

Status Report on UAA Engineering and Industry Building Project

The RFP for the construction manager at risk (CMAR) pre-construction services for the UAA School of Engineering Building was issued August 24, 2012. A pre-submittal conference was held September 7, 2012. The RFP closed on September 21, 2012. Through an evaluation process required in the RFP, Neeser Construction of Anchorage, Alaska, was selected. The contract was issued to Neeser in October 2012. The project components included in the CMAR contract include: 1) a new 4 story, 75,000+ gross square foot laboratory/classroom building and 2) renovation of the existing 3 story, 40,000 gross square foot engineering building. (Note: The Parking Garage, which is also part of this project, will be bid out separately for construction.)

The contractor immediately began reviewing 65% design documents and developing the contractor price for the new building. Meetings were held January 9-11, 2013 with representatives from the design team, UAA Facilities Planning and Construction and the CMAR contractor. In addition to the reconciliation and negotiation of the construction costs between the design team and contractor, discussions included cost reviews for the early site work/footings and foundation design/construction package and the structural steel procurement package. The object of developing these packages is to start work in spring 2013 with the available funding.

Additional meetings will be scheduled to negotiate costs. Over 100 items have been identified for evaluation as value adjustment items to bring the construction costs down to the required amount without affecting project schedule, quality and programs.

The public hearing process is being coordinated with the University facilities staff, design team, MOA and local community councils. The MOA Urban Design Commission meeting is scheduled for February 13, 2013. Meetings with the local community councils are being scheduled throughout the month of February.

The current schedule for construction of the new building and renovation of the existing building is as follows:

Design Review:	New Building	November 2012-June 2013
	Existing Building	July 2013-June 2014
Permit (New Bldg)	Fill & Grade/AUW	March 2013
	Footings/Foundation	April-May 2013
	Structural Steel	May 2013
	Full Building	July 2013
Construction	New Building	April 2013-July 2015
	Existing Building	August 2015-June 2016
Occupancy	New Building	August 2015
	Existing Building	July 2016

Design and construction services for the parking structure were not included in the CMAR contract. The parking structure will be constructed using the design-bid-build delivery system. The current schedule for the parking structure is as follows:

Design:	February 2012-February 2013
Permit:	March 2013
Construction:	April 2013-February 2014
Occupancy:	March 2014