UNIVERSITY OF ALASKA SOUTHEAST
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Total Project Cost	$ 12,771,000
Approval Level:	Board or Regents

FORMAL PROJECT APPROVAL REQUEST

TO: Pat Gamble
President

TO/THROUGH: Kit Duke
AVP Facilities and Land Management

THROUGH: John Pugh
Chancellor

THROUGH: Michael Ciri
Vice Chancellor

THROUGH: W. Keith Gerken
Director Facilities Services

FROM: Pua Maunu
Project Manager

DATE: January 20, 2014

SUBJECT: Project Type: Deferred Maintenance and R&R
Project Name: Juneau Campus Modifications 2014 - 2016
Project No.: 2013-13

Cc:

UNIVERSITY of ALASKA
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Non- Academic Project Program Resource Planning Status Report
UAS Juneau Campus Modifications 2014-2016
Formal Project Approval

This project involves renewal of the mechanical and electrical systems and upgrades to the space in the Whitehead and Hendrickson Buildings. Based on recommendations from the UAS 2013 Campus Master Plan and based on the current conditions of these two buildings, this project is being moved forward.

Milestone #0

Mission Area Analysis: (Based on UAS 2013 Campus Master Plan) Date: N/A

Statement of Need: (Based on UAS 2013 Campus Master Plan) Date: N/A

Milestone #1

Statewide Academic Council (SAC) Review: Date: N/A
(Based on UAS 2013 Campus Master Plan)

Milestone #2

Preliminary Administrative Approval: Date: 06/06/13
(Included in approved FY14 DM&R Distribution Plan and use of FY09 Anderson Building R&R funds)

Milestone #3

Statement of Requirements: (To be developed) Date: _____

Milestone#4

Business and Financing Plan: Date: N/A___

Operating Budget Request (not requested, existing facilities) Date: N/A___

Capital Budget Request: Date: _FY14

Legislative Funding: FY09 Anderson Building R&R Funds
FY14 DM&R

Board Approval of Capital Budget Distribution: Date: 06/06/13

Milestone #5

Formal Project Approval: **Date: 01/20/14**

Schematic Design Approval: Date: _____

Milestone #6

Construction Started: Date: _____

Construction Completed: Date: _____

Beneficial Occupancy: Date: _____

Final Project Report: Date: _____

University of Alaska Program Resource Planning

Academic, Budget and Project Planning Process

Rev. 9-8-11

Source Documents:
UA Strategic and Academic Plans
MAU Strategic and Academic Plans
MAU Department Program Review/Proposal
Accreditation Reports
MAU Campus Master Plan
MAU Housing/Campus Life Strategic Plan

Will this proposal require approval by President or BOR? YES / NO

Is this Academic in nature? YES / NO

MS 0

Follow MAU internal evaluation process

1a. MAU produces an Academic Mission Area Analysis (MAA) & a Statement of Need (SON) (should be contained in the MAU Program Proposal)

2. MAU produces a Program Action Request (PAR) Formerly a HEX Form

MS 1

3. MAU Submits to SAC for review and concurrence — NO / YES

Is this a Deferred Maintenance (DM) or Small R&R Project? YES / NO

IR Data input

1b. MAU produces an Administrative Mission Area Analysis (MAA) and a Statement of Need (SON)

Will it have a facilities cost component? YES / NO

Skip to Step 6 as appropriate

MS # – Process Mile Stones

BOR Board of Regents
MAU Major Academic Unit
SAC Statewide Academic Council

4. MAU develops a Preliminary Administrative Approval Request (PAA) Not required until after MS #3 unless MAU needs authority to spend to develop the SOR and Business/Finance Plan. Skip to step 6.

MS 2

5. President approves PAA — NO / YES

6. MAU produces a Statement of Requirements (SOR)

Statement of Requirements Components

- Faculty/Staff
- FF&E
- Infrastructure
- Backfill, Other Second Order Impacts
- New Space, Remodeling
- Building Operations and Maintenance

MS 3

7a. MAU submits MAA, SON and SOR to BOR Academic and Student Affairs Committee for approval — NO / YES

7. Is this an Academic Program? YES / NO

8. MAU Develops Business and Financing Plan

9. Operating and Capital Budgets, and Long Range Capital Plan (LRP) Development

10. President, FLMC and BOR approval of operating and capital budgets, and LRP

MS 4

Time Frames

- Steps 1-3 may require 1-9 months
- Steps 4-7 may require 1-3 months
- Steps 8-13 generally require 7-8 months
- Step 14 will vary depending on the size of the project (a few weeks to several years.)

11. Governor and Legislature Action

12. UA BOR accepts Appropriated Budgets

MS 5

13. Board of Regents Project Approval Processes

Project Type

- Construction – New or Expansion, Large R&R
- Infrastructure – New or Expansion
- Deferred Maintenance and Small R&R projects

MS 6

14. Formal Project Approval
Schematic Design Approval
Project Change Request
Final Project Report

14a. Board Approval of Project Plan via the June Distribution List
Change Requests
Project Bid/Award Reports
Final Report on Project Plan

Process Ends

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FORMAL PROJECT APPROVAL

Name of Project:	**Juneau Campus Modifications 2014 - 2016**
Project Type:	**Deferred Maintenance, Renewal, Repurposing**
Location of Project:	**UAS, Juneau Campus**
Project Number:	***2013-13***
Date of Request:	**January 21, 2014**

Total Project Cost:	**$ 12,771,000**
Approval Required:	**Full Board**
Prior Approvals:	**None**

A Formal Project Approval (FPA) is required for all Capital Projects with a Total Project Cost in excess of $250,000.

FPA represents approval of the Project including the program justification and need, scope, the total project cost, and the funding and phasing plans for the project. Requests for formal project approval shall include a signed project agreement or facilities pre-design statement, the proposed cost and funding sources for the next phase of the project and for eventual completion of the project, and a variance report identifying any significant changes in scope, budget, schedule, deliverables or prescriptive criteria associated with a design-build project, funding plan, operating cost impact, or other cost considerations from the time the project received preliminary administrative approval. It also represents authorization to complete project development through the schematic design, targeting the approved scope and budget, unless otherwise designated by the approval authority.

Action Requested

The Facilities and Land Management Committee recommends that the Board of Regents approve the Formal Project Approval request for the University of Alaska Southeast Campus Modifications 2014-2016 as presented in compliance with the approved campus master plan, and authorizes the university administration to proceed through Schematic Design not to exceed a total project cost of $12,771,000. This motion is effective February 20, 2014.

Project Abstract – Basis of Project

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

Because these improvements will require vacating each building to perform this work, UAS will take this opportunity to repurpose the space in these two buildings to make that space more efficient and to better accommodate the departments assigned to the space. UAS has thoroughly evaluated the current space utilization in the central Auke Lake campus to identify current space utilization rates and needs. UAS administration realized we have opportunities to create a more vibrant, collaborative, student-centered

campus community by reorganizing current spaces in a number of campus locations, starting with the Whitehead and Hendrickson buildings. The better co-location of department spaces can foster a strong and connected academic community where various departments can collaborate and share resources – creating a community of scholars compatible with UAS Mission and Core Values.

Variances
There are no variances.

Special Considerations
This project will be constructed in two phases. Funding has been identified for Phase 1 of the project as indicated in the Project Agreement.

Total Project Cost and Funding Sources

Project Cost Phase 1	$5,271,000
Project Cost Phase 2 (Hendrickson Building R&R)	$7,500,000
Total Project Cost	**$12,771,000**

Annual Program and Facility Cost Projections

	Amount
Total Annual Program Cost Increase	no impact
Total Annual O&M Cost	no impact
Total Annual Renewal and Replacement Cost	no impact
Total Annual Cost Projections	*no significant impact*

Project Delivery Method
This is a Design-Bid-Build Project occurring in two phases.

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

Supporting Documents
Project Agreement
One-page Project Budget
Drawings

Approvals
The level of approval required for FPA shall be based upon the estimated TPC as follows:

- **TPC > $4.0 million will require approval by the board based on the recommendations of the Facilities and Land Management Committee (FLMC).**
- TPC > $2.0 million but not more than $4.0 million will require approval by the FLMC.
- TPC > $1.0 million but not more than $2.0 million will require approval by the Chair of the FLMC.
- TPC ≤ $1.0 million will require approval by the AVP of Facilities and Land Management.

PROJECT AGREEMENT

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

INTRODUCTION

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

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

BODY OF THE AGREEMENT

Basis for the Project

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

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

BACKGROUND

The UA Board of Regents approved the UAS 2012 Master Plan at the April 2013 meeting in Sitka. The Master Plan contained short and mid-term recommendations for adjustments in space utilization at the Juneau campus. A Request for Proposal (RFP) was advertised in April, anticipating a contract for planning, design and construction services. The design/planning team led by Northwind Architects was selected. The RFP enumerated the following issues driving a need for changes in space utilization on the Juneau campus:

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

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

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

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

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

- UAS Energy Audits Report *dtd* July, 2005 by Murray & Associates and Alaska Engineering & Energy Consultants, LLC
- Whitehead Building Mechanical Systems Condition Survey *dtd* 3/19/2012 by AMC Engineers
- Whitehead Code Review 2009 IBC *dtd* 12/31/12 by Jensen Yorba Lott Architects
- Whitehead Machine Room Cooling Study Report *dtd* 11/28/12 by AMC Engineers
- UAS Hendrickson Building Window Replacement Life Cycle Cost Analysis *dtd* 3/11/2013 by Alaska Energy Engineering

PROJECT SYNOPSIS:

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

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

Phase 1A – Move out of Whitehead:

The steps in this phase include:

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

Phase 1B - Renovation of Whitehead Building.

This phase will include:

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

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

Based on Master Plan recommendations and the recently completed space organization worksessions, the Chancellor and Provost and support staff offices will be co-located on the upper floor of Hendrickson Building. Health Sciences and UAA Nursing labs are currently scheduled to move to the ground (Lake) level at Hendrickson.

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

Programmatic Need

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

Strategic Importance

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

Principles

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

Objectives

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

Strategies

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

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

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

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

- UAS Energy Audits Report *dtd* July, 2005 by Murray & Associates and Alaska Engineering & Energy Consultants, LLC
- Whitehead Building Mechanical Systems Condition Survey *dtd* 3/19/2012 by AMC Engineers
- Whitehead Code Review 2009 IBC *dtd* 12/31/12 by Jensen Yorba Lott Architects
- Whitehead Machine Room Cooling Study Report *dtd* 11/28/12 by AMC Engineers
- UAS Hendrickson Building Window Replacement Life Cycle Cost Analysis *dtd* 3/11/2013 by Alaska Energy Engineering

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

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

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

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

Incremental Costs
There are no known incremental costs associated with this project.

Annual Program and Facility Cost Projections

Program Costs	Amount
Salaries and benefits for new program Staff and Faculty	no impact

Program Operational Costs no impact

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

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

Total Project Cost and Funding Sources

Funding Title	Fund Account	Amount
Phase 1 Funding		
FY09 Anderson Building	77101-563118	$3,000,000
FY14 DM&R Funding	77101-563145	$2,271,000
Phase 1 Project Funding		**$5,271,000**
Phase 2 Funding		
DM Funding (future request)	TBD	$7,500,000
Phase 2 Project Cost		**$7,500,000**
Total Project Cost		**$12,771,000**

PHASE 1 Project Schedule

DESIGN	
Conceptual Design	December/January 2014
Formal Project Approval	February 2014
Schematic Design	March-April 2014
Schematic Design Approval	June 2014
Construction Documents	June 2014
BID & AWARD	
Advertise and Bid	July 2014
CONSTRUCTION	
Start of Construction	August 2014
Construction Complete	May 2015

Supporting Documents
Narrative
One-page Budget
Drawings
- Campus Organization Plan
- Conceptual Floor Plan, Whitehead Building
- Conceptual Floor Plan, Hendrickson Building
- Phasing Plan
- Cost Estimate

Agreement

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

W. Keith Gerken, Director of Facilities

Michael Ciri, Interim Vice Chancellor

Carol Hedlund for Richard Caufield

Richard Caufield, Provost

John Pugh, Chancellor

Kit Duke, AVP F&LM

UNIVERSITY OF ALASKA

Project Name: Juneau Campus Modifications 2013-2015

MAU: UAS

Building: Several — Date: Jan-14

Campus: Juneau — Prepared by: Gerken

Project #: 2013-13 — Acct #: various

Total GSF Affected by Project:

PROJECT BUDGET		FPA Budget Total Project	FPA Budget Phase 1
A. Professional Services			
Advance Planning, Program Development		120,000	120,000
Consultant: Design Services	12.0%	1,092,080	431,436
Consultant: Construction Phase Services	3.0%	273,020	107,859
Consul: Extra Services (List:_____)			
Site Survey			
Soils Testing & Engineering			
Special Inspections			
Plan Review Fees / Permits		40,000	20,000
Other			
Professional Services Subtotal		**1,525,100**	**679,295**
B. Construction			
General Construction Contract(s)		9,100,666	3,595,302
Other Contractors (List:_____)			
Construction Contingency	10.0%	910,067	359,530
Construction Subtotal		**10,010,733**	**3,954,832**
Construction Cost per GSF		*#DIV/0!*	
C. Building Completion Activity			
Equipment			
Fixtures			
Furnishings		350,000	250,000
Signage not in construction contract			
Move-Out Costs		50,000	25,000
Move-In Costs			
Art			
Other (Interim Space Needs or Temp Reloc. Costs)			
OIT Support			
Maintenance Operation Support			
Building Completion Activity Subtotal		**400,000**	**275,000**
D. Owner Activities & Administrative Costs			
Project Plng, Staff Support	3.0%	358,075	147,274
CIP Indirect Costs	3.5%	417,754	171,819
Misc. Expenses: Advertising, Printing, Supplies, Etc.			
Owner Activities & Administrative Costs Subtotal		**775,829**	**319,093**
E. Total Project Cost		**12,711,662**	**5,228,221**
Total Project Cost per GSF		*#DIV/0!*	
F. Total Appropriation(s)			**5,326,546**

Project Overview

THA Architecture and Northwind Architects were hired by the University of Alaska Southeast (UAS) to further investigate the recommendations of the Master Plan completed in 2012 by Perkins and Will. The master plan showed an overabundance of classroom space and a growing unmet need for office and administrative space on the main Juneau campus in Auke Bay. The master plan also identified a desire to strengthen the main campus as a learning center, and to this end UAS has proceeded with building a freshman dorm on the main campus which will be the first residence to be located there. We were also charged with identifying opportunities to use space more efficiently in light of shrinking operating budgets. As a result of the master plan UAS has sold their property in downtown Juneau and we were also tasked with identifying a strategy for integrating both the UAS and UAA nursing programs on campus.

The process for this study combined analyzing data on room usage, observations on space usage with user input and a collaborative, iterative process with the Executive cabinet, faculty, staff and students. We distributed surveys and had hands on work sessions on campus to best understand priorities and space needs. As a result of this work we developed the following Planning Principles, Objectives and Strategies to Guide decision making.

Planning - Principles

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

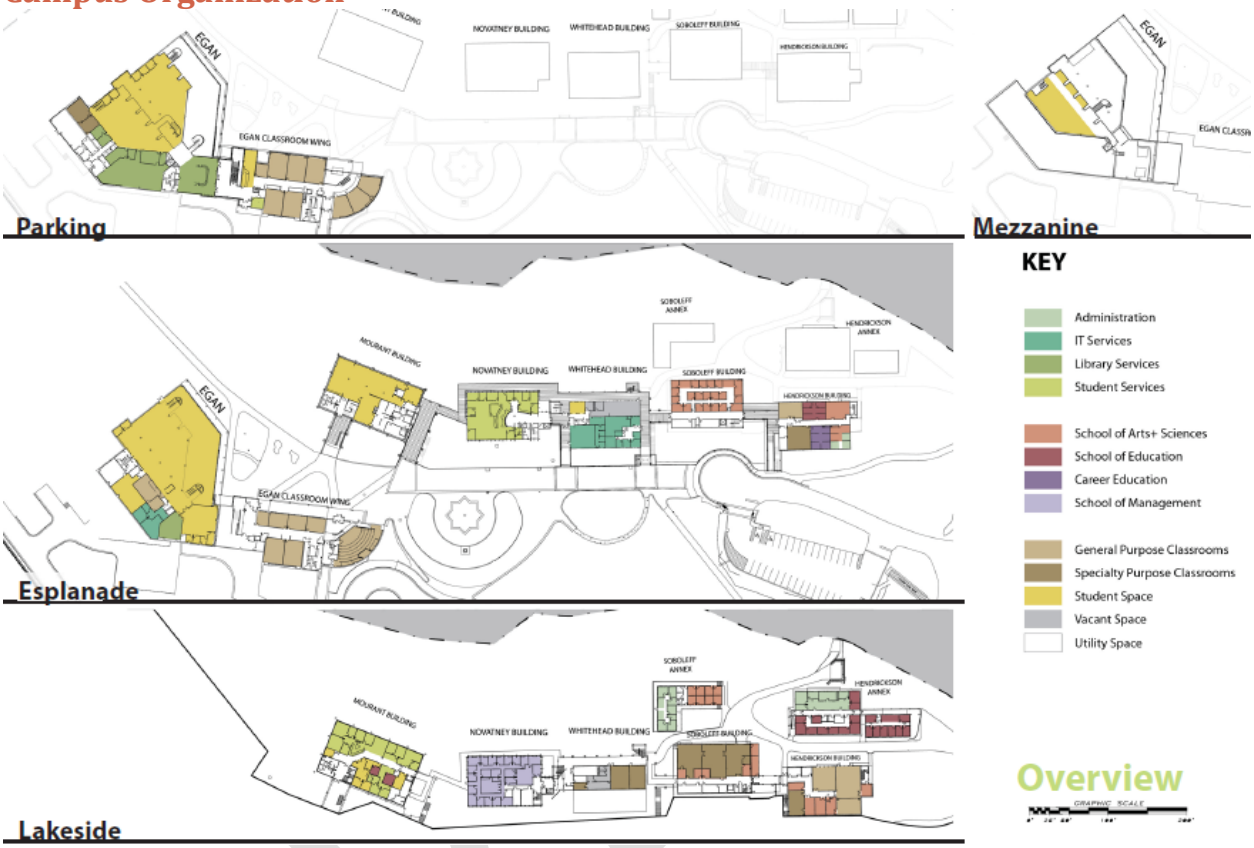
Planning - Objectives

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

Planning - Strategies

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

Campus Organization



This Image shows current space usage on campus the core campus. Note that for the purpose of this study the core campus does not include the Anderson building. Buildings are arranged linearly, roughly following the shoreline of Auke Lake. There are three distinct building types on campus. The original and oldest buildings are simple two story wood structures: Whitehead, Hendrickson, Mourant, Soboleff and Novatney. They are linked together with a series of decks and outdoor passageways that weave between the buildings. Some of the walkways have been in filled throughout the years. Most vertical circulation occurs in the outdoor deck area rather than in the buildings themselves. As a result the top and bottom floors are experiences as separate structures, which contributes to a sense of disorientation and lack of cohesion and clear pathways.

The second building type is the largest building on campus, Egan, which combines a lovely library with a classroom wing. This is the more modern face of the campus and it is where students spend much of their day.

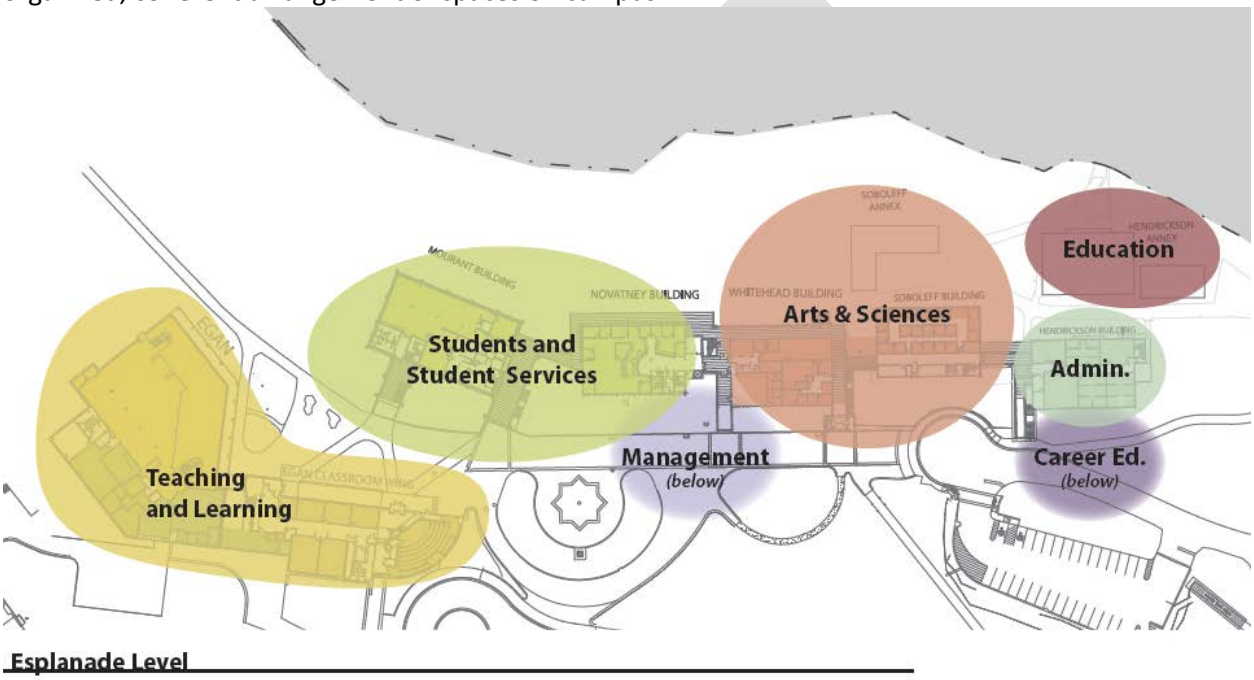
In addition several modular structures on campus, which originally housed classrooms, are currently used for a variety of office functions. These buildings, the Soboleff Annex, the Hendrickson Annex and the Hendrickson Annex Annex are not within the main circulation paths on campus, and hence are not readily visible to either the students or the public. Several iterations of Master plans have recommended demolition of these structures. The Hendrickson Annex has been recently renovated but it can be argued

that the other structures are sub standard and not worthwhile candidates for the investment of additional capital dollars.

Classrooms are clustered in Egan and Hendrickson. The ground floor of Whitehead has two classrooms however they are lightly scheduled, and the photography dark room is no longer in use. Student services are mainly provided in Mourant and the top floor of Novatney. Offices for the Schools and the Administration have become splintered between buildings.

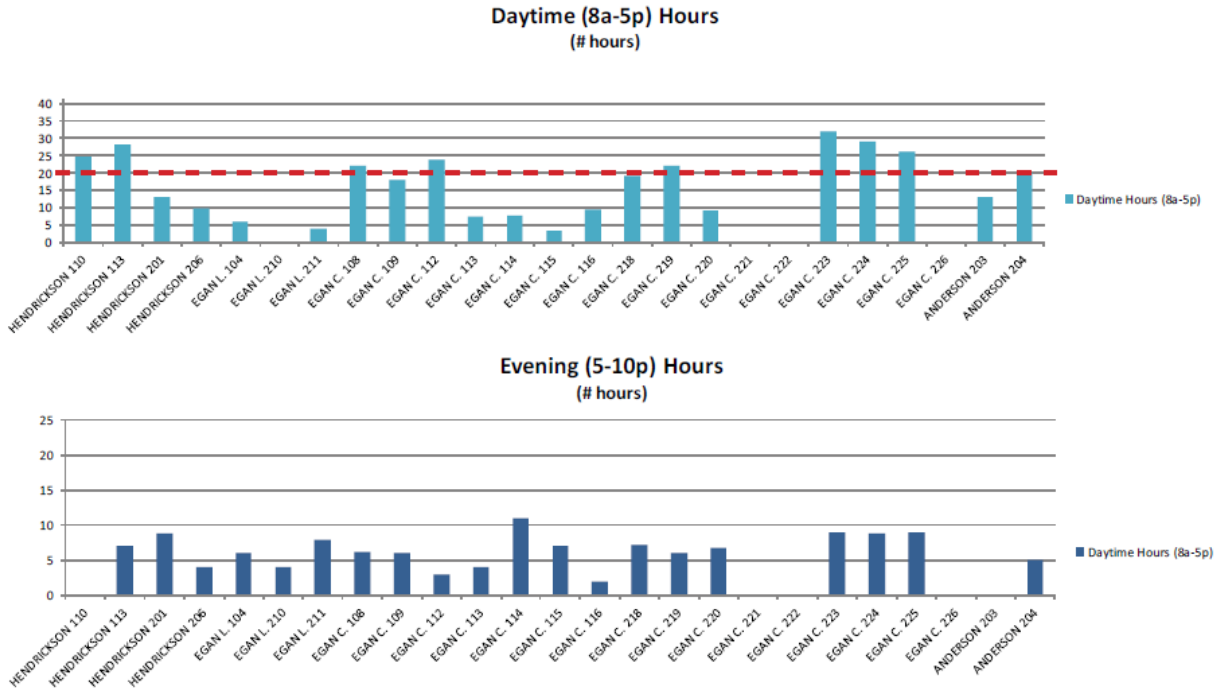
Recommendation

Our plan calls for re-organizing so that offices for each school are co-located, the Chancellor and Provost are housed together in a spot that allows for better access for both the public and students, and Information Technology is consolidated in Egan. The attached bubble diagram provides a vision for a well-organized, coherent arrangement of spaces on campus.

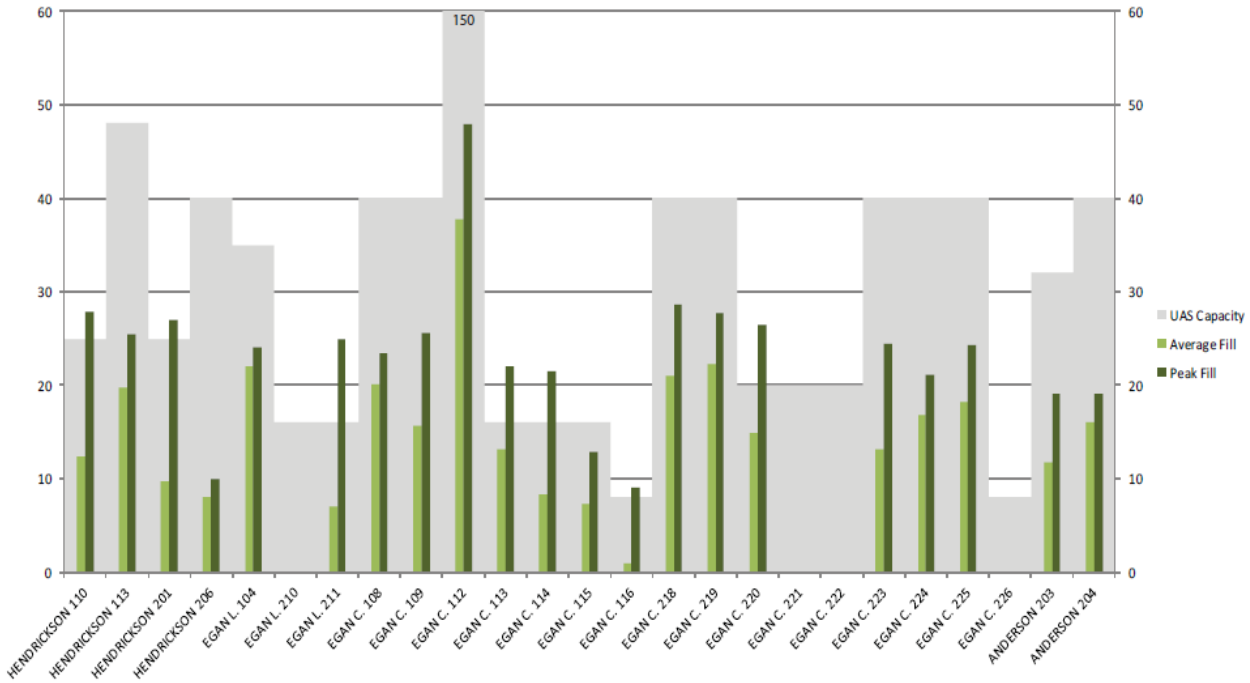


Classroom Utilization

Classroom Utilization - Hours of use



Classroom Utilization - Fill Rate (Daytime)



These charts show that indeed classroom space is underutilized on campus, both in terms of hours of use and capacity within each room, or fill rate. Our analysis is based only on one semester of data, Fall 2013, since prior schedules included use of the Bill Ray Center which is no longer available. Interestingly the

perception among faculty is that rooms are over booked; this maybe because some rooms are heavily utilized.

The reasons for underutilization of classrooms are myriad and cannot necessarily be solved with purely architectural solutions. Rooms are assigned based on faculty preference as well as on projected enrollments. Scheduling is complicated by the size of the institution. There are only one or two sections of many required classes, which should be scheduled to avoid conflicts with other required classes. Over the years as office space has occupied space previously used for conference rooms classrooms in Egan have been taken out of rotation to be available for meeting space. Furthermore there is a reluctance to schedule classes prior to 10am, leaving rooms vacant for the first two hours of the day.

Recommendation

Our recommendations for improving space utilization include:

1. Scheduling 8 am and 9 am classes. This is a common practice in peer institutions, and our student survey showed that students are willing to take classes at this hour; in fact 48% of the students who responded to our survey already choose do so.
2. Make necessary renovations in rooms 221 and 222 to improve the teaching walls in these rooms.
3. Redesign office spaces to include adequate conference rooms so that classrooms can be used for their intended purpose,
4. Create one 50 seat classroom that is outfitted for multiple teaching styles with whiteboards and LCD monitors available for use and presentation by student groups.

Office Spaces

Our work focused primarily on the offices for the Schools of Arts and Sciences and Education. Over the years the staff and faculty offices for each of these schools has been scattered and offices lack any sense of welcoming or hearth. There is no specific spatial identity that is shared among faculty and students are not inclined to spend time in the offices or view them as locations for learning and collaboration. The increased number of offices each year has engulfed any space that was once devoted to shared resources and storage, making the offices feel cramped and circulation confusing. One of the key issues with current office space is the discrepancy between the quality of offices provided. Senior staff has offices with windows and views of the lake while others have interior offices that are stuffy and isolate faculty from their peers.

Recommendation

We propose co-locating offices from a single school and providing a space that is clearly an entrance and welcoming. There is agreement that office areas will be greatly improved by the introduction of natural light through the use of interior windows and bringing light in from above. In addition adequate support spaces will make the offices more inviting and collegial for students as well as faculty. These include conference spaces, small meeting rooms and open and hotel workstations for adjunct faculty. We propose providing 8x10 private offices for faculty, who need quiet for their work and privacy for advising students one on one. Staff can be located in workstations in an open office setting, as they benefit from exposure and direct collaboration with colleagues and faculty. Each office will also have adequate support spaces including storage, a copy center and break/kitchen area.

Library

The way information is researched, stored utilized and shared in academic environments has changed dramatically over the past several decades. As more information is stored digitally, traditional libraries have seen the need for space to store books decrease. A concurrent trend relates to the way today's students absorb and retain information differently than those of previous generations. They prefer more collaborative and hands on learning styles. These two phenomenon have a large impact on the function and space utilization of University Libraries, and many institutions are changing their library culture to create learning commons to best serve their students. We see similar opportunities at Egan Library.

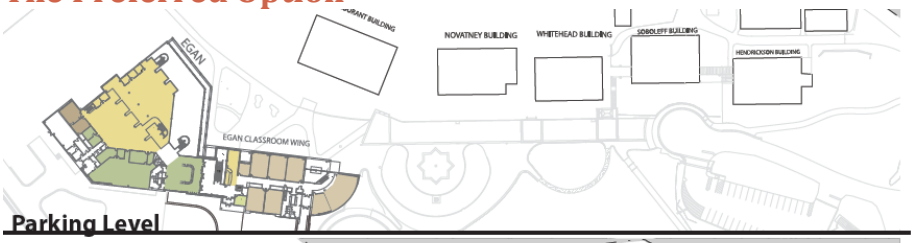
Despite a decreased dependence on books student use of the Library has increased in recent years. Students come to the library to work with their peers in the enclosed study rooms, use the technology available in the Library and participate in the services of the Learning and Writing Centers. These are separate rooms within the library where students obtain the help they need, but also have the chance to learn from their colleagues and join in on conversations and learning opportunities going on around them. It is consistent with a learning center for these types of activities to take place within the Library proper as part of an interactive learning center.

Recommendation

We are embarking on a special study to specifically look at how make Egan Library into a 21st Century Learning Commons. This study will look at acoustics and how to zone use of the library to create active as well as quiet environments. Many University Libraries built in the 1960s and 1970s have undergone similar transformations in the past few years providing ideas and precedents for Egan Library.

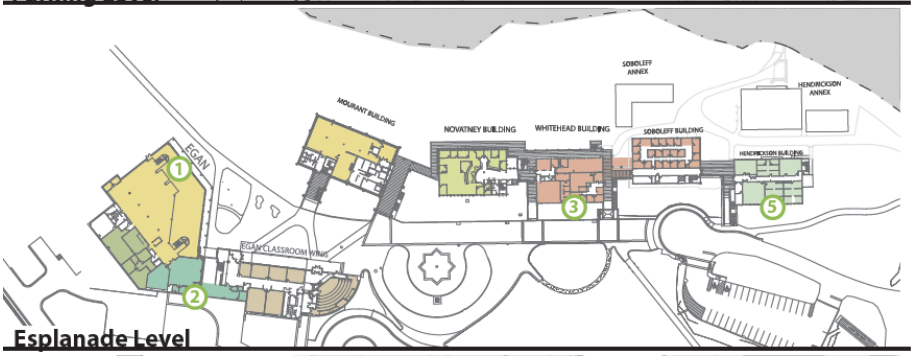
We have identified several ways to both improve the learning environment in Egan library and use space more efficiently to capture more area for administrative functions. How to properly do this will be included in our study.

The Preferred Option

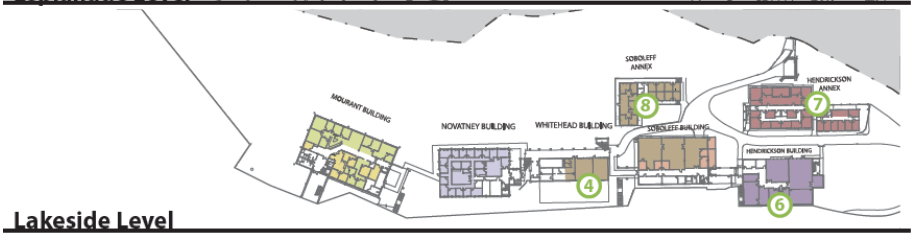


Parking Level

Mezzanine Level



Esplanade Level



Lakeside Level

Classroom Count (suggested capacity)

-1	Classroom Egan (108/109)	(0)
-1	Classroom Hendrickson Lakeside Level	(48)
-1	Classroom Hendrickson Espanade Level	(23)
Total: -3	Classrooms	(73)

Option A

GRAPHIC SCALE

1. Relocate the Learning Center to a space within the library
2. Move IT services to Egan
3. Renovate Whitehead top floor and Soboleff top floor for a combined space to house Arts and Sciences Offices.
4. Renovate Whitehead bottom floor for Specialty Arts & Sciences Classrooms
5. Renovate Hendrickson top floor for combined Chancellor and Provost Office.
6. Renovate Hendrickson Lower Level for Career Education Health Sciences Nursing programs.
7. Consolidate School of Education Offices into Hendrickson Annex and Annex Annex.
8. Renovate Soboleff Annex for painting/drawing and digital media.

Implementation

The facilities department had previously identified Whitehead and Hendrickson as buildings in need of renovation, including the installation of new ventilation systems which requires demolition of ceilings. These deferred maintenance projects provide an opportunity to simultaneously redesign these structures to best meet the organizational recommendations outlined in this plan.

Phase I is proposed as two parts, which is required to stage the work and provide swing space to minimize the impact on ongoing university operations. Whitehead is currently the most underutilized of the two structures so we propose improving this building first. In order to do so we must find a new home for Information Technology (IT), which occupies the top floor of Whitehead. This is not an ideal location for IT; several divisions are located in Egan, and with new technology the large server room is mostly empty. We propose moving IT into Egan for several reasons:

1. The fiber optic cable already dead ends in this building and there is currently a set of servers located in the classroom wing, negating the need for expensive infrastructure upgrades that would be required in other locations.
2. We can consolidate all divisions of IT in one location.
3. The ground floor entrance to Egan classroom is in heavy use by all members of the community and is an ideal location for the IT Help Desk.
4. Efficiencies can be found within the library to allow for relocation of the additional divisions of IT.
5. There is a synergy between the services of IT and the technological needs of both the Library and classroom wing.

Phase IA scope – Egan Minor Renovation:

- Build Offices within Egan Library for learning and writing centers.
- Improved access for technology in proposed location for testing center, writing and learning centers in Egan Library.
- Create a public counter for the IT help desk at the entrance to the Egan classroom wing.
- Renovation of 4,000 sf in Egan Library for IT offices.
- Relocate servers and provide cooling in new server area
- Provide emergency back up power for new server area

Once IT has been relocated work can begin on renovation of Whitehead. Initially the spaces in Whitehead will serve as swing spaces for the follow on renovation of Hendrickson. We proposed renovating Hendrickson over one summer to minimize impact on classroom space during the academic year however certain functions need to be operational year round including administrative offices and the skills lab for the UAS CNA nursing program.

Phase IB scope – Whitehead Renovation:

- Improve exterior envelope and decrease energy usage in Whitehead by replacing windows, siding and roofing and adding insulation.
- Create a clerestory to bring light into the center of the building
- New ventilation systems.
- Upgrade DDC controls for mechanical systems.
- Replacing heating distribution piping that is near the end of it's serviceable life
- Enclosure of 800 sf of exterior walkway between Soboleff and Whitehead
- renovation of 5,250 sf for offices
- renovation of 1,600 sf for classrooms
- renovation of 325 sf for relocation of servers to remain in Whitehead

- Cooling associated with new server location.

With Whitehead complete and swing spaces available the renovation of Hendrickson can proceed as Phase II of this plan. Since the renovation of Hendrickson will eliminate the one 50 seat classroom on the main campus this phase must also incorporate the proposal to convert two underutilized classrooms in Egan to create a flexible 50 seat room that is set up for collaborative and participatory teaching pedagogies. This phase is also proposed as two parts.

Phase IIA scope – Hendrickson Renovation

- Improve exterior envelope and decrease energy usage in Hendrickson by replacing windows, and siding and adding insulation.
- Create a clerestory to bring light into the center of the building
- New ventilation systems
- Upgrade DDC controls for mechanical systems
- Replacing heating distribution piping that is near the end of it's serviceable life
- Renovation of 5,075 sf for offices
- Renovation of 5,075 sf for classrooms
- Combining rooms 108 and 109 in the Egan Classroom wing
- Renovations to the teaching wall of rooms 221/222 in the Egan Classroom Wing.

Phase IIB will provide minor renovations required to accommodate the new art occupancies proposed backfill spaces vacated in the Soboleff Annex. In support of that goal this phase will also include work to improve the art programs that is associated with occupation of the annex.

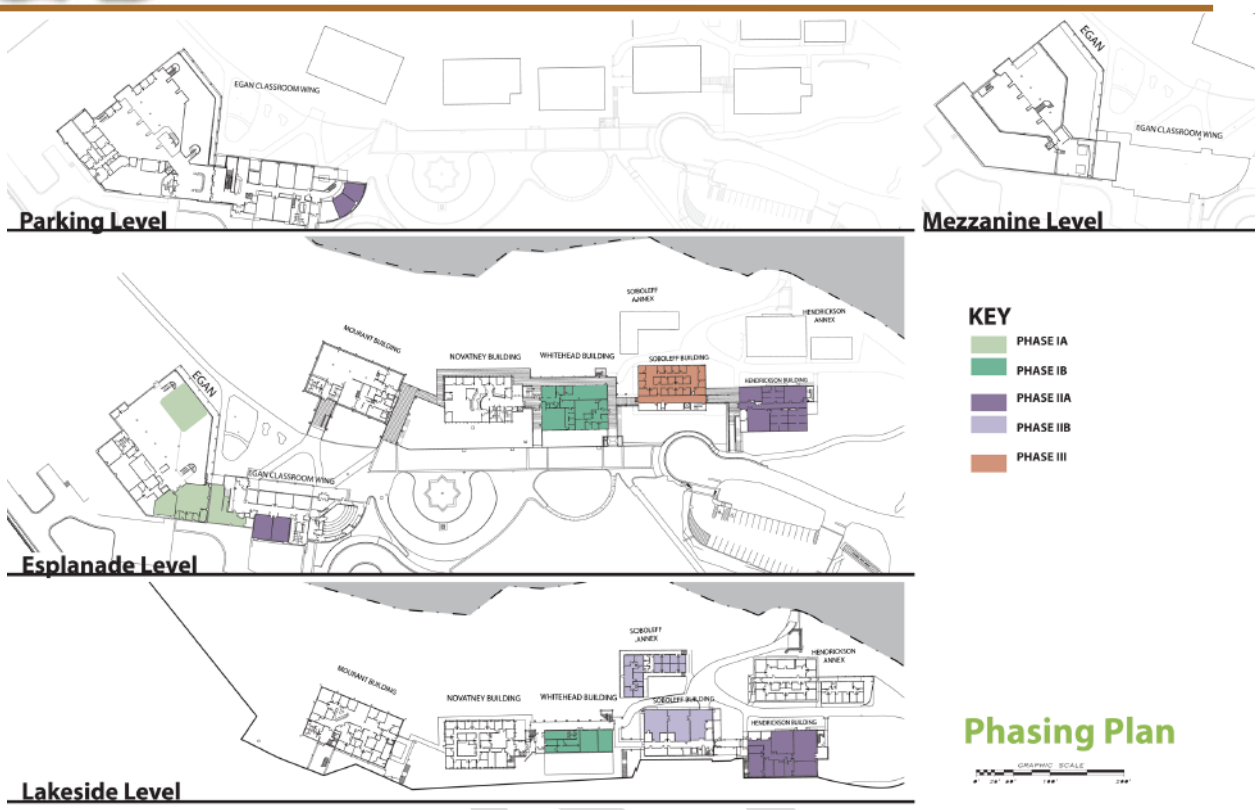
Phase IIB Scope – Soboleff Ground floor and Soboleff Annex Minor Renovation

- Removal of interior partitions in Soboelff annex
- New paint and finishes in Soboleff annex
- Installation of a dust collection system in Soboleff
- Replacement of ceilings and lighting in the art studios in Soboleff.

The final phase will improve the offices in Soboleff and integrate them with the office space in Whitehead to create a coherent home for the School of Arts and Sciences.

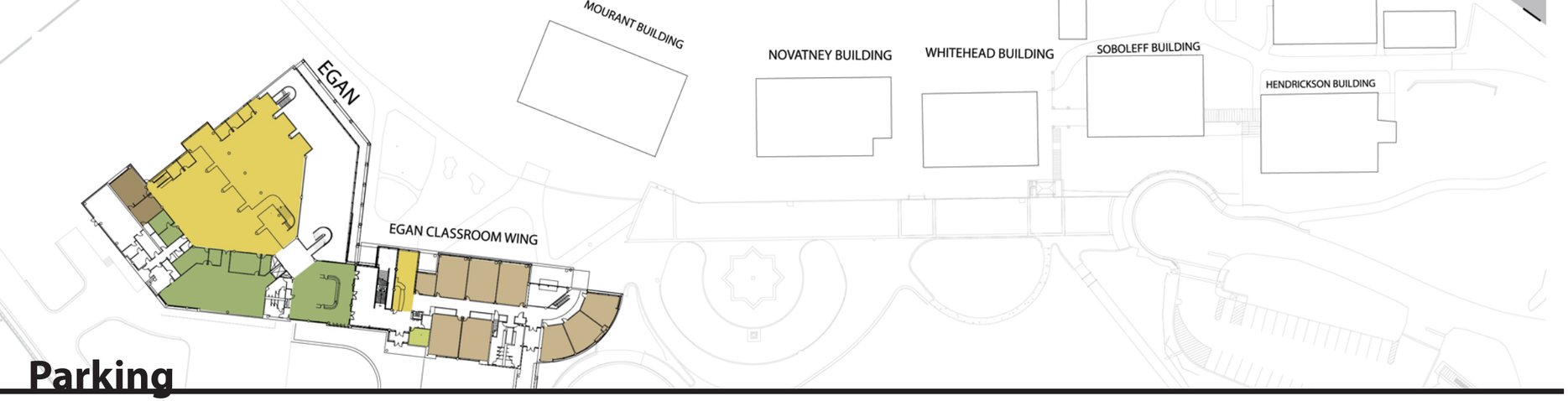
Phase III Scope – Soboleff Upper Floor Minor Renovation

- Create a clerestory to bring more light in improve exterior envelope and decrease energy usage by replacing windows, and siding and adding insulation.
- Modify second floor return air system for better ventilation and control of energy
- Create a clerestory and rearrange partitions to bring more light into the center of the building.
- Renovate to create more support spaces for offices.
- Upgrade DDC Controls.

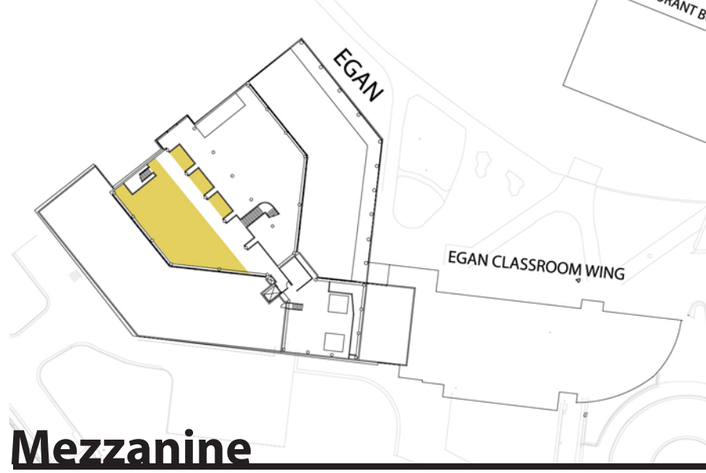

Parking Level
EGAN CLASSROOM WING
Mezzanine Level
EGAN
EGAN CLASSROOM WING
Esplanade Level
EGAN
EGAN CLASSROOM WING
MOLNAR BUILDING
NOWITNEY BUILDING
WHITEHEAD BUILDING
SCHOLEFF ANNEX
SCHOLEFF BUILDING
HENDRICKSON ANNEX
HENDRICKSON BUILDING
Lakeside Level
KEY
PHASE IA
PHASE IB
PHASE IIA
PHASE IIB
PHASE III
Phasing Plan

Costs

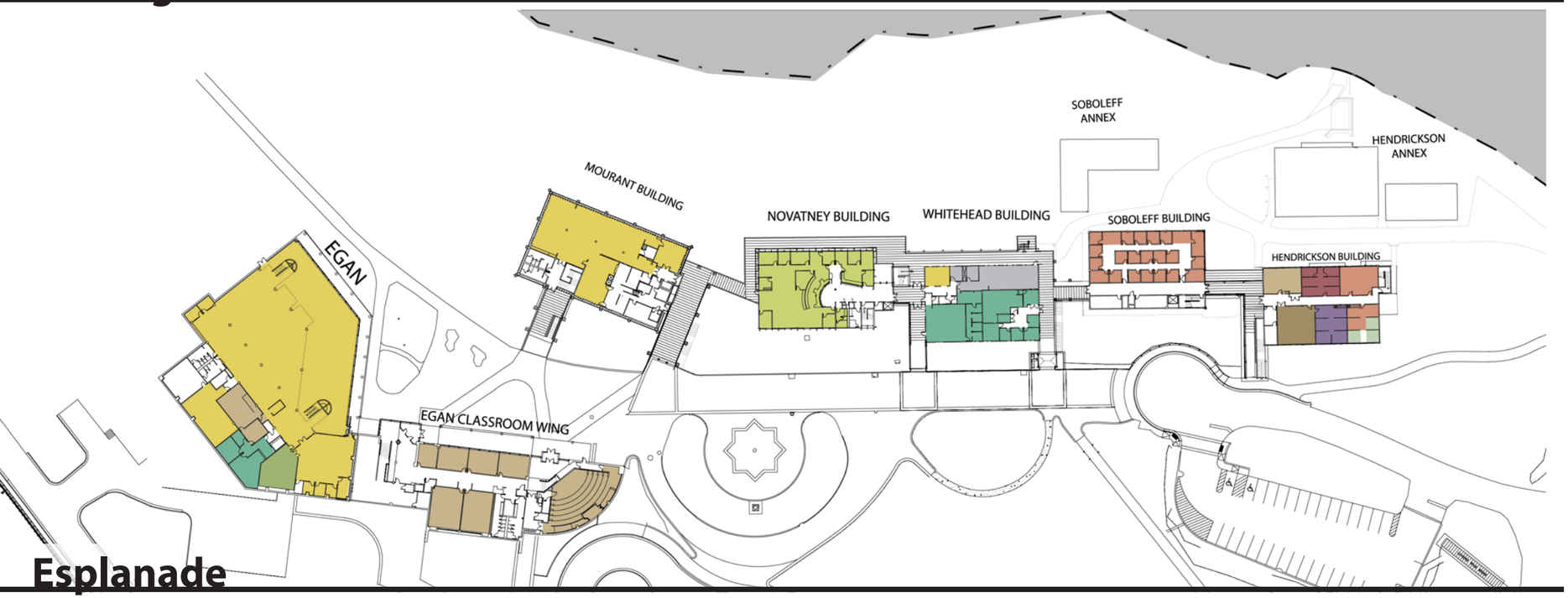
Construction cost	Construction Period	Project	Construction Cost w/ esc.	Additional Project Costs	Total Cost
PHASE IA	Summer 2014	Selective Renovation Egan Library	$514,500	$174,930	$689,430
Relocation Activities	Learning Center moves into Library; Testing center moves into Egan Library 105; IT moves into new space				
PHASE IB	Fall 2014 or	Renovate Whitehead	$3,080,802	$1,047,473	$4,128,275
Relocation Activities	temporarily relocate CNA program to ground floor whitehead; temrporarily relocate offices in hendrickson to top floor whitehead				
				TOTAL COST PHASE I	**$4,817,705**
PHASE IIA	Summer 2015	Renovate Hendrickson Creation of Collaborative 50 seat classroom in Egan	$3,530,441	$1,200,350	$4,730,791
Relocation Activities	Relocate chancellor and provost;co-locate School of Education to Hendrickson Annex;relocte A&S faculty from Soboleff Annex				
PHASE IIB	Fall 2015	Minor Renovation Soboleff Annex	$606,485	$206,205	$812,690
		Art room Upgrades Soboleff			
				TOTAL COST PHASE II	**$5,543,481**
PHASE III	Summer 2016	Soboleff Minor Renovations	$1,368,438	$465,269	$1,833,707
				TOTAL ALL PHASES	**$12,194,893**



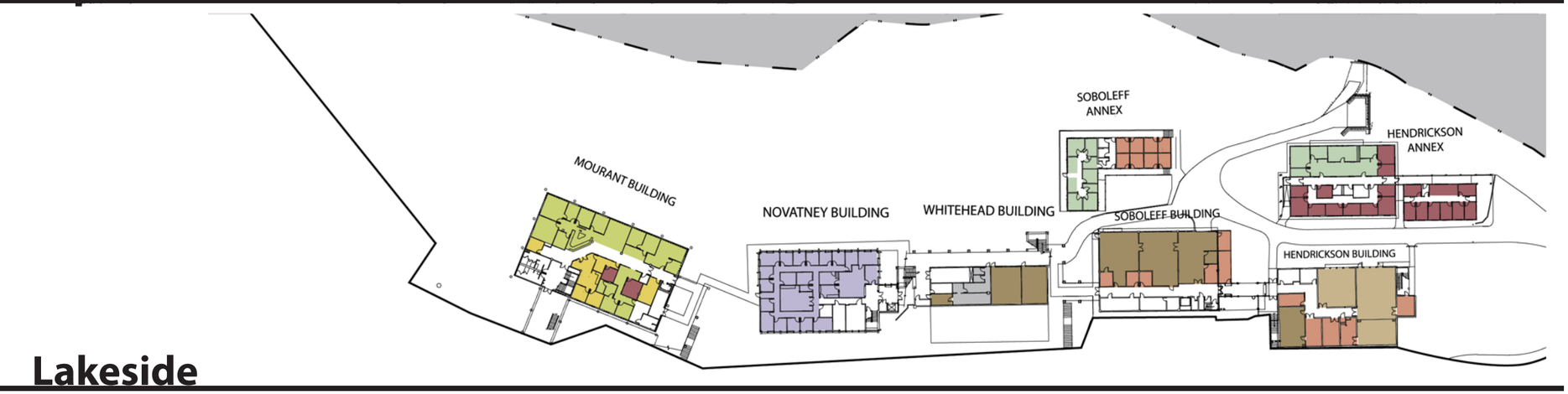
Parking



Mezzanine



Esplanade



Lakeside

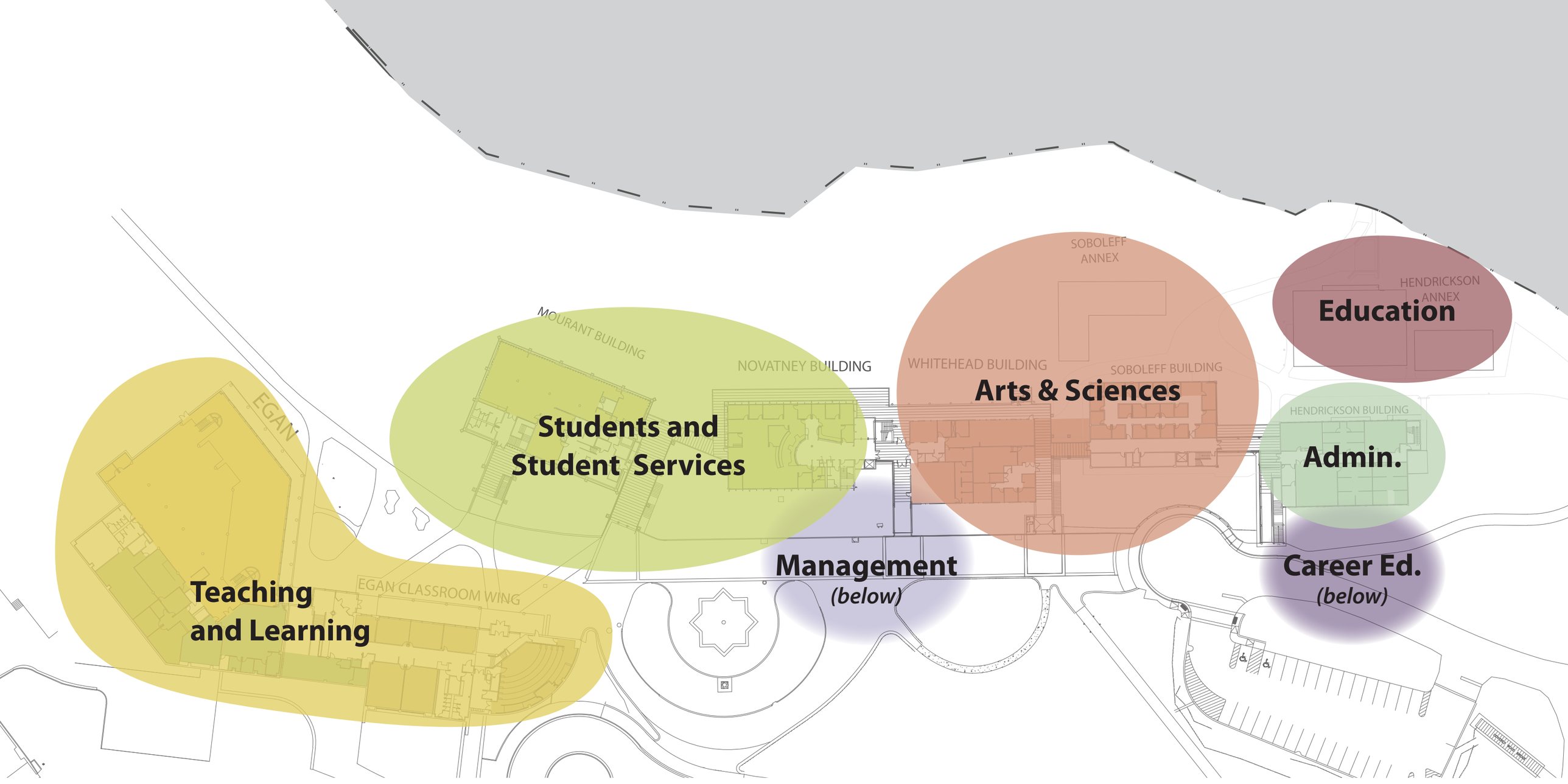
KEY

- Administration
- IT Services
- Library Services
- Student Services
- School of Arts+ Sciences
- School of Education
- Career Education
- School of Management
- General Purpose Classrooms
- Specialty Purpose Classrooms
- Student Space
- Vacant Space
- Utility Space

Overview

GRAPHIC SCALE

0' 25' 50' 100' 200'

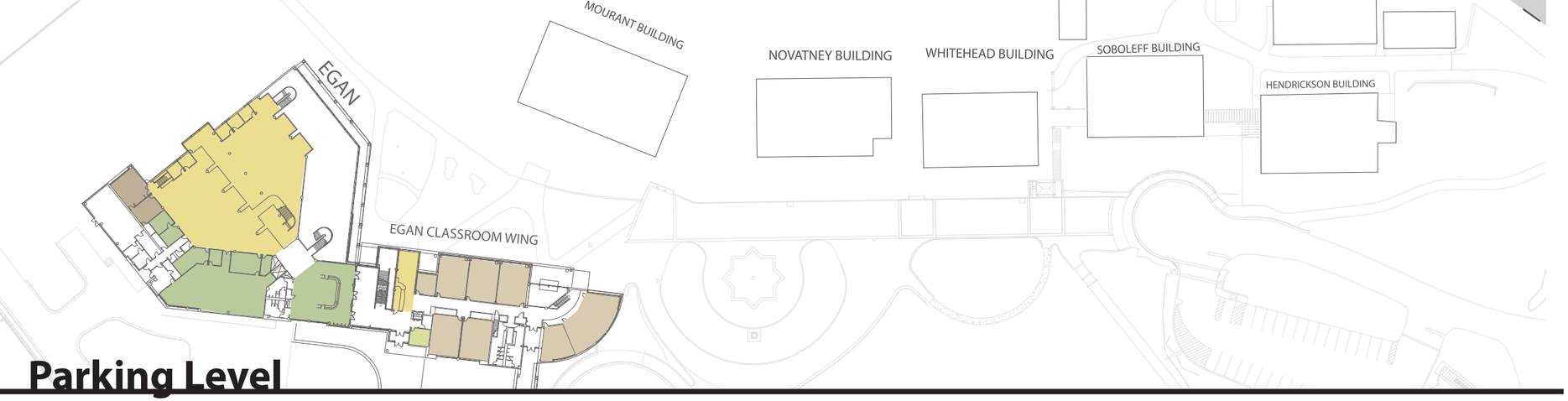


Esplanade Level

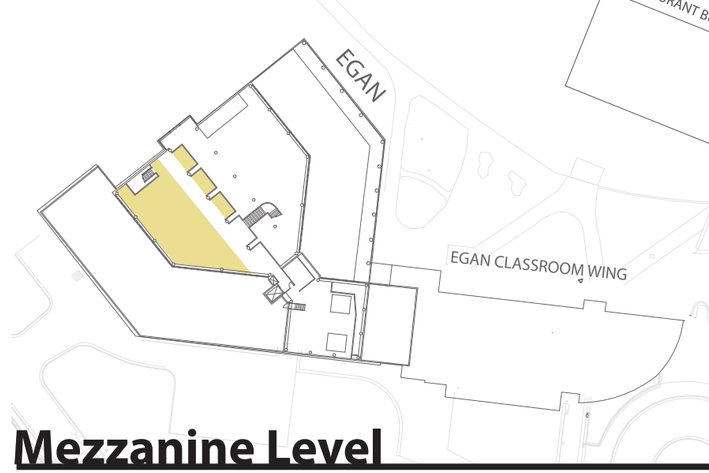
Campus Organization

GRAPHIC SCALE

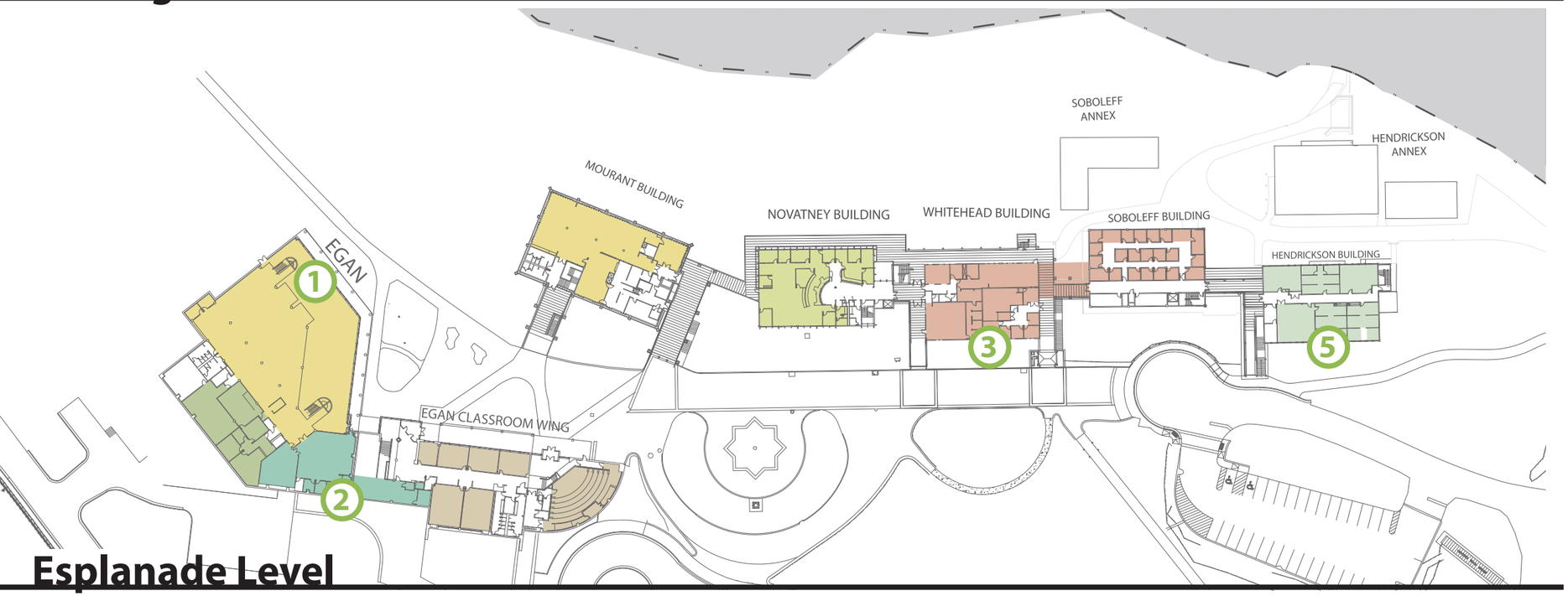
0' 25' 50' 100' 200'



Parking Level



Mezzanine Level



Esplanade Level

Lakeside Level

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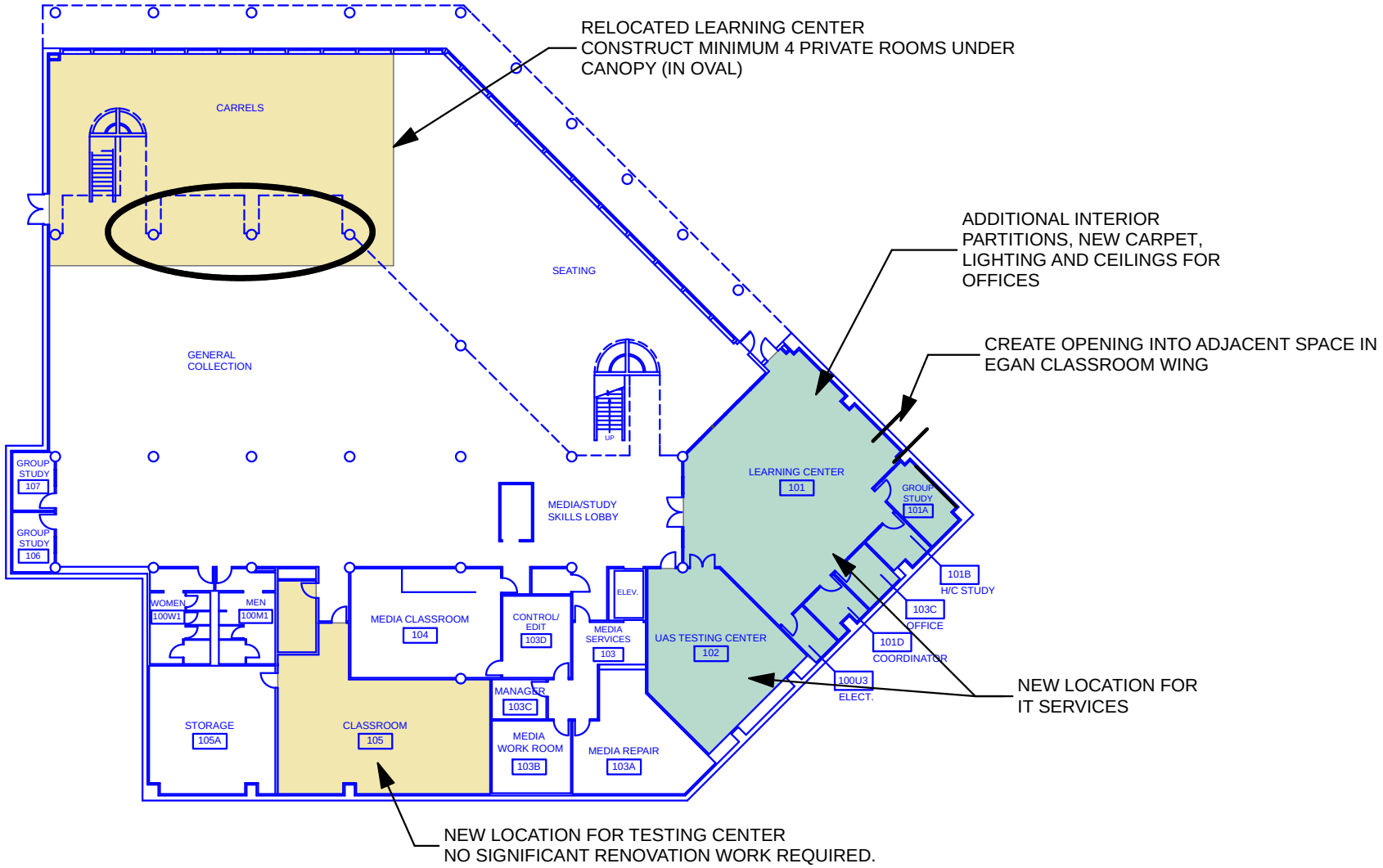
Total: -3	Classrooms	(73)

Option A

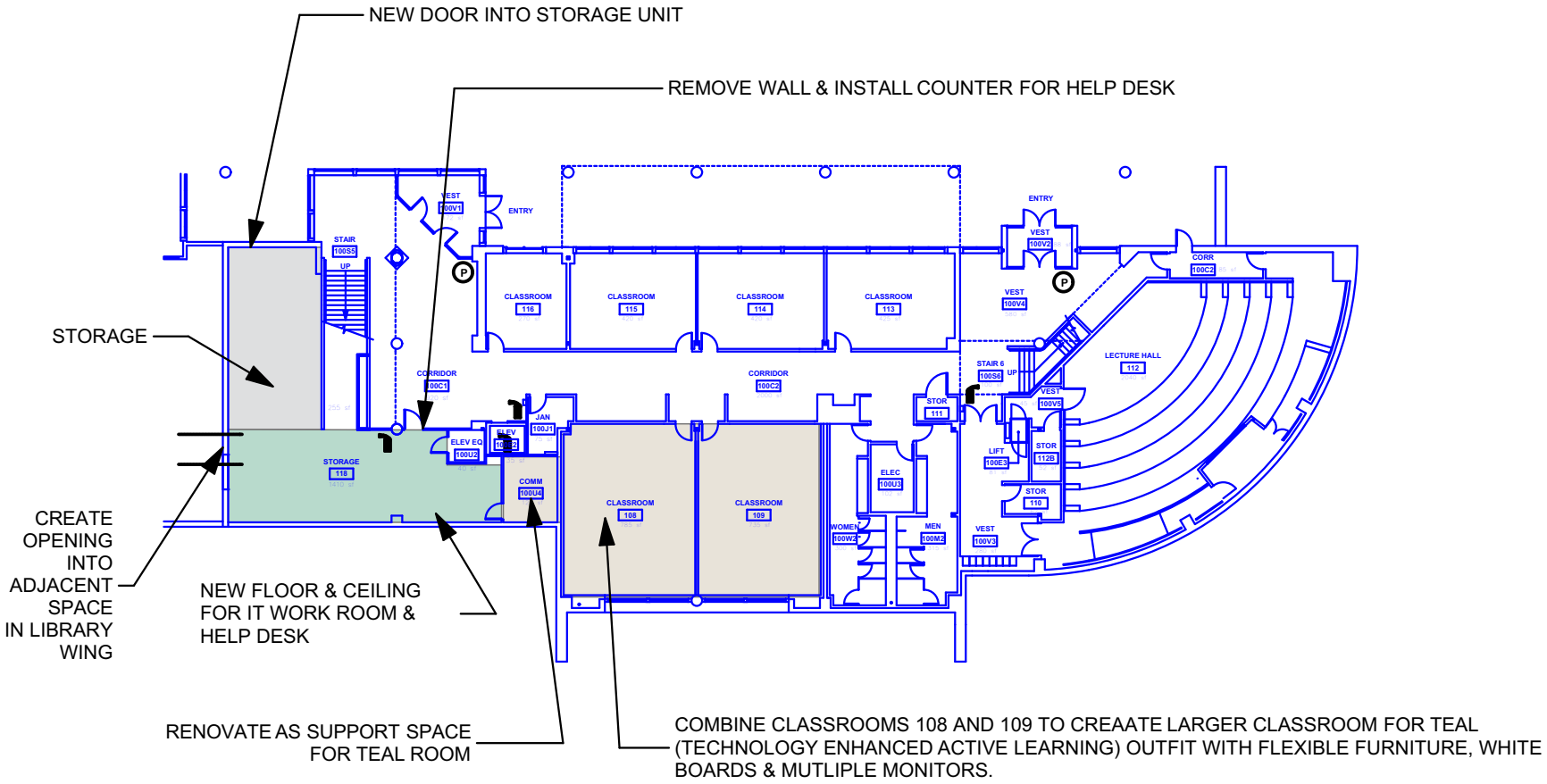
GRAPHIC SCALE

0' 25' 50' 100' 200'



1 EGAN LIBRARY LOWER LEVEL PLAN

SCALE: 1/32" = 1'-0"



1 EGAN CLASSROOM WING LOWER LEVEL PLAN

SCALE: 1/32" = 1'-0"

0 16' 32' 64'

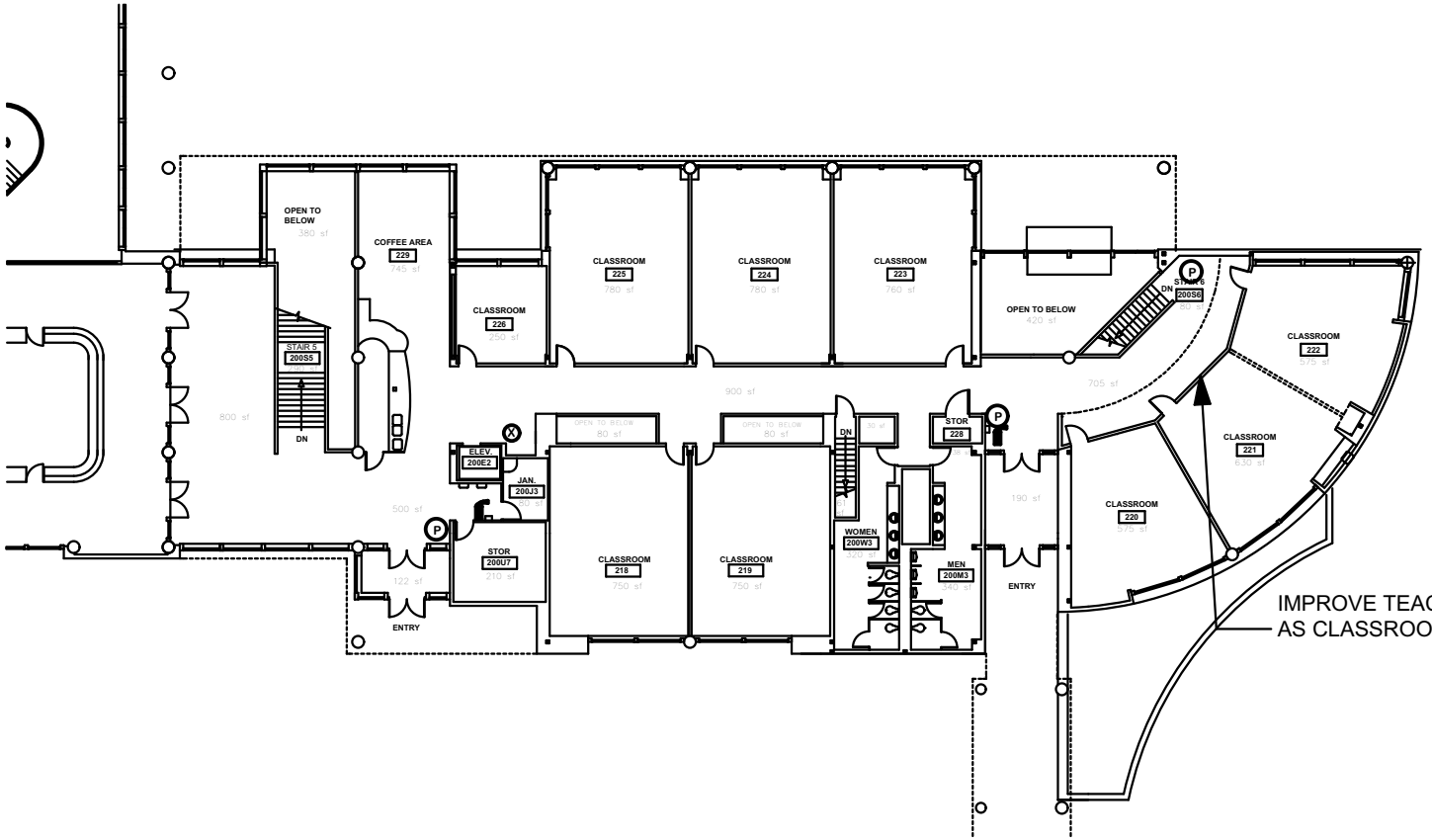
UNIVERSITY OF ALASKA SOUTHEAST

CAMPUS MODIFICATIONS

1/15/2014

PLANNING SCOPE - FLOOR PLAN

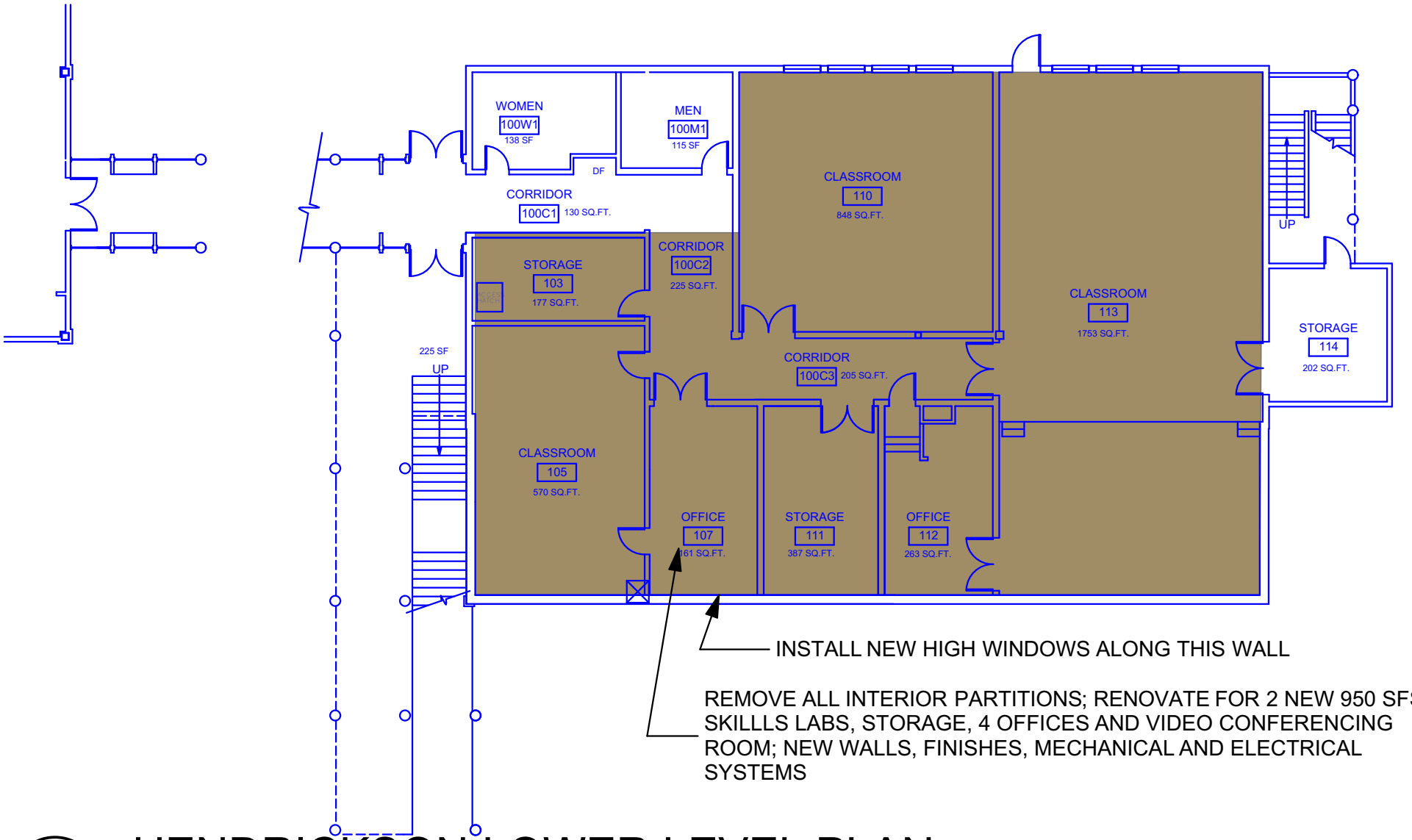
N W



1 EGAN CLASSROOM WING UPPER LEVEL PLAN

SCALE: 1/32" = 1'-0"

0 16' 32' 64'



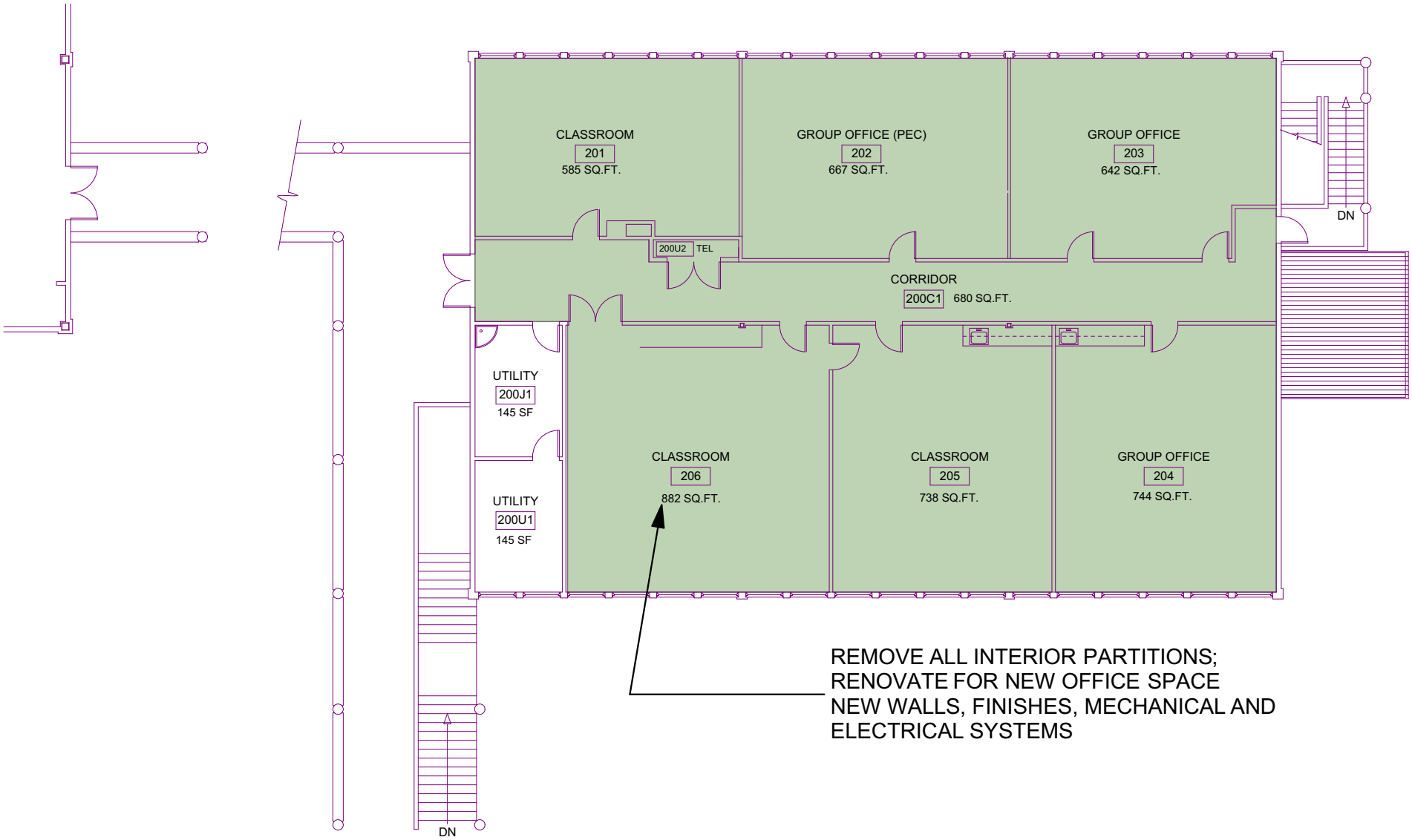
1

HENDRICKSON LOWER LEVEL PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

PROPOSED USE: OFFICES & TEACHING SKILLS LABS FOR NURSING PROGRAMS - SCHOOL OF CAREER EDUCATION



1 HENDRICKSON UPPER LEVEL PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

PROPOSED USE: CHANCELLOR & PROVOST'S OFFICES

UNIVERSITY OF ALASKA SOUTHEAST

CAMPUS MODIFICATIONS

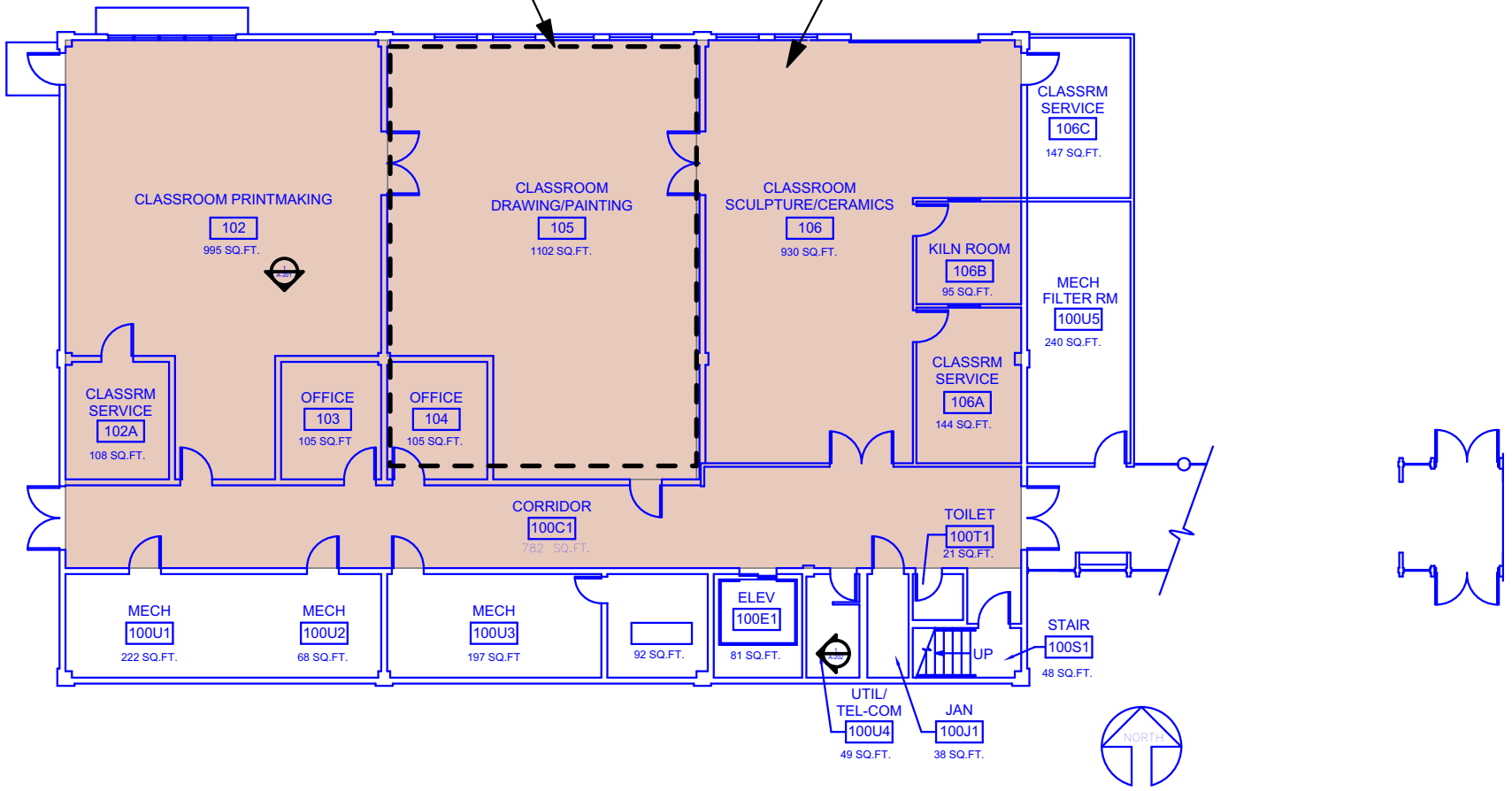
12/18/2013

PLANNING SCOPE - FLOOR PLAN

N W

AREA TO BE CONVERTED TO SCULTURE AND WOOD WORKING STUDIO

REPLACE CEILINGS AND LIGHTING



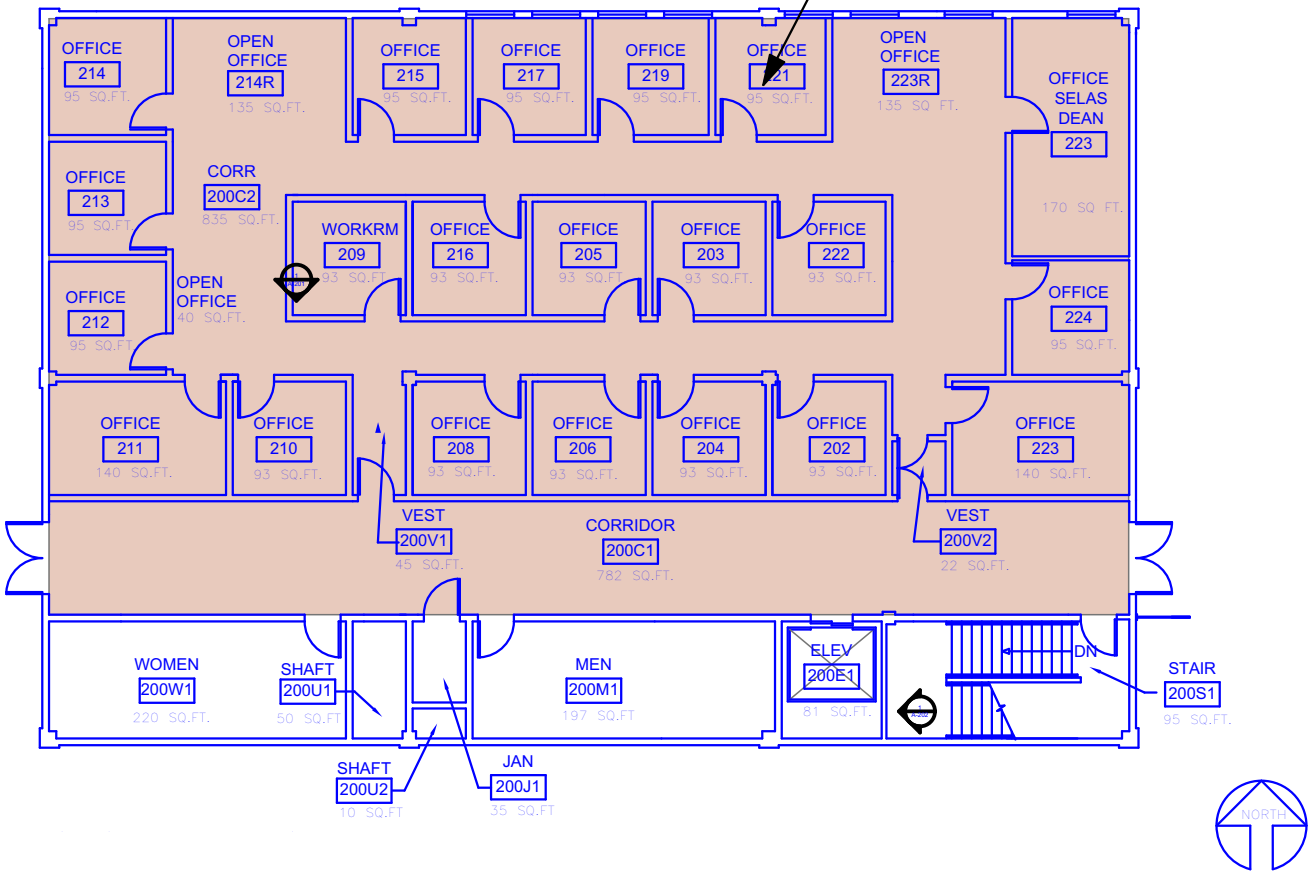
1 SOBOLEFF LOWER LEVEL PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

PROPOSED USE: ART STUDIOS - CONVERT PAINTING STUDIO TO SCULPTURE & WOOD SHOP

REMOVE SELECT INTERIOR PARTITIONS; PATCH; REPLACE 40 L.FL OF INTERIOR WALLS WITH ACOUSTIC GLASS WALLS

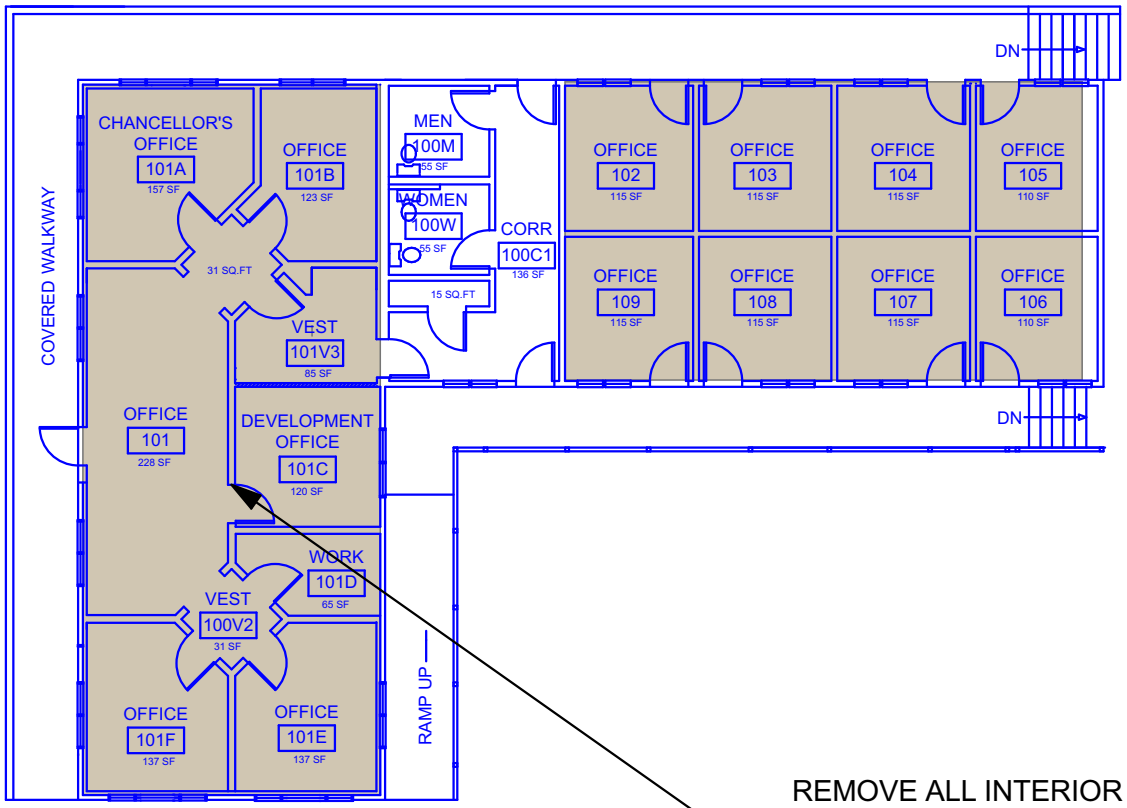


1 SOBOLEFF UPPER LEVEL PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

PROPOSED USE: SCHOOL OF ARTS & SCIENCES OFFICES



1

SOBOLEFF ANNEX

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

PROPOSED USE: PAINTING & DRAWING STUDIO; DIGITAL MEDIA STUDIO

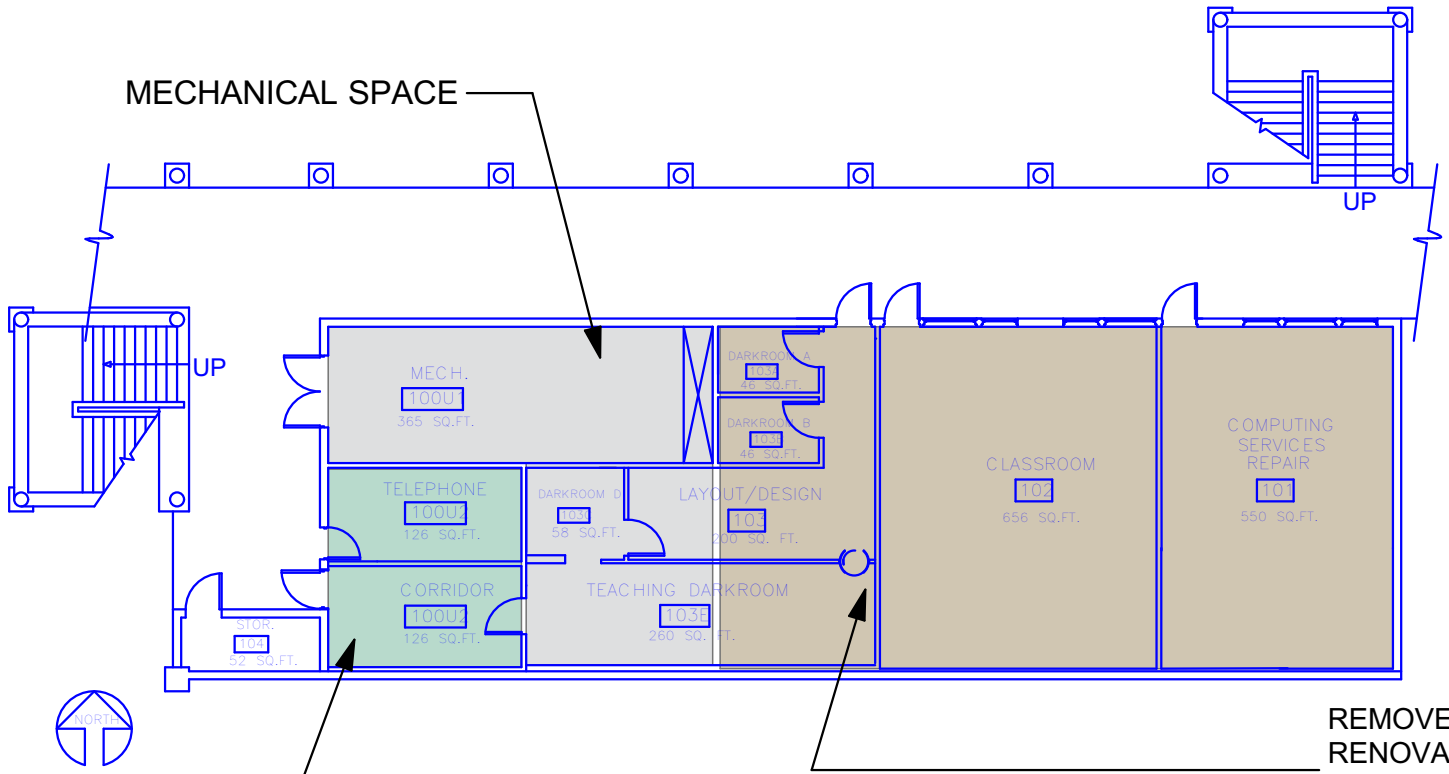
UNIVERSITY OF ALASKA SOUTHEAST

CAMPUS MODIFICATIONS

12/19/2013

PLANNING SCOPE - FLOOR PLAN

W N

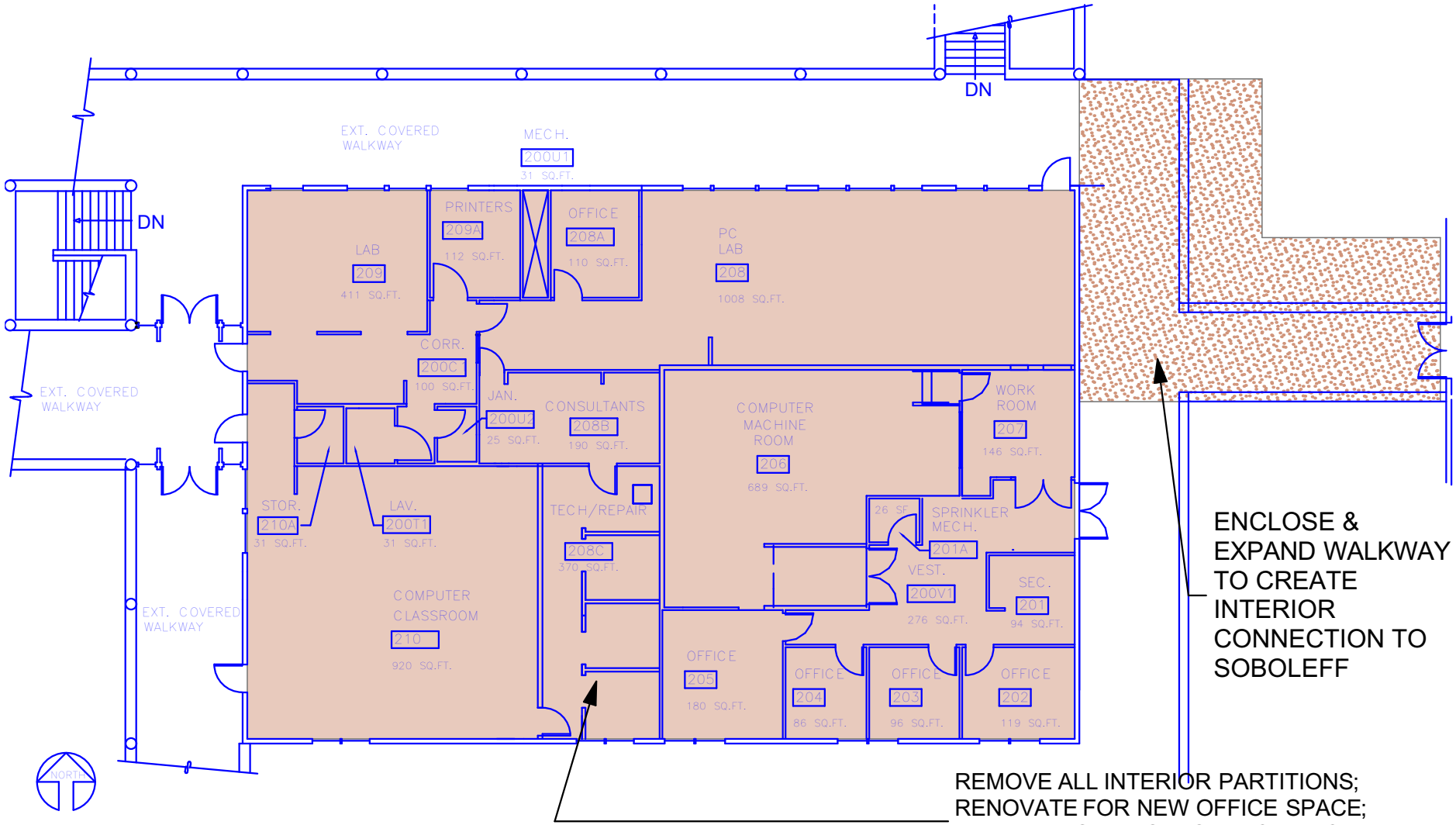


1 WHITEHEAD LOWER LEVEL PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

PROPOSED USE: TWO SPECIALTY CLASSROOMS; IT SERVERS; MECHANICAL SPACE



1 WHITEHEAD UPPER LEVEL PLAN

SCALE: 1/16" = 1'-0"

0 8' 16' 32'

PROPOSED USE: SCHOOL OF ARTS & SCIENCES OFFICES

UNIVERSITY OF ALASKA SOUTHEAST

CAMPUS MODIFICATIONS

1/15/2014

PLANNING SCOPE - FLOOR PLAN

W N

University of Alaska Southeast
Campus Modifications
Phasing Summary

Construction cost	Construction Period	Project	Construction Cost w/ esc.	Additional Project Costs	Total Cost
PHASE IA	Summer 2014	Selective Renovation Egan Library	$514,500	$174,930	$689,430
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				TOTAL ALL PHASES	**$12,194,893**

University of Alaska Southeast
Campus Modifications
Phase IA

Building Egan Library

Construction Period: Summer 2014

Scope:

1. Renovate Wally World (egan classroom 118) new function to include separate storage area as well as help desk, IT servers and IT storage. Includes cooling for servers $39,168
2. Relocate Learning center into ground floor of library; build offices & purchase furniture; Renovate Egan Library 101 and 102 for IT staff $475,332
3. Relocate testing center to Egan Library 105

		$514,500
Escalation	0%	$0
	TOTAL CONSTRUCTION	**$514,500**

GOALS Move IT to vacate Whitehead

Greater space efficiency in use of library

University of Alaska Southeast
Campus Modifications
Phase IB

Building	Whitehead		
Construction Period:	3-4 months during school year 2014-15		
Scope:			
1. Exterior			$893,975
2. Roof/clerestory			$185,952
3. Interior			$660,253
4. Mechanical			$828,945
5. Electrical			$436,536
6. new heating system			
			$3,005,661
Escalation		2.5%	$75,142
		TOTAL CONSTRUCTION	$3,080,802

GOALS

Create temporary Swing Space for Offices and CNA program
Create home for A&S Office
A&S Classrooms on ground floor
Improve energy efficiency of building.
Capture knuckle between Whitehead and Soboleff

University of Alaska Southeast
Campus Modifications
Phase IIA

Building	Hendrickson
Construction Period:	summer 2015

Scope:

1.	Renovate classroom 108 & 109 for 50 seat collaborative teaching space; Renovate teaching wall in Glacier View room. Includes tech budget & furniture	$104,691
2.	Exterior	$747,905
3.	Roof + clerestory	$337,490
4.	Interior	$843,001
5.	Mechanical	$722,421
6.	Electrical	$606,817
		$3,362,325
Escalation	5.0%	$168,116
	TOTAL CONSTRUCTION	$3,530,441

GOALS

Co-locate Chancellor and Provost office
Improve energy efficiency of Hendrickson
Co-locate Department of Education in Hendrickson Annex
New Health Sciences Center in Hendrickson
Create 50 student collaborative classroom in Egan

University of Alaska Southeast
Campus Modifications
Phase IIB

Building	Soboleff Annex & Soboleff		
Construction Period:	summer 2015		
Scope:			
1. Soboleff Annex Minor Renovations for Art			$262,500
2. Soboleff	Dust Collection		$130,444
3. Soboleff	Art studio lighting and ceilings		$171,229
			$564,172
Escalation		7.5%	$42,313
		TOTAL CONSTRUCTION	$606,485

GOALS
Prepare Soboleff Annex for new use by Art
Improve Art studios
Create Sculpture and Native Woodworking Studio

University of Alaska Southeast
Campus Modifications
Phase III

Building	Soboleff		
Construction Period:	summer 2016		
Scope:			
1. Exterior			$621,718
2. Roof + clerestory			$185,952
3. Interior			$103,254
4. Mechanical	HVAC		$300,327
5. Electrical	Misc related to interior		$32,784
			$1,244,034
Escalation		10.0%	$124,403
		TOTAL CONSTRUCTION	$1,368,438

GOALS
Improve Thermal Comfort in offices
Improve energy efficiency
Improve offices areas and integrate with White head