

Board of Regents
SPECIAL MEETING AGENDA AND MATERIAL
September 24, 2012

Facilities & Land Management Committee Agenda.....	1
UAA Campus Master Plan Amendment for the Engineering Parking Garage and SDA for the UAA Engineering and Industry Building.....	7
UAA Matanuska-Susitna College Master Plan Amendment for the Valley Center for Arts and Learning.....	16
Resolution and SDA for UAF Student Housing and Dining (P3).....	19
UAA Seawolf Sports Arena Status Report.....	49
UAF West Ridge Deferred Maintenance Master Plan Report.....	50
UAF CRCDC and CTC Master Plans.....	62
UAS Campus Master Plan Report.....	63

Agenda
Board of Regents
Special Meeting
Facilities and Land Management Committee
Monday, September 24, 2012, *1:00 p.m. – 3:00 p.m.
1815 Bragaw Street, Room 205
Anchorage, Alaska

**Times for meetings are subject to modifications within the September 24 and September 27-28, 2012 timeframe.*

Committee Members:

Carl Marrs, Committee Chair
Kirk Wickersham, Committee Vice Chair
Dale Anderson

Timothy Brady
Mary K. Hughes
Patricia Jacobson, 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. Approval of the University of Alaska Anchorage Campus Master Plan Amendment for the Engineering Parking Garage**
- B. Schematic Design Approval for the University of Alaska Anchorage Engineering and Industry Building**
- C. Approval of the University of Alaska Anchorage Matanuska-Susitna College Campus Master Plan Amendment for the Valley Center for Arts and Learning**
- D. Approval of Resolution and Schematic Design Approval for the University of Alaska Fairbanks Student Housing and Dining (P3)**

IV. Ongoing Issues

- A. University of Alaska Anchorage Seawolf Sports Arena Status Report**
- B. University of Alaska Fairbanks West Ridge Deferred Maintenance Master Plan Report**
- C. University of Alaska Fairbanks College of Rural and Community Development (CRCDD) and Community and Technical College (CTC) Master Plans Third Reading**
- D. University of Alaska Southeast Campus Master Plan Report**

V. Future Agenda Items

VI. Adjourn

This motion is effective September 24, 2012."

III. Full Board Consent Agenda

- A. Approval of the University of Alaska Anchorage Campus Master Plan Amendment for the Engineering Parking Garage Reference 17

The President recommends that:

MOTION

“The Facilities and Land Management Committee recommends that the Board of Regents approve the campus master plan amendment for the University of Alaska Anchorage Engineering Parking Garage as presented. This amendment will be incorporated into the existing 2004 Campus Master Plan. This motion is effective September 24, 2012.”

POLICY CITATION

In accordance with Regents’ Policy 05.12.030.C.3, a campus plan may be revised or amended from time to time. An amendment to accommodate a proposed specific capital project shall be considered and approved by the board prior to consideration of the proposed capital project.

RATIONALE AND RECOMMENDATION

Reference 16 contains the campus master plan amendment and the Schematic Design Approval documents. Chris Turletes, associate vice chancellor for Facilities and Campus Services, will review the request with members of the committee.

- B. Schematic Design Approval for the University of Alaska Anchorage Engineering and Industry Building Reference 17

The President recommends that:

MOTION

“The Facilities and Land Management Committee recommends that the Board of Regents approve the schematic design approval request for the University of Alaska Anchorage Engineering and Industry Building as presented in compliance with the amended campus master plan, and authorizes the university administration to complete construction bid documents to bid and award a contract within the approved total project cost budget of \$123.2M, and to proceed with project construction not to exceed a Total Project Cost of \$62.6M. This motion is effective September 24, 2012.”

POLICY CITATION

In accordance with Regents’ Policy 05.12.043, Schematic Design Approval (SDA) 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 (F&LMC).

RATIONALE AND RECOMENDATION

Reference 17 contains the campus master plan amendment and the schematic design approval documents. Chris Turletes, associate vice chancellor for Facilities and Campus Services, will review the request with members of the committee.

- C. Approval of the University of Alaska Anchorage Matanuska-Susitna College Campus Master Plan Amendment for the Valley Center for Arts and Learning

Reference 18

The President recommends that:

MOTION

“The Facilities and Land Management Committee recommends that the Board of Regents approve the campus master plan amendment for the University of Alaska Anchorage Matanuska-Susitna College Valley Center for Arts and Learning as presented. This amendment will be incorporated into the existing Campus Facility Master Plan 2010. This motion is effective September 24, 2012.”

POLICY CITATION

In accordance with Regents’ Policy 05.12.030.C.3, a campus plan may be revised or amended from time to time. An amendment to accommodate a proposed specific capital project shall be considered and approved by the board prior to consideration of the proposed capital project.

RATIONALE AND RECOMMENDATION

Reference 18 contains the complete campus master plan amendment request. Chris Turletes, associate vice chancellor for Facilities and Campus Services, will review the request with members of the committee.

- D. Approval of Resolution and Schematic Design Approval for the University of Alaska Fairbanks Student Housing and Dining (P3) Reference 19

The President recommends that:

MOTION

"The Facilities and Land Management Committee recommends that the Board of Regents approve, as presented, the resolution and the schematic design approval request regarding the financing, construction and leasing of the University of Alaska Fairbanks Student Housing and Dining (P3) by Community Properties Alaska, Inc. This motion is effective September 24, 2012."

UAF Wood Center Dining Addition Project Resolution

WHEREAS, pursuant to Revenue Ruling 63-20 of the U.S. Treasury, as amended and updated by Revenue Procedure 82-26 of the U.S. Treasury (the "Revenue Procedure"), bonds issued by a nonprofit corporation organized under the laws of the State of Alaska to finance facilities in the State of Alaska may qualify as tax-exempt obligations upon compliance with the requirements set forth in the Revenue Procedure; and

WHEREAS, Community Properties Alaska, Inc. ("CPA") has been formed as a nonprofit corporation under the laws of the State of Alaska for the purposes of planning, designing, financing, constructing and leasing student dining facilities, together with ancillary improvements, on certain land (the "Land") located at the University of Alaska's (the "University") Fairbanks campus (the "Project"); and WHEREAS, to finance the Project, CPA proposes to issue tax-exempt bonds, to be designated as the "Community Properties Alaska, Inc. Lease Revenue Bonds, Series 2012" (University of Alaska Fairbanks Student Dining Project) (the "Bonds"); and

WHEREAS, CPA proposes to enter into a lease for the Land (the "Land Lease") under which CPA will lease the Land from the University, and a Facilities Lease Agreement (the "Facilities Lease") under which CPA will undertake the Project and lease the Premises (as such term is defined in the Facilities Lease) to the University; and

WHEREAS, the Revenue Procedure requires that, within one year prior to issuance of the Bonds, the University approve the nonprofit corporation and the bonds to be issued and agree to accept title to the Project when the Bonds are retired.

NOW THEREFORE, BE IT RESOLVED that the Board of Regents of the University of Alaska finds that the University's current student dining facility located in Lola Tilly Commons is outdated, inefficient, and located too far from a majority of meal plan participants, particularly freshmen. As the University has expanded and housing has become less centralized, the University has identified a need for a dining facility that is both more centrally located and updated to better serve all members of the campus community. The new facility is to be co-located with food service operations at the existing, centrally located Wood Center, adding new seats, while also relying on the existing seating available in Wood Center. The central location is to provide more convenient access to dining for the University's students, faculty and staff, including students located in the proposed new student housing to be completed in a future phase. The University does not wish to undertake directly the governmental burden associated with development of the Project, and has determined that the proposal by CPA is a desirable means for managing the planning, designing, financing, construction and leasing of the Project; and

BE IT FURTHER RESOLVED that CPA is requested to enter into the Land Lease and undertake the Project, and thereby relieve the University of the governmental burden thereof, that CPA is approved solely for the purposes of issuing the Bonds to finance the Project under the Revenue Procedure, that the issuance of the Bonds by CPA is hereby approved solely for the purposes of the Revenue Procedure and that the University agrees to accept title to the Project financed by the Bonds, including any additions to the Project, when the Bonds are discharged. At such time, title to the Project financed by the Bonds will be transferred to the University at no additional cost, and the Land Lease will be terminated. The Bonds shall not be an obligation of the University, the State of Alaska or any other agency or subdivision of the State of Alaska; and

BE IT FURTHER RESOLVED that, for the purposes of planning, designing, financing, constructing and leasing the Project, the University shall enter into the Land Lease and Facilities Lease. The President of the University or his designee is hereby authorized to execute the Land Lease, Facilities Lease and any other documents necessary to provide continuing disclosure or closing certificates on behalf of the University in the form he or his designee approves. The total Base Rent payments due each year under the Facilities Lease shall not exceed the annual amount of \$1,600,000 and shall be determined and added as an exhibit to the Facilities Lease in connection with the issuance and sale of the Bonds. The Project is approved as generally described in the Facilities Lease, and no additional process is required to secure entitlements for use of the Land for the Project; and

BE IT FURTHER RESOLVED that this resolution be incorporated into the official minutes of the September 27-28, 2012, meeting of the Board of Regents.

RATIONALE AND RECOMENDATION

Reference 19 contains the supporting documents for the project. Chancellor Rogers will review the request with members of the committee.

IV. Ongoing Issues

- A. University of Alaska Anchorage Seawolf Sports Arena Status Report Reference 20

Chris Turletes, associate vice chancellor for Facilities and Campus Services, will present a report on the status of the UAA Seawolf Sports Arena construction. This is an information and discussion item; no action is required.

- B. University of Alaska Fairbanks West Ridge Deferred Maintenance Master Plan Report Reference 21

Scott Bell, associate vice chancellor for Facilities Services, will answer any questions about the report on the UAF West Ridge Deferred Maintenance Master Plan. This is an information and discussion item; no action is required.

- C. University of Alaska Fairbanks College of Rural and Community Development (CRCDC) and Community and Technical College (CTC) Master Plans Third Reading

Scott Bell, associate vice chancellor for Facilities Services, will present a review of the UAF CRCDC and CTC Master Plans. This is an information and discussion item; no action is required. Reference 22

PDF versions of the documents are available at the following link:
<http://webshare.alaska.edu/2012MasterPlan/Final>

- D. University of Alaska Southeast Campus Master Plan Report Reference 23

Chancellor Pugh and Keith Gerken, director of Facilities Services, will present a report on the status of the UAS Campus Master Plan. This is an information and discussion item; no action is required.

V. Future Agenda Items

VI. Adjourn



CAMPUS MASTER PLAN AMENDMENT and SCHEMATIC DESIGN APPROVAL

Name of Project: UAA Engineering and Industry Building
Project Type: NC, R&R
Location of Project: UAA, Main Campus, Engineering Building, AS162, Anchorage, AK
Project Number: 08-0024
Date of Request: August 21, 2012

Total Project Cost:	\$ 123,200,000	
Approval Required:	Full Board	
Prior Approvals:	Preliminary Administrative Approval	November, 2010
	Formal Project Approval	February 18, 2011

A Campus Master Plan Amendment (CMPA) is required when the development of a Capital Project deviates from the existing Campus Master Plan. An amendment to accommodate a proposed specific capital project shall be considered and approved by the board prior to consideration of the proposed capital project.

A Schematic Design Approval (SDA) is required for all Capital Projects with a Total Project Cost in excess of \$250,000.

SDA 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. Unless otherwise designated by the approval authority or a material change in the project is subsequently identified, SDA also represents approval of the proposed cost of the next phases of the project and authorization to complete the design development process, to bid and award a contract within the approved budget, and to proceed to completion of project construction. Provided however, if a material change in the project is subsequently identified, such change will be subject to the approval process.

Actions Requested

“The Facilities and Land Management Committee recommends that the Board of Regents approve the Campus Master Plan Amendment for the University of Alaska Anchorage Engineering Parking Garage as presented. This amendment will be incorporated in the existing 2004 Campus Master Plan. This motion is effective September 24, 2012.”

“The Facilities and Land Management Committee recommends that the Board of Regents approve the Schematic Design Approval request for the University of Alaska Anchorage Engineering and Industries Building project as presented in compliance with the amended campus master plan, and authorizes the University administration to complete construction bid documents to bid and award

a contract within the Total Project Cost budget of \$123.2 million, and to proceed with project construction not to exceed a Total Project Cost of \$62.6 million. This motion is effective September 27, 2012.”

Project Abstract

The project consists of three major components: 1) construction of the new four story, 75,000 gsf Engineering and Industry Building located on Providence Drive, in the UAA South Parking lot, 2) renovation of the existing three story, 40,000 gsf School of Engineering Building and 3) construction of a multi-story structured parking facility with approximately 500 parking spaces. Sub-components of the parking structure include construction of a temporary parking lot to accommodate displaced parking during construction and Mallard Drive realignment.

The Campus Master Plan Amendment request was presented to the FLMC at the June 7, 2012 BOR Meeting. Following the presentation by UAA representatives, the FLMC recommended and the full Board approved the following substitute motion allowing UAA to proceed with the design pending full SDA approval:

“The Board of Regents approves an amendment to the University of Alaska Anchorage Campus Master Plan to indicate the general location of a new parking structure north of the engineering building, only, and not any other elements of the campus master plan as related to that structure. This motion effective June 8, 2012.”

The Schematic Design Approval request was presented to the FLMC at the June 7, 2012 BOR Meeting. Following the presentation by UAA representatives, the FLMC recommended and the full Board approved the following substitute motion allowing UAA to proceed with the design pending full SDA approval:

“The Board of Regents approves partial Schematic Design Approval for the new University of Alaska Anchorage Engineering and Industry Building, the backfill of the existing engineering building, and a new parking structure to serve those buildings to be located north of the engineering building, allowing the administration to move forward with planning and design, at a total project cost not to exceed \$123,200,000. This partial approval does not cover the following issues: (1) circulation, landscaping, screening and other exterior uses associated with the Engineering and Industry Building; (2) the exact location, circulation, ingress and egress for the parking structure; and (3) the exterior materials and finishes on all three buildings. The Facilities and Land Management Committee will review the above issues, and recommend action to the full board, at the September 2012 meeting. This motion effective June 8, 2012.”

RATIONALE AND REASONING

The following information is provided in response to the issues raised by the Board of Regents at the September 2012 meeting:

- 1) Circulation, landscaping, screening and other exterior uses associated with the Engineering and Industry Building; (*Specific concerns were how UAA planned to screen the “dirty yard” on the north side of the new building from view and how we planned to improve the appearance of the large amount of concrete and asphalt areas.*)

Response:

The ‘dirty yard’ is sited with a generous landscape buffer on the north, west and east sides. The planting palette will provides both visual screening in all seasons and visual interest with a natural

layout. In addition to landscaping screening, the yard will be screened visually and for security by a ten foot high metal fence.

- 2) The exact location, circulation, ingress and egress for the parking structure; (*Specific concerns were having access and egress to the new Parking Garage limited to an access drive from Mallard Road. UAA was asked to discuss with MOA the possibility of alternate access or egress to the new Parking Garage directly from UAA Drive. The committee was also concerned about having a single ramp between floors for two-way traffic within the parking garage and asked UAA to investigate the possibility of adding additional ramps to provide one-way traffic up and down.*)

Response:

Our initial layout for the garage focused on whether a single access location on Mallard Drive would provide for the best long term operations for the future users of the garage. A single access for the parking garage provides the following benefits over multiple access locations:

- Simplifies the signing required to direct users into and out of the garage
- More efficient layout of parking spaces and smaller size of the garage
- Lower cost of the parking garage
- Provides better security for the garage
- Similar operations to the south central parking garage near the Consortium Library

The determination of the number and location of access points for the proposed parking is based upon a number of factors including the following:

- Volume and flow of traffic on public roadways adjacent to the parking garage site
- functionality and design of the parking garage
- physical and natural site constraints
- cost of the parking garage
- security for the garage users
- familiarity of users with garage location and operations

While we are not aware of any specific MOA code restrictions for providing access along arterial roadways, it has been the Municipality of Anchorage's (MOA) preference and practice to have all access points for new parking garages and surface lots within the UMED District located along either a collector street, local street, or private roadway frontages. In the early planning stages for the proposed parking garage associated with the SOE building, MOA traffic staff indicated their desire to have the only access for the new garage along Mallard Lane and not UAA Drive. The major concerns with direct access on UAA Drive were disruption to the quality of traffic flow and increased conflicts between adjacent driveway operations which would result in increased potential crash exposure.

A parking garage option with one-way ramps was investigated but not recommended as it required a larger garage footprint for the same number of parking spaces due to more surface area devoted to vehicle circulation. The larger area for one way circulation is necessary to account for clearance distance required for vehicle turning movements. The larger footprint created the need for mitigation in the wetland areas and resulted in higher construction costs.

- 3) The exterior materials and finishes on all three buildings.

- (a) *(Specific concerns were that the new Engineering Building will be a prominent structure along Providence Drive and the committee would like to see a rendering showing how the exterior of the building will be finished and how compatible the finishes will be with surrounding structures.)*

Response:

The exterior of the new Engineering Building is envisioned to have a stone tile cladding on the first floor creating a visually solid base with the stair wells at each end clad in the same material with windows, visually “anchoring” each end of the building and providing a visual expression of the interior circulation. The second through fourth floors will be clad in smooth metal panels offering a durable finish and a clean look. The glazing and fenestration of the building will be high efficiency insulated glazing in a clear aluminum framing system. The overall building massing and material selection is intended to be respectful of and compatible with the Health Sciences building across the street while retaining a unique identity for the School of Engineering. The visual compatibility of the two buildings will be reinforced when, in the future phase of Heath Sciences, the pedestrian bridge across Providence Drive is constructed, physically tying the two buildings together.

- (b) *(The Committee also wanted to see a rendering illustrating an improved screening plan for the north side of the new parking garage that will become the first UAA building to be seen by traffic travelling south on UAA Drive. They would like to see other options to the diagonal stripes that were shown on the screening in the initial presentation.)*

Response:

We are proposing the installation of a UAA Monument sign at the corner of the realigned Mallard Lane. This will announce the campus to individuals approaching from the North along UAA Drive. The Garage structure is sited 325’ south of Mallard Lane leaving adequate site available for a future campus building. The Garage ground level deck is eight feet below UAA drive and set back from the roadway allowing for landscaping between the road and the Garage. Lowering the site with respect to the road bed and setting the structure back from the edge of the road reduces the visual mass of the structure from the perspective of the travelers on UAA Drive. The Garage elevations consist of approximately three foot wide horizontal concrete bands (structural support and wheel stop) at each floor line with a powder coated steel railing system from the top of the wheel stop to about four feet from the deck line. The railing system incorporates solid panels for headlight cutoffs, reducing the impact of the structure on adjacent buildings and for safety of vehicles traveling along UAA Drive. The north east corner of the garage will have a UAA logo sign visible from UAA Drive. The south side of the garage is where the primary pedestrian access point to and from campus is located. The small access structure will house a stair and elevator tower serving all levels of the garage and the enclosed bridge (spine) connecting the garage to the Existing Engineering Building (at the second floor) and the rest of campus. This structure also houses an interior/exterior shelter for a shuttle stop and bicycle parking. This location is also where the UAA bicycle trail system crosses between the Existing Building and the Garage. The Access Structure and Bridge will be finished in metal panels and glazing systems compatible with the proposed upgrades to the Existing Engineering Building. The Access Structure and Bridge are heated and ventilated for the comfort of the users.

- (c) *(The committee would also like to know what will be done with the exterior finishes of the existing Engineering building.)*

Response:

The upgrades to the exterior of the Existing Engineering Building will involve the replacement of the existing windows and exterior metal panels. It is the designer's intent that the new glazing and metal cladding systems will match the New Engineering Building finishes. This will provide some visual continuity for the School of Engineering and the UAA Campus.

Variance Report, Project Delivery Method, Proposed Total Project Cost & Funding Source, Estimated Annual Maintenance and Operating Costs, Consultants, Other Cost Considerations, Backfill Plan, Schedule for Completion, Procurement Method, and Affirmation remain as approved at the June 2012 BOR Meeting.

Supporting Documents

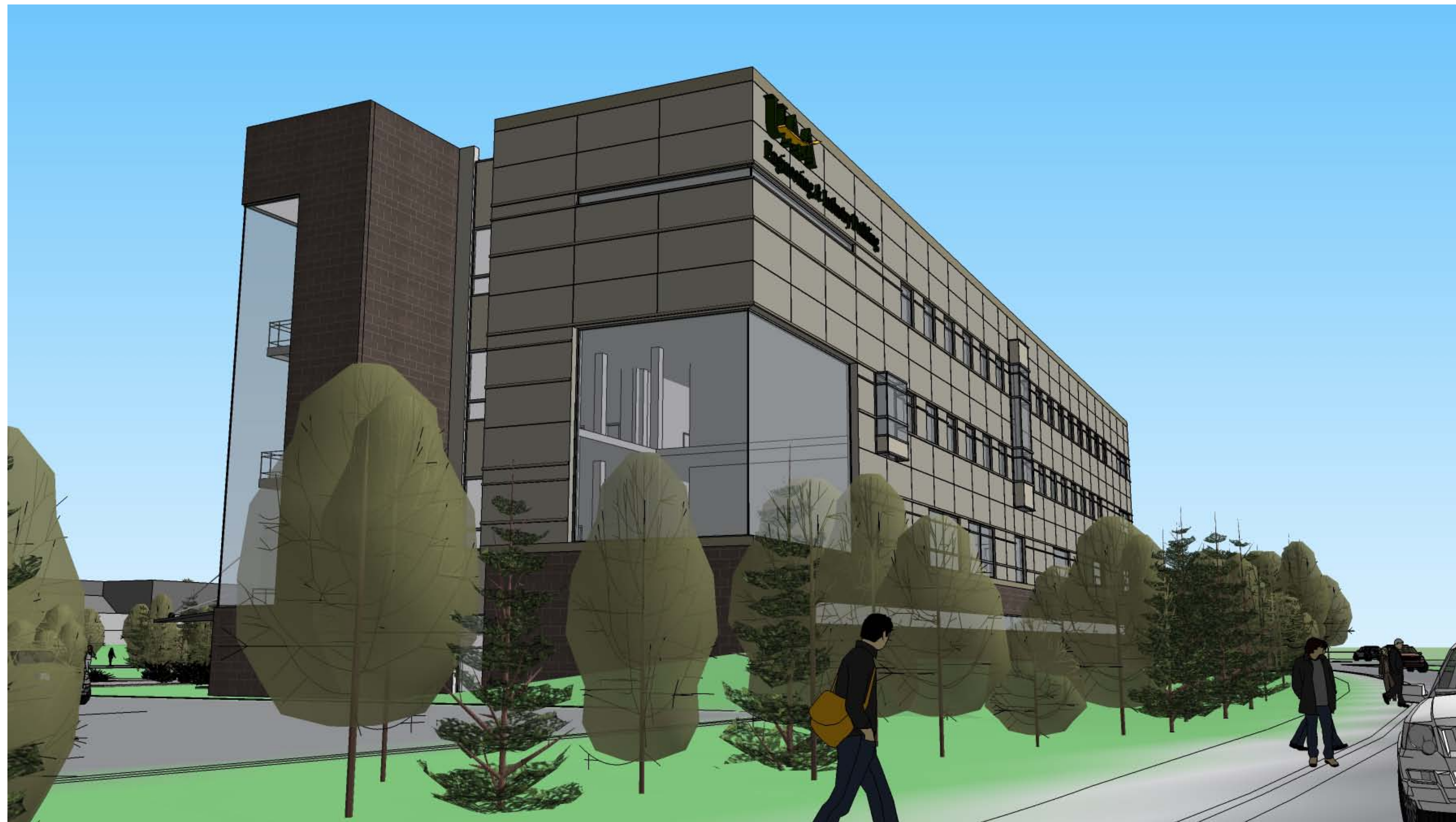
Renderings



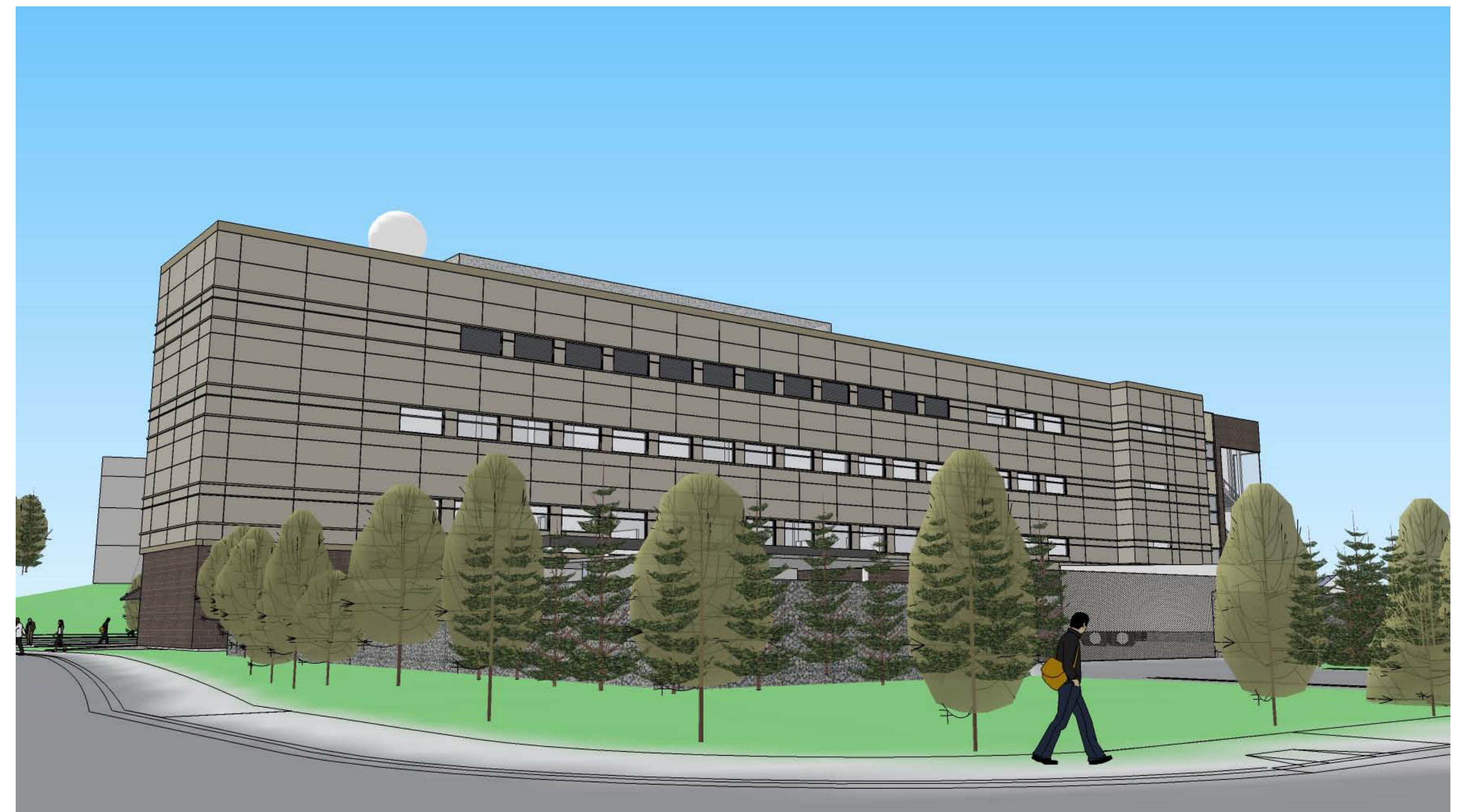
LOOKING NORTH EAST FROM PROVIDENCE DRIVE



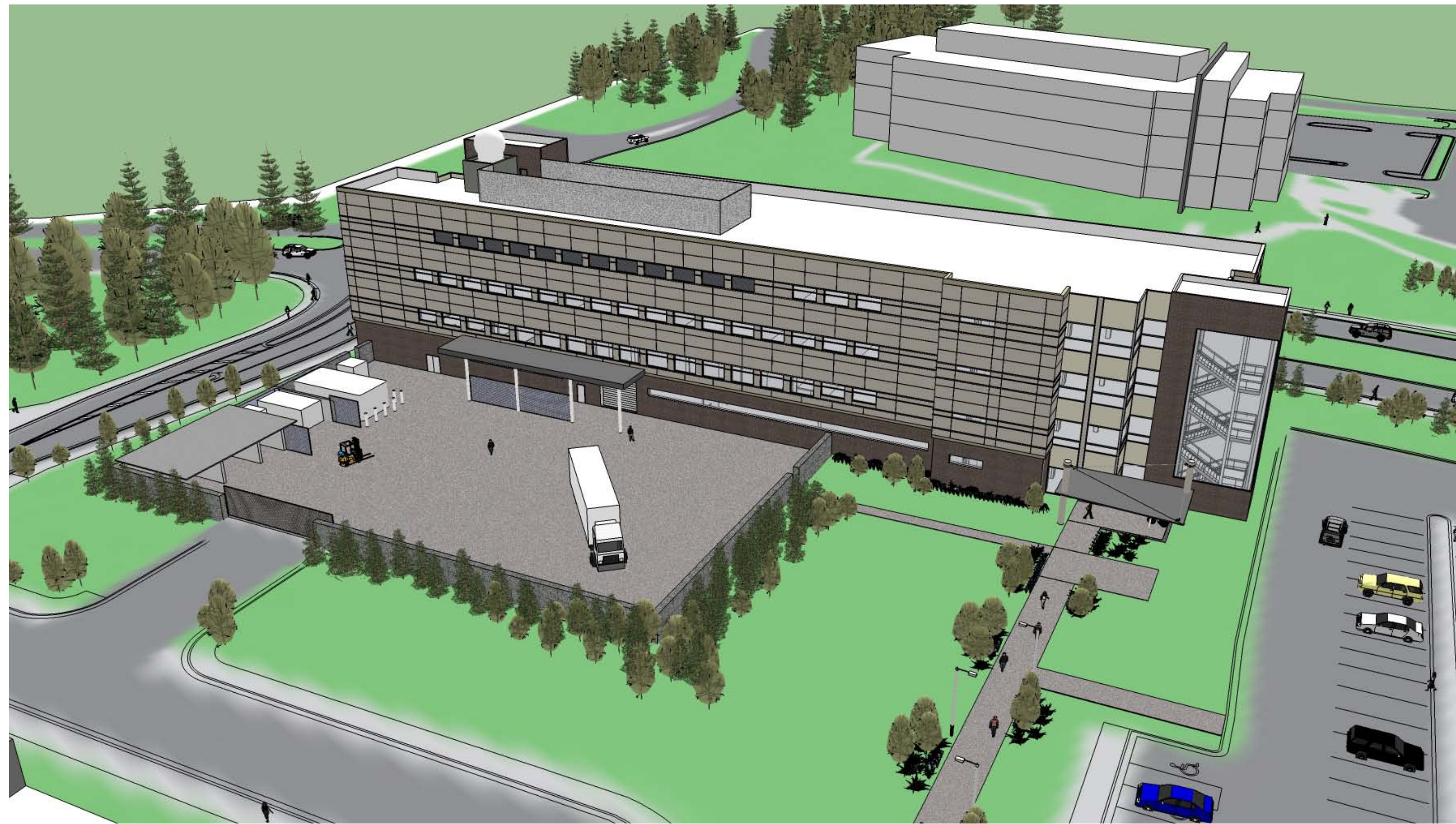
AERIAL VIEW LOOKING NORTH WEST FROM ACROSS PROVIDENCE DRIVE



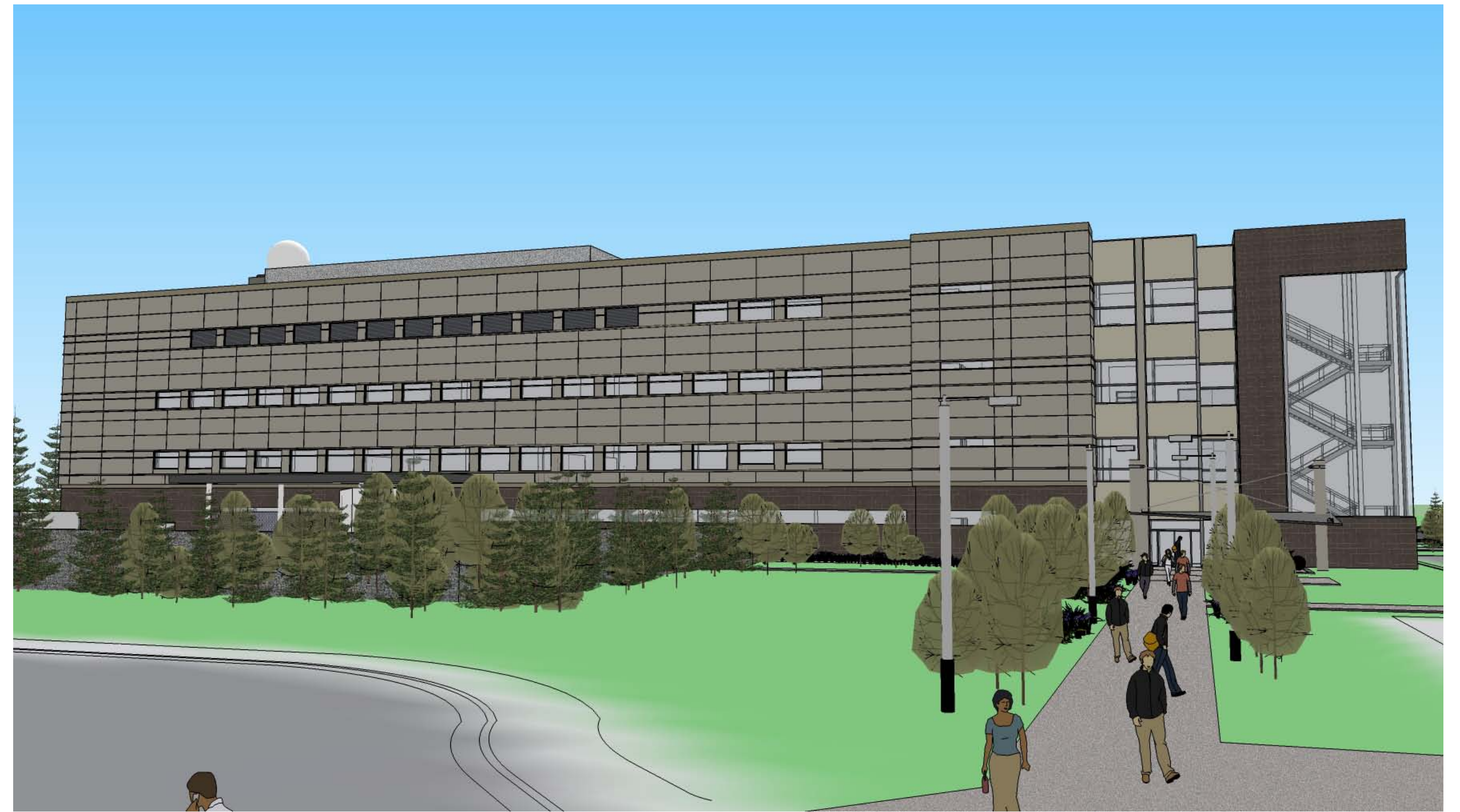
SIDEWALK VIEW WALKING WEST TO EAST ALONG PROVIDENCE DRIVE



VIEW FROM ANSEP BUILDING TO NORTH ELEVATION



ARIAL VIEW LOOKING SOUTH EAST



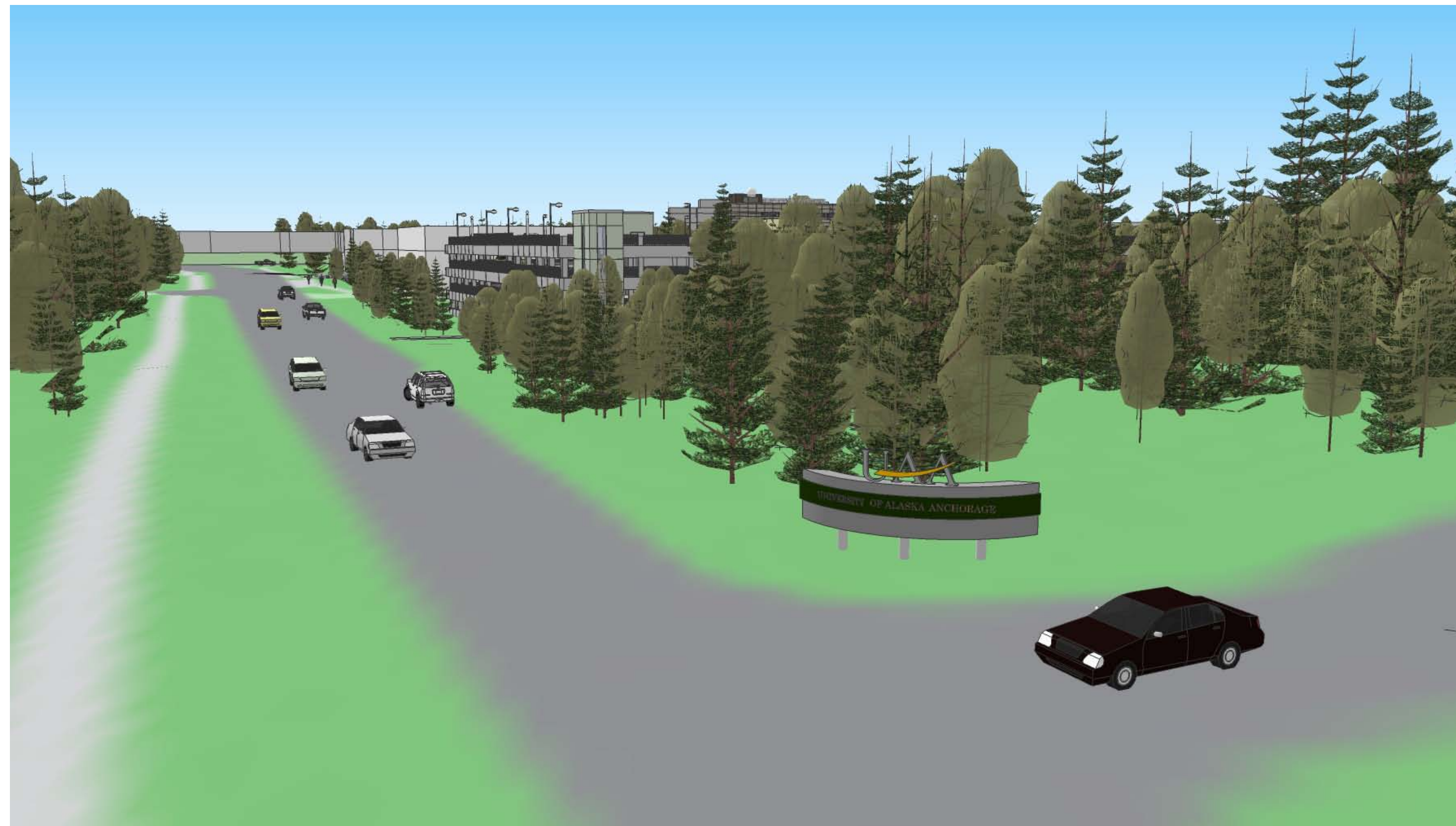
VIEW FROM BOOKSTORE LOOKING AT MAIN ENTRY AND NORTH ELEVATION



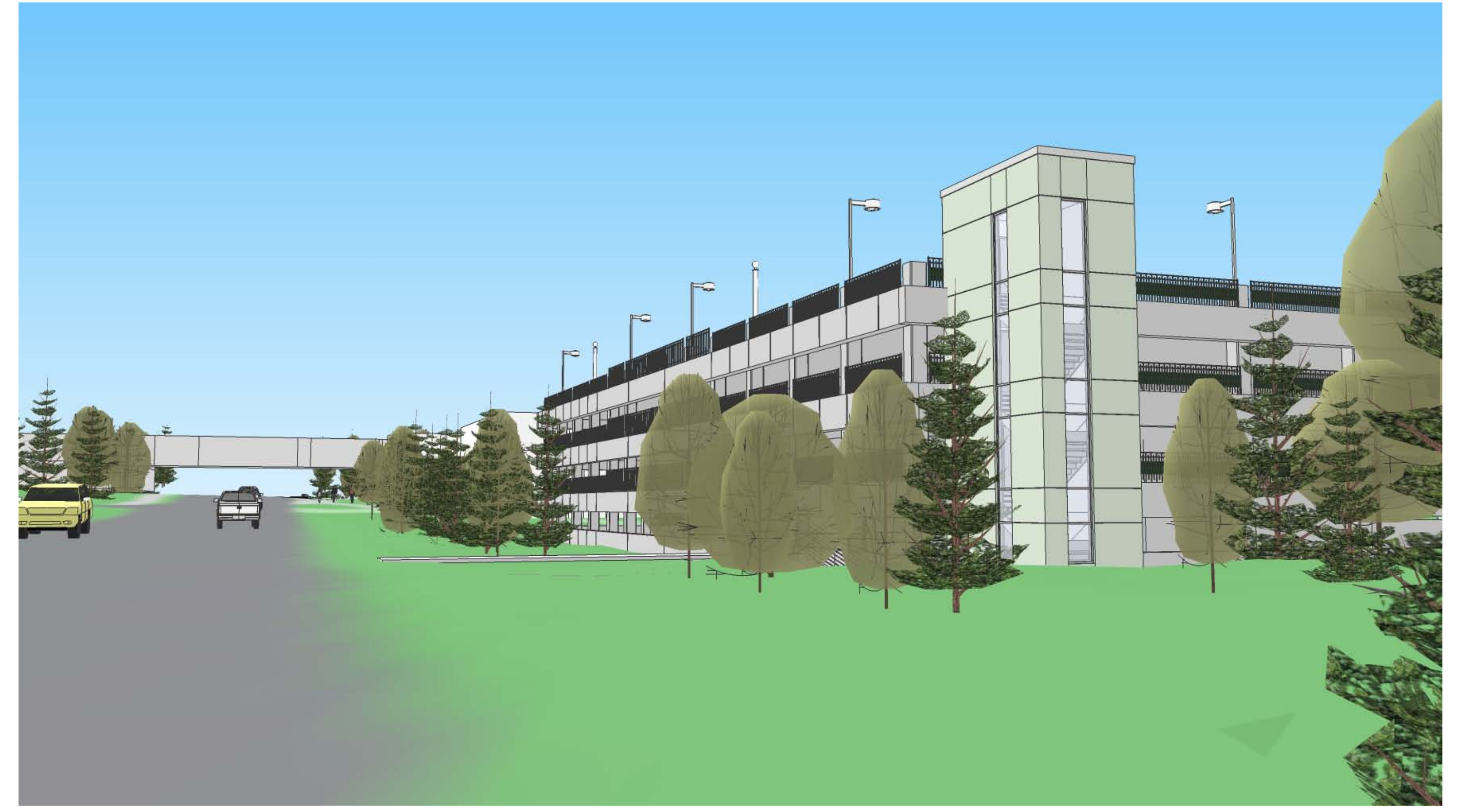
VIEW LOOKING NORTH WEST FROM ACROSS PROVIDENCE DRIVE



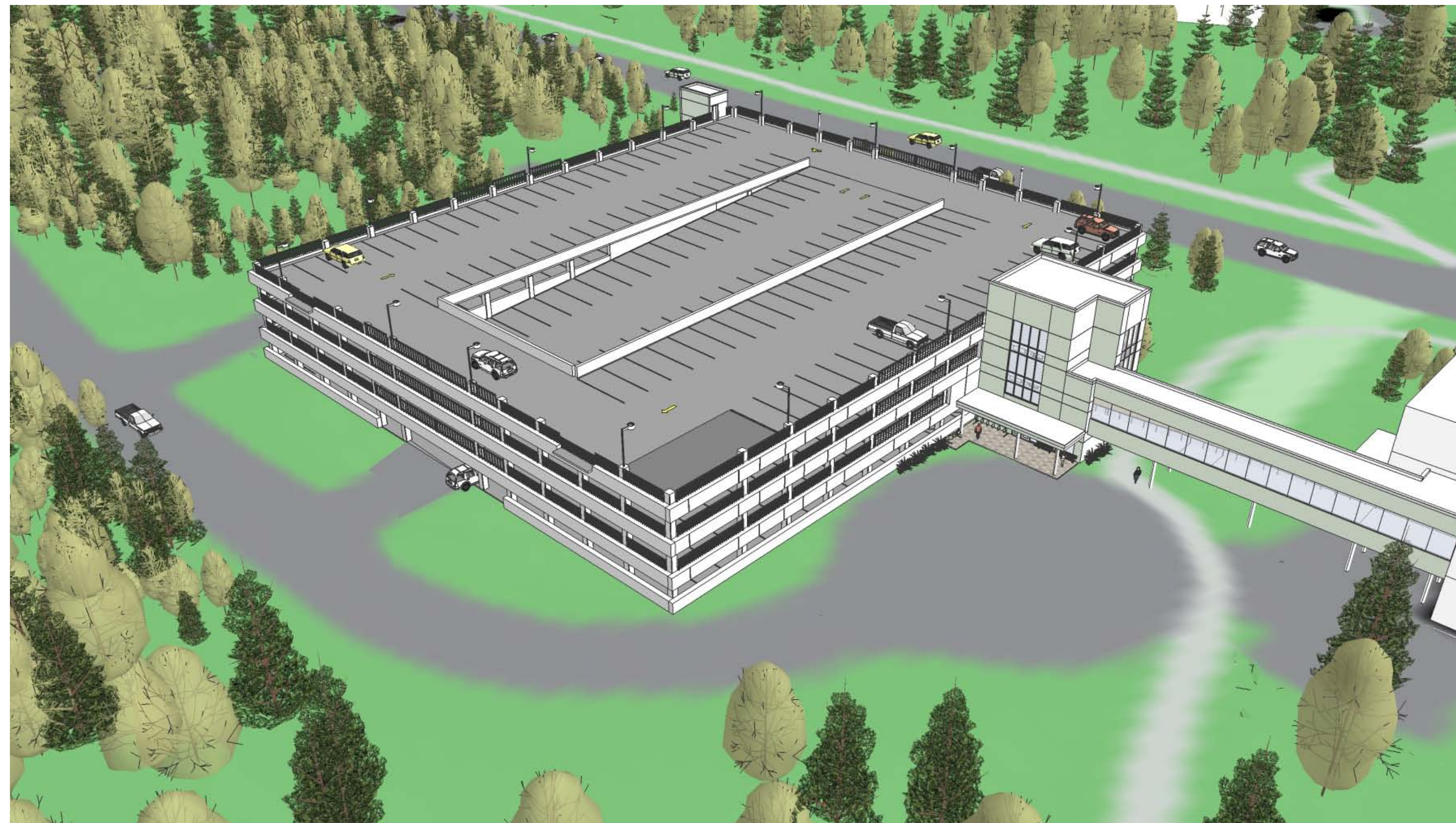
MAIN ENTRY NORTH SIDE OF BUILDING



VIEW AT NEW INTERSECTION OF MALLARD LANE & UAA DRIVE



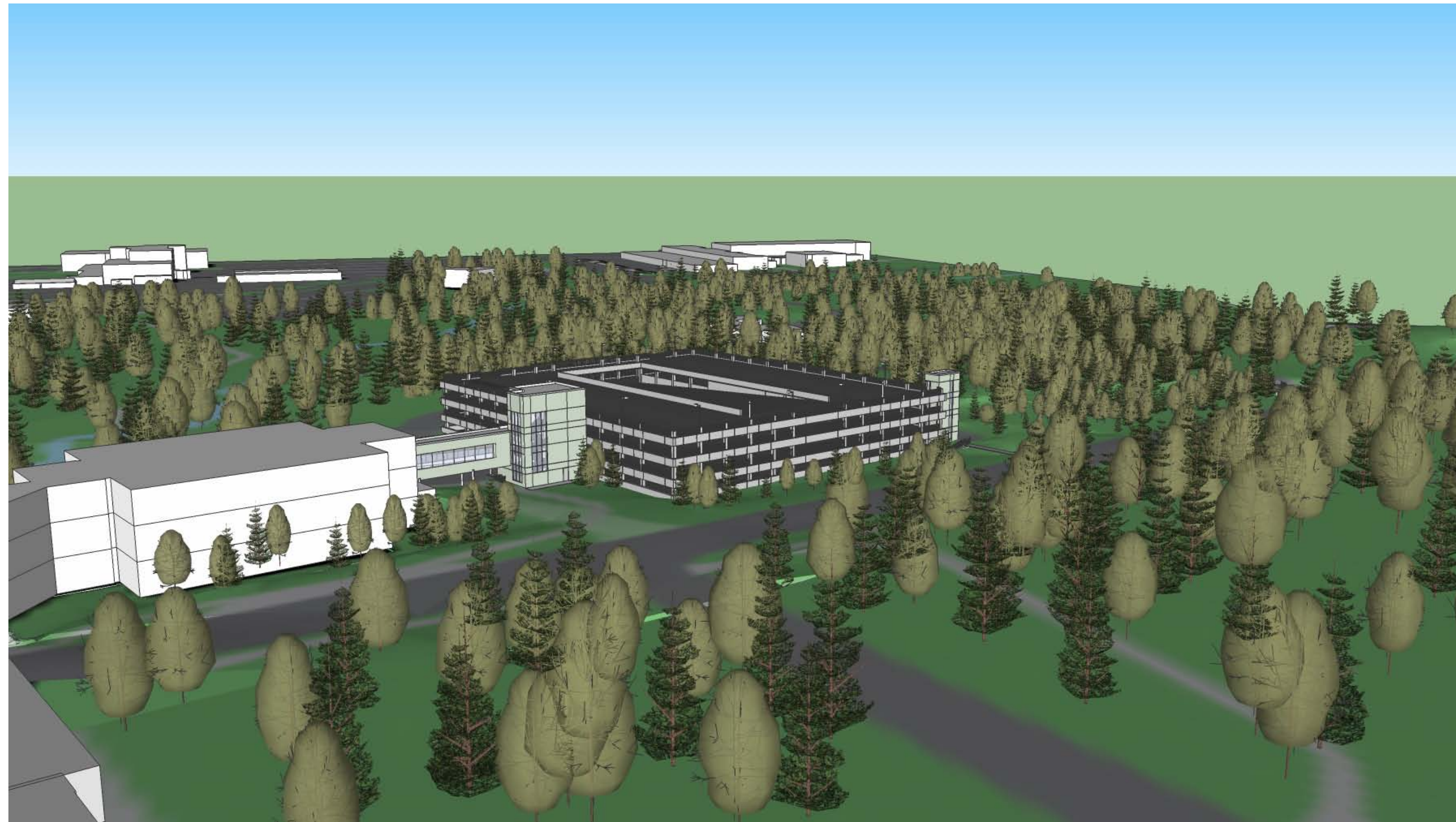
VIEW DRIVING SOUTH ON UAA DRIVE



AERIAL LOOKING NORTHEAST AT BUS STOP TURN AROUND



VIEW OF BUS STOP ENTRY



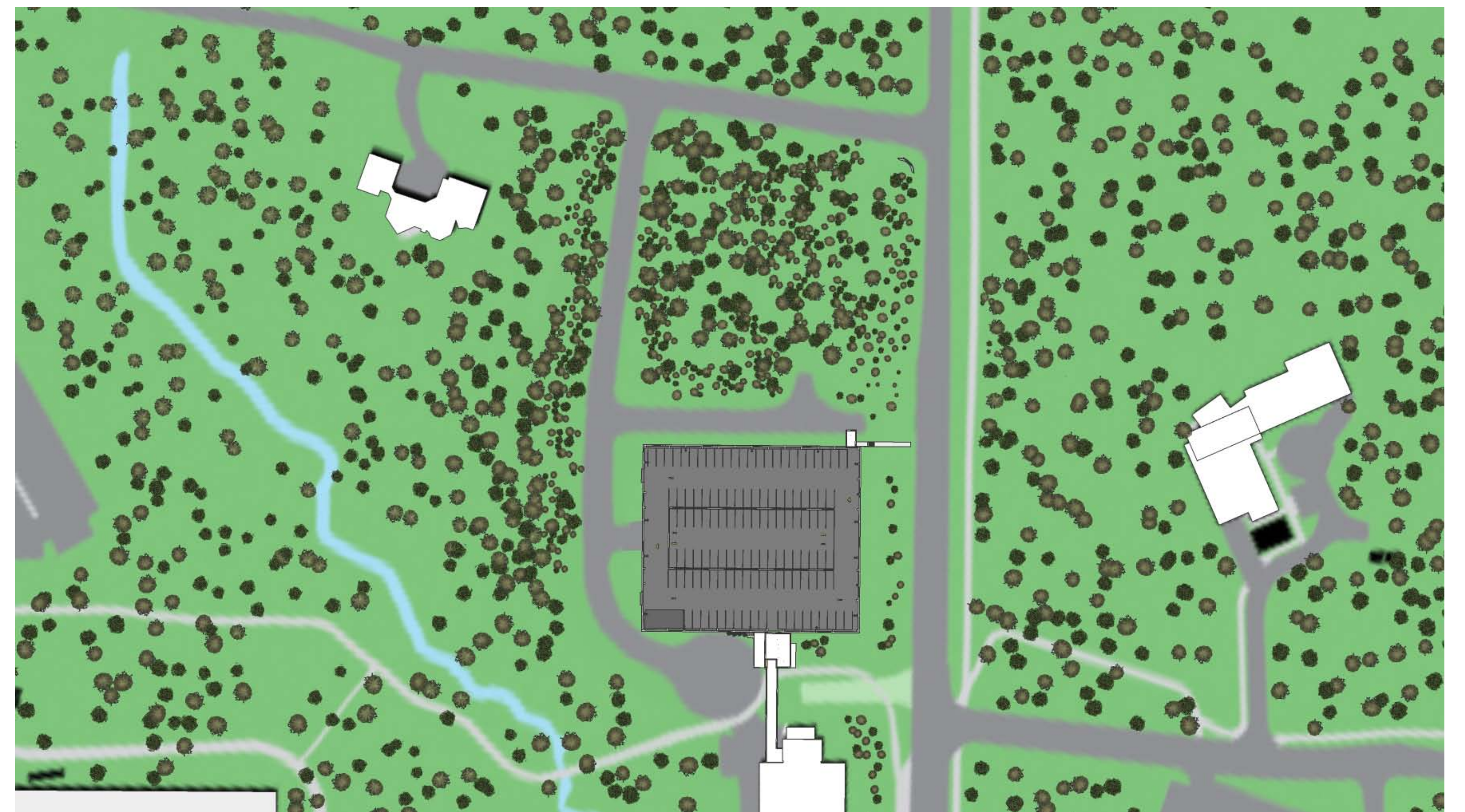
AERIAL VIEW LOOKING NORTHWEST



VIEW DRIVING NORTH ON UAA DRIVE



PEDESTRIAN VIEW FROM UAA DRIVE TO BUS STOP



SITE PLAN

University of Alaska Anchorage Campus Master Plan Amendment for the MSC Valley Center
for Arts and Learning

The President recommends that:

MOTION

“The Facilities and Land Management Committee recommends that the Board of Regents approve the Campus Master Plan Amendment request for the University of Alaska Anchorage Matanuska-Susitna College Valley Center for Arts and Learning as presented. This amendment will be incorporated in the existing Campus Facility Master Plan 2010. This motion is effective September 24, 2012.”

POLICY CITATION

In accordance with Regents’ Policy 05.12.030.C.3, a campus plan may be revised or amended from time to time. An amendment to accommodate a proposed specific capital project shall be considered and approved by the board prior to consideration of the proposed capital project.

1. Purpose

Significant changes have occurred at the Matanuska Susitna campus since the Matanuska-Susitna Campus Master Plan was drafted in 2008 and adopted in 2010. The new Trunk Road Realignment by the State of Alaska Department of Transportation was completed in 2011. The City of Palmer has installed a water main and road which has created a north entrance to the campus. The site and design for the Matanuska-Susitna Valley Center for Arts and Learning (MSC VCAL) building received Schematic Design Approval by the Board of Regents at its June 8, 2012 meeting.

The purpose of this master plan amendment is to address the MSC VCAL siting and parking at the Matanuska-Susitna campus which is impacted by the MSC VCAL site selection and the needs of that building. Although the 2010 Campus Master Plan identified a potential site for the MSC VCAL, the proposed building was projected to be substantially larger and included space that was excluded due to the lesser amount of funding. The proposed future parking noted in the master plan is unsuitable for cost effective construction due to the steep ravine.

2. Site Considerations

The MSC campus is situated on a ridge with steep slopes and significant valleys to the north and south. A depression of twenty five feet separates the main grouping of buildings from Snodgrass Hall, see Figure 1. Areas considered as potential sites for the MSC VCAL building project were reviewed by the design team for proximity to current buildings, current and future utility locations, future buildings, proximity to a new and suitable septic field, access to students, traffic burden upon the campus and avoidance of costly steep terrain.



Figure 1 MSC prior to Trunk Road realignment

3. Description

The current master plan describes parking as adequate with a total of approximately 360 vehicles. Currently the parking lots are fully utilized at peak times and parking will be inadequate when the MSC VCAL facility opens.

The MSC VCAL site eliminates 122 existing parking spaces from the main parking lot. The reconfigured parking adjacent to the building will result in 101 parking spaces, a loss of 21 spaces. A new parking lot sited a short distance from the new facility will create 111 parking spaces, a net increase of 90 spaces. See Figure 2.



The approved MSC VCAL building location saves the University the cost associated with a massive cut and fill project to correct for the ravine slope. The new road and north entrance, College Loop Road, can now serve as an easy means of egress from the MSC VCAL site minimizing pedestrian vehicle conflicts. A new parking lot created along the new loop road will increase parking on campus and address the need created by the MSC VCAL building.

This amendment meets the requirements of Regents Policy 05.12.030.B regarding the general location of new or upgraded infrastructure, including roads, parking, pedestrian circulation, transit circulation and utilities.



PROJECT RESOLUTION AND SCHEMATIC DESIGN APPROVAL

Name of Project: *UAF Campus Wide Housing and Dining Facility*
Project Type: *New Construction and Renovations*
Location of Project: *UAF, Fairbanks Campus, Fairbanks*
Project Number: *2011130 CWHHD*
Date of Request: *August 30, 2012*

Total Project Cost:	\$ 1.5-1.6 M per year	
Approval Required:	Full Board	
Prior Approvals:	Preliminary Administrative Approval	02/28/2011
	Formal Project Approval	06/03/2011
	Revised Formal Project Approval	06/07/2012

Action Requested

"The Facilities and Land Management Committee recommends that the Board of Regents approve as presented, the resolution and the schematic design approval regarding the financing, construction and leasing of University of Alaska Fairbanks Student Housing and Dining (P3) by Community Properties Alaska, Inc. This motion is effective September 24, 2012."

UAF Wood Center Dining Addition Project Resolution

WHEREAS, pursuant to Revenue Ruling 63-20 of the U.S. Treasury, as amended and updated by Revenue Procedure 82-26 of the U.S. Treasury (the "Revenue Procedure"), bonds issued by a nonprofit corporation organized under the laws of the State of Alaska to finance facilities in the State of Alaska may qualify as tax-exempt obligations upon compliance with the requirements set forth in the Revenue Procedure; and

WHEREAS, Community Properties Alaska, Inc. ("CPA") has been formed as a nonprofit corporation under the laws of the State of Alaska for the purposes of planning, designing, financing, constructing and leasing student dining facilities, together with ancillary improvements, on certain land (the "Land") located at the University of Alaska's (the "University") Fairbanks campus (the "Project"); and

WHEREAS, to finance the Project, CPA proposes to issue tax-exempt bonds, to be designated as the "Community Properties Alaska, Inc. Lease Revenue Bonds, Series 2012" (University of Alaska Fairbanks Student Dining Project) (the "Bonds"); and

WHEREAS, CPA proposes to enter into a lease for the Land (the "Land Lease") under which CPA will lease the Land from the University, and a Facilities Lease Agreement (the "Facilities Lease") under which CPA will undertake the Project and lease the Premises (as such term is defined in the Facilities Lease) to the University; and

WHEREAS, the Revenue Procedure requires that, within one year prior to issuance of the Bonds, the University approve the nonprofit corporation and the bonds to be issued and agree to accept title to the Project when the Bonds are retired.

NOW THEREFORE, BE IT RESOLVED that the Board of Regents of the University of Alaska finds that the University's current student dining facility located in Lola Tilly Commons is outdated, inefficient, and located too far from a majority of meal plan participants, particularly freshmen. As the University has expanded and housing has become less centralized, the University has identified a need for a dining facility that is both more centrally located and updated to better serve all members of the campus community. The new facility is to be co-located with food service operations at the existing, centrally located Wood Center, adding new seats, while also relying on the existing seating available in Wood Center. The central location is to provide more convenient access to dining for the University's students, faculty and staff, including students located in the proposed new student housing to be completed in a future phase. The University does not wish to undertake directly the governmental burden associated with development of the Project, and has determined that the proposal by CPA is a desirable means for managing the planning, designing, financing, construction and leasing of the Project; and

BE IT FURTHER RESOLVED that CPA is requested to enter into the Land Lease and undertake the Project, and thereby relieve the University of the governmental burden thereof, that CPA is approved solely for the purposes of issuing the Bonds to finance the Project under the Revenue Procedure, that the issuance of the Bonds by CPA is hereby approved solely for the purposes of the Revenue Procedure and that the University agrees to accept title to the Project financed by the Bonds, including any additions to the Project, when the Bonds are discharged. At such time, title to the Project financed by the Bonds will be transferred to the University at no additional cost, and the Land Lease will be terminated. The Bonds shall not be an obligation of the University, the State of Alaska or any other agency or subdivision of the State of Alaska; and

BE IT FURTHER RESOLVED that, for the purposes of planning, designing, financing, constructing and leasing the Project, the University shall enter into the Land Lease and Facilities Lease. The President of the University or his designee is hereby authorized to execute the Land Lease, Facilities Lease and any other documents necessary to provide continuing disclosure or closing certificates on behalf of the University in the form he or his designee approves. The total Base Rent payments due each year under the Facilities Lease shall not exceed the annual amount of \$1,600,000 and shall be determined and added as an exhibit to the Facilities Lease in connection with the issuance and sale of the Bonds. The Project is approved as generally described in the Facilities Lease, and no additional process is required to secure entitlements for use of the Land for the Project; and

BE IT FURTHER RESOLVED that this resolution be incorporated into the official minutes of the September 27-28, 2012, meeting of the Board of Regents.

Project Abstract

The project is a Public Private Partnership to build a dining addition adjacent to the Wood Center as a replacement for the aged and outmoded Lola Tilly Commons dining facility.

RATIONALE AND REASONING

This Rationale and Reasoning was first submitted to the Board of Regents in June 2011. Some of the dates have slipped but the overall roadmap remains as first submitted.

For the long term, UAF has scoped a 3-phase plan to transform the UAF student life experience. The concept addresses many of the goals of UAF's 2005 Campus Life Master Plan (CLMP) and is consistent

with UAF's 2010 Campus Master Plan (2010CMP). Goals of UAF's 2005 CLMP include improving Wood Center, Constitution Hall, dining services, housing, and recreation facilities. The improvements have a significant positive impact on student recruitment and retention. It is also important to note that this plan is integral to UAF's renewal, replacement, and deferred maintenance priorities.

Phase One

- A Public Private Partnership to construct a dining facility replacement to improve both recruitment and retention. Food service vendor financing may also be available;
- A Public Private Partnership to construct up to 250 beds in suite style housing for upper division and graduate students to improve retention and on-campus participation with an option to build faculty and post doctoral units; and,
- Student- and donor-funded outdoor recreation facilities.

Phase Two

- An auxiliary-, donor- and partner-funded research demonstration of sustainable housing to improve applied programs and recruitment;
- A vendor- and state DM/R&R-funded repurposing of the old dining facility (Lola Tilly) to serve as UAF's student welcome center and bookstore;
- A UAF one-time reallocation and state DM/R&R-funded repurposing of Constitution Hall for student clubs;

Phase Three

- Auxiliary, state DM/R&R, and partner-funded new dorms and housing in conjunction with demolition and repurposing of aged dorms.

Housing Needs:

The long-term plan for housing through a phased approach is to increase on-campus housing by 500 beds while dramatically changing the type of units available to students. The plan includes adding 500 suite style units and 400 single occupancy dorm/living learning community units with common space and bathrooms shared among a few rooms. After an adequate number of new beds are available, UAF will demolish or repurpose 400 double occupancy dorm units in the oldest facilities. The ultimate mix of single dorm and suite style single occupancy units will be influenced by the financial terms and the success of the P3 RFP. The first RFP will focus on suite style housing for upper-level and graduate students, the market with the greatest potential for additional on-campus participation. Exact layout and organization of the units will be determined in the development process with input from students, administration and the housing consultants. The table below provides UAF's current and proposed housing inventory:

Single Student Housing:

	Current Beds		Planned Beds	
Traditional Dorms (double)	904	61%	504	26%
Dorms (single)	246	17%	646	33%
Suite Style (double)	284	19%	284	14 %
Suite Style (single)	37	3%	537	27%

TOTAL	1,471	1,971
-------	-------	-------

*Occupancy as used including the renovated Skarland Hall

Family Housing:

There are 174 family housing units on campus. Each RFP will include an option for developers to include family units. As family units are added, older family units will be removed consistent with the 2010CMP. Faculty and family housing units strengthen the UAF campus environment; however, they carry a lower priority when evaluating subsidy.

Dining Need:

The current facility is outdated, inefficient, and located too far from a majority of meal plan participants (i.e. the freshmen). In addition, the current dining facility has more than \$11 million in deferred maintenance requirements. If this facility is repurposed, the deferred maintenance requirement is reduced by about \$2 million and the repurposing allows UAF to meet many of the key goals in the 2010CMP for creating an inviting campus entry, providing one-stop student services, and space for student clubs. The new facility will be co-located with food service operations at the UAF Wood Center, adding new seats, while also relying on the existing seating available in Wood Center.

Background

The Board of Regents was first introduced to UAF's intent to pursue a public private partnership approach for housing and dining in an April 2011 presentation. The Board provided FPA approval in June 2011 and an amended Formal Project Approval for \$2.5M for Phase 1A of the Campus Wide Housing and Dining project was received at the June 2012 Board of Regents' meeting, allowing the project to move forward through final design and project commitment.

As a reminder, the Rationale section of this approval is a copy of the mission analysis included as part of the June 2011 FPA. Information items providing project status were also included in the Facilities and Land Management Committee agendas in September 2011, December 2011, February 2012, and April 2012. This has been a learning experience, which has provided significant awareness of issues and tradeoffs in the P3 approach verses our traditional project approach. Administration feels confident that this effort has provided positive progress on an initial goal of providing a holistic process template for future P3 endeavors.

Through the developer's in-depth planning with UAF administration and campus constituents and UAF's evaluation of its financial capacity, this project has been separated into two phases; Phase 1A, the dining addition, which can be fully funded through the UAF auxiliary revenue and Phase 1B, the suite style housing units, which unfortunately, will require partial state subsidy, and therefore a state general fund request. As recently as June 2012, UAF had anticipated Phase 1A to include one housing unit. In late June 2012, due to UAF's dining addition requirements and cost of construction it became clear that UAF's auxiliary revenue capacity is only sufficient to address the dining addition, thus Phase 1A is only the dining addition and the housing will be encompassed in Phase 1B.

Thus, this approval only pertains to Phase 1A, the dining addition. The funding source for financing the dining addition is current and future housing and dining auxiliary operation revenue.

UAF's Housing and Dining Auxiliary Operating Environment:

The UAF Residence Life and UAF Dining Services are auxiliary operations per Regents' Policy 05.15.010. Both operations are performing well and have maintained adequate fund balances. UAF's Residence Life Operation is a \$7.5 million annual operation that manages and maintains 1,470 single-student on-campus beds and 174 married student and family units. UAF housing occupancy has exceeded 95% for the last few years. This fall, in addition to waiting lists for the popular student apartment complex, there are wait lists for the traditional dorms, and the new Sustainable Village units are fully occupied. UAF's dining operation is a \$4.2 million annual operation that provides meal plans for on-campus students and retail dining and catering options for faculty, staff, and students. UAF's dining contractor is NANA Management Services. NMS is participating financially in the dining addition through a business transaction mechanism.

UAF Housing and Dining Pro forma, in Appendix 2, provides recent trends and projections for UAF Residence Life and UAF Dining Services revenue, expense, and fund balance showing the impact of the commitment for Phase 1A and the recent addition of the first Sustainable Village Housing units. This pro forma provides a conservative scenario that demonstrates the maximum annual rent can be accommodated within the revenues of UAF's operations. The pro forma also shows that adequate fund balances are maintained in the event of an emergency.

Assumptions Include:

- Prices increasing moderately 5% from FY14-FY16, 3% thereafter
- Personnel, and fixed cost increases, including utilities, maintenance, commodities and equipment, will be moderate at 3-3.5%.
- Housing occupancy rates consistent with recent experience, 92%-95%
- Food service vendor cost increasing due to business transaction
- Food service volume increasing modestly due to new facility 1-2%
- Expect one-year of older dorm unit off-line consistent to the recent Skarland piping failure experience

P3 Project Components:

The Development Team for the project was chosen for its nationwide experience in designing housing and dining facilities in a university setting and for its local expertise in building in an arctic environment. Additionally, the team was chosen for its ability to own and finance the project pursuant to its issuance of tax-exempt Bonds in accordance with the provisions of Revenue Ruling 63-20 of the US Treasury. Upon full payment of the Bonds by the university, whether at the full term of the lease or earlier as allowed in the Facilities Lease, the Improvements will be conveyed to the University and the Land and Facilities Leases will terminate at no additional monetary consideration.

Phase 1A, the dining addition to Wood Center, provides a quality project based on a \$1.5M to \$1.6M annual operating lease payment funded by UAF housing and dining revenue. August 30, 2012 marked the end of Phase 1A's Design Period Deliverables phase with the submittal of 50% complete design and development drawings, the detailed Gross Maximum Budget, and a financing plan for Phase 1A. As of this date, the financial plan is on track and UAF staff are reviewing the drawings to ensure the facility design is in line with our goals. On a parallel track with the design and financing of the project, the team is working through the legal documents to secure the bonds, the Land Lease, and the Facilities Lease. The current timeline will accommodate bond closing in early December 2012. Construction of the dining facility will begin in the spring of 2013 with completion and occupancy in August 2014.

The significant contracts between UA and the Non-profit Owner, Community Properties Alaska, Inc, will be a Land Lease and a Facilities Lease, with no design or construction contracts held by the university.

These two Leases are structured to share both the risk and the control of the project between the Developer and the University. Of particular note, the University has approval authority over the plans and specifications to ensure that our programmatic and quality needs are met. The university also has unlimited inspection rights during construction to verify that all work is being performed according to the approved plans. Should any deviations be found, the Developer is required to remedy the problem. Should there be an issue that cannot be resolved in the field, the standard university dispute resolution format will be followed.

Additionally, the multitude of contracts between the Non-profit Owner, the Developer, the General Contractor, the Architect and Engineers give the university protection against cost overruns due to design and construction errors and omissions. By having the General Contractor and the design teams directly contracted with the Developer and not the university, the university is kept at arm's length from any disputes or claims that may arise during the project.

The P3 progressive procurement process differs from UA's normal construction practice. Typically, the University has a scope designed to a total project budget. However, in this process, the University has set out an acceptable range of annual lease payments that the Developer must cause the project to meet. The design-build team and the University work very closely to ensure that the project scope and quality requirements are met while the Developer works closely with the General Contractor and bonding agency to ensure that the budget and construction costs are within the acceptable annual lease payments. Until the Bonds are sold, the final lease rate cannot be set, but only estimated based on current market conditions. To accommodate this process, the SDA information provided here includes the expected range of the project costs and lease terms so the Board of Regents is fully aware of the financial and legal commitments of the University. If the lease terms change significantly, or the Guaranteed Maximum Price received from the developer on November 1, 2012 is not acceptable, or if the bonding costs are higher than the expected range, the University can exit the project.

Programmatic Need

UAF performed initial programming and site selection for the dining facility prior to letting the RFP in October 2011. Since then, the University and the Developer have finalized the programming needs with multiple users groups and the food service vendor to create a program that meets our needs within the budget approved by the administration. The site adjacent to the Wood Center fits with the desire to combine all food services in the core of campus.

Project Scope

The scope for Dining portion of the Campus Wide Housing and Dining project is a new 580-seat dining addition adjacent to the Wood Center on the Fairbanks campus. The project will build and renovate a total of 43,414 square feet of space to include two levels of dining, a coffee house, catering areas, and a new loading dock for both food services and Wood Center operations. Also included will be a renovated Student Activities area within Wood Center to accommodate both students and staff, and ADA code upgrades to allow equal access for disabled visitors to all areas of the Wood Center.

Project Impacts

When the project is completed, all dining operations related to student meal plans will be served from the new facility rather than Lola Tilly. Lola Tilly will be vacated and repurposed for other uses including a welcome center and bookstore outlet.

Variances

None

Total Project Cost and Funding Sources

The current Developers Total Project Cost of \$25.5M includes:

- Planning: campus vision for housing and dining, conceptual design for phase 1 housing and dining addition, ~25% design for Phase 1 housing, and 100% design documents for dining addition.
- Developer's fee
- Dining addition construction costs and contingency
- Financing costs, fees and capitalized interest

UAF cost is not to exceed \$1.6 million annual lease payment for a 30 term and every effort in the design and financing parameters is being made to limit the annual payments to \$1.5 million.

In addition to the current Developer TPC, approximately \$2M in deferred maintenance, renewal and renovation, and code upgrade monies will fund portions of the dining addition which correct existing respective deficiencies in Wood Center. Examples include the cost of the new elevator which corrects the deficiencies in the service elevator, ADA modifications to the overly steep and narrow ramp by the Student Activities offices, and the replacement of failing exterior lighting.

Annual Program and Facility Cost Projections

Program Operational Costs:

Dining facility operation is, and will be, provided by a third-party concessionaire. As a result of the collocation of dining operations modest operating efficiencies are expected. Benefits of the efficiencies accrue to the concessionaire and the dining auxiliary.

Facilities Operational Costs:

Using traditional cost per square feet calculations for a stand-alone 43,000 GSF facility, maintenance, repair and facility operating costs including utilities, custodial, and security would result in \$560,000 annual expense. However, due to Tilly's poor facility condition and aged equipment and systems, it is estimated that M&R costs in the new facility will decline 30% over current levels at Lola Tilly Commons, the food service contract addresses much of the custodial requirements, and security needs are consolidated to a single larger facility. The marginal cost increase of the addition is likely to be in the range of \$100,000 to \$150,000 and will be borne by a combination of the auxiliary operations and UAF campus reallocation.

Annual Renewal and Replacement:

Annual R&R, in the near term is limited on a new facility. The auxiliary fund balance can contribute \$50,000 annually to an R&R reserve if required, however as this is an improvement to a critical campus facility and provides for more appropriate future use of the Lola Tilly Commons facility, R&R requirements should more appropriately be modeled into UA's annual R&R request.

Project Schedule

DESIGN

Conceptual Design	March 2011
Formal Project Approval	June 2011
Amended Formal Project Approval	June 2012
Schematic Design	July 2012
Gross Maximum Budget Submittal	August 2012
Schematic Design Approval	September 2012
Maximum Project Budget Submittal	November 2012
Completion of Legal Documents	November 2012

Complete Bond Sale	December 2012
Construction Documents	March 2013
BID & AWARD	
Not applicable	
CONSTRUCTION	
Start of Construction	May 2013
Construction Complete	July 2014
Date of Beneficial Occupancy	August 2014
Warranty Period	One year

Project Delivery Method

This project will be constructed through a public-private partnership (P3) between the University and the development team. The P3 process provides design and construction benefits similar to those the University achieves through the Construction Manager at Risk (CMaR) procurement method, plus it secures project financing. In both procurement methods the University selects the design team and the general contractor based on qualifications and price, the selections are made early in the design process, and the designers, contractors and University work together to deliver a quality building for a known price.

Construction risk is reduced in several ways. The selection of the contractor and design team is based on quality and not just price. The involvement of the contractor through the design phase results in the contractor giving a guaranteed maximum price based on thorough knowledge of the design. This greatly reduces the risk of project change orders. The University's frequent review of the project through design and construction ensures the facility we receive is the facility we agreed to have constructed. Additionally, during the design phase the project cost is regularly scrutinized and the building design adjusted to meet the available budget.

Although financing might be achieved at lower interest rates through UA Revenue Bonds than through the developer's bond sale, the overall cost of construction is often less through a P3 due to the value engineering of the project through the design phase (as described above) and the faster construction pace achieved by most private developers. For comparison, the Life Science Facility Total Project Cost is \$865/SF, the Engineering Building is \$923/SF and this project is \$655/SF, albeit a project with less complex requirements than science and engineering.

The P3 process has been used by universities, the military and other public agencies throughout the US with varying degrees of success. Projects with which agencies were not satisfied shared the following characteristics. The private partner was a for-profit corporation, the agency had little-to-no oversight during construction, and the operational control of the finished facility was outsourced to the private partner. Our long-term contract is with a very experienced not-for-profit financing group (National Development Council) which has successfully completed over \$2 billion in projects in the past 25 years, many while teamed with Lorig. UAF is very involved in the design process and will frequently inspect the project during construction to ensure it meets the agreed-to design. UAF will have operational control over the finished dining facility.

Supporting Documents

- One-page Project Budget
- UAF Housing and Dining Pro Forma
- Architectural Design Narrative
- Drawings
 - Site Plan
 - Exterior Elevations

Floor Plans
Renderings

Affirmation

This project complies with Regents' Policy, the campus master plan and the Project Agreement.

UNIVERSITY OF ALASKA		
Project Name:		Campus Wide Student Housing and Dining Phase 1A
MAU:		UAF
Building:	Wood Center	Date: 8/10/2012
Campus:	UAF	Prepared by: JLC
Project #:	2011130 CWHD	Acct #:
Total GSF Affected by Project:		43,414
PROJECT BUDGET		
	FPA Budget	SDA Budget
A. Professional Services		
Advance Planning, Program Development	\$ 2,050,000.00	
Consultant: Design Services		
Consultant: Construction Phase Services		
Consul: Extra Services (List: Stipend to ASL)	\$ 200,000.00	
Site Survey	\$ 35,000.00	
Soils Testing & Engineering	\$ 28,000.00	
Special Inspections		
Plan Review Fees / Permits		
Other		
Professional Services Subtotal	\$ 2,313,000.00	0
B. Construction		
General Construction Contract(s)		
Other Contractors (List: _____)		
Construction Contingency		
Construction Subtotal	\$ -	0
Construction Cost per GSF	0	0
C. Building Completion Activity		
Equipment		
Fixtures		
Furnishings		
Signage not in construction contract		
Move-Out Costs		
Move-In Costs		
Art		
Other (Interim Space Needs or Temp Reloc. Costs)		
OIT Support		
Maintenance Operation Support		
Building Completion Activity Subtotal	\$ -	0
D. Owner Activities & Administrative Costs		
Project Plng, Staff Support		
Project Management	\$ 80,000.00	
DDC Recharge	\$ 104,085.00	
Owner Activities & Administrative Costs Subtotal	\$ 184,085.00	0
E. Total Project Cost		\$ 2,497,085.00 \$ 1,500,000.00
Total Project Cost per GSF		57.51796655 \$ 34.55
F. Total Appropriation(s)		

Note: Total Project Cost is input as the annual Lease cost. It is estimated that the TPC is \$28,000,000 for a total of 645 \$/sf.

UAF Housing and Dining Proforma
Board of Regent Meeting September 27-28, 2012
Conservative Scenario (See Assumptions in Operating Environment Section)

Combined UAF Housing and Dining Operations

Fiscal Year	Beginning Fund Balance	Revenues	Expenditures	Net Operating Results	Lease, and Major Projects	Net Fiscal Performance	Ending Fund Balance
FY08	\$3,936.6	9,974.6	11,232.2	(1257.7)	122.6	(1380.3)	\$2,556.3
FY09	\$2,556.3	10,784.6	9,798.9	985.7	0.0	985.7	\$3,542.0
FY10	\$3,542.0	11,016.4	11,791.1	(774.7)	(3.3)	(771.5)	\$2,770.5
FY11	\$2,770.5	11,260.6	10,445.8	814.8	(5.0)	819.8	\$3,590.3
FY12	\$3,590.3	11,798.5	9,930.5	1,868.0	2,533.6	(665.6)	\$2,924.7
FY13	\$2,924.7	12,093.5	10,724.0	1,369.4	900.0	469.4	\$3,394.2
FY14	\$3,394.2	12,555.9	11,172.2	1,383.7	900.0	483.7	\$3,877.9
FY15	\$3,877.9	13,080.2	11,639.1	1,441.1	1,600.0	(158.9)	\$3,718.9
FY16	\$3,718.9	13,649.5	12,125.6	1,523.9	1,600.0	(76.1)	\$3,642.8
FY17	\$3,642.8	13,985.8	12,588.8	1,397.1	1,600.0	(202.9)	\$3,439.9
FY18	\$3,439.9	14,430.8	12,989.1	1,441.7	1,600.0	(158.3)	\$3,281.6
FY19	\$3,281.6	14,890.1	13,402.2	1,487.8	1,600.0	(112.2)	\$3,169.4
FY20	\$3,169.4	15,364.0	13,804.3	1,559.7	1,600.0	(40.3)	\$3,129.1
FY21	\$3,129.1	15,853.1	14,218.4	1,634.7	1,600.0	34.7	\$3,163.8
FY22	\$3,163.8	16,357.9	14,645.0	1,712.9	1,600.0	112.9	\$3,276.8

UAF Housing Auxiliary Operation

Fiscal Year	Beginning Fund Balance	Revenues	Expenditures	Net Operating Results	Lease, and Major Projects	Net Fiscal Performance	Ending Fund Balance
FY08	\$2,268.4	6,919.2	6,539.5	379.7	122.6	257.1	\$2,525.4
FY09	\$2,525.4	7,206.9	6,339.7	867.2	0.0	867.2	\$3,392.7
FY10	\$3,392.7	7,305.0	8,093.4	(788.4)	(3.3)	(785.1)	\$2,607.5
FY11	\$2,607.5	7,408.5	6,816.3	592.2	0.0	592.2	\$3,199.7
FY12	\$3,199.7	7,637.4	6,272.8	1,364.6	1,954.3	(589.6)	\$2,610.1
FY13	\$2,610.1	7,828.4	6,884.6	943.8	600.0	343.8	\$2,953.9
FY14	\$2,953.9	8,141.5	7,159.9	981.6	600.0	381.6	\$3,335.5
FY15	\$3,335.5	8,467.2	7,446.3	1,020.8	1,250.0	(229.2)	\$3,106.3
FY16	\$3,106.3	8,805.9	7,744.2	1,061.7	1,150.0	(88.3)	\$3,018.0
FY17	\$3,018.0	8,900.0	8,054.0	846.0	1,050.0	(204.0)	\$2,814.1
FY18	\$2,814.1	9,167.0	8,295.6	871.4	1,000.0	(128.6)	\$2,685.5
FY19	\$2,685.5	9,442.0	8,544.4	897.6	950.0	(52.4)	\$2,633.1
FY20	\$2,633.1	9,725.3	8,800.8	924.5	900.0	24.5	\$2,657.6
FY21	\$2,657.6	10,017.0	9,064.8	952.2	850.0	102.2	\$2,759.8
FY22	\$2,759.8	10,317.5	9,336.7	980.8	900.0	80.8	\$2,840.6

UAF Dining Auxiliary Operation

Fiscal Year	Beginning Fund Balance	Revenues	Expenditures	Net Operating Results	Lease, and Major Projects	Net Fiscal Performance	Ending Fund Balance
FY08	\$1,668.2	3,055.3	4,692.7	(1637.4)	0.0	(1637.4)	\$30.9
FY09	\$30.9	3,577.7	3,459.3	118.5	0.0	118.5	\$149.3
FY10	\$149.3	3,711.4	3,697.7	13.7	0.0	13.7	\$163.0
FY11	\$163.0	3,852.1	3,629.5	222.6	(5.0)	227.6	\$390.6
FY12	\$390.6	4,161.1	3,657.6	503.4	579.4	(76.0)	\$314.6
FY13	\$314.6	4,265.1	3,839.5	425.6	300.0	125.6	\$440.3
FY14	\$440.3	4,414.4	4,012.2	402.1	300.0	102.1	\$542.4
FY15	\$542.4	4,613.0	4,192.8	420.2	350.0	70.2	\$612.6
FY16	\$612.6	4,843.7	4,381.5	462.2	450.0	12.2	\$624.8
FY17	\$624.8	5,085.8	4,534.8	551.0	550.0	1.0	\$625.8
FY18	\$625.8	5,263.8	4,693.5	570.3	600.0	(29.7)	\$596.1
FY19	\$596.1	5,448.1	4,857.8	590.3	650.0	(59.7)	\$536.4
FY20	\$536.4	5,638.8	5,003.5	635.2	700.0	(64.8)	\$471.6
FY21	\$471.6	5,836.1	5,153.6	682.5	750.0	(67.5)	\$404.0
FY22	\$404.0	6,040.4	5,308.3	732.1	700.0	32.1	\$436.2

- All amounts in thousands -

DESIGN NARRATIVE

ARCHITECTURAL

The Dining expansion to the Wood Center of 420 seats will replace the Lola Tilly Commons and expand the types of food service available to students at UAF. The expansion – to the south and west of the existing Wood Center – will provide the UAF community with a Marche dining concept that has an entrée station, a grille, a rotating menu station, a deli station, a soup and salad station, and a beverage cooler. This new concept is designed as a pass-through, allowing guests to view options before purchasing, but with a single point of sale. Depending on the amount of activity in the dining hall, up to 4 cashiers can be stationed at the point of sale.

The expansion will operate seamlessly with the current food service program. With the current infrastructure located on the upper level, the Marche will be located contiguous with the existing retail venues to provide the community with all food choices in a single location. After purchasing food, there are choices for seating on two levels. The two levels are connected by a grand, open stair and elevator that also connects with a bridge to the new residence halls.

A new Coffee House concept has been developed to expand the provisions and variety in the Wood Center. Designed with a seating capacity of 60, a servery will provide coffee and grab-and-go options to students. This location will be a draw to the UAF community with its convenience at the front door of the Wood Center.

Integral to the expansion of the Wood Center is the impact to the existing conditions. The existing loading dock that faces the south will be relocated to the west façade, angling toward to the south to assist in truck access. The southern zone of the Student Activities suite will be removed to provide space for the Coffee House. The abandoned loading dock space will become shell space for the current Student Activities suite to reclaim the removed space from the south.

The new dock will connect to the freight elevator, which will receive a new cab as part of the project. At the new dock, an area will be provided for dry goods storage, coolers, and freezers for convenient delivery from the dock and easy access to the new freight elevator and kitchen.

SEATING

The expansion plan for dining at the Wood Center is to maximize both levels with seating. This strategy is not uncommon with dining venues that expand over 500 seats. The existing dining at the retail venues has approximately 168 seats. The proposal for expansion has a total seat of 420 seats; with the existing capacity, the future Wood Center main dining can accommodate 585 seats.

The main existing dining floor will be expanded over the current roof terrace with and further to the west to provide the single largest dining floor in the Wood Center, with 329 additional seats. As the seating expansion moves to the west, there will be an overlook to the double height space that begins at the ground level. The two levels are connected by a grand open stair and passenger elevator. The lower level has seating within the double height space as well as banquette seating along a stone wall that forms the backdrop to the space. The lower level can accommodate 88 additional seats.

The new dining space can be contracted in size in two ways for different events and planning. One way is to separate it from the existing dining in the Wood Center along the line of the current exterior wall. A second way is to schedule the upper level separate from lower level events.

Common space is also provided at the bridge that connects to the residence halls. Designed at 15' wide, the bridge will become a great panoramic lounge, offering seating and study tables that face the south.

OFFICES

The Student Activities office suite will be completely renovated as part of this project. Approximately one third of the existing office area will become the part of the new coffee house so it is necessary to renovate and reorganize the existing spaces, including the existing loading dock, into new Student Activities offices.

COMMON SPACE

The proposal for the Wood Center includes a new Coffee House in addition to the expanded dining venue. The Coffee House is located on the ground level directly within view of the expanded plaza and Wickersham. With an ambiance that evokes warmth and comfort, the space will have a combination of soft seating and two-top tables. The servery will include a back bar of coffee preparation items along with a barista station. Facing the customer will be an open cooler for grab-and-go items as well as the point of sale. Against the back stone wall will be a raised stage for scheduled events.

KITCHEN

The expansion of the Wood Center is designed to both provide additional food service venues, and to expand the types of food on campus. The trend of a Marche servery has been implemented successfully on university campuses, providing display cooking and healthy options to students. The Marche platform has been designed to accommodate an entrée station, a grille, a rotating menu station, a deli station, a soup and salad station, and a beverage cooler.

To support the new food service programs, the new loading dock has an expanded area for dry goods storage, coolers, and freezers. These new spaces have direct access to the Coffee House on the lower level, and to the freight elevator for service to the upper level and the main food service venues. Through integrating the new with the existing spaces, a new Dishwashing component will replace the existing service area, returning space to UAF for future programming. This new Dishwashing service point will be on the southwest seam of the existing and new construction.

STORAGE

The new loading dock is designed to provide new storage needs for dining.

CONNECTION TO OUTDOORS

With the opportunity for maximum southern exposure, the expansion to the Wood Center is taking full advantage of the views from dining. The new dining space lines the entire southern façade with open seating and a curtain wall of transparency. The expanse of the view will be strengthened by the double-height dining space, commanding a maximum vista.

The connection to the outdoors was integral to the siting of the Wood Center expansion, taking great care to preserve the student pedestrian space between Wood Center and Wickersham with a narrow expansion on two levels. The growth to the south takes full advantage of improving the landscape and

site conditions by programming a coffee house that has direct opportunities for pedestrian traffic off of the rejuvenated campus plaza.

The recommendation to shift the location of the loading dock is a strategic improvement for the campus and its connection to the outdoors. No longer a physical impediment that is directly visible from the main core of student life, the shifted location has a more appropriate identity for building service in the center of campus.

INTEGRATION OF STUDENT CAMPUS LIFE AND AESTHETICS

The Wood Center expansion will naturally integrate with student campus life. Food and dining is traditionally the single largest draw to a student center, and the diversity of the new platform will increase traffic and activity. The space will also provide UAF with a new venue for programming student activities and events. By proposing a single point of sale for the Marche, the entire dining venue can transform into a space for ballroom-type events, comedians, or other spoken word events. When the dining hall is not in use for dining or in use for a student activity, the space is an ideal area to double as a study or lounge area. With views to the south, expect this space to be packed throughout the year. The design concept of the Wood Center expansion will aesthetically blend with the development of the new residence halls. It will also influence the character of the existing dining space on the upper level of the Wood Center.

CONNECTION AND INTEGRATION INTO WOOD CENTER

The physical connection to the Wood Center wraps the south and west edges of the existing building with open spaces and transparent views to the campus and the landscape. Programmatically, the connection is ideal. The existing food service and dining venue on the upper level expands horizontally and vertically. The additional proposal of the Coffee House on the ground level is intended to revitalize not only the Wood Center but campus life on the plaza in general. The relocation of the service loading dock will assist in positively changing the public face of the Wood Center, from one of small windows and unattractive service needs to an open façade where friends can see friends.

The new loading dock location will maintain its relationship to the vertical connections in the Wood Center and will expand in size as part of the project.

The transformation of the Wood Center into not only a hub for dining but a more comprehensive student center will provide an asset to the entire UAF community. The trends of the broader learning environment and 'see and be seen' spaces are both embedded in the design concept. When completed, the integration of dining into the Wood Center will be remembered for much more than food. It will be remembered for becoming a center of student life.

FIT TO SITE

We believe that the Wood Center Dining and Café Addition should take advantage of the strengths of the existing facility, while improving indoor/outdoor and upper/lower level transitions. In the new facility, we enhance the utilization of the second floor terrace by connecting it with the new Marche Dining. We also provide a new "outdoor room": a south facing Café Terrace which orients toward the east/west Lower Campus pedestrian corridor that extends from the Library steps to Chapman Hall. These indoor/ outdoor spaces are attractive as student gathering areas during suitable weather. They ensure easy physical and visual access to sun and the outdoors.

The existing loading dock – and its open door, expansive paving, and awkward grading – are all relocated to the west side of the building. There, the door and pavement can be obscured by the bridge to housing, new planting areas, and grading into the existing slope.

The Phase 2 Wood Center Addition extends this spirit of outreach by providing on-grade front door access to Yukon Drive and framing a new drop-off courtyard adjacent to the transit bus stop. The addition also preserves the fire lane – if required – as a pedestrian corridor and frames the recreational housing lawn with additional students.

ROADS, WALKWAYS AND PARKING

The new Drop-off Plaza for the Greenway also provides access to the relocated Wood Center loading dock. It allows for trucks to easily turn and back into the receiving bays or trash/recycling bays. The existing fire lane also connects to the Drop-off, providing an added benefit as a pedestrian and service lane for the adjacent housing. Short-term parking can be striped within the asphalt lane of the turnaround. Because we anticipate the drop-off will be primarily utilized by residents and Lower Campus visitors requiring accessibility, we believe it also has the capacity to enhance campus east/west pedestrian flow while creating a turnaround for multiple vehicular users. The use of concrete in a special pattern indicates the circulation hierarchy, key pedestrian paths, and a signature impression at the base of the Wood Center Addition's monumental stair to orient visitors. The overall design and materials are also intended to slow vehicular traffic moving through the area.

Hardscape in this area would correspond with UAF campus guidelines and provide surfaces required to support general vehicular, service and emergency traffic. A flush concreted curb (18" wide) will be installed at the outside edge of the drop off, with a low, 2" concrete curb at the inside edge. An asphalt drive surface will be installed at a thickness to support large delivery and emergency vehicles. Openings in the curb to the center island will allow storm-water to move through the bio-filtration system.

An "urban" approach is recommended for service access – carefully creating a service court that coordinates UAF and Wood Center requirements with the site's role as a campus gateway. This approach provides a functional area for deliveries and waste removal while minimizing the disruption to students living and studying nearby. An additional, flexible area for containers is located on grass-pavers adjacent to the dock.

SITE GRADING AND DRAINAGE

Existing topography and grades work well with the proposed new construction. Extensive re-grading in this area is not required to meet grades at existing walks and doorways, except to fill in the existing loading dock area and to carve out the new loading dock area. The center of the drop-off plaza may be slightly depressed and function as a bio-filtration area for storm-water.

The grading plan has been designed to provide positive drainage away from the building addition, Café Terrace, Drop-odd Plaza, loading dock, and pathways. The north side of the addition will slope away from the building and into a new storm drain line. The west side of the building will slope away from the building at 5% for 10 feet (except at the loading dock) and will be graded to the proposed loading dock access road which will slope to the south and tie into the existing road. The south side of the dining addition will slope away from the building at 5% for 10 feet (except at the Café Terrace) and will be graded to match the existing grades.

Grassed swales will have a 3' wide flat bottom with 3:1 side slopes and will receive topsoil and seed to match adjacent planting areas. A new storm drain line will be installed on the site to collect storm-water from the north side of the building addition; this line will tie in to the proposed housing storm drain line. The storm drain line will daylight on the south side of the Chapman Hall parking lot. Storm drain lines will be 24" diameter corrugated metal pipe (CMP) with thaw pipe.

INTEGRAL AND FUNCTIONAL OPEN SPACE

The new Café Terrace provides direct extension of the interior space. The terrace is located at a critical pedestrian connection point between Lower Campus to the east and the Drop-off Plaza, Greenway and new housing to the west. All sides of the terrace will be visible, thus character, finish and level of detail will be at its highest in this area.

The hardscape of the Café Terrace should be consistent with the building addition exterior and interior style and materials. Horizontal surfaces will be highly finished architectural concrete, with integral color, specialty jointing, and combined with concrete pavers.

A consistent family of exterior furnishings across the entire new housing and dining district would be the ideal goal. However, the highest level of finish on furnishings is expected at Wood Center -utilizing both recycled resin and wood materials. Some wood surfaces on moveable planters, tables, and chairs will be used to bring a level of warmth and comfort to the exterior environment and coordinate with the exterior rain screen that clads the new buildings.

EFFICIENT, SAFE, AND SUSTAINABLE LIGHTING

LED light fixtures will be used for all site lighting. Dark Sky compliant pole lights, with shielded light sources to reduce glare, will be used at the Café Terrace and Drop-off Plaza to ensure adequate vertical foot-candles for visibility, way-finding, safety and security. We recommend an emergency/blue light be provided near the Drop-off Plaza and adjacent parking for the Lower Dorms.

HARDY AND ADAPTABLE PLANTINGS

Planting around the Wood Center Addition and Cafe follows the design precedent of the West Ridge Greenway. Native, hardy plant materials will be used to create a winter view garden: a grove of canopy trees will provide winter interest and summer shade along the south face of the building addition. The grove and planting bed will wrap around the southwest corner of the building addition, shielding views to the loading dock, and linking Wood Center to the Drop-off Plaza beyond. Native perennial beds will accent the Wood Center entries. At the Café Terrace and Second-floor Terrace, permaculture plantings in moveable planters should also be considered to provide special summer interest and continue the UAF tradition of growing edible plants on display. Planting at the Drop-Off Plaza provides a key transition to the Greenway and new housing. Since it is also the campus entry point to Lower Campus, it should be landscaped consistent with the surrounding Wood Center and Greenway planting. A mix of deciduous and coniferous trees – as well as smaller perennials beds - will create a four-season focal point. The center island will act as a bio-filtration area. Plantings in this zone will be selected to allow for short periods of flooding (24-48 hours), periods of drought, and provide visual interest throughout all seasons.

NEW DINING ADDITION / DESIGN CONCEPT

Revitalizing the student life on campus requires the transformation of the Wood Center into a comprehensive amenity interconnected to the daily activities of all campus users, students, faculty and staff. Ideally situated on the southwest corner of the existing Wood Center building, the proposed

addition to the dining program and new dining spaces will become a vibrant welcoming destination at the heart of the campus activating the existing building while forming a landmark gateway to the residential community, Greenway and upper campus destinations.

With the requirement to provide a greatly improved service and loading capacity for the consolidation of the dining services, the opportunity to relocate the service access away from the primary south frontage and locate new dining spaces and a University café along this important side of the existing building facing south and at heart of the existing campus parkway.

An exceptional opportunity exists, consistent with the Campus master plan to provide a direct internal connection to the new dining facility by a bridge connection from the east residential building which provides an ideal location for an extended amenity space over the fire lane and access to the relocated loading bay.

NEW DINING ADDITION / MASSING AND ENVELOPE

Incorporating a new Marche dining model the proposed plan addition creates a variety of dining spaces and experiences over two floors which have led to the creation of a series of massing volumes, that each articulate a different dining space. Three new frontages that form a new frontage to Wood Center are assembled into a varied but coherent overall urban form to face a new campus plaza. The new dining facility forms a double height centerpiece joining two floors of dining space in a single volume that frames the plaza created on the urban parkway. To the east, a new university coffee shop on the 1st floor creates a social and focal meeting place oriented eastward toward the center of campus. To the west a tall thin layer volume forms the west side of the new dining addition that transitions to the bridge connection to the residential buildings, terminating the circulation with a tower volume enclosing a sculptural feature stair. A focal point at the center of campus is expressed by the projecting roofline that sweeps to a point of conclusion over the new plaza.

The upscale volumes create a new identity for the student center and student life with urban, civic scale buildings at the heart of the campus. The tall vertically proportioned facades are enclosed in predominantly glass elevations creating an open and transparent relationship to the campus. The dining addition is treated as open and transparent volumes with a ratio of 30% solid cladding to approximately 70% glass curtain wall. The solid wall cladding continues the use of the composite wood rain screen system in the natural earth tones of dark brown paneling with visible wood grain veneer. The glazed elevations echo the treatment of the glazed link buildings with vertically articulated varied with planes of glass and frame incorporating bands of solid and translucent colored glass that illuminate the interiors with shards of colored light. In the arctic winter season the internal glow of the active spaces with accents of colored light through the glass acts as a welcoming beacon to the harsh external conditions.

MECHANICAL NARRATIVE

GENERAL

The Wood Center addition will be treated as an independent building with separate mechanical systems and connections to the main utilities. Central equipment will be located in mechanical spaces for maintenance access. Terminal units located throughout the building will be located above accessible ceilings or provided with an access hatch to facilitate maintenance. Utilities will be accessible from the first floor mechanical room.

UTILITIES

The existing campus utilities for the Wood Center are under sized and will not support this addition, it is understood that the University will bring adequately sized utilities to the site for this project. The plan is for a new mainline extension to extend along the north side of the dumpster enclosure for connection of this facility and prepare for other growth in this area.

The Dining addition building will provide a 5 foot wide by 7 foot tall concrete tunnel from the Dining mechanical room to the mainline utilidor. The total distance is 30 feet and will consist of 6 inch poured in place walls, floor and lid. The tunnel will pass through the foundation wall and be coordinated with the wall pour. Access will be provided from the dining mechanical room by an interior ships ladder stair from finished floor level to allow access to the mainline tunnels. A cross tunnel solid door with key-code access will separate the mechanical room from the tunnel system.

The dining addition requires a 6 inch steam, 3 inch condensate, 4 inch chilled water, 6 inch cold water, and a 2 inch RO water within the tunnel. These utilities will be mounted in a channel strut rack with rollers from the UAF mainline into the space. There will be no valves or joints in this 30 foot run into the building. Piping insulation will be 2 inch fiberglass insulation. Compressed air is available in the UAF mainline but is not anticipated to come to the dining mechanical room.

A 4 inch sewer will be routed under the existing utilidor to connect with UAF sewer manholes. The storm drain systems will dump to grade or connect to the project provided storm drainage system. See Civil narrative for additional information.

Natural gas is not available from the local utility; therefore, a buried propane tank will be required to support the kitchen cooking equipment. This tank will be located in the site area around the addition. A 10 foot clearance is required from the building and utilidor for safety. Truck access will be required to the site. A remote fill is anticipated to accommodate truck access through the dumpster area. Current fuel consumption estimate requires a 2,000 gallon tank with weekly 1,100 gallon deliveries of propane. A 2 inch fuel gas pipe will be provided from the tank to the appliances.

VENTILATION

The existing building basement air handler outside air intake will be extended up through the addition in a fire rated shaft to the roof level. No penetrations are to be made into the building. The existing penthouse air handler outside air intake will remain. The existing building relief from the basement mechanical room will be routed underground through a direct buried fiberglass duct system to the West side of the addition and relieved from the building. No other changes to the existing Wood Center central ventilation systems are anticipated.

A single variable volume air handler will supply the entire addition and provide make-up air for the kitchen exhaust hoods. The air handler will be controlled by a VFD to match system demands. A single air handler is less equipment to maintain and requires less room than multiple units saving maintenance and capital costs. Variable Air Volume (VAV) terminal units will be located around the facility to provide effective air distribution to all spaces. Reheat coils will be located in zones as required to prevent sub-cooling or additional heating capacity. Spaces with high occupant densities will be provided with Carbon Dioxide (CO₂) sensors to provide demand control ventilation for energy savings.

All Type 1 kitchen hoods (except pizza oven) will be provided with a variable volume exhaust system in accordance with the International Mechanical Code (IMC). Type 1 hoods will be located above all

cooking stations with high efficiency removable machine washable grease filters. An R-102 overlapping wet chemical suppression system will be provided in each hood with multiple appliances to allow for future modifications to the location or type of appliance under the hood. Grease duct will be routed to the mechanical penthouse to UL-762 grease rated exhaust fans. Cleanouts will be located in the grease duct in accessible locations to facilitate maintenance. All exhaust fans will be located in the mechanical penthouse to minimize noise transmission and provide maintenance access. The ductwork will be routed to the exterior wall of the mechanical penthouse and exhausted through a louver for a clean architectural appearance.

The catering kitchen area on the first floor will be provided with a Type II hood. This will be a constant volume hood with temperature interlock. A Type II single point exhaust connection will also be provided with the main dishwasher by the manufacturer. This will be routed to the penthouse and directly exhausted.

By locating the mechanical penthouse above the kitchen area, grease duct lengths are significantly reduced and allow for easy access to cleaning and servicing ductwork and equipment. The VAV system will save significant amounts of energy by reducing outside air quantities and will be able to notify the building automation system if there is an issue.

The ventilation system in the existing loading dock, outdoor adventures, and sun star areas will be modified to accommodate the remodel of the space.

COOLING

The building will be connected to the existing Lower Campus District Chilled Water system (DCW) to provide 45 degree Fahrenheit cooling water to the building. Cooling coils in the main air handler will be sized to meet the building demand load during the summer months. A base-mounted pump with VFD will be provided to modulate the amount of cooling required.

The main air handler will also take advantage of the DCW system during the winter months by locating the cooling coil upstream of the heating coil. This will allow the DCW system to heat outside air during the winter as it is circulated at approximately 110 degrees Fahrenheit. This would be an improvement over other buildings on lower campus where the cooling coil is downstream of the heating coil and is difficult to control.

HEATING

The central heating system for the dining addition will consist of a shell and tube, steam to glycol heat exchanger located on the first floor of the building. A pair of redundant pumps with Variable Frequency Drives (VFD) will distribute 180 degrees Fahrenheit propylene glycol to the building terminal units. The main pumps and central system accessories will be located in the penthouse to provide adequate space for maintenance. A ventilation fan will be provided in the first floor wet room to maintain temperatures in the space and prevent premature equipment failure.

The first floor public areas (dining and coffee shop) will be provided with perimeter finned tube radiation heating system. This will place the heat source directly adjacent to the South glass wall and allow occupants to sit comfortably near the exterior wall. A radiant system was determined to not have sufficient capacity for this space and there was a concern that occupants sitting at the glass wall would feel warm on one side and cold on the other. A combination radiant and finned tube system was considered, but not pursued due to cost.

The second floor public dining areas will be provided with an in-floor radiant heating system. This will provide heating directly to the occupants and allow for rearrangement of the space as required for various functions including cleaning and maintenance. Radiant heating will also prevent stratification through the building by supplying heat to the occupied zone of the building and not to the high ceilings where it does not benefit the people. The radiant slabs will be zoned to match the areas of the building with recessed manifolds to maintain building aesthetics. Each zone will be separately circulated with a 3-way control valve to maintain space temperature.

The marche and kitchen area on the second floor will be heated using the main air handler when the kitchen is not operational. A perimeter finned tube system was not possible in this area due to the extensive amount of fixtures/equipment/furniture located on the exterior wall. A radiant heating system was not advisable for this area due to the slow reaction time of a radiant slab. This would make the kitchen excessively warm during occupied periods.

The loading dock and non-public areas will be provided with ceiling mounted exposed unit heaters as primary and pick-up heating terminal units. Cabinet unit heaters will be located adjacent to exterior doors and in stairwells. These units will be recessed in a wall to reduce noise and visibility. Duct mounted re-heat coils will be provided where required to maintain occupant comfort in areas where high airflows are required for indoor air quality.

The heating systems in the existing loading dock, outdoor adventures, and sun star areas will be modified to accommodate the remodel of the space.

PLUMBING

A steam fired semi-instantaneous water heater will be located within the mechanical wet room to meet the needs of the building and kitchen service. A 140 degree Fahrenheit hot water storage tank will be provided to meet the variable demand load conditions. The kitchen will be provided with 140 degree Fahrenheit hot water to meet sanitization standards. A tempered 120 degree Fahrenheit hot water line will be supplied to all hand wash sinks for employee and public safety. A single master mixer tempering valve will be provided for the low temperature system. The recirculation hot water system will be connected to this valve for increased efficiency during periods of low use.

Floor sinks will be utilized at all fixtures requiring indirect waste connections to prevent food contamination. A central grease interceptor will be located in the mechanical wet room with semi-automatic draw off and grease storage capacity capable of connecting to a pump truck in the loading dock to remove the grease. All kitchen fixtures that handle food waste, except where prohibited, will be routed to the grease interceptor before connecting to the building sewer. Trench drains will be provided where required to accommodate kitchen equipment. Area floor drains will be provided to facilitate cleaning of the kitchen spaces.

Low flow plumbing fixtures will be used throughout the building to reduce energy consumption and water use. Toilets will be wall mounted automatic flush valves at 1.28 GPF, wall mounted urinals will be 0.125 GPF (pint) automatic flush valve units, and automatic lavatory faucets will be 0.5 GPM. A hot water recirculation system will be used to maintain hot water temperature at each kitchen fixture and restroom group.

Roof drains will be routed through the building and connected to a storm drainage pipe outside the building. This storm drain will discharge at grade south of the site. Secondary leaders will be combined with the primary leaders in accordance with the UPC to reduce piping in the congested ceilings. No drywells will be provided by this project. Relief downspouts will be heat traced and connected to the building controls system.

FIRE PROTECTION

The building will be protected with an NFPA 13 wet pipe fire sprinkler suppression system throughout. Areas subject to freezing will be provided with either dry heads or a dry pipe system as required. The main sprinkler riser will be located in a separate space adjacent to the mechanical wet room. Each floor will be independently zoned with a separate dry pipe zone for the loading dock. The inspector's test and main drain will be routed to the building exterior and discharged to grade. The building Fire Department Connection (FDC) will be located along the West side of the building near the loading dock adjacent to the existing fire lane.

The existing sprinkler system in the Wood Center will be modified to accommodate the remodel of the loading dock, outdoor adventures, and sun star areas.

BUILDING AUTOMATION SYSTEM

A Siemens Direct Digital Control (DDC) system will be provided to all building equipment and terminal units. Room temperature sensors will be provided for all spaces. CO₂ sensors will be provided in the dining areas to monitor occupant load and adjust outside air accordingly. Building pressure sensors will be located at multiple points to control infiltration and relief air.

The variable volume kitchen hoods and exhaust fans will be controlled by a MeLink Intelli-Hood Control system. This will monitor all exhaust hoods and modulate each exhaust fan independently to provide only the amount of air required to maintain duct temperature and smoke capture.

The constant volume kitchen hoods will be provided with a Kitchen Fan Control Center capable of exhaust fan and hood light control. This control center will also provide the temperature interlock for the exhaust fan and provide a status light to indicate an exhaust fan failure condition. Additional features can be provided with the packaged system.

The building DDC system will monitor the input signal to each exhaust fan (or VFD) and modulate the VAV boxes and main air handler to maintain building pressure. Fast acting modulating actuators will be provided on the outside air intake and return air dampers to react quickly to building fluctuations.

ENERGY USE

The variable volume kitchen exhaust system will allow the exhaust hoods to reduce the required exhaust volumes during periods of reduced activity. Thermal and opacity sensors monitor the conditions within the hood and directly control the exhaust fans to provide only the amount of exhaust required for smoke capture and temperature regulation.

Carbon Dioxide sensors will be used to reduce the outside air volume based on building occupants. The DDC system will also monitor the kitchen hood operation and provide enough outside air to meet the kitchen or people demand, whichever is greater.

SEISMIC

All equipment, piping, and ductwork will be restrained in accordance with ASCE 07 as referenced by the International Building Code.

Piping and ductwork crossing building seismic joints will be restrained on both sides with a flexible connection across the joint.

SOUND ATTENUATION

Sound attenuators will be provided on all supply air duct connections to the air handler and on the return fan to meet Noise Criteria (NC) levels of the spaces. All equipment will be vibration isolated to minimize unwanted noise transmission.

ELECTRICAL NARRATIVE

GENERAL

Electrical lighting, power and communications will be installed to provide service to the new UAF dining hall and kitchen facility.

LIGHTING

The lighting of the new dining facility will include active self-serve areas and food preparation areas as well as spaces that accommodate socializing and studying. A variety of lighting will highlight the colors and textures of the building and delineate the various areas and functions of the building while engaging the senses. This will include lighting that will take advantage of natural daylighting. Controls will be designed to allow dimming of fixtures during times where sufficient natural daylight is present.

Lighting fixtures will provide illumination in accordance with IES (Illuminating Engineering Society) design recommendations. Recessed strip lights will be integrated into the wood slat ceiling of the main dining area and decorative pendant fluorescent 4 foot drum fixtures will be used in the lily-pads of the main dining areas to provide lighting levels of 30-50 fc. In the First floor open ceiling a similar in appearance pendant mounted T8 fixture will also provide lighting levels of 30-50 fc. Food preparation suitable, T8 fluorescent fixtures will be used to provide 50 fc in the cooking areas. Indirect cove lighting will be used around the perimeter of the Marche along with recessed strip lights for general illumination of 30-50 fc.

The design will incorporate several different types of lighting: fluorescent lights, LED accent lighting, varied wattages and temperatures to highlight different tones of color. An individual fixture based daylight dimming control systems will be used to control fixtures within the daylight perimeter to capture and enhance the best natural lighting to brighten the whole space while reducing energy costs. The modern open appearance and the southern façade will allow the facility to be bathed in natural light because of the large expansive windows that provide excellent views and opportunities for lighting energy savings.

The building mounted exterior fixtures will use LED 4100K lamps. All of the exterior lighting will be fed through lighting contactors for control. The contactor will be switched by a photocell with DDC and manual overrides.

The stage lighting located in the first floor dining area will contain an architectural dimming panel with up to 12 dimmable circuits and be located in the first floor electrical room E0005H. A user interface with preset and manual operation for the stage lighting will be located near the back seating of the dining area near the sushi preparation to allow operation by an individual during performance. Three pin stage connector whips will be provided for each dimmable circuit along ceiling mounted rails around the stage. This will allow for performance groups to bring specific stage performance lighting fixtures to mount and operate with the three pin stage connector.

The site lighting is not currently part of this project, but has been considered. A common family of LED products, which provide long life, low maintenance, night-sky friendly cutoff and snow shedding characteristics, would be appropriate for this site. The BetaLED Area luminaires are an option the University should consider. This family offers area or street-way lighting with multiple types of optical distribution, pathway lighting and if desired bollard and building mounted luminaires all within one family of fixtures. A case study using this type of lighting approach has been included with this submittal.

The lighting power density of the entire interior and exterior of the dining facility will comply with the levels of ASHRAE 90.1.

POWER

The calculated load of the new dining facility is approximately 325kVA. Many of the new appliances for the dining facility will be gas and not electric, allowing the power for the dining facility to be minimized. However, the addition of catering kitchens and other loads to the buildings has increased the size of the electrical load significantly since the design proposal phase.

A new 480V, 500kVA, 600A electric service, independent from the existing Wood Center will be provided. This service will include a new pad mounted transformer, main distribution panel (MDP), branch circuit panel boards, and metering. At this time no transfer switches or generator connections are anticipated.

Dedicated circuits for vending machines, microwaves, coffee makers and most kitchen equipment will be provided. Power and data outlets will be coordinated in such a way that every data outlet has an adjacent quad receptacle power outlet. GFI receptacles will be provided in restrooms, electric and mechanical rooms, janitor closets and other locations required by the NEC.

FIRE ALARM

The facility will be provided with fire alarm safety devices including: horn/strobes, heat detectors, fire alarm pull stations and duct smoke detectors. A new fire alarm control panel will be provided with a connection to the UAF fire station. Cooking hood power shunt trip connections between fire alarm in hood systems and power panels will be provided. Each class 1 hood will require a shunt trip connection to safely disconnect power in the event of a grease fire.

No smoke detection will be provided in the general building areas, except as required in the cooking areas as the building will contain a full sprinkler system.

COMMUNICATIONS

In order to facilitate the use of the entire dining area as a community space in addition to its dining function, the design will integrate technology throughout the building, providing a limited number of data connections throughout the dining area along with wireless internet connections.

Exterior communication service to the building will be provided by UAF via a new 12 strand, single mode fiber optic cable run to the new Electrical/Communications Room on the first floor. The interior of the building will be provided with a Structured Wiring System in accordance with EIA/TIA-568 C, EIA/TIA-569 B and EIA/TIA-606 Category 6 standards, consisting of cable systems, raceway systems, associated workstation outlets, equipment racks and patch panels. Telecommunications cable will be specified as plenum rated, 4 pair, 24 AWG, unshielded twisted pair (UTP), with a Category 6 rating. The length of the horizontal cables will be less than 90 meters. All cables will be rated for plenum installation.

All communications outlets will have a 4 port faceplate and modular telecom jack. Telecomm ports will consist of 8 position, 8 conductor modular RJ-45 jacks with a minimum Category 6 rating conforming to EIA/TIA-568A configuration.

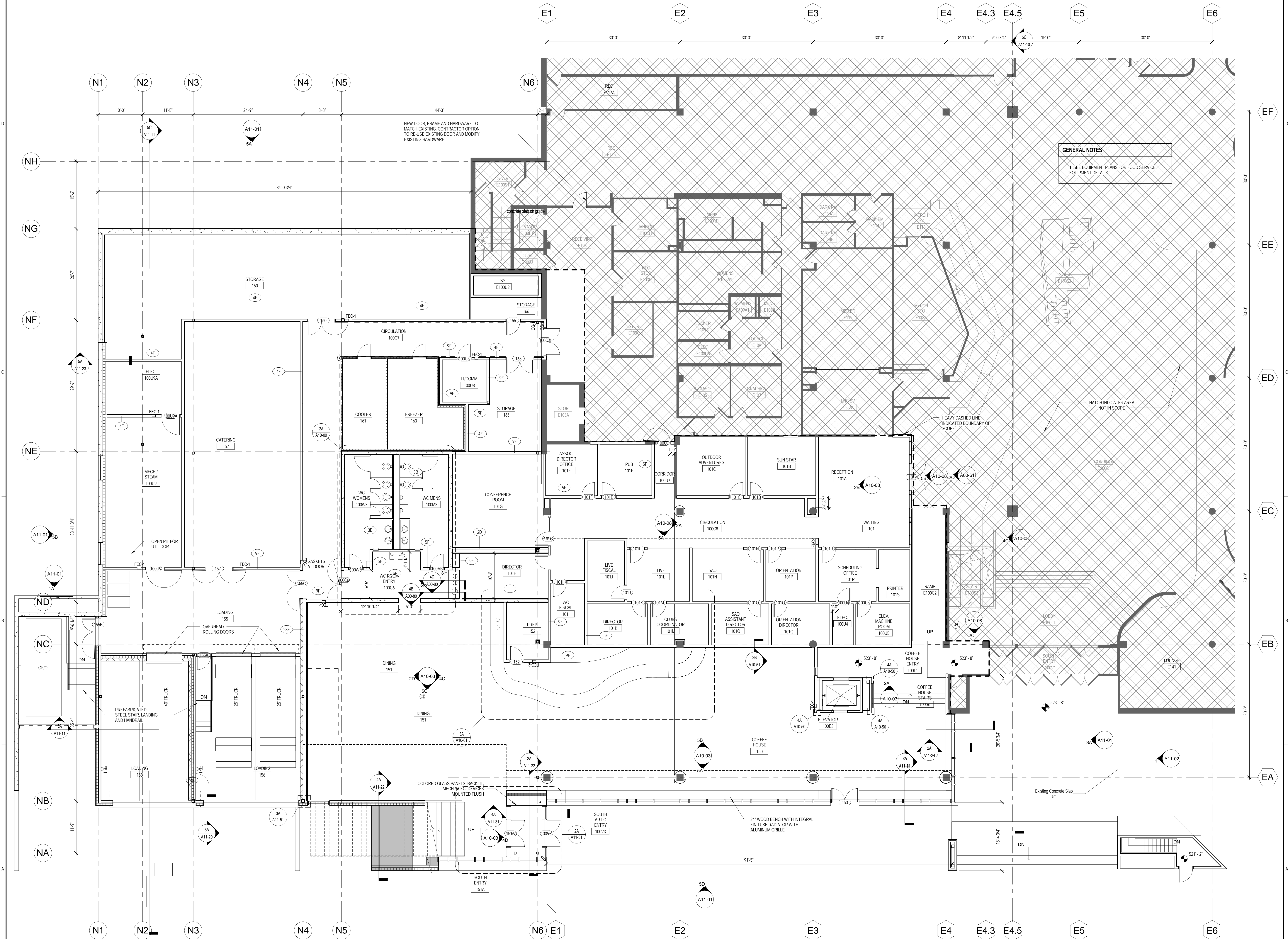
Besides the main telecommunications equipment room provided for the main floor to service the facility communications requirements, an additional telecommunications room will be provided on the 2nd floor to consolidate the required communications network wiring, and ensure the cable overall lengths are less than the allowable 90 meters.

NO	ISSUE	DATE
Sheet Information		
Date	08/30/2012	
Job Number	161214.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
Title		

LEVEL 01 - FLOOR
PLAN

Sheet

A04-01



5A LEVEL 01 FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES

1. SEE EQUIPMENT PLANS FOR FOOD SERVICE
EQUIPMENT DETAILS

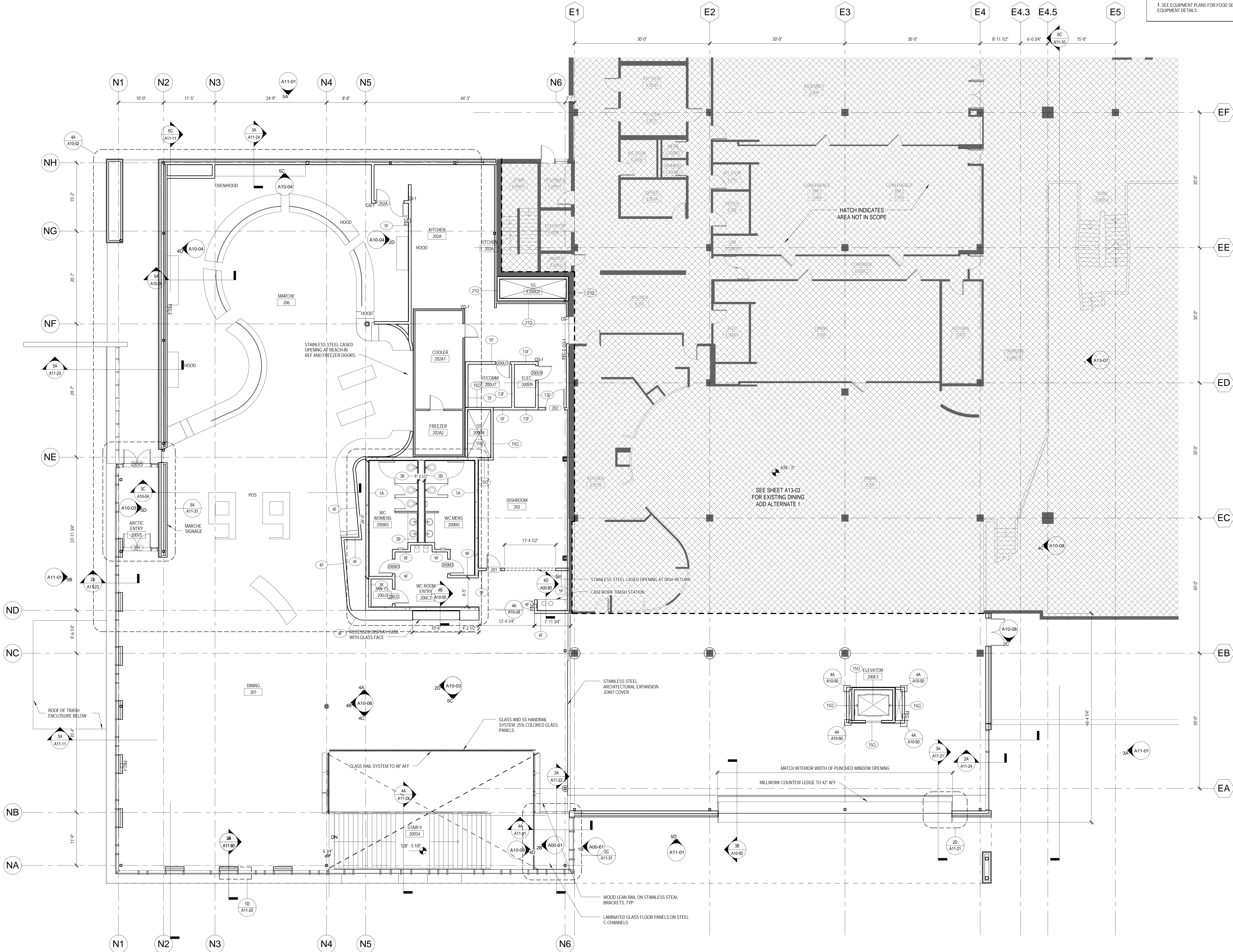
Revisions

NO	ISSUE	DATE
Sheet Information		
Date	08/30/2012	
Job Number	161214.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
Title		

LEVEL 02 - FLOOR
PLAN

Sheet

A04-02



5A LEVEL 2 FLOOR PLAN
1/8\" = 1'-0"

**Division of Design and
Construction
590 University Ave, Suite 200
Fairbanks, Alaska 99775-8190**

**Division of Design and
Construction
University Ave, Suite 200
Anchorage, Alaska 99775-8190**

Revisions

1	Revision 2	08/09/12
NO	ISSUE	DATE

Sheet Information	
Date	08/30/2012
Job Number	161214.000
Drawn	Author
Checked	Checker
Approved	Approver
Title	

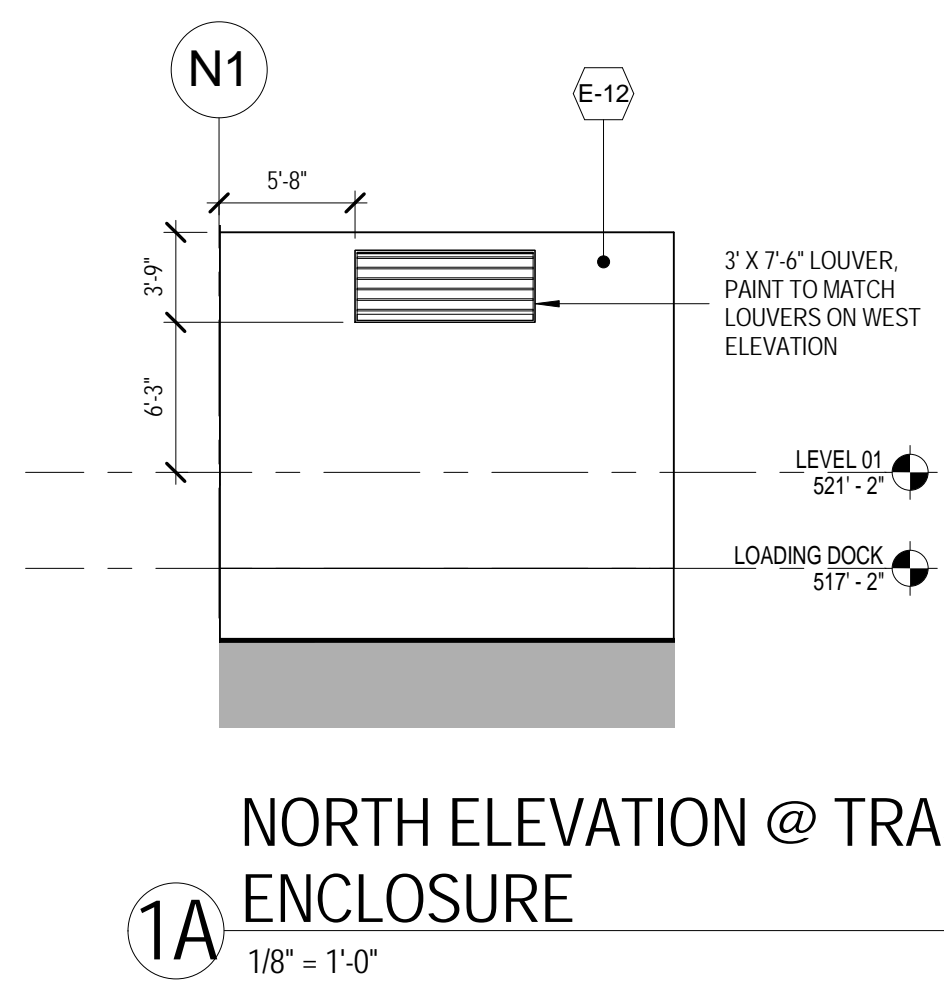
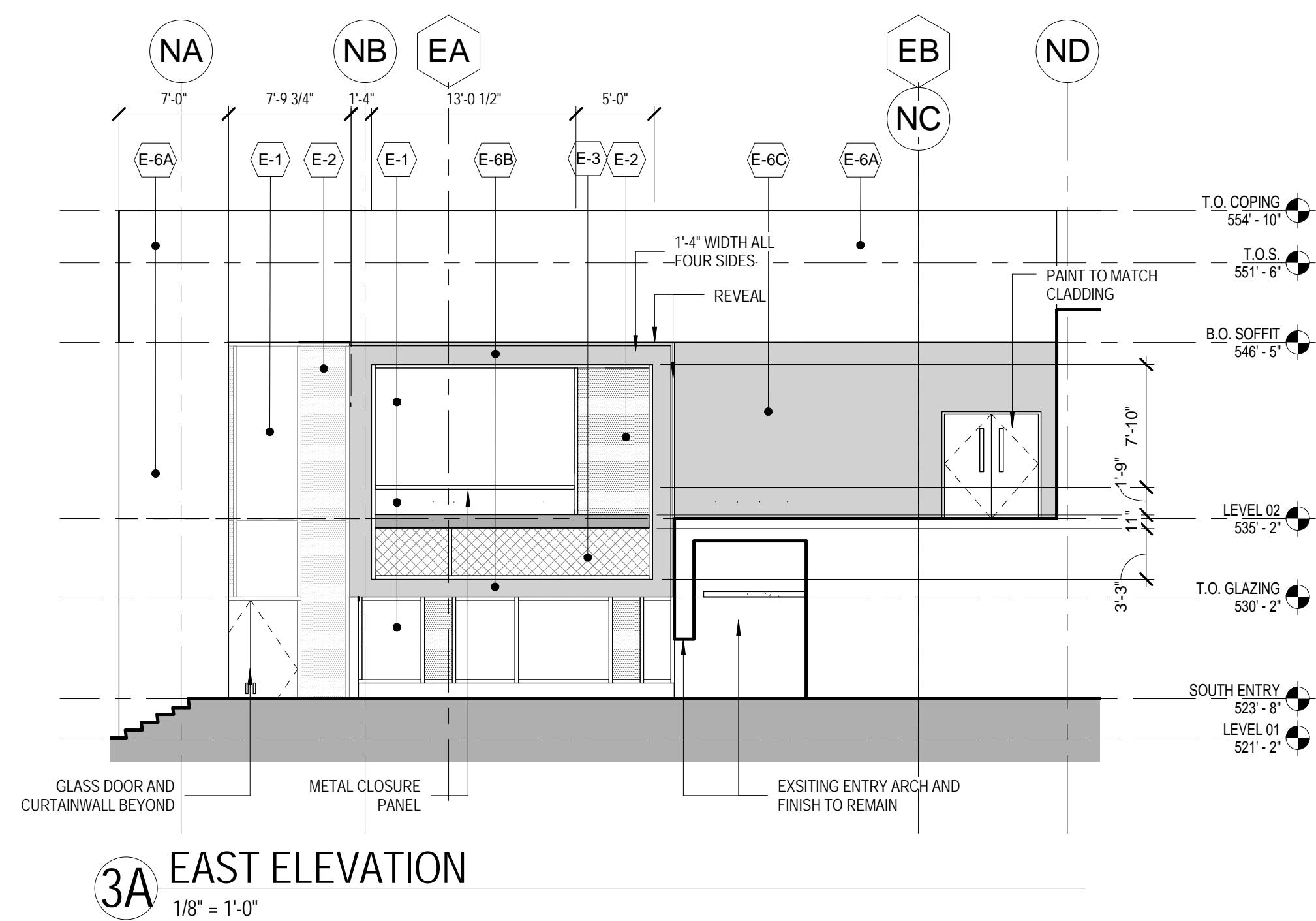
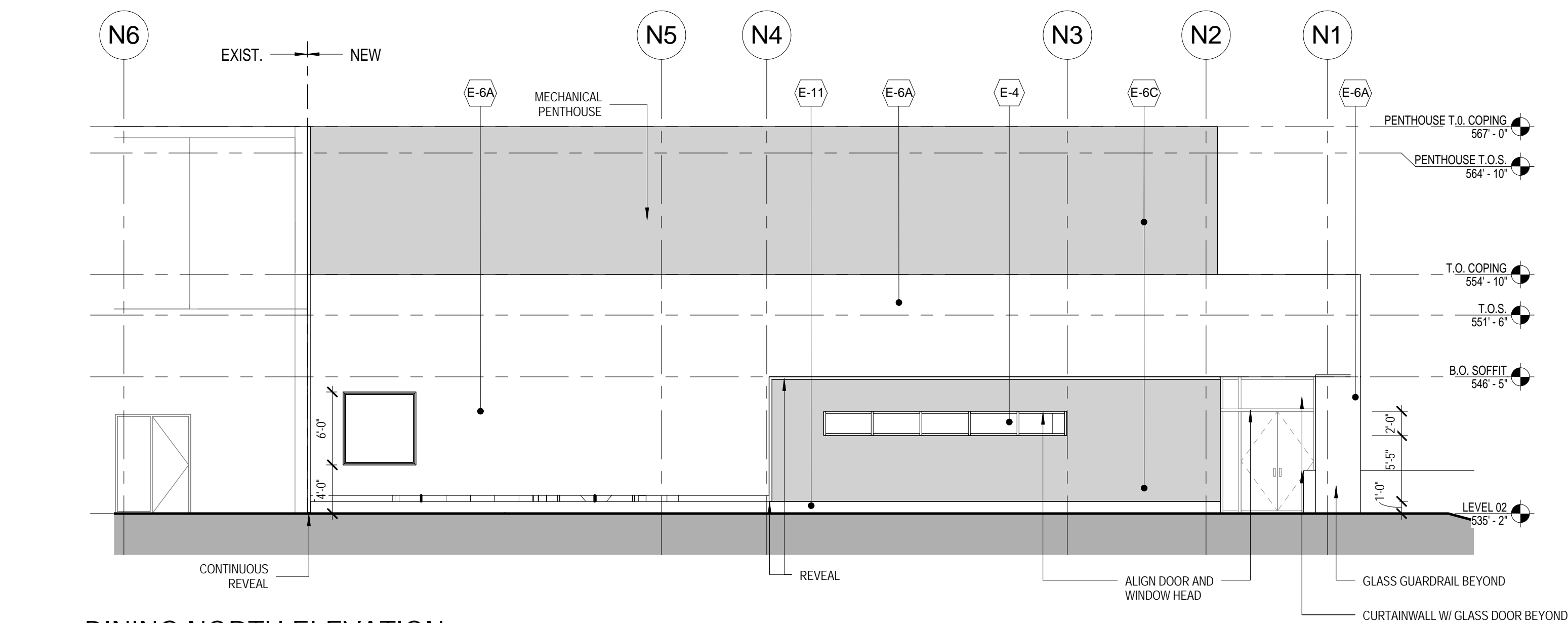
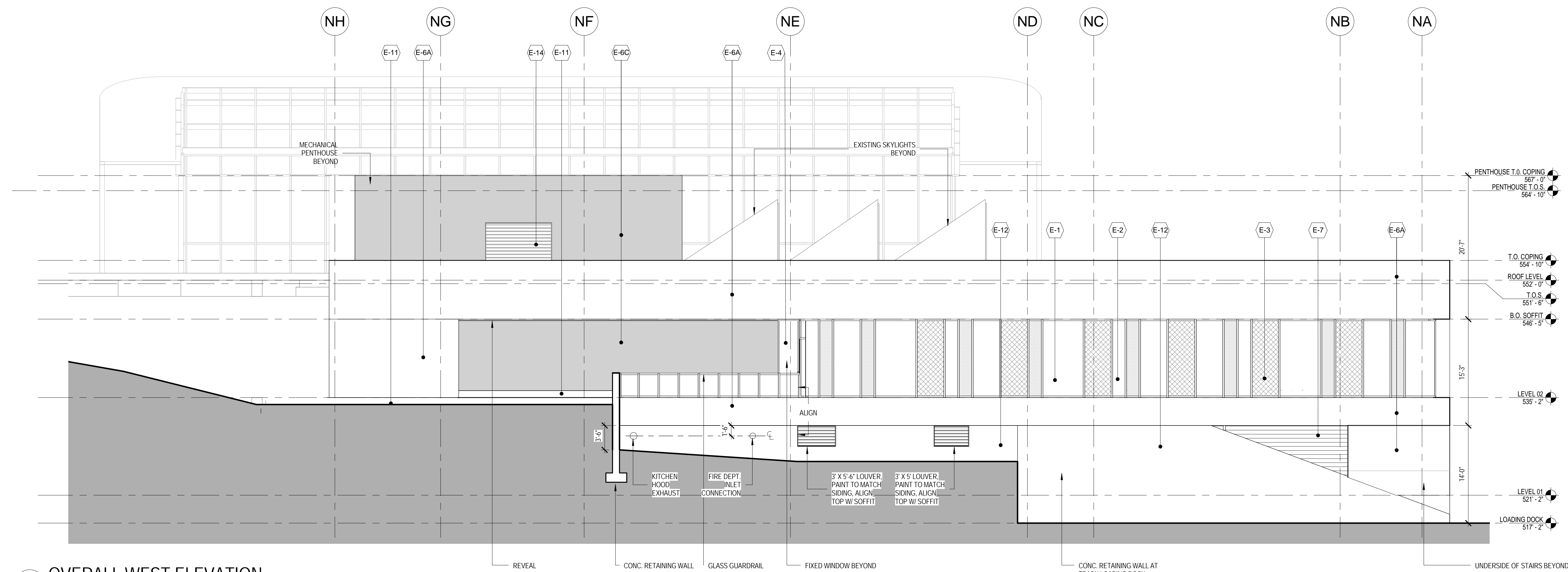
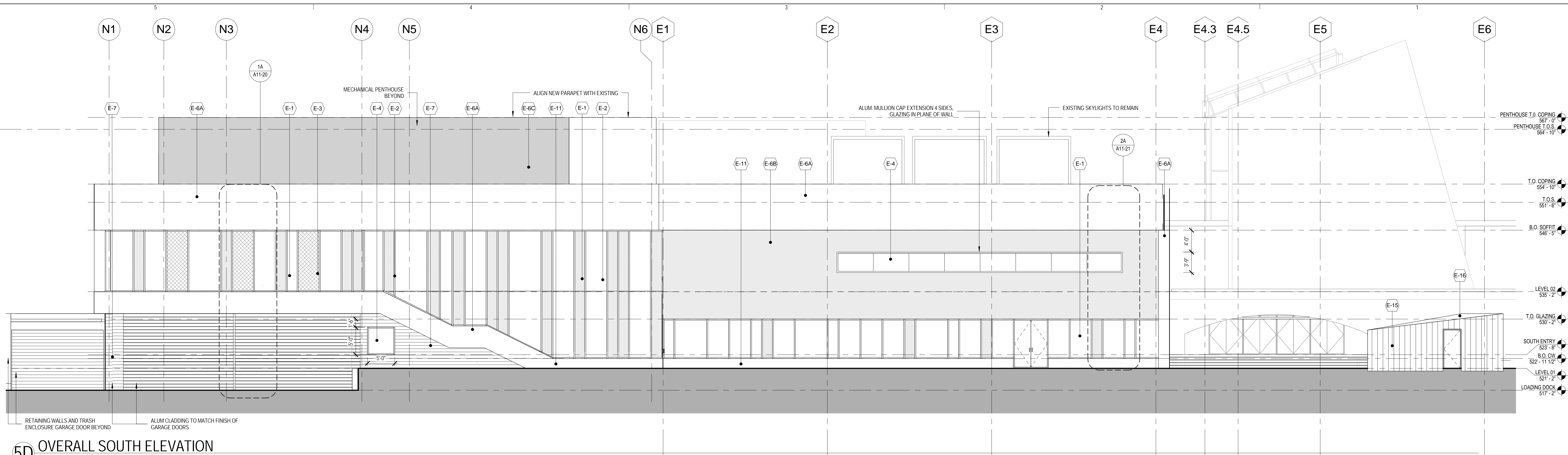
MARCHE - ENLARGED PLANS

Sheet

A10-02

4A MARCHE- ENLARGED PLANS
1/4" = 1'-0"

GENERAL NOTE:
REFER TO ENLARGED MARCHE PLAN FOR EQUIPMENT TYPES



EXTERIOR FINISH KEYNOTES	
E-1	ALUM. CURTAINWALL, TRIPLE GLAZED CLEAR VISION GLASS, LOW E ON #2 AND #5 SURFACE. TYP. CURTAINWALL NOTE (UNO), 2" EXTENSION CAP ON VERTICAL MULLIONS, KYNAR PAINT FINISH, SSG HORIZONTAL.
E-2	ALUM. CURTAINWALL, TRIPLE GLAZED COLORED VISION GLASS, LOW E ON #2 AND #5 SURFACE. COLOR INTERLAYER IN LAMINATED GLASS ON INBOARD LITE (MANUF. VANCEVA PVB OR EQUAL. EXAMPLE: 12MM LAMINATED USING ONE LITE OF 6MM GLASS WITH ONE LAYER OF .015 VANCEVA BLUE PVB INTERLAYER, ONE LAYER OF .030 CLEAR PVB INTERLAYER, AND ONE LITE OF 6MM CLEAR).
E-3	ALUM. CURTAINWALL, SINGLE GLAZED COLORED SPANDREL GLASS, CERAMIC FRIT ON #2 SURFACE, VACUUM INSULATED PANEL (DOWN CORNER).
E-4	FIXED WINDOW - TRIPPLE GLAZED CLEAR VISION, SSG.
E-5	ALUM. CURTAINWALL, SINGLE GLAZED - ARCTIC ENTRY.
E-6	COMPOSITE PANEL FACED WITH NATURAL WOOD VENEER OVER VERTICAL CHANNEL RAINDSCREEN BACKUP (MANUF. BY PROPLEX OR EQUIVALENT). ALT. COLORS E-6A, E-6B, E-6C.
E-7	BENT ALUMINUM PLATE, CLADDING OF MTL STUD (MANUF. FIRESTONE OR EQUAL).
E-8	BENT ALUMINUM PLATE, CLADDING OF CONC. (MANUF. FIRESTONE OR EQUAL).
E-9	EXTERIOR COLUMN CLADDING, SINGLE SIDED, COMPOSITE PANEL FACED WITH NATURAL WOOD TO MATCH WT-35A.
E-10	EXTERIOR COLUMN CLADDING, DOUBLE SIDED, COMPOSITE PANEL FACED WITH NATURAL WOOD TO MATCH WT-35A.
E-11	PRECAST CONCRETE.
E-12	CAST-IN-PLACE CONCRETE.
E-13	NOT USED.
E-14	STORM RESISTANT LOUVER.
E-15	METAL COPING, COLOR TO MATCH COMPOSITE PANEL.
E-16	STANDING SEAM METAL SIDING, PAINT TO MATCH COLOR OR EXISTING WOOD CENTER ATRIUM SKYLIGHT.
E-17	LOW STANDING SEAM METAL ROOF OVER FULLY ADHERED IMPERMEABLE MEMBRANE.

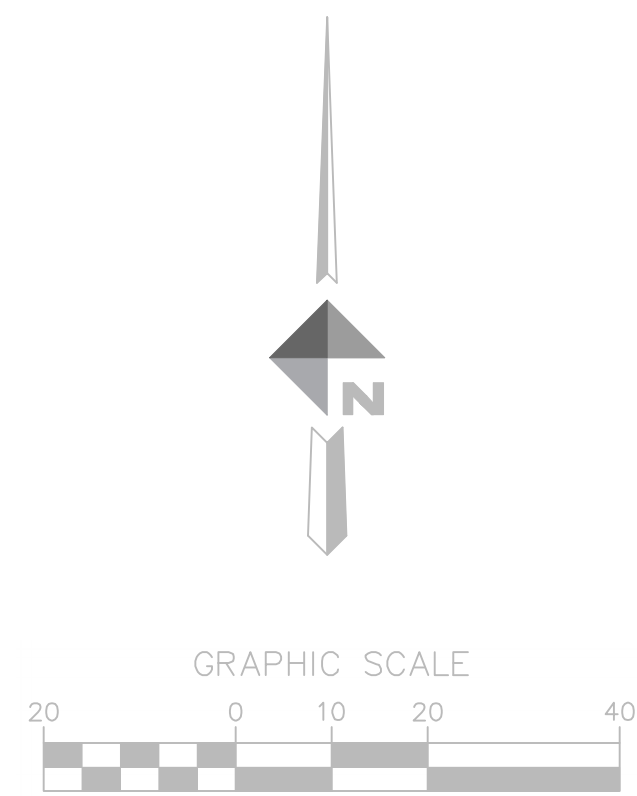
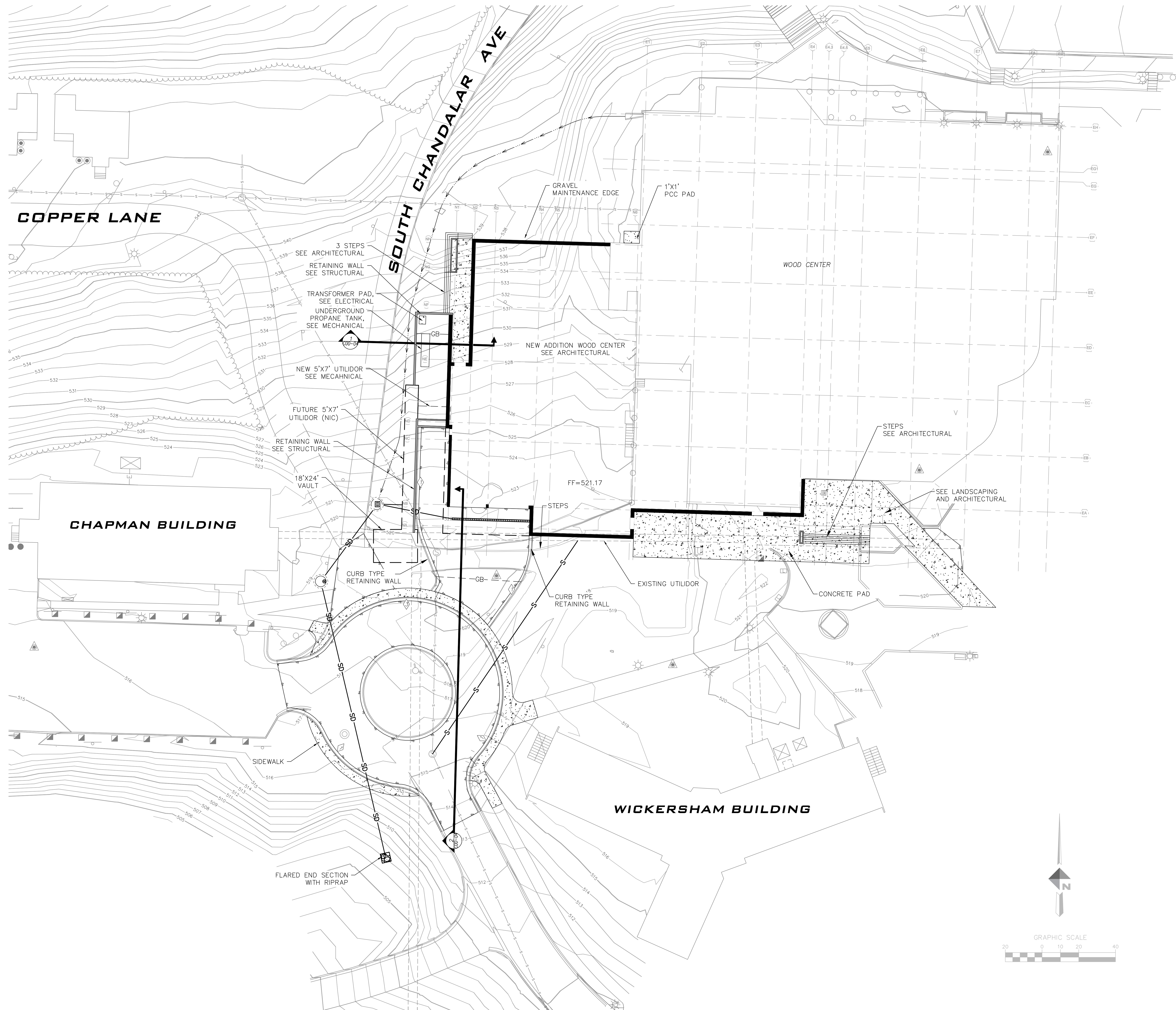
Revisions

NO	ISSUE	DATE
Sheet Information		
Date	08/30/2012	
Job Number	161214.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
Title		

EXTERIOR
BUILDING
ELEVATIONS

Sheet

A11-01



PERKINS
+ WILL

1221 Second Avenue
Suite 200
Seattle, WA 98101
1 206.381.6000
1 206.441.4981
www.perkinswill.com

UNIVERSITY
OF ALASKA
FAIRBANKS

Division of Design and
Construction
590 University Ave, Suite 200
Fairbanks, Alaska 99775-8190

CIVIL
DOWL HKM
4041 B Street
Anchorage, AK 99503
1 907.562.2000
1 907.563.3953

Revisions

NO	ISSUE	DATE
Sheet Information		
Date	08/30/2012	
Job Number	161214.000	
Drawn	RDL	
Checked	JSR	
Approved	BSD	
Title		

OVERALL SITE
PLAN
(BASEBID)

Sheet
C00-02

Drawing Issue	Date

Revisions

NO	ISSUE	DATE
Sheet Information		
Date	08/29/2012	
Job Number	161214.001	
Drawn	Author	
Checked	Checker	
Approved	Approver	
Title		

SITE PLAN

Sheet

L03-01

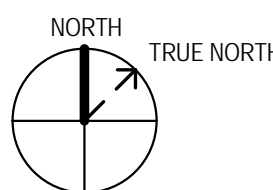
LEGEND	
	LAWN AREA
	ASPHALT
	CONCRETE
	GRAVEL MULCH
	HARDWOOD BARK MULCH
	LIMITS OF WORK



GENERAL NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID TO BECOME FAMILIAR WITH SITE CONDITIONS. THE LANDSCAPE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES LOCATE PRIOR TO ANY DIGGING. THE LANDSCAPE CONTRACTOR SHALL COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
- PLACE THREE (3) INCH SHREDDED HARDWOOD BARK MULCH IN ALL PLANTING AREAS.
- SIX (6) INCHES OF TOPSOIL SHALL BE PLACED IN ALL LAWN AREAS.
- EDGE GRAVEL MAINTENANCE STRIP AREA WITH COMMERCIAL GRADE STEEL EDGING (18" X 4"). ANCHOR WITH STAKES SPACED NOT MORE THAN 4 FEET O.C. AND DRIVEN INTO AT LEAST 1 INCH BELOW TOP ELEVATION OF EDGING.
- REFER TO CIVIL FOR GRADING AND SPOT ELEVATIONS.
- ALL CONCRETE JOINTS TO BE 1/2" SMOOTH TROWEL EDGED.
- REFER TO SPECIFICATIONS FOR INFORMATION REGARDING SITE PREPARATION AND RESTORATION.
- AREAS NOT SHOWN IN SCOPE BUT AFFECTED BY THE CONSTRUCTION PROCESS SHALL BE RESTORED TO ORIGINAL CONDITION. REFER TO CIVIL SITE PLAN FOR LIMITS OF CONSTRUCTION AND DISTURBANCE. REFER TO SPECIFICATIONS.
- TOTEM POLE SCULPTURE, SITE FURNITURE FEATURES AND DISC GOLF TO BE HANDLED OVER TO UAF DURING SITE PREP.

A5 SITE PLAN
1" = 20'-0"



Status Report on UAA Seawolf Sports Arena Project

The shared parking agreement between the University and Providence Alaska Medical Center is now fully executed and has been recorded with the Municipality of Anchorage. A vehicular traffic/pedestrian Management Plan for large capacity events will be the final Municipality of Anchorage (MOA) requirement prior to occupancy and this will be coordinated over the next 2 years with the U-Med District participants.

Work continues throughout the majority of the 17 acre site on the early Phase I construction activities. Cooling and reinjection wells have been proofed with required gpm and water quality parameters were met or exceeded. Next step is for the final design package to be submitted to DEC for review and approval. Majority of new deep utilities (water, sewer, & storm) are now complete. Footings and foundation work continue throughout the building. Structural CIP concrete walls, elevator pit, and lift stations are now approximately 60% complete. Waterproofing of west and north foundation walls has begun and backfilling has been approved by the structural engineer for the first 5 ½ feet. First shipment of structural steel is currently scheduled to arrive in mid-October. Electrical subcontractor continues telecommunications infrastructure work along the existing pedestrian trail to Student Housing and rough-in for lighting along Health Drive is just beginning. Two of three new parking lots off Sharon Gagnon have been completed and turned back over to Student Housing for the fall semester. Easements thru Wellness Drive for new primary power have been signed off by Providence Hospital, Municipality of Anchorage. ML&P anticipates beginning work shortly.

The final Phase II design package was released on August 22, 2012 and final pricing from the contractor is targeted for the end of September with reconciliation and a GMP contract awarded in early October. The first Quarterly Executive CMAR Review Meeting will be held in October 2012.

A web camera has been set up overlooking the construction site. Daily updates are viewable at <http://oxblue.com/open/cornerstone/uaa>.

The current schedule for completion is:

Planning & Design:	August 2008 – Summer 2012
Construction, Phase 1:	May 2012 – July 2014
Construction, Phase 2:	October 2012 – July 2014
Occupancy:	August 2014

UAF West Ridge Deferred Renewal Information Item

Background:

The University of Alaska Fairbanks West Ridge is the portion of campus stretching west from the Reichardt Building. An area traditionally used by the Athabascan people, it was originally developed by the University in the 1920s as a prime farming area. Since then, a new spine road and multiple buildings tallying over 830,000 gross square feet have been constructed. The facilities on West Ridge were meant to be research intensive facilities, but over the last few years, a move toward integrating teaching into the area of concentrated research has taken place; especially with the construction of the new Life Sciences Facility.

As the main focus of campus research, the buildings on the West Ridge of campus are used heavily to support laboratory needs through many different types of labs and lab support spaces. The capability of the University to conduct research projects is directly affected by the capacity and ability of these labs. Over the last decade, the existing space has been over utilized and its useful life has quickly come to an end, which has directly affected the performance to process research projects and generate revenue. In order for UAF to sustain its distinction as a world-class research institute, the antiquated facilities must be updated to modern standards.

The facilities on the West Ridge present a mixture of construction methods, structural frames, and life expectancies. The average age of the buildings, excluding those built in the last five years, is approximately 38 years of age. Only 10 percent of the facilities on the West Ridge have been renewed through a deferred renewal program in the last 10 years, while the current total backlog of deferred renewal remains well over \$300 million.

The University faces a major task to update these facilities to modern codes, renew worn and obsolete equipment, and provide better space functionality to embody current research and teaching trends. Many decisions will be factored into how the renewals occur, including available surge space for displaced programs, whether the renovations are total gut/renewals or renew-in-place, and how to phase the work with limited capital funding.

Besides renewing the facilities, the West Ridge buildings must be made ready for a major shift in facility occupants. When the Life Sciences Facility is complete, multiple spaces within other buildings on the West Ridge will be vacated by current research and teaching programs. New research programs and increased personnel will quickly backfill the open space, making renewal efforts very difficult. Beyond the renovations, there is a larger mission to reunite departments that have been fragmented over the years into various buildings. The goal of the University is to provide space that is congruent, reflects logical adjacencies, creates spaces that are more modern, and trend with the pedagogical changes happening within the student body.

Project Scope and Process

The project team is working on a master plan for the renewal of the facilities on the West Ridge that will address and develop logical phasing, budgetary estimates, and program space allocation. To date, the plan has completed facilities condition analyses and established a condition index that has helped guide the master planning efforts. The design team and executive committee have also completed advance programming of the space on West Ridge as it relates to current and projected programs and as it relates to the deficit of teaching and research space noted in the

2010 UAF Master Plan. The next steps are to work on an analysis of logical program adjacencies and the plan for relocation of programs, including major changes to various spaces to create these adjacencies. At the same time, the team will create logical phasing plans with recommended funding levels to become the basis for future capital budget requests. The work to date has allowed UAF to craft the FY14 request for deferred maintenance on West Ridge.

Proposed Total Project Cost and Funding Source(s)

The Total Project Cost is \$710,000 and will be funded by the following source:

<u>Funding source</u>	<u>Account</u>	<u>Amount</u>
State of Alaska FY12 Capital Appropriation	571317-50216	\$510,000
State of Alaska FY13 Capital Appropriation	571345-50216	\$200,000
Total Project Cost		\$710,000

Variance since Last Report to Board of Regents

Additional funding is being added to the project from FY13 Deferred Renewal funds to allow the project team to complete additional HVAC, structural, and electrical analysis of Elvey, Irving, and Arctic Health as it relates to how the renovations can be effectively phased partial building occupancy.

Schedule

The planning efforts will be completed by January 2013.

Supporting Documents

West Ridge Deferred Maintenance Update

1

UNIVERSITY OF ALASKA FAIRBANKS West Ridge Deferred Maintenance



September 27-28, 2012

2 West Ridge Research Facilities Introduction

The West Ridge Deferred Maintenance Master Plan is intended to address major renewal or replacement necessary to bring the facilities up to standard while maintaining continuity in University of Alaska Fairbanks' research enterprise, and increasing the integration of teaching into these facilities. The existing program deficit identified in the 2010 Campus Master Plan necessitates sufficient surge space for programs displaced by renovations. Initially the project will assess the condition of each facility on the UAF West Ridge Campus, and develop logical phasing, budgetary estimates, and program space allocation. This study will build upon the 2010 Campus Master Plan and will be guided by its established goals.

- Support the integration of teaching and research
- Enhance both the academic and student life experience.
- Improve campus access and circulation.
- Preserve and highlight the unique natural and cultural aspects of the campus.
- Enhance space quality and maximize effective utilization.
- Employ best practices in sustainability.

The following is the result of interviews with UAF administrators, faculty, and staff. A 5 year planning horizon of 2017 has been utilized in verifying projected space deficits identified in the 2010 Campus Master Plan.

General Overview

3 **West Ridge Research Facilities** Research Enhancements

The University of Alaska Fairbanks has historically been able to secure grant funding at levels that are well above peer institutions on a per capita basis. This success has enabled UAF to become a world class research center. Anticipated enhancements for research revenue include:

- State funded research such as UAV and Ocean Acidification.
- Research focused on the Issues of the Arctic including aerospace, climate change, and oil spill response. UAF 's position of strength in the global research market provides an advantage in securing private grants in this topic area.
- The strength of UAF's interdisciplinary programs to attract top doctoral candidates and their associated grant funding.
- Continuation and anticipated expansion of existing programs including EPSCOR and SNAP.

Program Overview

UNIVERSITY OF ALASKA FAIRBANKS West Ridge Deferred Maintenance

September 27-28, 2012

4 West Ridge Research Facilities Allocation by Research Component

GRADUATE STUDENTS	Current	2017	Change
Administration	66	71	5
Animal Resources Center	0	0	0
Arctic Region Supercomputing Center	0	0	0
College of Natural Science and Mathematics	84	100	16
Geophysical Institute	85	115	30
Institute for Arctic Biology	118	158	40
International Arctic Research Center	14	30	16
Library	0	0	0
School of Fisheries and Ocean Sciences	146	171	25
School of Natural Resources and Agricultural Sciences	51	58	7
University of Alaska Museum of the North	0	0	0
Total	564	703	139

FACULTY AND STAFF	Current	2017	Change
Administration	40	44	4
Animal Resources Center	8.5	9.5	1
Arctic Region Supercomputing Center	27	27	0
College of Natural Science and Mathematics	63	72	9
Geophysical Institute	211	271	60
Institute for Arctic Biology	150	180	30
International Arctic Research Center	78	116	38
Library	3.5	4	0.5
School of Fisheries and Ocean Sciences	86	110	24
School of Natural Resources and Agricultural Sciences	47	52	5
University of Alaska Museum of the North	32	48	16
Total	746	933.5	187.5

Personnel Projection Summary

UNIVERSITY OF ALASKA FAIRBANKS West Ridge Deferred Maintenance

September 27-28, 2012

5 West Ridge Research Facilities Allocation by Space Type

Type	Current (ASF)	2017 (ASF)	Increase (ASF)
Office	149,715	156,884	7,169
Research Laboratory	157,892	220,637	62,745
Classroom	20,091	28,822	8,731
Classroom Laboratory	43,341	53,291	9,950
Conference	18,753	25,763	7,010
Vivarium	15,704	16,087	383
Computer	6,677	6,934	257
Greenhouse	11,708	17,208	5,500
Collections	31,725	44,469	12,744
Exhibitions	17,314	17,314	0
Other	13,028	45,041	32,013
Total	485,948	632,450	146,502

- 2010 Campus Master Plan identifies a projected area deficit of approximately 183,000 ASF for Research and Open Laboratories, Animal Quarters, Hazardous Materials, Greenhouse, Meeting Areas, and Offices. The new Life Sciences Building will provide approximately 30,000 ASF of dedicated research related space.

Space Projection Summary

UNIVERSITY OF ALASKA FAIRBANKS West Ridge Deferred Maintenance

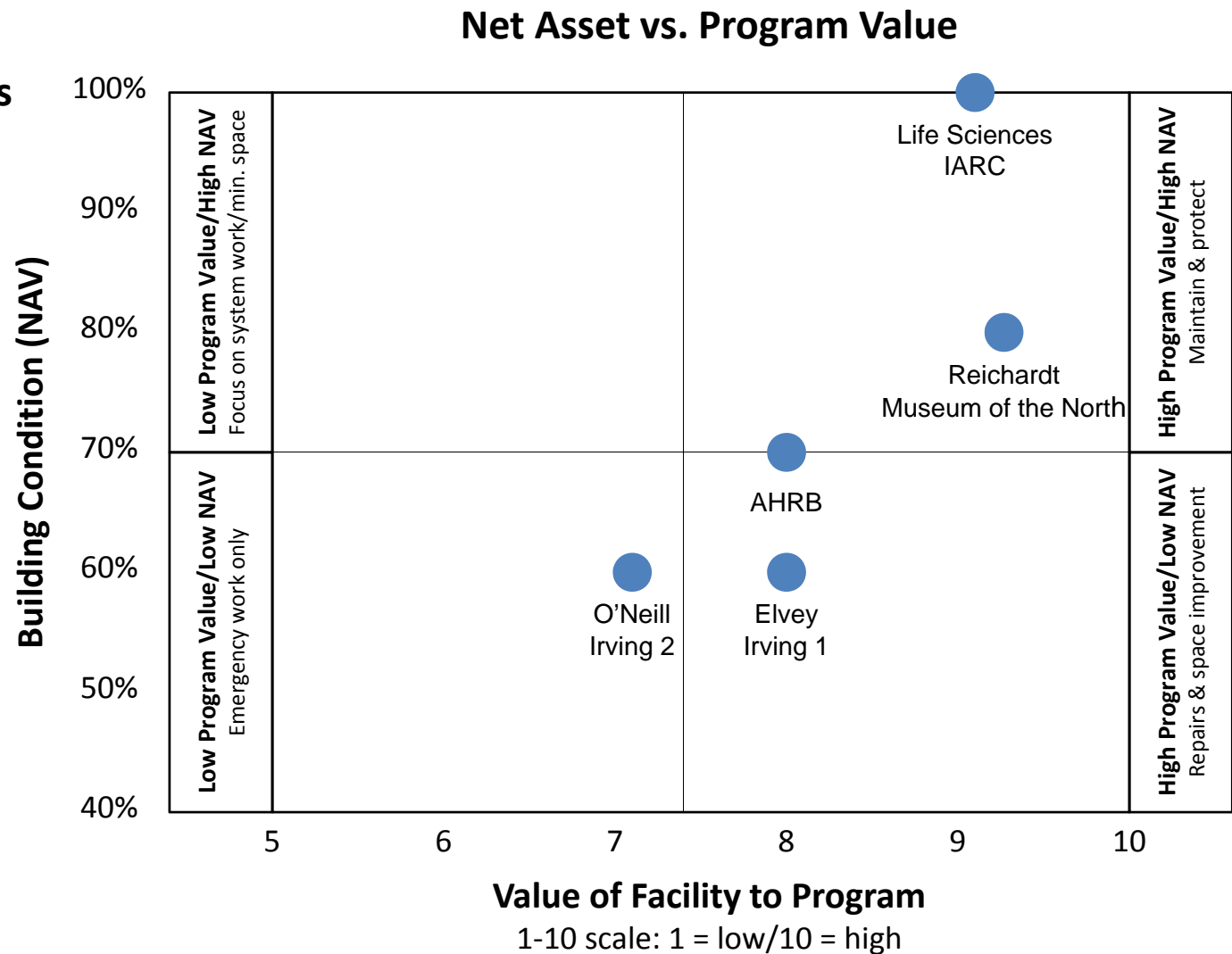
September 27-28, 2012

6 West Ridge Research Facilities Facility Deficiency Analysis

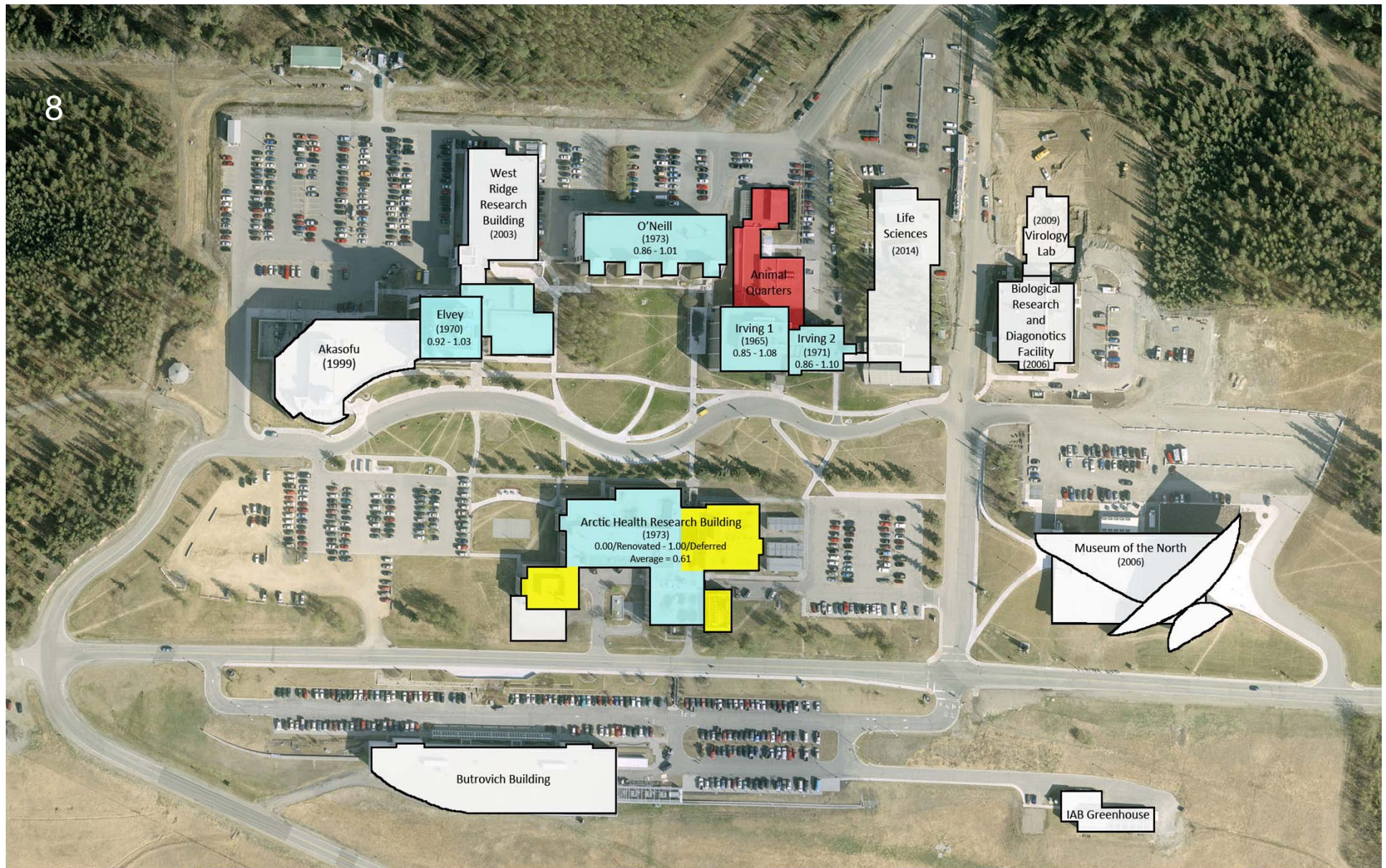
- UAF Facility Deficiency Audits have been confirmed by the Planning Team.
- Deficiency remediation costs and replacement costs inclusive of demolition ranging from high to low have been developed for each facility from prior UAF audit information as well as independent estimates prepared by the Planning Team.
- A facility condition index (FCI) has been calculated for the highlighted buildings.
 - FCI = Renovation Cost/Replacement Cost.
 - An FCI greater than 0.70 typically merits serious replacement consideration.
 - The FCI range for Elvey, O'Neill, Irving 1, and Irving 2 substantially exceed 0.70 necessitating the following:
 - Full replacement of mechanical and electrical systems.
 - Full exterior envelope upgrades to meet current energy conservation goals.
 - Significant hazardous materials abatement.
 - Significant seismic and structural upgrades at Elvey and O'Neill.
 - Except for O'Neill, these buildings are classified as High Program/Low Net Asset Value.
 - Since Akasofu, WRRB, and Life Sciences are new construction the FCI is assumed to be significantly below 0.70.
- Less than 9,000 ASF of surge space will become available with the inclusion of Life Sciences. Much of the remediation and upgrades necessitate entire floors or buildings to be temporarily vacated during this process. Additionally, Elvey, Irving 1, and Irving 2 are not ideally suited to support efficient open wet lab research configurations.

Existing Facilities

7 West Ridge Research Facilities Value Analysis



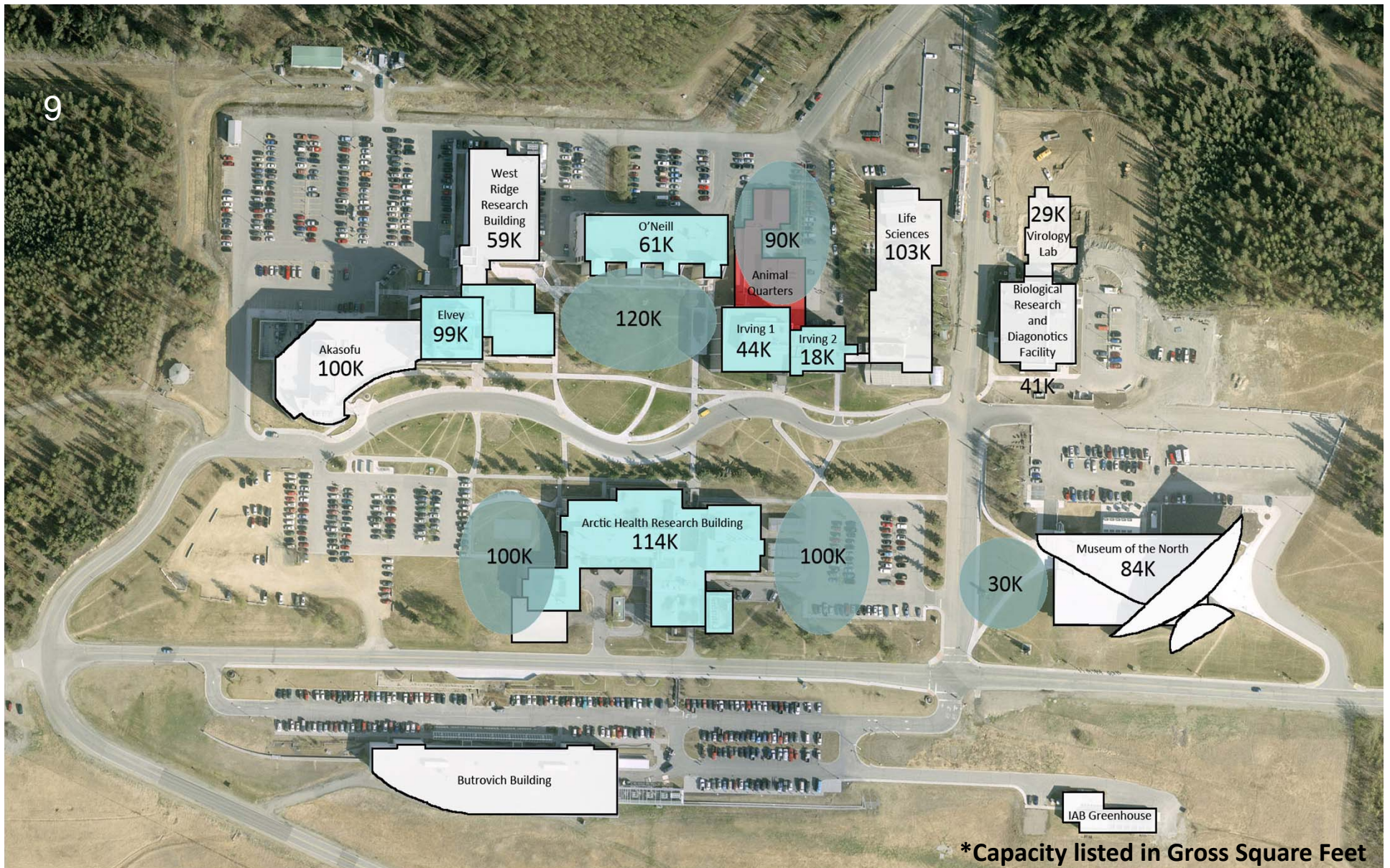
Existing Facilities



Facility Condition Index

UNIVERSITY OF ALASKA FAIRBANKS West Ridge Deferred Maintenance

September 27-28, 2012



Building Site Capacity

UNIVERSITY OF ALASKA FAIRBANKS West Ridge Deferred Maintenance

September 27-28, 2012

10

UNIVERSITY OF ALASKA FAIRBANKS West Ridge Deferred Maintenance



September 27-28, 2012

UAF CRCD Master Plan Update Information Item

Background

A Master Planning Policy (5.12.030) was implemented by the Board of Regents in September 2008, requiring that campus master plans be reviewed and updated on a five to seven year cycle. UAF is in the process of updating the 2006 College of Rural and Community Development (CRCD) Master Plans for the Bristol Bay, Northwest, Kuskokwim, Interior Aleutians, and Chukchi campuses and the UAF Community and Technical College to meet the referenced requirement.

Status of CRCD Master Plan Update Efforts

The Final Drafts of the CRCD Master Plan Updates 2012, were presented at the April 12-13 Board of Regents' meeting, and additional comments were received at the June 7-8 Board of Regents' meeting.

Final review comments have been forwarded to the consultants for revisions, processing, and printing. The final version of the CRCD Master Plan Updates 2012 will be presented to the Board of Regents for adoption at the December 6-7, 2012 meeting in Fairbanks.

PDF versions of the documents are available at the following web site:

<http://webshare.alaska.edu/2012MasterPlan/Final>

CRCD Master Plan Updates 2011-2012 Milestones

- Appointment of steering committees for each campus March 2011
- Contract with consultants March 2011
- Initial visits to campuses May-August 2011
- Consultants prepare first draft versions, review with Users August- October 2011
- Consultants complete Final Draft of Master Plans November 2011
- Internal review by CRCD and Chancellor's Staff November- December 2011
- Consultants correct MPs per review comments January 2012
- BoR Information Item; CRCD Master Plan Update February 16-17, 2012
- Consultants submit Final Draft of Master Plans to DD&C February 3, 2012
- DDC Reviews and forwards correction items to Consultants February 10, 2012
- Consultant to produce bound sets of Final Drafts, forward to Owner February 29, 2012
- Bound sets- CRCD Final Draft of MPs to Chancellor/ CFO March 5, 2012
- Presentation of Final Draft CRCD Master Plan Updates to BoR April 12-13, 2012
- Presentation of Final Draft CRCD Master Plan Updates to BoR June 7-8, 2012
- DDC Forwards Regents Comments to Consultants July 23, 2012
- Consultants Revise MPs, forward Final versions to Owner August 14, 2012
- **BoR Meeting- Fairbanks, Presentation for Approval-
Final CRCD Master Plans** **December 6-7, 2012**

Status Report on UAS Campus Master Plan **September 2012**

1- Background

The current UAS Campus Master Plan was approved by the Board of Regents in 2003 and in response to changing campus edicts and in compliance with Regents Policy, requires an update. UAS issued an RFP in November 2011 for Master Planning services. The firm of Perkins + Will was selected to provide Master Planning services for UAS Juneau, Ketchikan and Sitka campuses.

2- Work Performed to Date

Analysis

Projections for future UAS enrollment is based on the institution's mission and Strategic Plan-- both approved by the UA Board of Regents and reported to the Northwest Commission on Colleges and Universities. These elements, combined with data based upon historical trends, strategic initiatives, and program assessments, form the basis for projecting enrollment from 2012 to 2021.

Historical trends in student credit hours (SCH) and student full-time equivalent (SFTE) were compiled by UAS campus, school, department, subject, course level (graduate, undergraduate, and professional), and delivery method. Initial ten-year projections and growth rates were modeled as a linear function of the historical trend and adjusted to align with strategic and assessment planning initiatives.

Existing space utilization were evaluated and compared to the current space needs based on national standards and the experience of the consultant team. A projection of future space needs has been developed based on those same standards and the enrollment projections for each school and department.

Participatory Input

Rounds of on-site meetings have been held in March, May and August of 2012. Each round of meetings has included separate workshops and open houses with specific groups representing faculty, staff, students, Community Councils, Chancellor's Cabinet, and the general Juneau, Ketchikan and Sitka communities.

Design Guidelines

A draft of initial design guidelines has been started.

3 – Masterplan Goals

Academics

- Provide quality facilities for distinctive programs
- Facilitate a strong community of learners
- Consolidate facilities for academic neighborhoods
- Create visible "student learning centers"
- Support growing E-Learning programs
- Tailor Career Education programs to local economies
- Pair school programs with appropriate community partners
- Showcase undergraduate research & creative expression

- Facilities that allow nimbleness and flexibility for evolving programs
- Showcase Cultural programs that reflect SE Alaska

Student Life

- Increase opportunities for student activities indoors and out
- Provide group discussion, study and gathering spaces with access to food and drink
- Provide living/ learning environments
- Provide services for commuter and distance learning students

Green Space

- Connect outdoor gathering spaces to indoor classroom space/ Create outdoor classroom space
- Enhance walkability and pedestrian experience
- Showcase the unique physical qualities of each campus
- Create better access to water, lakefront and vistas

Circulation

- Enhance campus access and visibility
- Improve pedestrian connections and safety
- Improve multi-modal circulation

Community

- Foster a sense of “Haa shagoon” – Past, present and future coming together
- Create capacity to support partnerships with business and community
- Develop venues for events that engage the community and enrich the university

Culture

- Provide places for celebration and experience of
- Alaska heritage and culture

Image

- Create a distinctive UAS identity in each community
- Create a visible "Front Door" for each campus
- Integrate dispirit campuses by use of consistent signage or elements
- Showcase hybrid learning environments
- Create signage to enhance cultural and environmental awareness
- Create “Photo Opportunity”
- Create Signage Guidelines stating what signage is to achieve vs. how to physically build it
- Create a banner system

4 - Preliminary Strategies

Sitka

- Consolidate uses within Sitka Campus main building

- Adapt existing and future classrooms for hybrid learning
- Create clear circulation zones within the building
- Bring public functions to the forefront in support of student success
- Improve public displays of student learning and creativity
- Improve/ Enhance quality of green space and pedestrian circulation adjacent to Sitka Campus building
- Use green space improvements to clarify drive lanes
- Maximize benefits from proximity to Mt. Edgecumbe High School in support of collaboration and secondary-postsecondary links
- Where appropriate, make use of community facilities in supporting UAS programs (e.g. Sitka Sound Science Center, Public Safety Training Academy, Sitka Fine Arts facilities.)
- Increase Campus visibility through streetscape enhancements including signage and light-pole banner/ artwork program
- Build upon future trail system to create outdoor gathering spaces and connection to the water

Ketchikan

- Create a central entrance and hub for student services at the Ziegler and Paul buildings
- Adapt existing and future classrooms for hybrid learning
- Cluster future development for ‘upper campus’ between Ziegler and Paul buildings
- Improve integration of services in Ziegler/ Paul and Robertson buildings through display kiosks and smart signs
- Improve outdoor setting and access
- Improve Campus visibility through streetscape enhancements including signage and light-pole banner/ artwork program
- Enhance/ Showcase maritime training facilities
- Create a deliberate arrival point at both upper and lower
- Create clear pedestrian circulation from parking to building entries

Juneau - Downtown Campus

- Remodel Bill Ray to accommodate Management programs and lease lower level space to partners OR sell Bill Ray Center and consolidate programs on main campus
- Move Bill Ray Health Sciences/ Nursing programs to Auke Lake Campus
- Consolidate all Career Education programs and office space at Technical Education Center
- Modify land lease with City/ Borough of Juneau at TEC to enable Building Expansion
- Showcase UAS Center for Mine Training
- Retain Technical Education Center main functions with additional space for offices on 2nd Floor
- Improve integration of services in all campus buildings through display kiosks and smart signs

- Use proximity to Juneau-Douglas High School to bolster growth in Career Education programs

Juneau - Auke Lake Campus

- Orient new development around campus greenway
- Create a new living/ learning center with housing near campus core
- Locate Cultural Arts Center at the campus entry to create a signature campus gateway
- Improve integration of services in all campus buildings through display kiosks and smart signs
- Create field house/ soccer field on under-utilized parking
- Move Heath Sciences/ UAA Nursing programs to new facilities on Auke Lake Campus
- Lease or Sell Natural Sciences Research Lab (NSRL) building and move programs to new addition at Anderson science building
- Move environmental sciences to new addition at Anderson science building
- Build replacement Facilities Services site connected to the core campus
- Move non academic programs to Glacier Highway building, move bookstore to central campus at new student center
- Orient new development around campus greenway
- Utilize and expand pedestrian campus greenway to connect campus development
- Design development to maximize access to Auke Lake and vistas of surrounding mountains and glaciers
- Recognize and interpret Tlingit cultural heritage of Auke Lake area
- Increase Auke Lake Campus visibility along Glacier Highway corridor through streetscape enhancements including signage and light-pole banner/ artwork program

5 - Remaining Work

- Finalize Physical Campus Plan Strategies
- Develop phasing plan
- Prioritize Capital Projects
- Provide Campus Design Guidelines
- Prepare draft plan for review
- Prepare final plan for adoption

6 - Remaining Schedule:

A fourth round of on-site meetings will be held in September at which a first draft of the masterplan will be presented in workshops with the same focus groups that have previously been involved.

A draft of the UAS Master Plan will be submitted at the December 2012 BOR meeting. The Master Plan will be submitted for approval at the February 2013 BOR meeting.

Regularly scheduled video and teleconference meetings between the Perkins + Will team and the Executive Cabinet will continue over the course of the project.

Draft Outline for the UAS Campus Master Plan

- Executive Summary
 - Campus Planning Principles
 - Existing Physical Conditions
 - Driving Issues
 - Plan for the Future
 - Projects
- Existing Campus Conditions
 - Facilities
 - Open Space
 - Infrastructure
- Driving Issues
 - Enrollment Projections
 - Instructional & Research Space Needs
 - Student Expectations
 - Sustainability & Energy Conservation
- Plan for the Future
 - Land & Building Use Framework
 - Facility Demolition, Renovation & Construction
 - Open Space Framework
 - Circulation & Parking Framework
 - Infrastructure Framework
- Appendix
 - Process
 - University Profile
 - Planning History & Development
 - Architectural Guidelines
 - Landscape Guidelines
 - Signage Guidelines
 - Sustainability Initiatives