfill have taken place in buildings that need new roofs. The Goodrich is in progress of being replaced with renewal money. The Ward Building roof has not failed but is ready for replacement.
- **Access Control :** The Career and Technical Center Access Control system can be enhanced to included access control on the main campus. Software, Servers and storage devices are in place. With the addition of data and electrical power sources and door hardware enhancements,

the access control to the building will be significantly enhanced. This will enhance loss prevention and personal safety for students, faculty and staff.

Project Scope

1. \$750,000 to Campus Renovation and Renewal, including new fire alarm, video monitoring, sewer extension, roofing and access control.
2. \$275,000 to Instructional Equipment to support the new facility, including process tech control loops and additional training modules and sequences, building energy usage dashboard, well head control simulator.
3. \$175,000 to Re-commissioning and additional building improvements.

Project Impacts

There will be minimal disruption to the current residents.

Proposed Total Project Cost and Funding Source(s)

FY 11 GO Bond	512030-22720	\$14,500,000
FY12 Operating	590084-22719	\$677,000
FY11 Operating	106210-22719	\$73,000
Total Project Cost		\$15,250,000

Annual Program and Facility Cost Projections

No significant change in program or facility costs is anticipated as a result of this PCR.

Project Schedule

DESIGN	
Formal Project Approval	Oct 2014
Schematic Design	Nov 2014
Schematic Design Approval	Dec 2014
Construction Documents	Feb 2015
BID & AWARD	
Advertise and Bid	March 2015
Construction Contract Award	April 2015
CONSTRUCTION	
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

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 should be submitted to the AVPFLM for approval.

UNIVERSITY OF ALASKA				
Project Name: UAA KPC Career and Technical Education Center				
MAU: UAA				
Building: New		Date: 8/12/2014		
Campus: Kenai River Campus		Prepared by: S. Sauve		
Project #: 10-0013		Acct #: 512030		
Total GSF Affected by Project:		New Building	17,054	17,054
		Backfill	4,215	4,215
PROJECT BUDGET		Previous Budget	PCR Budget	
A. Professional Services				
Advance Planning, Program Development				
Consultant: Design Services (Including Backfill)		\$ 1,180,500	\$	1,180,500
Consultant: Construction Phase Services				
Site Survey				
Soils Testing & Engineering				
Special Inspections		\$ 80,000	\$	29,920
Plan Review Fees / Permits		\$ 50,000	\$	50,000
Other				
Professional Services Subtotal		\$ 1,310,500	\$	1,260,420
B. Construction				
General Construction Contract(s)		\$ 8,350,000	\$	8,082,500
Replace existing Septic/Storm System		\$ 200,000	\$	-
Backfill Phase 1 - Paramedic & Nursing		\$ 1,500,000	\$	1,000,000
Backfill Phase 2 - Ward Offices		\$ -	\$	1,800,000
Renewal and Renovation			\$	750,000
Building Re-Commissioning & Renewal			\$	175,000
Construction Contingency		\$ 855,000	\$	-
Construction Subtotal		\$ 10,905,000	\$	11,807,500
<i>Construction Cost per GSF</i>		New Building	551	474
C. Building Completion Activity				
Equipment		\$ 230,000	\$	50,000
Process Tech Equipment		\$ 1,500,000	\$	1,100,000
Additional Process Tech Equipment			\$	275,000
Furnishings		\$ 240,000	\$	50,000
Signage not in construction contract		\$ 15,000	\$	-
Move-In Costs		\$ -		
Art		\$ 80,000	\$	80,000
Maintenance Operation Support		\$ -		
Building Completion Activity Subtotal		\$ 2,065,000	\$	1,555,000
D. Owner Activities & Administrative Costs				
Project Plng, Staff Support		\$ 290,000	\$	290,000
Project Management		\$ 679,500	\$	337,080
Misc. Expenses				
Owner Activities & Administrative Costs Subtotal		\$ 969,500	\$	627,080
E. Total Project Cost		\$ 15,250,000	\$	15,250,000
<i>Total Project Cost per GSF</i>			\$ 717	\$ 717
F. Total Appropriation(s)		\$ 15,250,000	\$	15,250,000