



Total Project Cost:	\$5,000,000
Approval Level:	Full BOR

PROJECT CHANGE REQUEST

TO: Pat Gamble  
President

THROUGH: [Redacted] AVP Facilities and Janitorial Management August 19, 2014

THROUGH: Brian Rogers, Chancellor August 19, 2014

THROUGH: Pat Difney, Vice Chancellor August 18, 2014

THROUGH: Scott Bell, Associate Vice Chancellor August 18, 2014

THROUGH: Jenny Campbell, Interim Director

FROM: [Redacted] Project Manager

DATE: August 15, 2014

SUBJECT: Project Type: Deferred Maintenance & Renewal/ Renewal and Replacement/  
New Construction  
Project Name: Irving 1 Renovations & Maintenance/Maintenance  
Project No.: 2014079 I1RVM

cc: I1RVM (10)

# PROJECT CHANGE REQUEST

Name of Project: Irving 1 Repurpose for Veterinary Medicine  
Project Type: Deferred Maintenance & Renewal, Renewal & Replacement, New Construction  
Location of Project: UAF, Fairbanks Campus, Irving 1 Building FS902  
Project Number: 2014079  
A Project Change Request (PCR) is required for all Capital Projects with a Total Project Cost of \$250,000.

For projects that have changes in the source of funds, increases or decreases in budget, construction budget, and/or material changes in program or project scope identified at schematic design approval shall be determined by the chief facilities officer based on the change and other relevant circumstances. This determination requires judgment, based on the nature of the funding source, the amount, and the budgetary or equipment impact relative to the approved budget at the schematic design approval stage. Any changes in excess of \$400,000 will require approval by the Facilities and Land Management (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 in the amount of \$1,400,000 for the University of Alaska**

Maintenance funds to construct a replacement bear habitat enclosure. The bear habitat enclosure must be

primarily from not including the cost of the unassigned square footage needed to support the programmed square footage.

Underestimating the required gross floor area During project development (as part of the West Ridge Deferred Renewal (WRDM) Plan) the Veterinary Medicine Program space request was almost 13,000 gsf accommodated mostly in Irving I with some space in Margaret Murie and Arctic Health. Approximately 6,700 gsf was allocated to the Irving 1 space vacated by the relocation of animal quarters to the BiRD and Virology buildings. Preliminary cost estimates for this project were based on 6,700 gsf which resulted in the \$4M TPC. Once the design was fully developed the needed space at Irving 1 is 12,982 gsf; 10,682 gsf of demolish and renewed space and 2,300 gsf of infill for the Gross Anatomy Lab. Since June the design has progressed to Design Development phase and a better cost estimate was developed by our consultants.

### Cost Reduction Options Considered

From the beginning, the project was approached frugally. To make use of existing space, parts of the program are located in several different buildings. The dean's and faculty offices will be in the Arctic Health Research Building, core construction areas in Irving 1, and the program will share the existing Necropsy lab in BiRD and Immunology/Physiology lab in Murie. A minimalist approach is being taken with the renovations to Irving I, and construction of the Gross Anatomy Lab is modern but modest. Examples of the frugal approach include:

- x The existing 30(+)-year-old HVAC systems are being refurbished and not replaced.
- x Visible electrical and mechanical systems in corridor ceiling spaces are not being covered.
- x Modification of existing concrete and CMU walls are being kept to a minimum. This results in some spaces being larger than needed (such as the offices at 145 sf) but reduces the overall project cost by eliminating saw cutting and topping, and lighting, HVAC and fire sprinkler systems modifications.

In an effort to reduce the TPC from \$5.4M, the following scope of work changes and reductions were considered.

- x A thorough examination of the possible options for alternate space assignments for the Veterinary Medicine Program has been reviewed from the original WRDM efforts. All available unassigned, underutilized, or potential spaces on campus have been examined as options to house this premier program. Under WRDM, the initial total space request by the program was split into four facilities which presents many challenges to the unique teaching methodology used in veterinary medicine. While Irving 1 is proposed to host the majority of the student cohort and teaching spaces, the remaining teaching spaces such as necropsy and immunology will share existing labs in Murie and the BiRD buildings and the program's administrative functions will move into underutilized space in Arctic Health.

By placing the student study spaces and teaching functions in one space in Irving 1, UAF will provide a teaching model similar to CSU. The student will be immersed in the space, spending most of their days in the labs and classrooms and less time moving from location to location to attend class. Further subdividing of the program space could negatively affect student preparation and is not in line with similar faculty operations at Colorado State University, and is not recommended.

- x The Gross Anatomy Lab (GAL), and adjacent student locker rooms, is the most critical and highly used space in the program, providing students a hands-on learning environment important





Budget Change Request

UNIVERSITY OF ALASKA

Project Name: Irving 1 Repurpose for Veterinary Medicine

MAU: UAF

Date: 8/18/14

Prepared by: Reed Morisky

Project #: 2014079 I1RVM

Total GSF Affected by Project:

8,500

12,982

PROJECT BUDGET

SDA Budget

Amended Budget

A. Professional Services

Advance Planning, Program Development

\$0

\$0

Consultant: Design Services

\$250,000

\$326,440

Consultant: Construction Phase Services

\$50,000

\$89,134

Consul: Extra Svcs- Site Survey to verify grade

\$0

\$19,411

Site Survey (Haz-Mat)

\$0

\$16,873

Soils Testing & Engineering

\$0

\$0

Special Inspections

\$0

\$0

Plan Review Fees / Permits

\$2,000

\$0

Other

Professional Services Subtotal

\$302,000

\$451,858

B. Construction

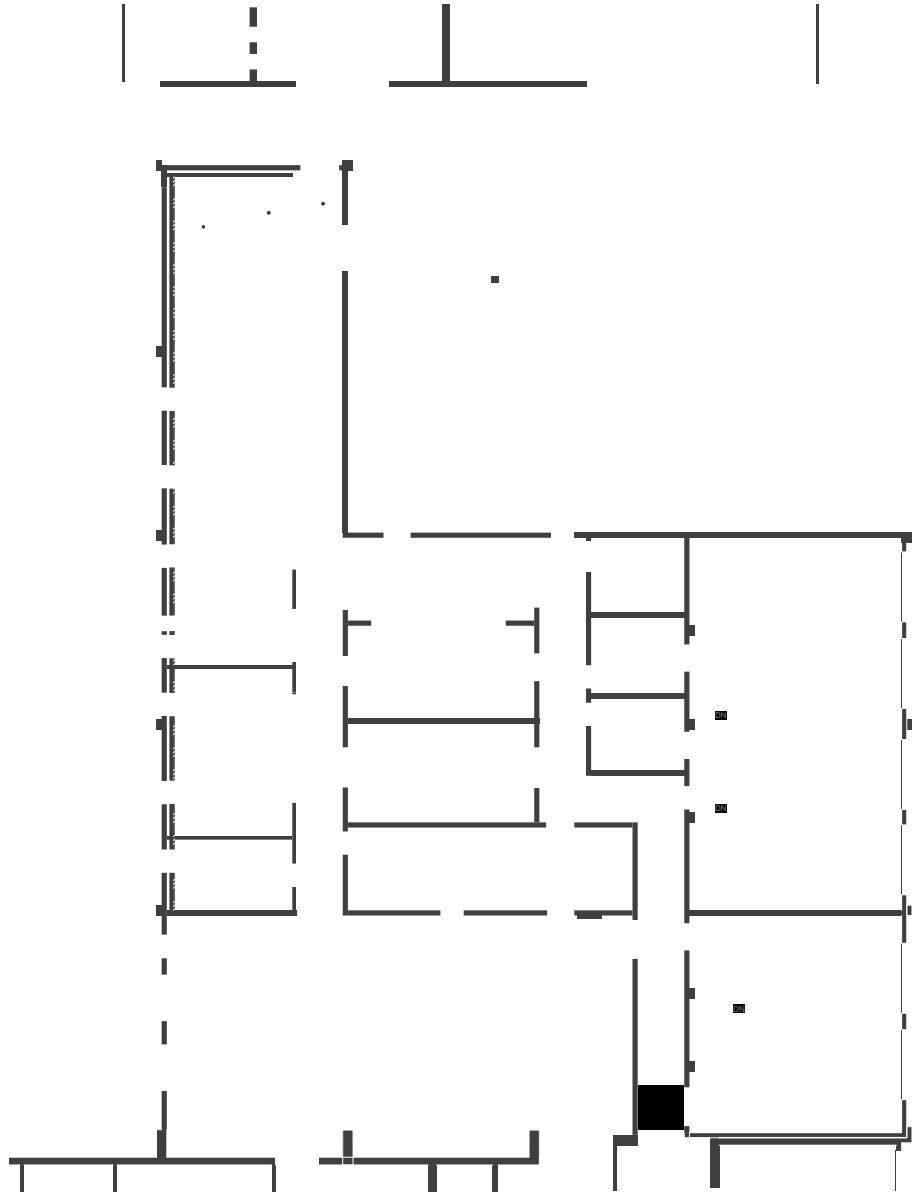
General Construction Contract(s)

\$3,000,000

\$3,688,241







Location	Description	Pro's	Con's	Adjacency	Costs (based on \$5.4M)
		Creates centralized space for teaching similar to facilities at CSU.			

Code required ventilation already installed, recently renovated lab.

Major space reassignment and repurposing needed to accommodate GAL support spaces such as showers, prep labs, etc., would likely displace SFO's Fresh Water teaching program.

In same building as most faculty in Vet Med program

No student spaces currently, no classroom

While the headhouse directly supports the program, it is not recommended to accommodate

Use TD <000cRf0 TD <0003>Tj /TT2 1 Tf -14.5h5l83-1.3152 TD (Weaching)Tj /TT1 1 Tf 3.48543Tf .2

DRAFT

<p>Murie Freezer Farm</p>	<p>Reassign the freezer farm in the basement of Murie to the Gross Anatomy Lab and prep spaces.</p>	<p>Spaces adjacent to other teaching lab needs in Murie and BiRD, close to new MRI suite</p> <p>Open space with high ceilings, GAL and support spaces would fit in the existing floor plan.</p> <p>On grade so washable flooring is doable.</p> <p>Adjacent to Animal Care Facility.</p>	<p>Would require displacement of research freezers</p> <p>Student spaces and classrooms still not accommodated. ATCO's or Arctic Health Library may have to be used.</p> <p>Ventilation upgrade would be spendy to get the required air changes</p> <p>Lack of showers and changing rooms</p>	<p>Fair</p>	<p>Neutral if showers/changing can be accommodated nearby in existing spaces if accommodated</p>
<p>Arctic Health BioScience Library Heavy</p>	<p>Repurpose the BioScience library to serve the lab and lab support spaces reassign other spaces in AHRB to serve other program needs</p>	<p>Consolidate all of Vet Med into one building with the exceptions of two teaching labs (that already exist in Murie and BiRD)</p> <p>Utilizes library which is being vacated in 2015.</p>	<p>Would require displacement of either the West Ridge Café or a bank of offices assigned to IAB/Bonanza Creek</p> <p>Library waste to be reassigned to Vet Med faculty and administrative offices, would require additional space for those request</p> <p>Would require significant utilities work.</p>	<p>Good</p>	<p>Neutral for the GAL and student spaces, but would have additional cost for the Vet Med Offices and relocation cost</p>
<p>Arctic Health BioScience Library Light, GAL in Irving 1 Animal Qtrs</p>	<p>Repurpose the BioScience library to serve all student support spaces keep the GAL and lab support spaces in Irving 1 Animal Quarters (current project)</p>	<p>Less cost of demo in Irving for student spaces can simply go to cubicles in AHRB.</p> <p>Utilizes library which is being vacated in 2015.</p>	<p>Would require same renovation and ventilation upgrades for the GAL in Irving 1.</p> <p>Library waste to be reassigned to Vet Med faculty and administrative offices, would require additional space for those request</p> <p>Would require use of the entire library, forcing the BioSc compact shelving to another location on WR.</p> <p>Would remove students from direct access to the GAL.</p>	<p>Fair</p>	<p>Some cost savings for the project itself. Unknown cost for the faculty offices/admin space.</p>

Allows for less demolition and renovation work in Animal Quarters. Utilizes a lab that was vacated to Murie in 2013 that has an open floor plan and could be converted to student spaces easily.

DM work for Irving 1 proper is not scheduled for several years and beginning work in there may have unseen consequences and domino effects that will increase the cost.

Allows students to be close to the GAL, a key tenant of the teaching methodology

Displaces CNSM/IAE Grad students in 101.

Allows for less demolition and renovation work in Animal Quarters. Utilizes a lab that was vacated to Murie in 2013 that has an open floor plan and could be converted to student spaces easily.

DM work for Irving 1 proper is not scheduled for several years and beginning work in there may have unseen consequences and domino effects that will increase the cost.

Allows students to be close to the GAL, a key tenant of the teaching methodology

Floor of headhouse is above grade, will require significant investment to ensure a washable surface that will not leak to the space below.

Does not require new construction

Requires expensive HVAC upgrade from level **has**

Basement of Virology and BiRD	Stop current project (WRARF) basement of BiRD and Virology and place GAL and support spaces here, keeping the animal housed at Irving 1	Spaces meet ALL of the criteria needed for the GAL and support spaces	Animals and their caretakers would remain in a non-compliant facility and the cost of DM to leave animals in Irving 1 is higher than cost to repurpose for Vet Med (\$8M TPG to renovate vs \$5.5M TPG to repurpose)	Fair. Student spaces need to be identified.	Substantial Cost Savings to Vet Med project but significant increase to revitalize the Animal Quarters in Irving to be compliant. In the end, probably cost prohibitive due to high cost of DM for animal quarters in Irving.
		If current contract was unencumbered, there is sufficient funding in that project to handle the change in user/program	Current contractor would be due their profit and overhead cost if a stop work order was issued.		
			Goes against the space reallocation methodology approved in the West Ridge DM Plan		
			Work is already 25% completed so some cost to demo brand new walls.		