





UNIVERSITY OF ALASKA
ANCHORAGE

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

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 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

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
Construction Cost per GSF		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
Total Project Cost per GSF		\$ 717	\$ 717
F. Total Appropriation(s)		\$ 15,250,000	\$ 15,250,000