

EXECUTIVE SUMMARY

ACTION ITEM: **Veterinary Science and Microbiology Heating, Ventilation, and Air Conditioning (HVAC) Improvements, Phase 1: Project Implementation Approval**

ISSUE:

The University of Arizona requests Project Implementation Approval of the Veterinary Science and Microbiology HVAC Improvements, Phase 1 project, which includes significant improvements to the heating, ventilating, and air conditioning systems serving the Veterinary Science and Microbiology Building (#90).

PREVIOUS BOARD ACTION:

System Revenue Bond Sale Approval – March 2005

PROJECT STATUS:

- The improvements will upgrade the HVAC systems to comply with applicable codes and provide the capacity to meet the modern thermal loads of the building. Architectural and Electrical improvements incidental to the HVAC improvements will also be included in the project. The primary focus of Phase 1 is to renovate the building exhaust system to present day standards for laboratories.
- The Veterinary Science and Microbiology Building (#90) was originally dedicated in 1964 as the Pharmacy-Microbiology Building. The building has five stories with a footprint of 13,471 square feet each. The building is primarily used for research space and the associated administrative offices.
- The estimated project cost for Phase 1 is \$2.3 million. The initial \$0.7 million has been funded by System Revenue Bonds. The remaining \$1.6 million has been funded from FY06/07 State Building Renewal funds.
- The proposed plan is to complete the work during the first half of 2007. The University of Arizona will issue a Notice to Proceed to the selected contractor in December 2006 to complete the work in time for the fall 2007 semester.

PROJECT JUSTIFICATION:

- The original building was a mixture of laboratory space, offices, and classrooms. Over the years classroom and public spaces were incrementally converted to laboratory space. This project will upgrade existing HVAC systems to meet current design standards for the existing uses.

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- Based on recommendations from Facilities Management and Risk Management & Safety, an engineering analysis of the building was conducted. This analysis resulted in several recommendations to correct the deficiencies in the building. Phase 1 is intended to upgrade the building exhaust systems to eliminate the recirculation of air from laboratories to other portions of the building. The building's air conditioning system will also be upgraded to provide the necessary make-up air for the new exhaust air volumes.

PROJECT DELIVERY METHOD:

- This project will utilize a Construction Manager at Risk delivery process. It is anticipated that a Guaranteed Maximum Price (GMP) contract for Phase 1 will be executed by October 2006.

RECOMMENDATION/CONCLUSION:

RESOLVED: That the Board grant Project Implementation Approval to The University of Arizona for the Veterinary Science and Microbiology HVAC Improvements, Phase 1 project.

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Capital Project Information Summary

University: The University of Arizona **Project Name:** Veterinary Science and Microbiology HVAC Improvements, Phase 1

Project Description/Location:

This multi-phased project includes renovation of the Veterinary Science and Microbiology Building. Phase 1 focuses on the renovation of the building exhaust system to current standards for laboratories.

Project
Implementation
Approval

Date of Board Action:

August 2006

Project Scope:

Gross Square Feet N/A

Project Schedule (Beginning Month/Year):

Planning	05/03
Design	11/05
Construction start	12/06
Construction completion	08/07

Project Budget:

Total Project Cost	\$2,300,000
Direct Construction Cost	\$1,320,000
Total Project Cost per GSF	N/A
Construction Cost per GSF	N/A
Change in annual Operating/Maintenance Cost	N/A

Funding Source:

Capital:	
System Revenue Bonds	\$700,000
State Building Renewal	\$1,600,000
Operations & Maintenance:	N/A

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Capital Project Budget Summary

University: The University of Arizona

Project Name: Veterinary Science and Microbiology HVAC Improvements, Phase 1

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Date of Budget Estimate	September 2006
1. Land Acquisition	\$ 0
2. Construction Cost	
A. New Construction	0
B. Renovation	1,142,000
C. Fixed Equipment	0
D. Site Development (exclude 2.E.)	0
E. Parking & Landscaping	0
F. Utilities Extensions	0
G. Other (Asbestos Abatement)	80,000
H. Inflation Adjustment	98,000
Subtotal Construction Cost	\$ 1,320,000
3. Consultant Fees	
A. Construction Manager	80,000
B. Architect/Engineering	421,000
C. Other (Asbestos Survey)	28,000
Subtotal Consultant Fees	\$ 529,000
4. FF& E Movable	0
5. Contingency, Design Phase	100,000
6. Contingency, Construction Phase	200,000
7. Parking Reserve	0
8. Telecommunications Equipment	0
Subtotal Items 4-8	\$ 300,000
9. Additional University Costs	
A. Surveys and Tests	10,000
B. Move-in Costs	10,000
C. Public Art	0
D. Printing/Advertisement	10,000
E. Other ¹	106,000
F. State Risk Management Insurance	15,000
Subtotal Additional University Costs	\$ 151,000
TOTAL CAPITAL COST	\$ 2,300,000

¹ Line 9E includes Project Management and Facilities Management costs.

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Veterinary Science and Microbiology HVAC Improvements Phase 1 Project Location:

