

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Blood Bank Of Alaska****Federal Tax ID: 92-6002175****Project Title:****Project Type: New Construction and Land Acquisition**

Blood Bank Of Alaska - Facilities And Services Expansion Project

State Funding Requested: \$8,200,000**House District: Statewide (1-40)**

Future Funding May Be Requested

Brief Project Description:

This FY12 request would fund the first phase of construction of a new building shell, provide for the steel framework, roof, and complete enclosure.

Funding Plan:

Total Project Cost:	\$49,000,000
Funding Already Secured:	(\$7,530,000)
FY2012 State Funding Request:	<u>(\$8,200,000)</u>
Project Deficit:	\$33,270,000

Funding Details:

FY09 - \$350,000 state grant received for planning, concept design, and site selection.

FY11 - \$4.6 million state grant received for site selection & encumbrance, geotechnical engineering, utility extensions, and permitting.

Detailed Project Description and Justification:

Funding component detail from "FUNDING ALREADY SECURED," above includes - \$2.5 million Blood Bank-owned existing land and building to eventually be sold as part of a BBA share / match. Also, \$300,000 BBA cash savings will be part of the BBA share / match. Also, \$130,000 has been raised for the building project in the past 18 months.

DESCRIPTION:

A new Blood Bank building is targeted for occupancy in April, 2014. A new 57,000 sq. ft. two-story centralized facility will consolidate donor collections, blood processing in FDA-regulated laboratories, administrative offices, conference and training rooms, high-bay garages for mobile blood coaches and vans, and secure general storage. An expanded BBA facility will comply with "ESSENTIAL FACILITY" requirements to withstand climatic and seismic events, and together with on-site emergency power generation, will allow the BBA to remain operational during emergencies. Security features will be included to manage the use of irradiation equipment (designated a hazardous and controlled substance) used during blood processing.

With consolidation of all functions into one new facility, the BBA would be able to free itself from two other currently-leased facilities, such as for the blood mobiles, which are off-site, thus reducing operational expenses.

JUSTIFICATION:

The Blood Bank of Alaska is an integral part of Alaska's medical infrastructure. The BBA has provided blood and blood products to all of Alaska's hospitals since 1962, including Indian Health Service hospitals and military hospitals. We are the only blood collection, processing, and distribution operation in Alaska. We have seen enormous growth since 1962, due to population growth, and moreso, due to the growth in demand for in-state medical services in general.

The new BBA facility will allow us to continue producing blood products, address expanding demand for new blood products, and for new laboratory services such as stem cell drawing and processing. The major economic thrust here is that an expanded blood bank will allow for keeping many more Alaskans in-state for medical treatment, such as cancer treatment. And, by expanding laboratory testing and other services, the BBA will minimize its reliance on entities in the Lower 48 for such services. Lastly, an expanded BBA will ensure full participation under its responsibilities in emergency preparedness and homeland security events.

Project Timeline:

This FY12 request will enact the completion of the site purchase, additional permitting, and the final stages of design. This request will further fund the first phase of construction of the new building's shell and core, provide the steel framework, roof, and complete building enclosure. Use of requested funds would complete building shell in 2012.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Blood Bank of Alaska

Grant Recipient Contact Information:

Name: Jack Williams
 Title: CEO
 Address: 4000 Laurel Street
 Anchorage, Alaska 99508
 Phone Number: (907)222-5603
 Email: jwilliams@bbak.org

Has this project been through a public review process at the local level and is it a community priority? Yes No

Project Budget	FY 2012 Funding Request
Land	
Land Purchase Completion	\$2,555
AE Design	\$1,180
Construction Documents	
Bid Negotiations	
Construction Administration	
Permit Assistance	
FF&E Planning	
Addtl Services: (Budgeting, Planning & Funding Support)	
Project & Construction Management	\$326
Project Management	
CMc Design Phase services	
Site & Building Permits	\$255
Building Permit and Review (Early Construction)	
RoW & Utility	
Special Inspections	
Owner Administration	\$65
Administration & Accounting	
Legal Reviews	
Construction-Final Sitework, Building Core & Shell	\$10,640
Sitework Construction: Grading, Fill, Utilities	
Foundations:	
Joist, Decking, Slab, Structural Steel	
Building Envelope (Exterior Studs, Sheathing, Windows, Siding, Roof)	
Insulation and Vapor Retarder	
Hydroseed, Erosion Control, & Grading	
Temp Heat & Temp Electrical Service	
General Conditions	
Escalation (35) Months @3.5= 10% (Assume NTP 8/11 Comp 12/12: Midpt= 5/12)	
Project Contingency	\$1,502
	Project Cost
	<u><u>\$16,523</u></u>

All values rounded; reference Concept Estimate 8/25/09

Expenditure Description per Grant

FY 2009 Appropriation

State Grant received Fall of 2008 for \$350K . Funds purchased the following services in support of advancing the project:

- Preliminary Planning and Feasibility Study
- Architect & Engineer Concept Design
- Site selection

FY 2011 Appropriation

State Grant received Fall of 2010 for \$4.6M . Funds will have been spent by September, 2011 for the following portions of the project:

- Site selection and site control/purchase
- Site investigation: geotechnical engineering, property & topographic surveys
- Architect/engineer 65% design
- Laboratory equipment planning
- Project Management and Construction Management
- Site construction: grading, fill, retaining structures & utility service extensions
- Site permits

FY 2012 Funding Request

A Grant request for \$16.5M has been submitted to the State for FY 2012 funding. Funds will be spent by November 2012 for the following portions of the project:

- Site purchase completion
- Architect/engineer: 100% design and 50% construction administration
- Project and construction management
- Site construction: hydroseed-erosion control & grading
- Building construction: foundation, steel joists, frame & decking; finished exterior envelope (insulation, sheathing, windows, siding, roof, VR,); temporary heat and electrical service

Subsequent Fundraising

Grants from State and Federal governments and foundations, private fundraising and the sale of the existing Blood Bank building will yield \$27.65M to fund the remaining portions of the project:

- Architect/engineer: construction administration through closeout
- Project and construction management through closeout
- Site construction: final grading, paving & landscaping
- Building construction: interior partitions/doors/finishes; lighting; power; heating; plumbing; lab & non-lab casework, elevator, etc.
- Furnishings and equipment
- Commissioning
- Project close-out
- Move-in

BBA New Consolidated Facility

Allocation of \$ 4.6M Funds FY 2011*	2010-11 Budget
1 Procure Land	
a. Identify candidate sites	25,000
b. Site analysis	
· zoning, sizing, location, cost, etc	50,000
c. Site purchase, negotiations & financing	250,000
d. Phase 1 Environmental (Update)	5,000
2 Design	
a. Site permitting	30,000
· rezone	
b. Site investigation	
· Geotechnical (borings, found. Rec,	40,000
· Surveys (topographic, boundary & Plot Plan)	40,000
c. Concept Redesign	50,000
c. Schematic design (w/ expenses)	535,000
d. Design development (w/ expenses)	795,000
e. Early site package	
· design & documentation	250,000
· construction administration	40,000
3 Construction	
a. Preconstruction	
· schematic design phase	20,000
· design development phase	35,000
b. Early site work (site prep, utilities, foundations)	1,700,000
c. Permits	
· Building (core and shell)	125,000
· Utilities	15,000
· Site (Special Inspections)	15,000
4 Project Management	150,000
5 Project contingency	430,000
	4,600,000

* Assumes site @ Airport Heights & Debarr Road: Tract D-1, Penland Park Subdivision