



## ***SCHEMATIC DESIGN APPROVAL***

**Name of Project:** UAA Sports Arena – Road Upgrade and Site Clearing

**Location of Project:** UAA - Anchorage

**Project Number:** 564289(09)

**Date of Request:** June 5, 2009

**Estimated Total Project Cost:** \$ 80,000,000

**Approval Required:** Limited Schematic Design Approval

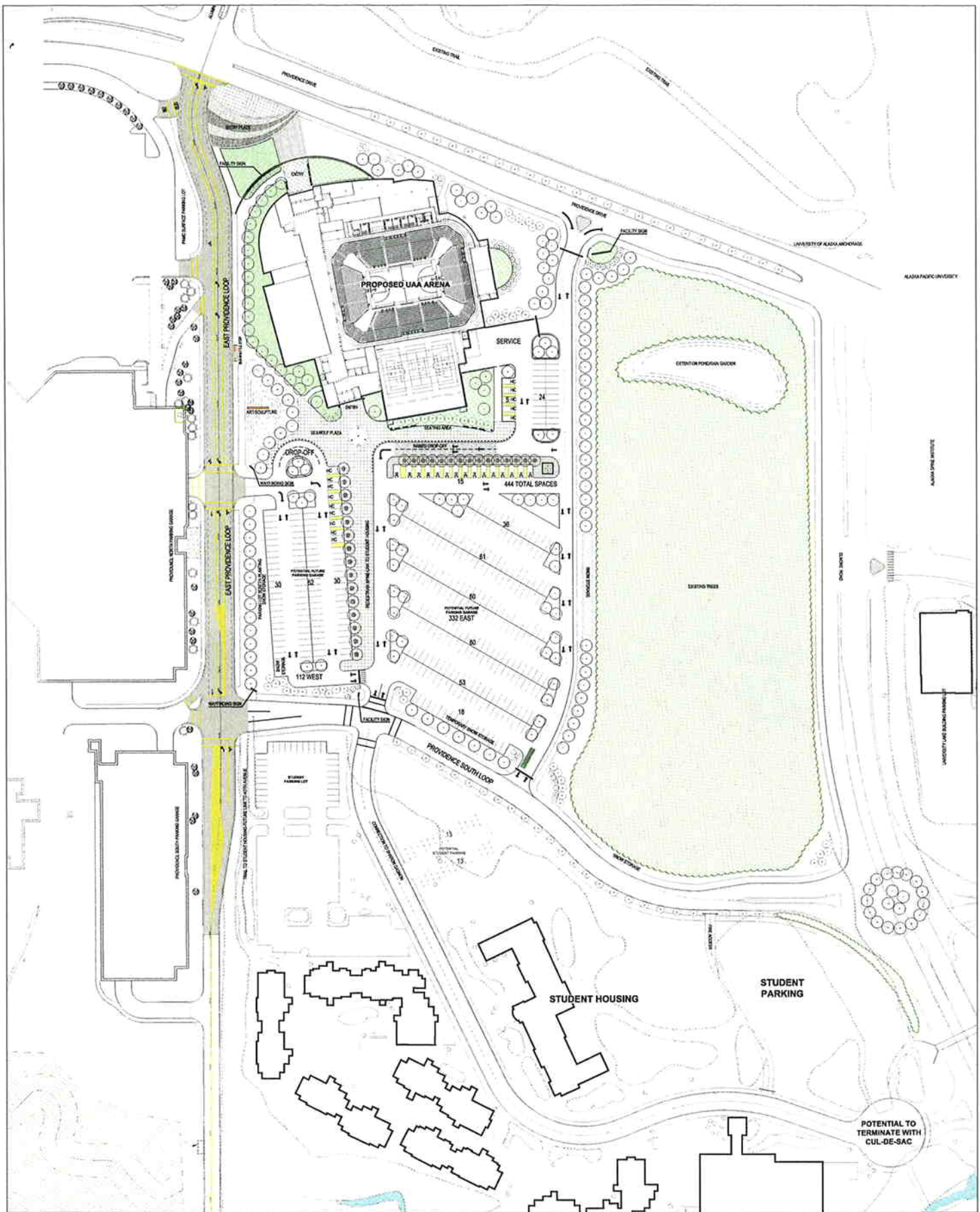
**Prior Approvals/Actions:** Preliminary Project Approval : Aug 1, 2008

Formal Project Approval: Feb 24, 2009

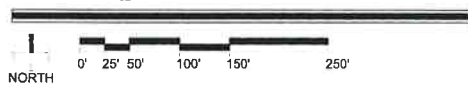
### ***Supporting Documents***

1. One Page budget
2. Arena concept site plan dated March 20, 2009
3. C1.0 Site Plan for 2009 improvements
4. C2.2 Site Clearing for 2009 improvements
5. L100 Landscaping plan for 2009 improvements
6. Letter from UA to MOA
7. Letter from Providence Health & Services Alaska to MOA

<b>UNIVERSITY OF ALASKA</b>	
<b>Project Name: UAA Sports Arena</b>	
<b>MAU: Anchorage</b>	
<b>Building: New</b>	<b>Date: January 22, 2009</b>
<b>Campus: UAA</b>	<b>Prepared By: S. Vanover</b>
<b>Project Title: UAA Sports Arena</b>	<b>Account No.: 564289(09)</b>
<b>Total GSF Affected by Project: 130,000</b>	
<b>PROJECT BUDGET</b>	<b>Original</b>
<b>A. Professional Services</b>	
Consultant Basic Services	\$0
Consultant Extra Services	\$4,800,000
Site Survey	\$40,000
Soils Engineering	\$45,000
Testing	\$0
Plan Review / Permits	\$170,000
Other	\$0
Professional Services Subtotal	\$5,055,000
<b>B. Construction</b>	
General Contractor	\$61,440,000
Other Contractors (Voice/Data Installation)	\$0
Construction Contingency 10%	\$6,144,000
Art 1%	\$614,400
Other - Utilities Infrastructure	\$346,600
Construction Subtotal	\$68,545,000
Construction Cost per GSF	\$527
<b>C. Equipment and Furnishings</b>	
Equipment	\$1,300,000
Furnishings	\$1,100,000
Make Ready/Move In	\$0
Equipment and Furnishings Subtotal	\$2,400,000
<b>D. Administrative Costs</b>	
Advance Planning	\$0
Misc. Expenses	\$0
Project Management 5%	\$4,000,000
Administrative Costs Subtotal	\$4,000,000
<b>E. Total Project Cost</b>	<b>\$80,000,000</b>
Total Project Cost per GSF	\$615
<b>F. Total Appropriation(s)</b>	<b>\$80,000,000</b>



# CONCEPT SITE PLAN New Sports Arena



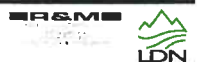
**Hastings+Chivetta**  
ARCHITECTS • PLANNERS • INTERIOR DESIGNERS

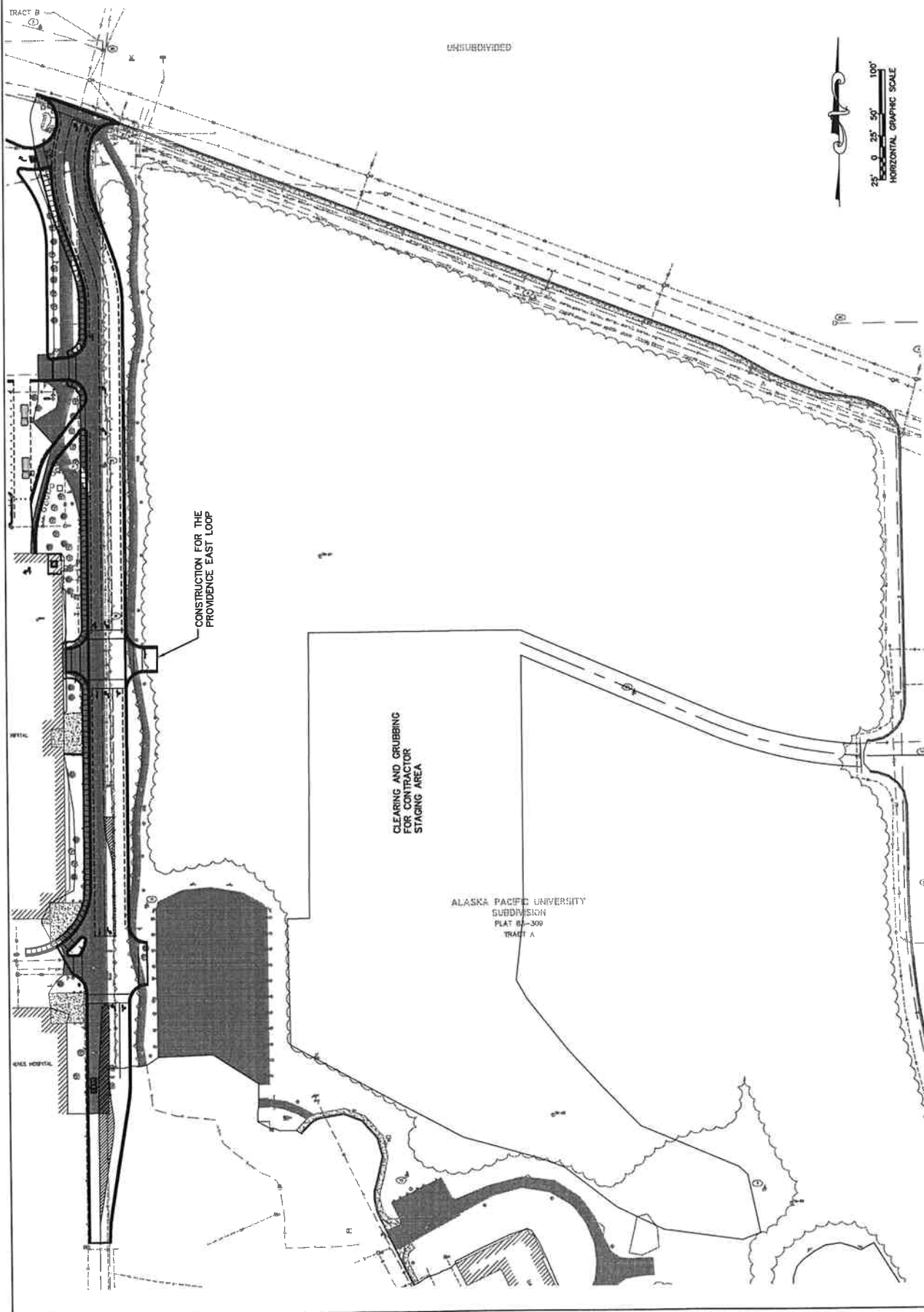
**McCool Carlson Green**



**UAA**  
UNIVERSITY of ALASKA  
ANCHORAGE

March 20, 2009

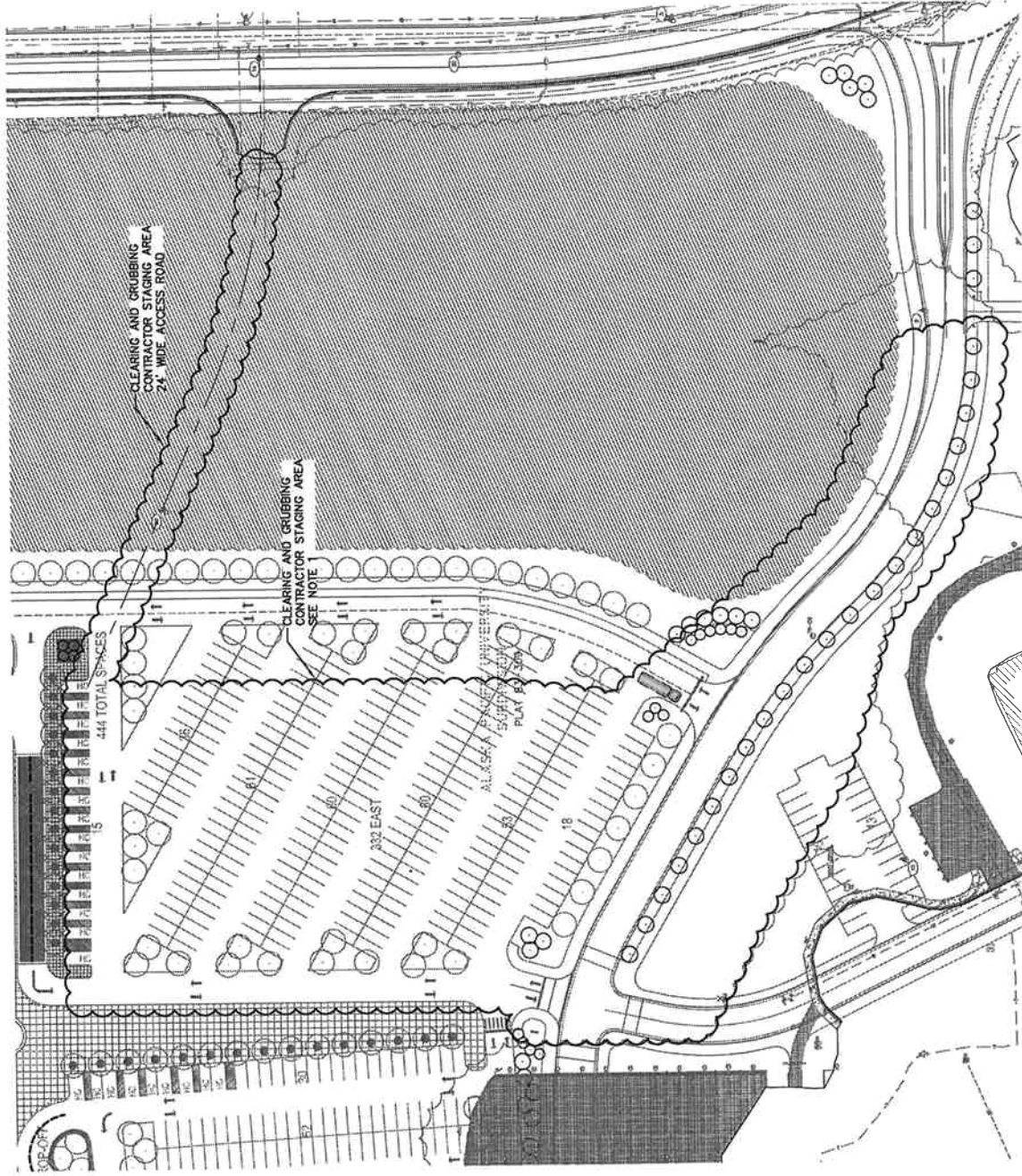




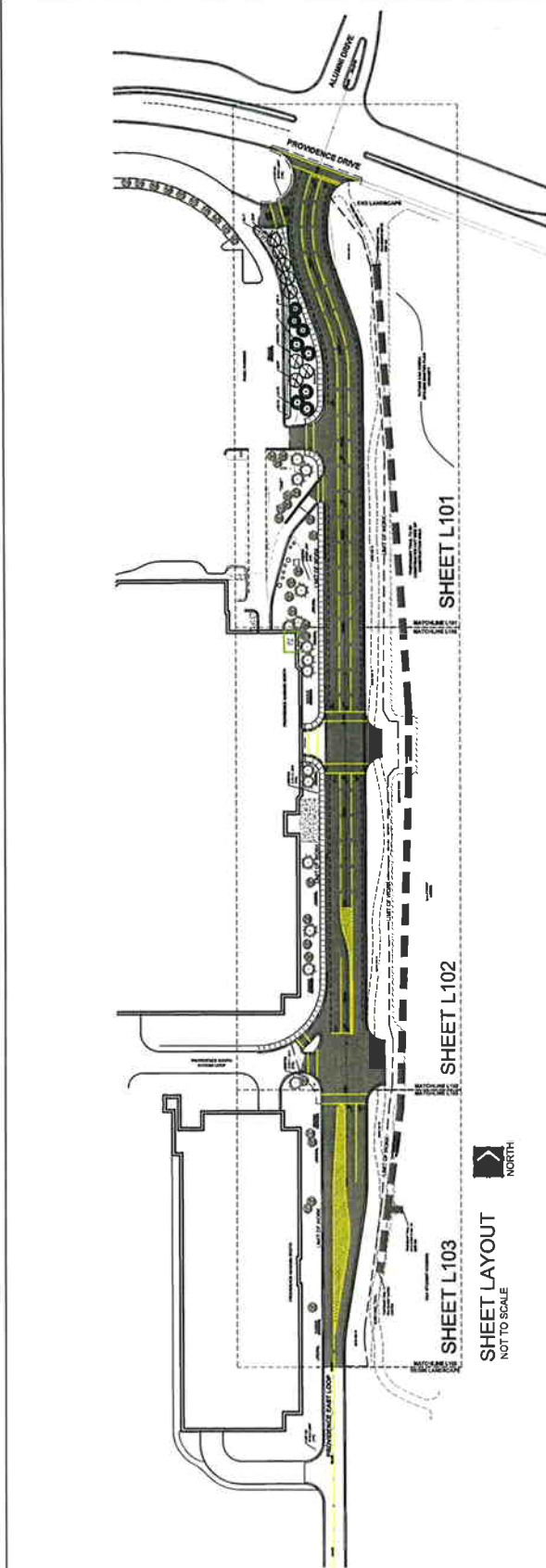


NO.	DATE	DESCRIPTION
1	5/12/2009	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
PROJECT NO.	



- NOTES:
1. THE BACKGROUND SHOWN BEHIND THE CLEARING AND GRUBBING REPRESENTS THE CONCEPTUAL DESIGN OF THE NEW UAA SPORTS FACILITY



SHEET LAYOUT  
NOT TO SCALE

PLANTING SCHEDULE

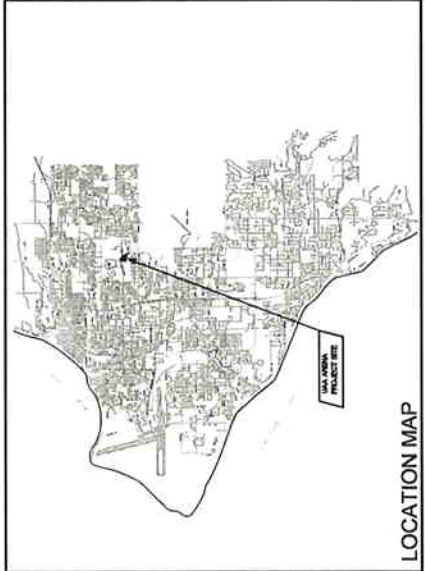
QTY	SYMBOL	LABEL	LATIN NAME	COMMON NAME	SIZE	FURNISHED	NOTES
EVERGREEN TREES							
2		PG	PICEA GLAUCA	WHITE SPRUCE	6' HT.	B&B	
3		LS	LARIX SIBIRICA	SIBERIAN LARCH	8' HT.	B&B	
DECIDUOUS TREES							
8		BP	BETULA PAPERIFERA	PAPER BIRCH	2" CAL	CONTAINER	SINGLE STEM
SHRUBS							
51		CL	COTONEASTER LUCIDUS	HEDGE COTONEASTER	24" HT.	CONTAINER	
6		VT	VIBURNUM TRILOBUM	AMERICAN CRANBERRY	36" HT.	CONTAINER	

GENERAL NOTES:

1. ALL PLANTS ARE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
2. ALL PLANTING BEDS SHALL RECEIVE 18" TOPSOIL AND 3" DEPTH STONE MULCH.
3. REFER TO SHEET L101 FOR PLANTING DETAILS.
4. 4" TOPSOIL AND SEED ALL DISTURBED AREAS WITH SCHEDULE NOTED ON PLANS.
5. REPAIR AND SEED AREAS DAMAGED DURING CONSTRUCTION ON PROVIDENCE CAMPUS SIDE OF STREET.



SCHEDULE 'A' SEED MIX  
SCHEDULE 'B' SEED MIX



LOCATION MAP

**McCool Carlson Green**  
LANDSCAPE ARCHITECTS  
1000 UNIVERSITY AVENUE, SUITE 100  
ANCHORAGE, ALASKA 99501  
PHONE: 283-7777 FAX: 283-7778

**UNIVERSITY of ALASKA**  
ANCHORAGE

**LDN**  
LANDSCAPE DESIGN  
1000 UNIVERSITY AVENUE, SUITE 100  
ANCHORAGE, ALASKA 99501  
PHONE: 283-7777 FAX: 283-7778

REV.	COMMENT	DATE

SEAL:

DATE: 29 MARCH 2009  
JOB NO.: MCGRAM  
DRAWN BY: JHMSUP  
CHECKED BY: TS  
DRAWING TITLE:  
**SITE PLAN**  
**SHEET LAYOUT**  
SHEET NO.:  
**L100**



UNIVERSITY of ALASKA ANCHORAGE

Facilities and Campus Services

April 24, 2009

Municipality of Anchorage  
Planning Department  
Attn: Sharon Ferguson  
4700 Elmore Road  
Anchorage, Alaska 99507

**Re: New UAA Seawolf Sports Arena Access/Parking**

Dear Ms. Ferguson:

In conjunction with the planning of the new Seawolf Sports Arena on APU Tract A adjacent to Providence Alaska Medical Center ("PAMC") the University of Alaska Anchorage ("UAA") and PAMC intend to cooperate in the use and development of mutually beneficial infrastructure as follows (see enclosed aerial photo diagram):

- 1. Providence East Loop from Providence Drive to (South) Loop Road.** UAA intends to improve the road to 3 lanes including a sidewalk on the west side and a paved trail on the east side. The new road will be located partially on UAA property and partially on PAMC property. This road will provide access to both UAA and PAMC property, their customers, and the general public.
- 2. Providence (South) Loop Road from Providence East Loop to Elmore.** In conjunction with the development of the new arena, UAA intends to construct this new road including a controlled intersection, most likely a roundabout, at Elmore Road. The new road will be located on UAA property. This road will provide access to both UAA and PAMC property, their customers, and the general public.
- 3. Shared Parking – UAA Property.** In recognition of the long standing cooperative relationship between PAMC and UAA, and because peak parking demands for each facility occur at different hours of the day, UAA and PAMC intend to share parking resources. UAA will allow PAMC use of approximately 200 parking spaces in the new surface lot being developed with the new arena during normal weekday business hours.
- 4. Shared Parking – PAMC Property.** In conjunction with item 3 above, PAMC will allow UAA use of approximately 500 parking spaces for special events at the new arena that occur during evenings and weekends. These spaces are located in

**UAA Sports Arena Access/Parking**

**Page 2 of 2**

the A Tower surface lot (approximately 150 spaces), Garage PS3 (approximately 350 spaces) and possibly additional spaces in PS2 (to be determined by PAMC).

**5. Providence East Loop from 40<sup>th</sup> Avenue to Providence (South) Loop Road.**


PAMC intends to improve this road at a time to be determined by PAMC. The new road will be located partially on UAA property and partially on PAMC property. This road will provide access to both UAA and PAMC property, their customers, and the general public.

**6. 40<sup>th</sup> Avenue Extension to UAA Housing Parking Lot.**

UAA intends to construct a driveway from the end of 40<sup>th</sup> Avenue east to their existing parking lot at the housing complex, at a time to be determined by UAA. The new driveway will be located on PAMC property. This road will provide access to UAA Housing properties for UAA and their customers only.

If you have any questions or concerns regarding the above plans, please do not hesitate to contact.

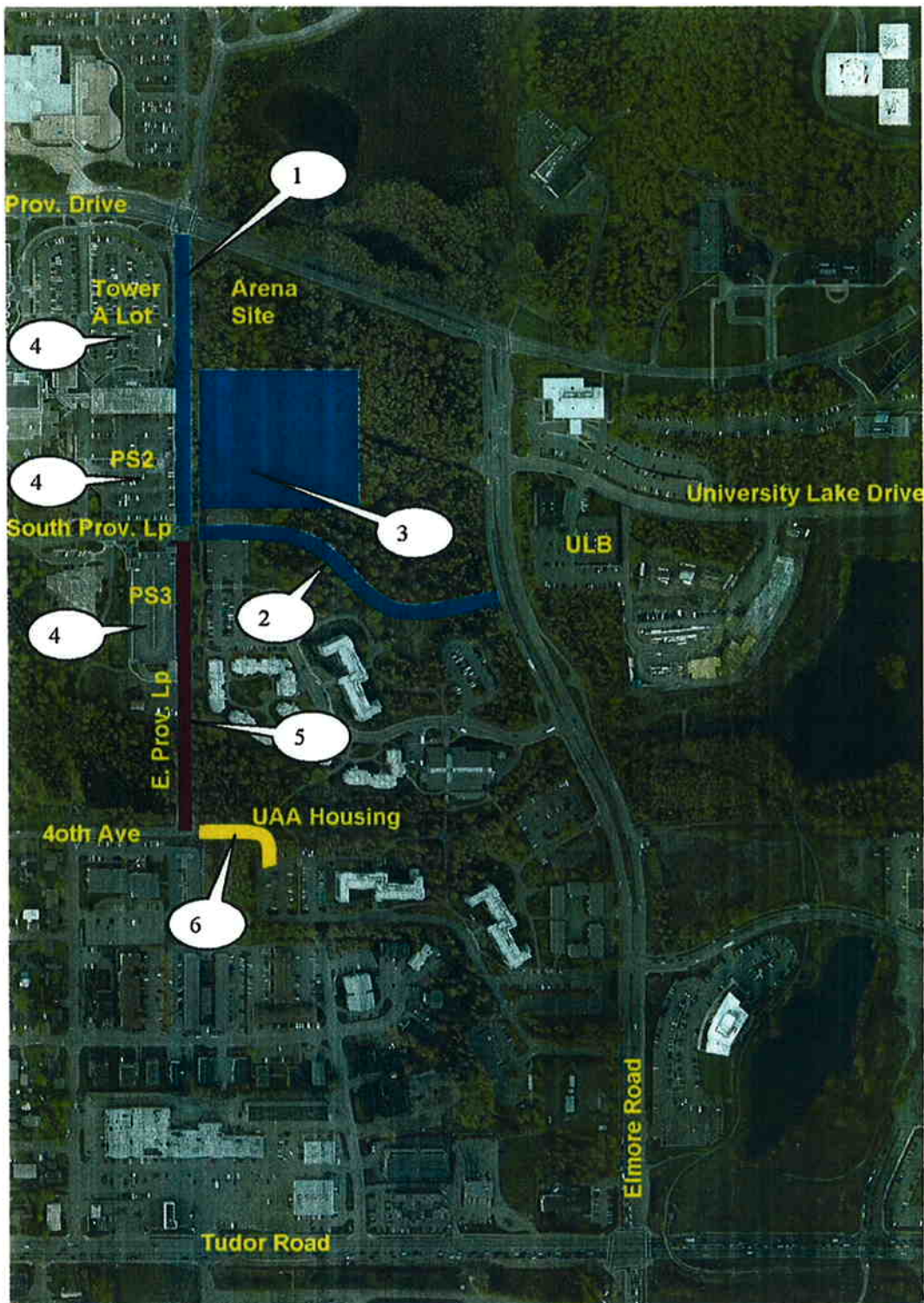
Sincerely,

  
Chris Turletes, CFM  
Associate Vice Chancellor

Enclosure: Aerial Photo Diagram

cc: Mike Carlson, McCool Carlson Green Architects  
Micaela Jones, Providence Alaska Medical Center  
Mari Montgomery, UA Land Management





April 23, 2009



MOA Planning Department  
Attn: Sharon Ferguson  
4700 Elmore Road  
Anchorage, AK 99507

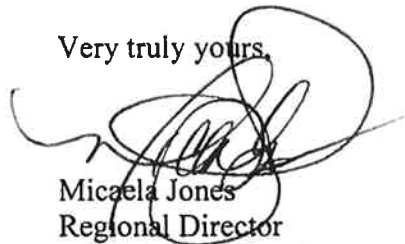
To the UAA / PAMC Cooperation Items Seawolf Sports Arena:

In conjunction with the planning of the new Seawolf Sports Arena on APU Tract A adjacent to Providence Alaska Medical Center (PAMC) the University of Alaska Anchorage and PAMC will cooperate in the use and development of mutually beneficial infrastructure as follows:

1. **Providence East Loop from Providence Drive to (South) Loop Road:** UAA will improve the road to 3 lanes including a sidewalk on the west side and a paved trail on the east side. The new road will be located partially on UAA property and partially on PAMC property. This road will provide access to both properties for UAA, PAMC, their customers, and the general public.
2. **Providence (South) Loop Road from Providence East Loop to Elmore:** In conjunction with the development of the new arena UAA will construct this new road including a controlled intersection, most likely a roundabout, at Elmore Road. The new road will be located on UAA property. This road will provide access to both properties for UAA, PAMC, their customers, and the general public.
- **Shared Parking:** in recognition of the long standing cooperative relationship between PAMC and UAA and because peak parking demands for each facility occur at different hours of the day the following parking resources will be shared:
  3. UAA will allow PAMC use of approximately 200 parking spaces in the new surface lot being developed with the new arena during normal weekday business hours.
  4. PAMC will allow UAA use of approximately 500 parking spaces for special events at the new arena that occur during evenings and weekends. These spaces are located in the A Tower surface lot (approximately 150 spaces), Garage PS3 (approximately 350 spaces) and possibly additional spaces in PS2 (to be determined by PAMC).

5. **Providence East Loop from 40<sup>th</sup> Avenue to Providence (South) Loop Road:** PAMC will improve the road at a time to be determined by PAMC. The new road will be located partially on UAA property and partially on PAMC property. This road will provide access to both properties for UAA, PAMC, their customers, and the general public.
6. **40<sup>th</sup> Avenue Extension to UAA Housing Parking Lot:** UAA will construct a driveway from the end of 40<sup>th</sup> Avenue east to their existing parking lot at the housing complex at a time to be determined by UAA. The new driveway will be located on PAMC property. This road will provide access to UAA Housing properties for UAA and their customers only.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Micaela Jones', written over a circular stamp or seal.

Micaela Jones  
Regional Director  
Real Estate & Development  
Providence Health & Services – Alaska