



## **PROJECT AGREEMENT**

**Name of Project:** UAS Juneau Campus Modifications 2014-2016  
**Project Type:** Deferred Maintenance / Renovation & Renewal  
**Location of Project:** University of Alaska Southeast, Juneau Campus, Juneau  
JS101 Hendrickson Building  
JS105 Whitehead Building  
JS108 Egan Library and Classroom Wing  
**Project Number:** 2013-13  
**Date of Agreement:** January 15, 2014

### **INTRODUCTION**

A Project Agreement (PA) is required for all Capital Projects with a Total Project Cost anticipated to exceed \$2.5 million. For project under \$2.5 million, a project agreement should be attached to the FPA or all of the components of the PA may be incorporated into the FPA.

The PA represents a formal agreement between the affected program department(s), the MAU's chief facilities administrator, the chief academic officer, the chief financial officer, the chancellor, and the chief facilities administrator documenting a common understanding of the programmatic need, project scope, and other matters related to the project.

### **BODY OF THE AGREEMENT**

#### Basis for the Project

The Whitehead and Hendrickson buildings require upgrades to major building systems including mechanical and electrical systems, exterior envelope, and building controls. These improvements are needed to improve energy efficiency, reduce operational costs, and replace systems and components that are at or nearing the end of their service lives.

Because these improvements will require vacating each building to perform this work, UAS will take this opportunity to repurpose the space in these two buildings to make that space more efficient and to better accommodate the departments assigned to the space. UAS has thoroughly evaluated the current space utilization in the central Auke Lake campus to identify current space utilization and needs. UAS administration realized we have opportunities to create a more vibrant, collaborative, student-centered campus community by reorganizing current spaces in a number of campus locations, starting with the Whitehead and Hendrickson buildings. The better co-location of department spaces can foster a strong and connected academic community where various departments can collaborate and share resources -- a community of scholars and compatible with UAS Mission and Core Values.

#### BACKGROUND

The UA Board of Regents approved the UAS 2012 Master Plan at the April 2013 meeting in Sitka. The Master Plan contained short and mid-term recommendations for adjustments in space utilization at

the Juneau campus. A Request for Proposal (RFP) was advertised in April, anticipating a contract for planning, design and construction services. The design/planning team led by Northwind Architects was selected. The RFP enumerated the following issues driving a need for changes in space utilization on the Juneau campus:

- *The sale of the Bill Ray Center in downtown Juneau will require reallocating or repurposing space at the Auke Lake campus for some of the functions currently housed at the Bill Ray Center; at least the nursing and health science labs and associated faculty offices;*
- *The Whitehead Building has several spaces that need relocation or repurposing including a photo darkroom, computer lab and computer classroom;*
- *Office space for both faculty and staff are in high demand within the central campus;*
- *The Hendrickson Building has general classroom space that may be repurposed for other uses;*
- *The draft UAS Master Plan identifies a surplus of general purpose classroom space on the Juneau campus, thus presenting an opportunity for better space assignment and utilization;*
- *Some spaces that are likely candidates for new space utilization (Hendrickson and Whitehead buildings) are also in need of some HVAC or other building renewal which can be accomplished simultaneously with repurposing.*

The sale of the Bill Ray Center was finalized in September 2013 and the Health Sciences program moved to the Auke Lake Campus. During the planning phase of this project, the consultant worked closely with UAS administrators, faculty, staff and students to provide an analysis of current space use, garnered feedback through surveys, departmental interviews and scheduling data. Several space concepts were the start of conversations of a working group made up of administrators, staff and members of the faculty senate. As part of the process, Planning Principles, Objectives and Strategies were developed to guide us through planning and design resulting in a Campus Organization plan .

#### Renewal and Repair of Whitehead and Soboleff Facilities:

Whitehead Building: The original mechanical system was installed in 1971 with much of the HVAC system reworked in 1983 (29 years ago). The 2012 Mechanical Systems Conditions survey states “*Given the age of these systems, a complete mechanical system renovation is warranted*” with specific recommendations to replace pneumatic controls with DDC including replacement/reworking the domestic water system and replacement/reworking of the central hydronic supply piping in the fan room. Over the years, components of mechanical systems (including fire protection, sanitary sewer, heating and HVAC) have been modified based on changing programs and needs in the WH building. The current project takes into account replacement of mechanical systems based on the report.

Additional Building Envelope recommendations address replacing single pane windows, poorly insulated exterior doors and increase insulation throughout the building, including the roof and replacing exterior wood paneling in some areas. A re-roofing project planned for the summer of 2014 is being postponed to coordinate with the design of the exterior envelope at the Whitehead building.

Decisions for repair and renovation work at the Whitehead and Hendrickson buildings were informed by Reports and Studies from the following reports addressing energy analysis, condition surveys, code review and life cycle cost analysis:

- UAS Energy Audits Report *dtd* July, 2005 by Murray & Associates and Alaska Engineering & Energy Consultants, LLC
- Whitehead Building Mechanical Systems Condition Survey *dtd* 3/19/2012 by AMC Engineers

- Whitehead Code Review 2009 IBC *dtd* 12/31/12 by Jensen Yorba Lott Architects
- Whitehead Machine Room Cooling Study Report *dtd* 11/28/12 by AMC Engineers
- UAS Hendrickson Building Window Replacement Life Cycle Cost Analysis *dtd* 3/11/2013 by Alaska Energy Engineering

### PROJECT SYNOPSIS:

Upgrades to major building systems including mechanical and electrical systems, exterior envelope, and building controls are needed to improve energy efficiency, reduce operational costs, and replace systems and components that are nearing the end of their useful service lives.

**Phase 1 Whitehead Building R&R:** The Phase 1 work brings necessary repairs to upgrade, renovate and replace old building systems (mechanical, electrical, and building envelope ) at the Whitehead Building. Synchronous with the R&R work, the proposed work plan also repurposes spaces through improving organization, efficiency and adjacencies for students, faculty and staff on the Juneau campus. The School of Arts & Sciences (A&S) faculty and staff offices is planned to occupy the upper floor, which is adjacent to their current primary location in the upper floor of the Soboleff Building. Making these two A&S spaces better connected physically can foster a strong and connected academic community. Arts & Sciences classroom labs (currently located in the Hendrickson Building) will move to the ground floor at Whitehead Building, with design focusing on modern pedagogy and learning styles, adapted for hybrid learning while allowing for “nimbleness”.

### Phase 1A – Move out of Whitehead:

The steps in this phase include:

- 1) The first step in the process will move the Information Technology Services (ITS) department staff and support spaces out of Whitehead Building and into the Egan Library.
- 2) Relocation of the Learning Center (including both testing and writing centers) within the Egan Library will be required to accommodate the ITS move. UAS is currently undergoing a *Library Study* to build upon the library’s current assets transforming the library to a more dynamic student-focused space. Connecting media, technology, the learning center and learning spaces to create a diversity of functions and types of space within the library supports the cornerstone of our UAS mission—focusing on student learning—and our four core themes: student success, teaching & learning, community engagement, and research and creative expression.

### Phase 1B - Renovation of Whitehead Building.

This phase will include:

- Existing ventilating equipment and ductwork will be removed and replaced with new;
- Exterior walls and windows will be thermally upgraded;
- New building automation controls;
- New lighting throughout;
- Move ITS central computer systems from second floor to first floor space;
- Remodel lower level to accommodate A&S specialized instructional space;
- Remodel upper level to accommodate A&S faculty and staff offices.

**Phase 2 - Hendrickson Building R&R:** Renovation work to building systems is based upon the same reports and studies listed below. Building systems are the same as listed for Whitehead.

Based on Master Plan recommendations and the recently completed space organization worksessions, the Chancellor and Provost and support staff offices will be co-located on the upper floor of Hendrickson

Building. Health Sciences and UAA Nursing labs are currently scheduled to move to the ground (Lake) level at Hendrickson.

The Soboleff annex (currently Chancellor's offices and faculty offices) will be repurposed for the School of Arts and Sciences 3-D art studio with addition of a dust collection system and lighting/ceiling renovations. The School of Education will occupy the entire Hendrickson Annex (formerly Provost and some School of Education offices). Phase 2 construction work can start as early as the summer of 2015. The source of funding for Phase 2 and 3 is unidentified at this date but is assumed to be future R&R capital.

### Programmatic Need

The School of Arts and Sciences and the School of Education will be positively impacted by locating faculty and staff for each school within one building. In the past, the Schools have grown organically, and faculty and staff were placed away from their respective schools. This project locates faculty and staff for respective schools to be located together, creating greater opportunities for collaboration, informal meetings and greater cohesion within each school.

### Strategic Importance

During the research phase of the process, UAS and the consultant team developed a series of surveys to students, faculty and staff to learn how current spaces function for teaching, study, collaboration, preparation and teaching on-line classes and for work. The surveys were an important tool in developing Planning Principles, Objectives and Strategies. The key elements of these are:

#### **Principles**

1. Use space more efficiently.
2. "Right to Light"—maximizing availability of natural light
3. Create spaces that encourage collaboration.
4. Create a coherent and easily navigable campus that is accessible to all.
5. Enhance the function of all spaces.
6. Improve building performance.

#### **Objectives**

1. Provide natural light to all offices and work stations.
2. Create rational paths between and through buildings.
3. Improve thermal comfort and energy efficiency.
4. Match classrooms (# and size) to actual use and teaching pedagogies.
5. Create innovative teaching and learning environments.
6. Build upon the library's dynamic and student-focused space.
7. Provide privacy for faculty offices.
8. Enhance collaboration between campuses, faculty, staff and students.

#### **Strategies**

1. Re-purpose space.
2. Group offices by School/Department.
3. Relocate IT to Egan to open up space in Whitehead.
4. Leverage Learning Center as hub of student activity.
5. Locate offices on Upper Levels; larger spaces & classrooms on Lower Levels.
6. Locate conference rooms within office suites; reclaim classrooms in Egan.
7. Re-configure remaining classrooms.
8. Retrofit buildings for improved energy efficiency.

### Impact Analysis

Based on survey results, combined meetings and worksessions with administration, faculty and staff, themes and elements were brought to light: For faculty, it was important to have private offices to allow for confidential advising sessions with students, to have quiet space for reading and course preparation, to be co-located with peers and staff. Space will be available nearby for collaborating in groups. For staff, it was important to be near faculty, office equipment, and natural light. For students, it was important to navigate throughout campus, have informal and formal gathering areas near food.

### Program Enhancements

UAA School of Nursing will be co-located with UAS Health Sciences program.

### Statement of Need

Decisions for repair and renovation work at the Whitehead and Hendrickson buildings were informed by reports and studies addressing energy analysis, condition surveys, code review and life cycle cost analysis:

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- UAS Hendrickson Building Window Replacement Life Cycle Cost Analysis *dtd* 3/11/2013 by Alaska Energy Engineering

### Project Impact

The project is expected to improve the operational efficiency by lowering future energy and maintenance costs. Energy costs will be reduced due to replacement of older less efficient heating, ventilating and lighting equipment. Future maintenance costs will be reduced due to replacement of equipment that has or is nearing the end of its useful life.

### Reallocation or disposal of vacated space:

Reallocation and repurposing of vacated spaces are discussed in the paragraphs above. There are no plans to dispose of vacated space for this project.

### Parking:

Parking will not be impacted by renovation or reallocation of spaces. Space allocation will take place without adding an additional footprint to the campus. Parking may be disrupted during construction activities.

### Project Site Considerations

This is an Renewal & Renovation / Deferred Maintenance Project that uses the existing building footprint.

### Incremental Costs

There are no known incremental costs associated with this project.

### Annual Program and Facility Cost Projections

#### Program Costs

Salaries and benefits for new program Staff and Faculty

#### Amount

no impact

Facilities Costs:

This project is expected to reduce the energy consumption of the Whitehead and Hendrickson Buildings. Elements of the project that will contribute to the energy efficiency of the facility include: renewal of the building automation system, replacement of building lighting systems, and replacement of the majority of the ventilating fans. Based on results from previous building renewal projects we expect to significantly reduce the energy consumption of the buildings.

Proposed Funding Plan

The project will be funded from R&R capital appropriations. Funding is available for Phase 1 at this time. Later phases will require future appropriations.

Total Project Cost and Funding Sources

<u>Funding Title</u>	<u>Fund Account</u>	<u>Amount</u>
Phase 1 Funding		
FY## Capital appropriation	77101-563118	\$3,000,000
FY## DM Funding	77101-563145	<u>\$2,271,000</u>
<b>Phase 1 Project Funding</b>		<b>\$5,271,000</b>
Phase 2 Funding		
DM Funding (future request)	TBD	\$7,500,000
<b>Phase 2 Project Cost</b>		<b>\$7,500,000</b>
<b>Total Project Cost</b>		<b>\$12,771,000</b>

PHASE 1 Project Schedule

DESIGN

Conceptual Design	December/January, 2014
Formal Project Approval	February, 2014
Schematic Design	March-April, 2014
Schematic Design Approval	June, 2014
Construction Documents	June, 2014

BID & AWARD

Advertise and Bid	July, 2014
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CONSTRUCTION

Start of Construction	August, 2014
Construction Complete	May, 2015

Supporting Documents

Narrative

One-page Budget

Drawings

- Campus Organization Plan
- Conceptual Floor Plan, Whitehead Building
- Conceptual Floor Plan, Hendrickson Building
- Phasing Plan
- Cost Estimate

Agreement

In witness whereof, the parties attest that they have made and executed this Agreement to be effective the date and year first above written.

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W. Keith Gerken, Director of Facilities

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Michael Ciri, Interim Vice Chancellor

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Richard Caufield, Provost

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John Pugh, Chancellor

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Kit Duke, AVP F&LM