

Agenda  
**Board of Regents**  
**Facilities and Land Management Committee**  
Thursday, September 18, 2014 \*2:00 p.m. – 5:00 p.m.  
UAS Student Recreation Center, Room 115  
University of Alaska Southeast  
Juneau, Alaska

*\*Times for meetings are subject to modifications within the September 18-19, 2014 time frame.*

**Committee Members:**

Fuller A. Cowell, Committee Chair  
Mary K. Hughes, Committee Vice Chair  
Dale Anderson

Timothy Brady  
Jyotsna Heckman  
Patricia Jacobson, Board Chair

**I. Call to Order**

**II. Adoption of Agenda**

**MOTION**

**"The Facilities and Land Management Committee adopts the agenda as presented.**

**I. Call to Order**

**II. Adoption of Agenda**

**III. Full Board Consent Agenda**

- A. Project Change Request for the University of Alaska Anchorage KPC Kenai River Campus Student Housing Complex**
- B. Project Change Request for the University of Alaska Anchorage KPC Kenai River Campus Career and Technology Education Center**
- C. Project Change Request for the University of Alaska Fairbanks Irving I Repurpose for Veterinary Medicine**
- D. Schematic Design Approval for the University of Alaska Southeast Juneau Campus Modification 2014-2016 Phase 1, Hendrickson Building Renovations**
- E. Approval of Revisions to Regents' Policy 05.11 - Real Property**
- F. Approval of the Bunnell Park Disposal Plan**
- G. Property Acquisition of Bragaw Street Vacant Lot located at 1750 S. Bragaw Street in Anchorage, Alaska**
- H. Property Acquisition of Four-Unit Condo Complex located at 2831 UAA Drive in Anchorage, Alaska**
- I. Restructure of Existing Alaska Housing Finance Corporation Loan for the Four-Unit Condo Complex**
- J. Restructure of Existing Alaska Housing Finance Corporation Loan for University of Alaska Anchorage Housing Deferred Maintenance**

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- IV. New Business**
  - A. Review of Revisions to Regents' Policy 05.12 – Capital Planning and Facilities Management**
  - B. University of Alaska Timber Resources Statement of Intent**
- V. Ongoing Issues**
  - A. IT Report**
  - B. UAA Alaska Airlines Center Project Information Item**
  - C. UAA Engineering and Industry Building Project Information Item**
  - D. UAA ConocoPhillips Integrated Science Building Re-commissioning Information Item**
  - E. UAF Engineering Facility Information Item**
  - F. UAF P3 Student Dining Development Information Item**
  - G. Deferred Maintenance Spending Report**
  - H. Construction in Progress Reports**
- VI.**



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- C. Project Change Request for the University of Alaska Fairbanks Irving I  
Repurposing for Veterinary Medicine Reference 1313

#### POLICY CITATION

In accordance with Regents' Policy 05.12.043, schematic design approval represents approval of the location of the facility, its relationship to other facilities, the functional relationship of interior areas, the basic design including construction materials, mechanical, electrical, technology infrastructure, and telecommunications systems, and any other changes to the project since formal project approval.

**TPC > \$4 million will require approval by the board based on recommendations from the Facilities and Land Management Committee.**

#### RATIONALE AND RECOMMENDATION

Reference 14 contains the complete schematic design approval request. Keith Gerken, director for facilities services, will review the request with members of the committee.

E. Approval of Revisions to Regents' Policy 05.11 – Real Property

References 15

The president recommends that:

#### MOTION

**“The Facilities and Land Management Committee recommends that the Board of Regents approve the revisions to Regents' Policy 05.11 - Real Property as presented. This motion is effective September 18, 2014.”**

#### RATIONALE AND RECOMMENDATION

In 2011, President Gamble requested a formal policy review and any recommendations for modification. Kit Duke, associate vice president of facilities and land management, Jim Lynch, associate vice president for treasury and procurement services, and Mike Hostina, general counsel, discussed and drafted proposed policy revisions to Chapter 05.11 - Re(, )-10(g)0 0.14 Tw 0.39 0 Td [Bp1

F. Approval of the Bunnell Park Disposal Plan

Reference 16

The president recommends that:

**MOTION**

**“The Facilities and Land Management Committee recommends that the Board of Regents approve the Bunnell Park Disposal Plan and authorizes UA Land Management, with concurrence of the chief financial officer, to sell Lots 5A and 6A located in the Bunnell Park subdivision in Fairbanks in accordance with the disposal plan as presented. This motion is effective September 18, 2014.”**

**POLICY CITATION**

P05.11.060. Negotiation, Approval, and Execution of University Real Property Transactions.

All university real property transactions and agreements are subject to the following:

B. The board shall approve:

4. real property transactions that have not been approved as part of a development plan and are expected to result in receipts or disbursements of \$1,000,000 or more in value; and

**RATIONALE AND RECOMMENDATION**

The University of Alaska, Facilities and Land Management Office (FLM) received a written offer from The Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints (LDS) to purchase approximately 7.59 acres of land referenced as Lots 5A & 6A (aerial photo in Reference 16) of the Bunnell Park (BP) subdivision located at the SE corner of Geist Road and to-be-built Dennison Court for \$1,400,000. The property was recently appraised for \$1,410,000.

It should be noted that the sale of 7.59 acres contained in Lots 5A & 6A, leaves approximately 21 contiguous acres on Lots 3 & 4 available for future development or use by the university as well as 1.2 acres on a non-contiguous site (Lot 3A).

Beyond the sales price, the disposal of the BP parcels will provide other benefits that will increase the value and utility of the remaining 21 acres. BP has a high economic “barrier to entry” (development) as the up-front development costs (installation of Dennison Court and a signaled intersection) necessary to develop the “1<sup>st</sup> Acre” is estimated to exceed \$365,000. These up-front development costs will be incurred by LDS as they will need to construct at least two-thirds of

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**RATIONALE AND RECOMMENDATION**

A high-end condominium complex containing four units (condos) located on property adjacent to the UAA

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- C. Refunding or refinancing debt must be approved by the board and shall be issued only if it results in a net present value savings, eliminates restrictive covenants or provides other benefits that can be clearly demonstrated.

#### RATIONALE AND RECOMMENDATION

The university has an existing housing loan with the Alaska Housing and Finance Corporation (AHFC). This loan was originated in the late 1990's for the construction of housing on UAA's campus. An opportunity exists for the university to restructure its current AHFC debt, whereby UAA would receive additional loan proceeds to finance the acquisition of the four high-end condo units, address long-standing deferred maintenance issues, improve operations and protect existing housing assets.

*The crucial element to this financing option is AHFC's inclination to leave the current annual debt service payment unchanged, even though UAA will borrow additional funds.* AHFC has proposed a loan restructure that would preserve the current annual debt service (\$1,500,000), but would increase the loan amount by approximately \$7,000,000 (\$1,600,000 – condos & 5,400,000 – refurbishment), lengthen the amortization period of the loan and adjust the interest rate on the existing loan to a "blended" rate. The blended interest rate would maintain the existing low (1.862 percent) interest rate on the remaining \$13,000,000 of original principal and for the \$7,000,000 in "new" money AHFC would price the interest rate at the current market as of the closing date.

For all intents and purposes, this restructure would provide UAA with up to \$7,000,000 without increasing debt service payments, making this additional borrowing a budget neutral option. An injection of additional money to UAA Housing would breathe new life into the residence units, lower operating costs and improve the overall quality of the housing stock. TJ 0 12(th)

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**IV. New Business**

- A. Review of Revisions to Regents' Policy 05.12 –

**V. Ongoing Issues**

- A. IT Report Addendums 14, 15 & 16  
Karl Kowalski, chief information technology office, will update the committee on security issues, state and federal broadband issues and the Administrative IT Summit. This is an information and discussion item; no action is required.
- B. UAA Alaska Airlines Center Project Information Item Addendum 17  
Chris Turletes, associate vice chancellor of facilities and campus services, will answer any questions about the UAA Alaska Airlines Center project. This is an information and discussion item; no action is required.
- C. UAA Engineering and Industry Building Project Information Item Addendum 18  
Chris Turletes, associate vice chancellor of facilities and campus services, will answer any questions about the UAA Engineering and Industry Building project. This is an information and discussion item; no action is required.
- D. UAA ConocoPhillips Integrated Science Building Re-commissioning Information Item Addendum 19  
Chris Turletes, associate vice chancellor of facilities and campus services, will answer any questions about the CPISB Re-commissioning. This is an information and discussion item; no action is required.
- E. UAF Engineering Facility Information Item Addendum 20  
Scott Bell, associate vice chancellor of facilities services, will answer any questions about the UAF Engineering Facility project. This is an information and discussion item; no action is required.
- F. UAF P3 Student Dining Development Information Item  
Scott Bell, associate vice chancellor of facilities services, will answer any questions about the UAF P3 Student Dining Development project. This is an information and discussion item; no action is required.
- G. Deferred Maintenance Spending Report Addendum 21  
Kit Duke, associate vice president of facilities and land management, will answer any questions about the Deferred Maintenance Spending report for the deferred maintenance and renewal appropriations for FY07-FY14. This is an information and discussion item; no action is required.

