## UNIVERSITY OF ALASKA

**Project Name:** Health Science Building  
**MAU:** UAA

### Building: Health Science Building  
**Date:** May 29, 2008  
**Prepared By:** Michael Smith  
**Prepared:**  
**Campus:** Anchorage  
**By:**  
**Account No.:** 17043-564273  
**Prepared By:**  
**Project #:** 564273-08  
**Prepared:**

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### Total GSF Affected by Project: 78,000

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### PROJECT BUDGET

<table>
<thead>
<tr>
<th></th>
<th>Original</th>
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</thead>
<tbody>
<tr>
<td><strong>A. Professional Services</strong></td>
<td></td>
</tr>
<tr>
<td>Consultant Basic Services</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Consultant Extra Services</td>
<td>$150,000</td>
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<tr>
<td>Site Survey</td>
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<tr>
<td>Soils Engineering</td>
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<tr>
<td>Testing</td>
<td>$100,000</td>
</tr>
<tr>
<td>Plan Review / Permits</td>
<td>$100,000</td>
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<tr>
<td>Building Commissioning</td>
<td>$300,000</td>
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<tr>
<td><strong>Professional Services</strong></td>
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<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$3,690,000</strong></td>
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<tr>
<td><strong>B. Construction</strong></td>
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</tr>
<tr>
<td>General Contractor</td>
<td>$31,000,000</td>
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<tr>
<td>Other Contractors (Voice/Data Installation)</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Construction Contingency</td>
<td>$3,100,000</td>
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<tr>
<td>Art</td>
<td>$300,000</td>
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<tr>
<td>Other (Interim Space Needs)</td>
<td>$0</td>
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<tr>
<td><strong>Construction Subtotal</strong></td>
<td><strong>$35,400,000</strong></td>
</tr>
<tr>
<td><strong>Construction Cost per GSF</strong></td>
<td><strong>$442.50</strong></td>
</tr>
<tr>
<td><strong>C. Equipment and Furnishings</strong></td>
<td></td>
</tr>
<tr>
<td>Equipment</td>
<td>$3,000,000</td>
</tr>
<tr>
<td>Furnishings</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Make Ready/Move In</td>
<td>$150,000</td>
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<tr>
<td><strong>Equipment and Furnishings Subtotal</strong></td>
<td><strong>$4,150,000</strong></td>
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<tr>
<td><strong>D. Administrative Costs</strong></td>
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</tr>
<tr>
<td>Description</td>
<td>Amount</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>----------</td>
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<tr>
<td>Advance Planning</td>
<td>$500,000</td>
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<tr>
<td>Misc. Expenses</td>
<td>$0</td>
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<tr>
<td>Project Management</td>
<td>$2,760,000</td>
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<tr>
<td><strong>Administrative Costs</strong></td>
<td></td>
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<tr>
<td><strong>Subtotal</strong></td>
<td><strong>$3,260,000</strong></td>
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<tr>
<td><strong>E. Total Project Cost</strong></td>
<td><strong>$46,500,000</strong></td>
</tr>
<tr>
<td>Total Project Cost per GSF</td>
<td><strong>$581.25</strong></td>
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<tr>
<td><strong>F. Total Appropriation(s)</strong></td>
<td><strong>$46,500,000</strong></td>
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</table>
Board of Regents Meeting
Health Science Building and Site Planning Review
June 18, 2008
Health Science Building and Site Planning

- Given the parameters of
  - New Section of Campus
  - $46M Budget
  - 78,000 GSF
  - Programs of CAS, CHSW, CTC
- Program for the Building
- Master Plan the Site
Health Science Building and Site Planning

• **Executive Group**
  – Chancellor, Provost, VC
  – SW-- Karen Perdue
  – Medical Community Executives

• **Involved Deans and Senior Administrators**
  – CHSW—Dr. Cheryl Easley
  – CAS—Dr. James Liszka/ Dr. Kim Peterson
  – CTC—Dr. Jan Gehler
  – FC&S—Chris Turletes

• **User Group**
  – FP&C—Mike Smith, John Hanson other staff
  – CAS—Dr. Dennis Valenzeno, Krystal Haase
  – CHSW—Jan Harris, Dr. Jackie Pflaum, John Riley and other staff
  – CTC—Sally Mead and other staff
Health Science Building and Site Planning

• Planning Parameters for Phase 1
  – Consistent with Statewide Health Program Plan
  – Promotes Interdisciplinary Education and Research
  – Incorporates room for program growth thru 2013
  – Nursing programs
    • Allows growth from 360 students to 433 (+73)
  – WWAMI (+)
    • Allows growth from 20 to 60 (+40)
  – Allied Heath Sciences and Health Sciences
    • Medtech grows 74 to 129 (+55)
    • PA/MEDEX 10 to 48 (+38)
Health Science Building and Site Planning

• 5 Workshops
  – Workshop 1-- Dec 07    Outreach, Goals, Simulation
  – Workshop 2—Jan 08     Programming and Site Planning
  – Workshop 3 –Mar 08    Programming/Site Planning /Concept Development
  – Workshop 4—Apr 08    Concept Design Development
  – Workshop 5—May 08    Plan and Program Review
Schedule

1 Dec 18/19
2 Jan 29/30
3 Jan 10 Advance Development Package
4 Mar 4/5
5 Mar 27
6 Apr 8/9
7 May 01
8 May 13/24
9 May 29
10 May 29

On Site Workshops
Video Conference

Jan 14 Legislative Session starts
TBD Peer Visit
Program Development
District Plan
Concept Development

Final Submission June 5

University of Alaska Anchorage
Health Sciences Building

Workshop 5
May 14, 2008
Health Sciences Building- Phase One

- Establish a **bridge** between the university and medical center campuses
- Promote **interdisciplinary** education & research
- Create the perception of the university as a **quality institution**, to attract & retain students in Alaska
- Provide an **attractive**, vibrant building that is bright & spacious
- Provide a healthy & sustainable facility to **promote health** (LEED)
- **Welcome** students and visitors by providing a **front door** for the campus
- Create a traditional quad to serve as a **center** for the health sciences & the broader UAA campus
- Establish a health science campus with **state of the art technology** to serve the university system

**Project Vision**
Health Sciences Building
Program Summary
Version 9

<table>
<thead>
<tr>
<th></th>
<th>Phase 1</th>
<th>Phase 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>INSTRUCTIONAL</td>
<td>20,345</td>
<td>22,171</td>
</tr>
<tr>
<td>RESEARCH</td>
<td></td>
<td>1,300</td>
</tr>
<tr>
<td>OFFICE</td>
<td>11,880</td>
<td>10,765</td>
</tr>
<tr>
<td>STUDENT LIFE</td>
<td>4,020</td>
<td>1,620</td>
</tr>
<tr>
<td>BUILDING SUPPORT</td>
<td></td>
<td>2,670*</td>
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<tr>
<td><strong>TOTAL BUILDING PROGRAM</strong></td>
<td>38,915 nsf</td>
<td>35,856</td>
</tr>
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</table>

**TOTAL HEALTH SCIENCES BUILDING:**

<table>
<thead>
<tr>
<th></th>
<th>Phase 1</th>
<th>Phase 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>60% EFFICIENCY</td>
<td>64,858 gsf</td>
<td></td>
</tr>
<tr>
<td>56% EFFICIENCY</td>
<td>69,491 gsf</td>
<td></td>
</tr>
<tr>
<td>50% EFFICIENCY</td>
<td>77,830 gsf</td>
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</table>

*Note:* Public restrooms reduced as a result of reducing building height from four floors to three floors.

Program Development
### Health Sciences District Program Profile

#### Programs

<table>
<thead>
<tr>
<th>Programs</th>
<th>Area Projection in Net SF</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Phase 1</td>
</tr>
<tr>
<td>Nursing</td>
<td>25,000</td>
</tr>
<tr>
<td>Allied Health</td>
<td>2,200</td>
</tr>
<tr>
<td>WWAMI / MEDEX</td>
<td>5,000</td>
</tr>
<tr>
<td>Health Sciences</td>
<td></td>
</tr>
<tr>
<td>Administration</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>6,700</td>
</tr>
<tr>
<td>Dental Hygiene/Assisting</td>
<td></td>
</tr>
<tr>
<td>Speech/Language Therapy</td>
<td></td>
</tr>
<tr>
<td>Respiratory Therapy</td>
<td></td>
</tr>
<tr>
<td>Research/Resource Units</td>
<td></td>
</tr>
<tr>
<td>Civic Engagement</td>
<td></td>
</tr>
<tr>
<td>Psychology</td>
<td></td>
</tr>
<tr>
<td>Behavioral Health</td>
<td></td>
</tr>
<tr>
<td>School of Medicine</td>
<td></td>
</tr>
<tr>
<td>School of Pharmacy</td>
<td></td>
</tr>
<tr>
<td>Student/Community Clinic</td>
<td></td>
</tr>
<tr>
<td>Medical Research</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL NET SF:</strong></td>
<td>38,900</td>
</tr>
</tbody>
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**Notes:**

1. Phase 3 area projections provided by UAA.
2. Parking estimates based on one car per 350 gross square feet building (56% average building efficiency assumed)

#### Infrastructure

<table>
<thead>
<tr>
<th>Infrastructure</th>
<th>Parking(^2)</th>
<th>Parking</th>
<th>Cogen</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>200 cars</td>
<td>184 cars</td>
<td>TBD</td>
</tr>
<tr>
<td></td>
<td></td>
<td>232 cars</td>
<td>TBD</td>
</tr>
</tbody>
</table>

**District Plan Program**

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University of Alaska Anchorage
Health Sciences Building

Workshop 5
May 14, 2008
Blocking & Stacking March 5
Blocking & Stacking March 5
Views
- New Quad/ open space
- Corners
- Natural landscape

Natural Light
- Orientation
- Floor plate proportions
- Shadow envelope
- Quality

Scale & Proportion
- Relationship to context
- Footprint/ site coverage
- Height to width ratio
- Exterior space making (Figural/ Residual)

Prominence
- Iconography
- Articulated elements

Connectivity
- Future development
- Density

Building Requirements
- Program stacking
- Flexibility/ Adaptability

Massing Considerations
Massing Considerations

Views
- New Quad/ open space
- Corners & Edges
- Natural landscape

Natural Light
- Orientation
- Floor plate proportions
- Shadow envelope
- Quality

Scale & Proportion
- Relationship to context
- Footprint/ site coverage
- Height to width ratio
- Exterior space making

Prominence
- Iconography
- Articulated elements

Connectivity
- Future development
- Density

Building Requirements
- Program stacking
- Flexibility/ Adaptability

Health Sciences Building – “V” Scheme
Aerial View from Northwest

Health Sciences Building – “V” Scheme
Aerial View from Southeast

Health Sciences Building – “V” Scheme
Health Sciences Building – “V” Scheme
First Floor

Health Sciences Building – “V” Scheme
DEBRIEFING

PHYSICAL ASSESSMENT

SIMULATION

MED/SURG

MED/SURG

MED/SURG

CLASSROOM

COMMONS BELOW

FACULTY OFFICES

BRIDGE CONNECTION TO MAIN CAMPUS

FUTURE BRIDGE CONNECTION TO HEALTH SCIENCE CAMPUS

Second Floor

Health Sciences Building – “V” Scheme
“V” SCHEME SUMMARY

- VERTICALLY STRATIFIED PROGRAM
- LABS, CLASSROOMS & OFFICES DISTRIBUTED ON ALL FLOORS
- SHARED CENTRAL COMMONS WITH MOUNTAIN VIEWS

Stacking Diagram

Health Sciences Building – “V” Scheme

University of Alaska Anchorage
Health Sciences Building

Workshop 5
May 14, 2008
Building Characteristics

Consensus
• Warm and Durable Materials
• Idiosyncratic
• Iconic
• Transparent & light filled
• Clean & Simple
• Simple, Economic Material Pallet for Precinct
• Maintainable
• Textured

For Consideration
• High Tech appearance
• Traditional appearance
• Complimentary to context
Aerial View from Southeast

Health Sciences Building – “V” Scheme
Aerial View from Northeast

Health Sciences Building – “V” Scheme
Aerial View from Northwest

Health Sciences Building – “V” Scheme
View from Chester Creek Trail

Health Sciences Building – “V” Scheme
View from Providence Drive (East)

Health Sciences Building – “V” Scheme
Health Sciences Building – “V” Scheme
View from bridge across Providence Drive

Health Sciences Building – “V” Scheme
Health Sciences Building – “V” Scheme
Health Sciences Building – “V” Scheme
East Elevation

Health Sciences Building – “V” Scheme
South Elevation

Health Sciences Building – “V” Scheme
Health Science Building and Site Planning

- Other Possibilities for the Site:
  - Phase II – AHS, Nursing, WWAMI, Admin
  - Phase III – AHS, Student Resources, CAS
  - Connections to Campus and Other
  - Parking Structure for Site
  - ML&P, Providence, UAA – CHPP
    - Providence Laundry Facility
    - Technical Training Classroom
  - Phase IV – Student Health Clinic, Other HS Programs
Health Science Building and Site Planning

- Sustainable Design
  - Energy Efficient Mechanical/Electrical systems
  - Energy Efficient Roof System
  - Daylighting
  - Green Materials for Architectural Treatments
- “Bridge” to Campus(es)
- Front Door to UAA
- Linkage to Municipal Transportation Systems
- First of Many Facilities on South Campus
- Promoting Interdisciplinary Education and Research
- State of the Art Technology to serve the University System
Formal Project Approval

• To Design the Health Sciences Building and infrastructure
  – TPC $46M; approximately 78K gsf

• Authority to use Design and Build a Temporary Parking Lot
  – Temporary Campus Parking Now
  – Staging During Construction
  – Surface Parking for the Building When Open