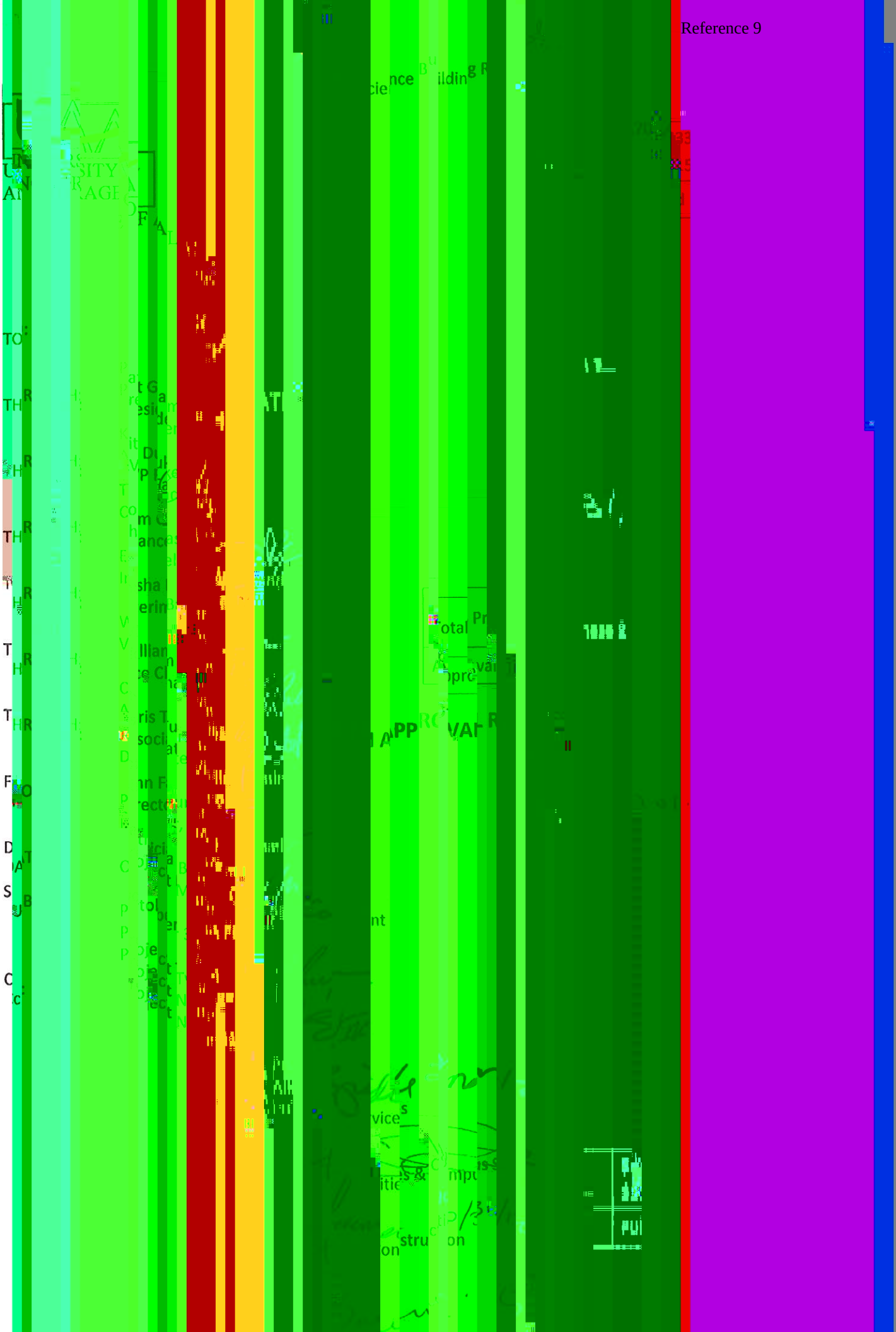
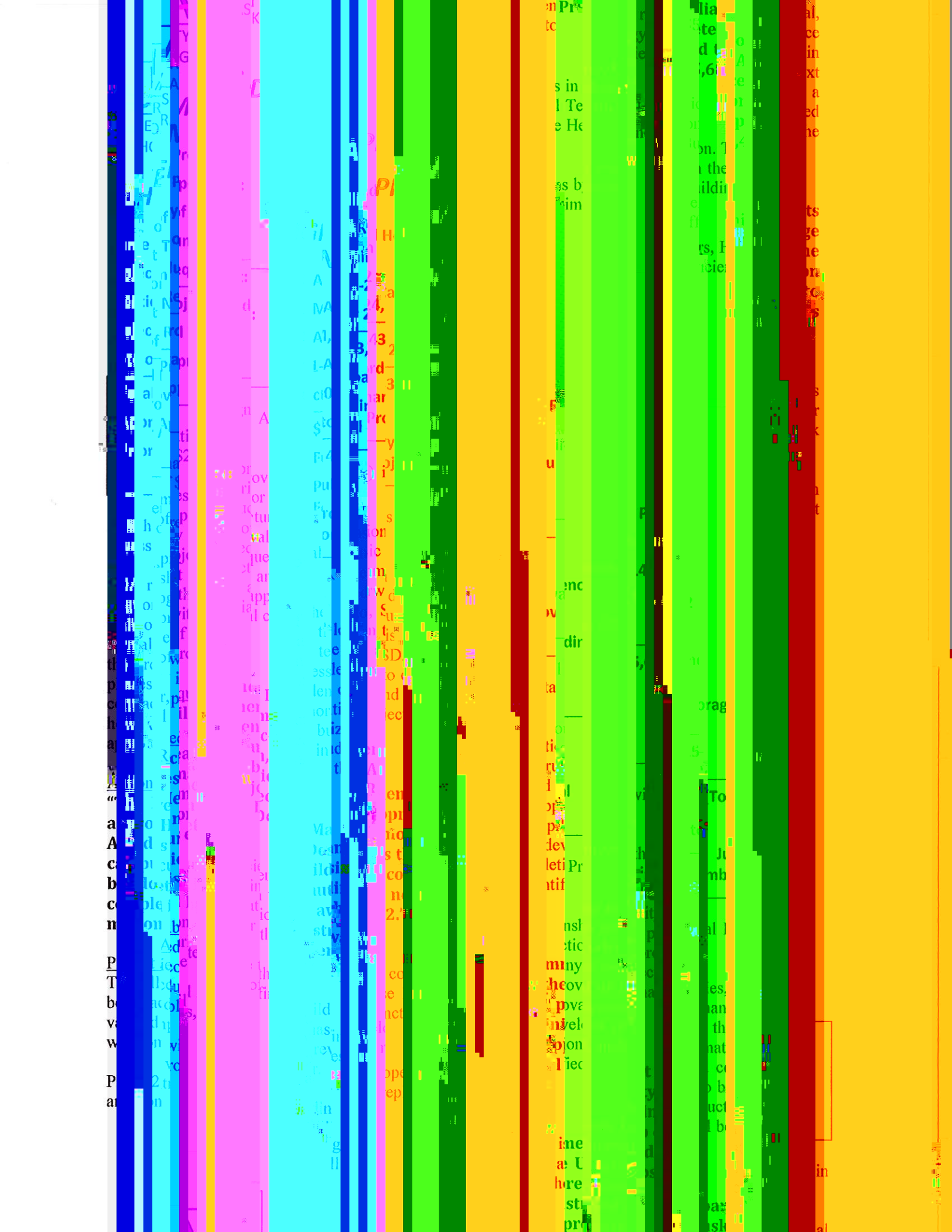




unit(s) for the dental labs; remodel of the building air distribution system; and double thickness of building insulation to reduce energy consumption.

The Phase 2 scope also includes: renovate 1st floor administrative, instructional, and common areas; replace the existing windows with high performance, energy efficient windows; replace existing lights with high energy efficiency fixtures with occupancy sensors; replace aging, deteriorated furniture originally obtained from surplus; replace roof, wall, duct and pipe insulation; and upgrade fire alarm system and security access control system. The roof replacement will be done at the same time as the mechanical upgrades since an additional rooftop unit is part of the scope. A Hazmat survey will be implemented and it is anticipated that asbestos will be present due to previous tests performed on the roof mastic composition. This roof replacement is being planned as an adhered membrane roof.

Project Impacts

Building will be vacated during construction allowing for an aggressive schedule to be implemented by contractor. There are approximately seven contract staff members that will need to be temporarily housed elsewhere on campus during construction. Space has been identified in the PSB building with other campus health programs.

Variances

Since Formal Project Approval, an additional requirement to provide additional IT switches and data ports in the building has been identified. The Total Project Cost has been increased to cover this requirement.

Total Project Cost and Funding Sources

Phase 1: (completed)		
UAA Dental Clinic Remodel	17043-564243	$545,500
FY12 R&R	17195-564360	$431,482
Phase 1 Total Project Cost		**$976,982**
Phase 2:		
FY12 R&R	17195-564360	$721,518
FY12 DM Bond (FY13 Sale—AHS)	TBD	$1,637,432
FY08 Health Sciences Renewal	564249/564274	$412,887
FY13 R&R (AHS)	17195-564384	$1,600,000
FY13 R&R (Bldg Envelope &Roof)	17137-564385	$300,000
FY13 R&R (Mech/Elec)	564386	$31,596
Phase 2 Total Project Cost		**$4,703,433**
Total Project Cost		**$5,680,415**

Annual Program and Facility Cost Projections

No new costs anticipated.

Project Schedule

DESIGN	
Conceptual Design	June 2012
Formal Project Approval	August 2012
Schematic Design	October 2012
Schematic Design Approval	December 2012
Construction Document completion	January 2013
BID & AWARD - Phase 2,3	
Advertise and Bid	January 2013

Construction Contract Award	March 2013
CONSTRUCTION	
Start of Construction	April 2013
Construction Complete	August 2013
Date of Beneficial Occupancy	August 2013
Warranty Period	1 yr.

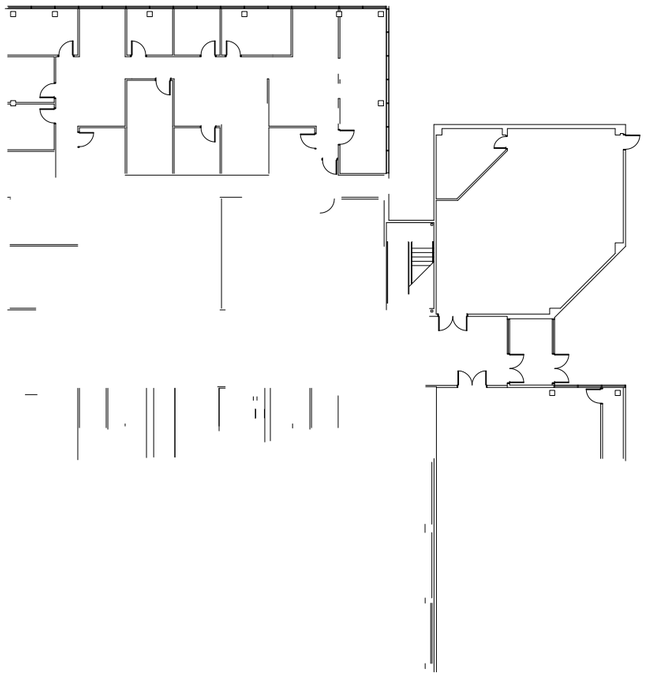
Project Delivery Method
Design-Bid-Build

Supporting Documents
- One-page Project Budget
- 65% Drawings (Floor Plan only)

UNIVERSITY OF ALASKA

Project Name:Allied Health Science Building Renovation
MAU: UAA

	Date:	10/25/2012
	Prepared by:	P. Baum
Project #: 11-0110		
Total GSF Affected by Project:	27,127	27,127
PROJECT BUDGET	FPA Budget	SDA Budget
A. Professional Services		
Advance Planning, Program Development		
Consultant: Basic Services (Arch)	226,734	226,734
Consultant: Extra Services (mech)	218,823	218,823
Consultant:Extra Services (survey)	18,013	18,013
HAZMAT fees		26,193
Soils Testing & Engineering	6,600	6,600
Plan Review Fees / Permits		
Other (Estimator)	3,002	7,258
Professional Services Subtotal	**473,172**	**503,621**
B. Construction		
General Construction Contract(s)	3,762,100	3,762,100
Interim space needs	56,500	56,500
Actual Remediation costs?		
Construction Contingency	376,450	376,450
Construction Subtotal	**4,195,050**	**4,195,050**
Construction Cost per GSF	*155*	*155*
C. Building Completion Activity		
Equipment	45,000	59,034
Fixtures		
Furnishings	530,000	530,000
Signage not in construction contract	8,000	8,000
Move-Out Costs		
Move-In Costs		
Art		
OIT Support		
Maintenance Operation Support		
Building		



PROJECT OVERVIEW

This project provides for interior remodeling of the administrative office area, classrooms and common areas in the Allied Health Sciences Building. In support of the remodeling is a full mechanical upgrade of the HVAC system, addition of a cooling well and fume hood, and a re-roofing of the entire building.

Narratives for each discipline involved follow in this order:
Civil
Architectural
Structural
Mechanical
Electrical
Mechanical Schedules

CIVIL SCEMATIC DESIGN NARRATIVE

BACKGROUND INFORMATION

Cooling water for the Allied Health Sciences Building (AHSB) is currently provided by existing Well EM01, which serves a number of campus facilities. Because of problems with the well and distribution system, UAA decided to construct a new well dedicated to providing cooling water to the AHSB. In August 2011, M-W Drilling installed an 8" diameter by 260' deep well near the southeast corner of the building.

CIVIL DESIGN

Civil design will be completed for the following work:
- Excavate around the existing well casing to a depth of 10 to 15 feet; cut off the well casing and install a pitless adapter (allows a water line to be connected to the well)
- Shut off the existing cooling water supply to the AHSB; excavate the supply line and cut out a section of pipe adjacent to the building wall.
- Install a new cooling water supply pipe from the well to the building, and connect to the existing supply pipe approximately 5' from the building wall. The pipe installation will be in an open-cut trench.

The drawing set will include:
- Legend, Abbreviations and General Notes (1 sheet)
- Site Plan (1 sheet)
- Plan and Profile (water line from well to building, 1 sheet)
- Details (1 to 2 sheets)

Specification will be per Municipality of Anchorage Standard Specifications.

END OF CIVIL NARRATIVE

ARCHITECTURAL DESIGN NARRATIVE

SCHEMATIC DESIGN – BACKGROUND INFORMATION

The schematic design for the Allied Health Sciences Building includes the following:

Interiors

Interior demolition will consist of removing all doors, walls, flooring, base and the entire suspended ceiling grid and panels in the administration office area. Contractor shall retain all instances of existing modular wall systems for Owners re-use. In Workroom demolish countertop, plumbing fixtures and all associated pipes and drains, cap off plumbing for new casework and sink.

Common area, including both stairwells, will have acoustical glued-up ceiling tiles ceilings, floor finishes and base demolished. Existing gypsum soffits and skylight will remain unless noted otherwise. Public toilet rooms, off the lobbies, located on both the first and second floors shall have all ceramic tile, countertops and toilet partitions removed. . onsd. Eb(l)3(ou1(r)-6(em) (and)1(s)9(k)-13(

The louvered screen panels possible louver currently anticipated are: Grating Pacific “Orsogril” - Model Talia 80. Louvers will be mounted in an inverted position to eliminate all sight through from ground level. This product is steel with powder coat primer and powder coat finish.

Exterior Wall @ 2nd Floor Stair Landing

A new 32”x60” insulated hollow metal roof access door with an insulated hollow metal frame is expected at the 2nd floor landing of the west stairwell. Patch and repair existing pre-cast concrete, rigid insulation, vapor retarder, GWB & paint finishes as needed.

Penthouse North wall

Provide new wall louvers, and a new pair of insulated hollow metal access doors, including necessary flashings and sealants. Sizes of doors and louvers are expected to match existing.

INTERIOR RENOVATIONS

Penthouse

The existing penthouse will receive a new 4” concrete topping slab with curb at the exterior walls in the portion east of the stairwell and new concrete housekeeping pads for new HVAC equipment. New topping slab will slope to floor drain. All concrete shall be finished with concrete sealer or epoxy paint.

The interior wall finish and exposed roof structure will be repainted a neutral color to match existing. All

conference where commercial Type 1 resilientflooring will be used.

Cove base: r ubber cove base,cepthere dem ounte wall syst is locat (it intat base).

Common spaces

stainless steel toilet partitions and urinal screens will be provided. Existing toilet accessories will be re-installed. Provide new toilet fixtures – See mechanical narrative.

Flooring in toilet rooms, including toilet entry areas, shall be ceramic tile (12" x 12"). Janitorial spaces will be provided with new commercial resilient flooring with self-coved base.

Casework: New solid surface countertops with backsplashes and integral solid surface sinks will be provided at each toilet room.

Ceramic tile base will be provided in all toilet rooms and toilet entry areas.

END OF ARCHITECTURAL NARRATIVE

STRUCTURAL DESIGN NARRATIVE

The only structural work on his project is to add angle reinforcing below the existing roof decking at the new duct openings. This occurs at two places beneath the new RTU and at eth new Exhaust Hood. This level of work assumes that the pavers are to be removed from the roof. If the pavers are not removed, then the existing joists at the RTU will be slightly overstressed (~11% in shear and 13% in bending). This will require the addition of two new 32LH06 joists between grids A & D in the two joists spaces that do not contain duct openings.

There is a new opening to be cut into an existing precast concrete wall panel. This is an architectural panel, which does not resist structural loads (other than wind load perpendicular to its face). This may require some angle or channel reinforcing to ensure that the wind loads are delivered to the existing supports. If required at all, it will be minimal – something on the order ofhingkmeinforcing. tnn the or5( )f deac

indoor air quality. Estimated capacity is 15,000 CFM. Air will be relieved from the building through a roof hood.

Air handlers will be equipped with variable speed fan control to provide the flexibility to adjust airflows as needed for future remodels.

FIRE PROTECTION SYSTEM

The existing automatic wet type sprinkler system will be modified as required to serve the remodeled areas. It is assumed that adequate water pressure is available and that a fire pump will not be required.

PLUMBING

The existing domestic water system will be modified to support the newly remodeled floor plans and plumbing fixture locations. The toilet rooms off the main corridor/lobby on first and second level will remain in their current locations, but fixtures will be replaced.

It is assumed that adequate water pressure and gravity waste piping is available and that a domestic water booster pumping system and/or lift station is not be required.

Domestic water piping will be type L copper with soldered fittings. Vent piping aboveground will

The facility will be controlled using a new direct digital control (DDC) building automation system (BAS). The controls will operate the HVAC and lighting systems. The system will be equipped with remote control and monitoring capability through a PC interface. The system will be connected to the UAA campus wide BAS.

MECHANICAL ROOMS

The penthouse boiler room will include a ventilation fan (SCF-1 @ 1,500 CFM) for cooling and a unit heater for heating. The boilers will have sealed combustion air.

The penthouse fan room will include two unit heaters for heating. A cooling fan is not required due to the fan room acting as a return air plenum.

END OF MECHANICAL NARRATIVE

ELECTRICAL SCHEMATIC DESIGN NARRATIVE

ELECTRICAL BACKGROUND INFORMATION

The original Allied Health Sciences building was constructed in 1984. Recent major renovations to the building include; the 1st floor Dental Clinic Renovation in 2007 and the 2nd floor Health Science Renewal in 2012. A significant portion of the original electrical distribd92Td 2012. A si

CODES, STANDARDS AND REFERENCES

Applicable Codes References and Standards for the electrical work include the following:

- x 2011 National Electrical Code (NEC)
- x 2009 International Building Code (IBC)
- x 2009 International Fire Code (IFC)
- x 2009 International Mechanical Code (IMC)
- x National Fire Alarm Code, NFPA 72
- x Emergency and Standby Power Systems, NFPA 110
- x National Electrical Manufacturers' Association, NEMA
- x National Electrical Installation Standards, NECA
- x Underwriters' Laboratories, UL
- x Factory Mutual, FM
- x Illuminating Engineering Society of North America, IESNA
- x Institute of Electrical and Electronic Engineers, IEEE
- x Electronic Industries Association/Telephonic Industries Association, TIA/EIA
- x American National Standards Institute, ANSI
- x

Administration Area Renovation - 1st floor (south side): Existing fire alarm devices will be removed and re-installed with the architectural renovations in this area. Where warranted by space reconfigurations, new fire alarm devices will be provided to ensure adequate coverage per NFPA/Life Safety Code requirements. Existing OFOI A/V and other special systems equipment will be reinstalled by the Owner after the spaces have been renovated.

Lecture Room 106 and Classroom 108 Renovations - 1st floor (west side): Existing fire alarm devices will be removed and reinstalled with the architectural ceiling replacement and wall refinishing work. Existing OFOI A/V and other special systems equipment will be reinstalled by the Owner after the spaces have been renovated.

Common Areas (corridors, entries and stairwells) - 1st and 2nd floors: No new fire alarm or special systems work is anticipated for these areas.

Mechanical Penthouse: Existing fire alarm devices will be removed and reinstalled and be relocated as necessary with the mechanical equipment and penthouse rework. Where