Estimated Total Project Cost

UNIVERSITY OF ALASKA			
Project Name:	Health Science Building		
MAU:	UAA		
Building: Health Science Building		Date: Prepared	May 29, 2008
Campus: Anchorage		By: Account	Michael Smith
Project #: 564273-08		No.:	17043-564273
Total GSF Affected by Project:		78,000	

PROJECT BUDGET		Original
A.	**Professional Services**	
	Consultant Basic Services	$3,000,000
	Consultant Extra Services	$150,000
	Site Survey	$20,000
	Soils Engineering	$20,000
	Testing	$100,000
	Plan Review / Permits	$100,000
	Other Building Commissioning	$300,000
	Professional Services Subtotal	*$3,690,000*
B.	**Construction**	
	General Contractor	$31,000,000
	Other Contractors (Voice/Data Installation)	$1,000,000
	Construction Contingency	$3,100,000
	Art	$300,000
	Other (Interim Space Needs)	$0
	Construction Subtotal	*$35,400,000*
	Construction Cost per GSF	*$442.50*
C.	**Equipment and Furnishings**	
	Equipment	$3,000,000
	Furnishings	$1,000,000
	Make Ready/Move In	$150,000
	Equipment and Furnishings Subtotal	*$4,150,000*
D.	**Administrative Costs**	

Advance Planning	$500,000
Misc. Expenses	$0
Project Management	$2,760,000
Administrative Costs Subtotal	*$3,260,000*
E. Total Project Cost	**$46,500,000**
Total Project Cost per GSF	$581.25
F. Total Appropriation(s)	**$46,500,000**

Board of Regents Meeting

Health Science Building and Site Planning Review

June 18, 2008

LIVINGSTON SLONE

AYERS SAINT GROSS
ARCHITECTS + PLANNERS

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

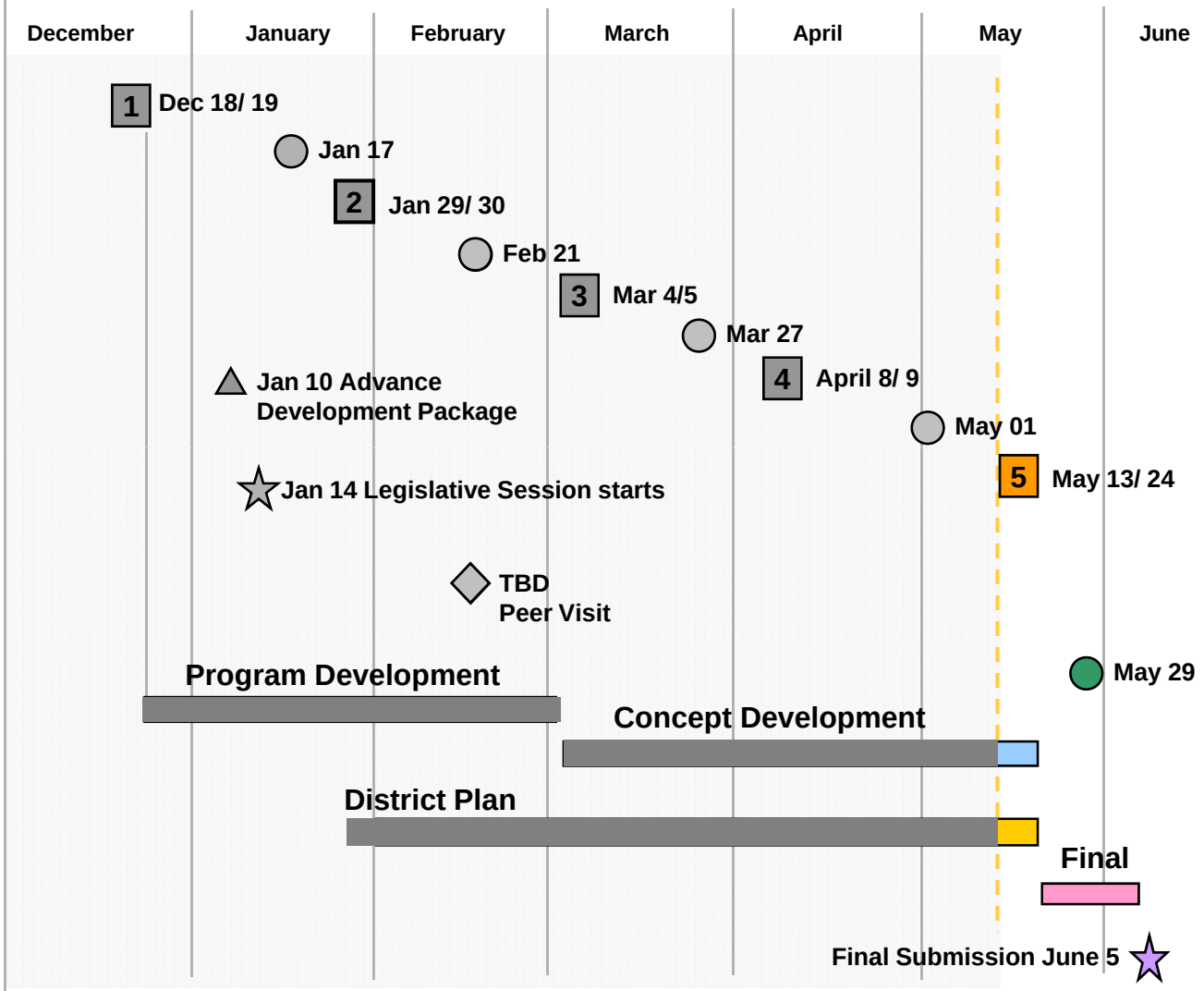
- **Executive Group**
  - Chancellor, Provost, VC
  - SW-- Karen Perdue
  - Medical Community Executives
- **Involved Deans and Senior Administrators**
  - CHSW—Dr. Cheryl Easley
  - CAS—Dr. James Liszka/ Dr. Kim Peterson
  - CTC—Dr. Jan Gehler
  - FC&S—Chris Turletes
- **User Group**
  - FP&C—Mike Smith, 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



1 On Site Workshops

Video Conference

Schedule

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

	Phase 1	Phase 2
INSTRUCTIONAL	**20,345**	**22,171**
RESEARCH		**1,300**
OFFICE	**11,880**	**10,765**
STUDENT LIFE	**4,020**	**1,620**
BUILDING SUPPORT	**2,670***	
TOTAL BUILDING PROGRAM	**38,915 nsf**	**35,856**

TOTAL HEALTH SCIENCES BUILDING:

60% EFFICIENCY	**64,858 gsf**
56% EFFICIENCY	**69,491 gsf**
50% EFFICIENCY	**77,830 gsf**

GROSS SQUARE FOOTAGE INCLUDES:

- INTERIOR & EXTERIOR WALLS
- STAIRS & ELEVATORS
- CORRIDORS
- BUILDING RECEIVING
- HOUSEKEEPING
- MECHANICAL & ELECTRICAL ROOMS
- MECHANICAL & ELECTRICAL SHAFTS
- PENTHOUSES
- MULTI-LEVEL PROGRAM SPACES INCLUDED ON ONE FLOOR

*** 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	Area Projection in Net SF				
	Phase 1	Phase 2	Phase 3	Phase 4	
Nursing	25,000	4,400			
Allied Health	2,200	14,900			
WWAMI / MEDEX	5,000	3,000			
Health Sciences		3,400			
Administration		2,400			
Other	6,700	7,800			
Dental Hygiene/Assisting			6,100[1]		
Speech/Language Therapy			TBD		
Respiratory Therapy			TBD		
Research/Resource Units			8,800[1]		
Civic Engagement			1,500[1]		
Psychology			11,700[1]		
Behavioral Health			17,200[1]		
School of Medicine				TBD	
School of Pharmacy				TBD	
Student/Community Clinic				TBD	
Medical Research				TBD	
TOTAL NET SF:	38,900	35,900	45,300[1]	TBD	120,400
Infrastructure					
Parking[2]	200 cars	184 cars	232 cars	TBD	TBD
Cogen	TBD				

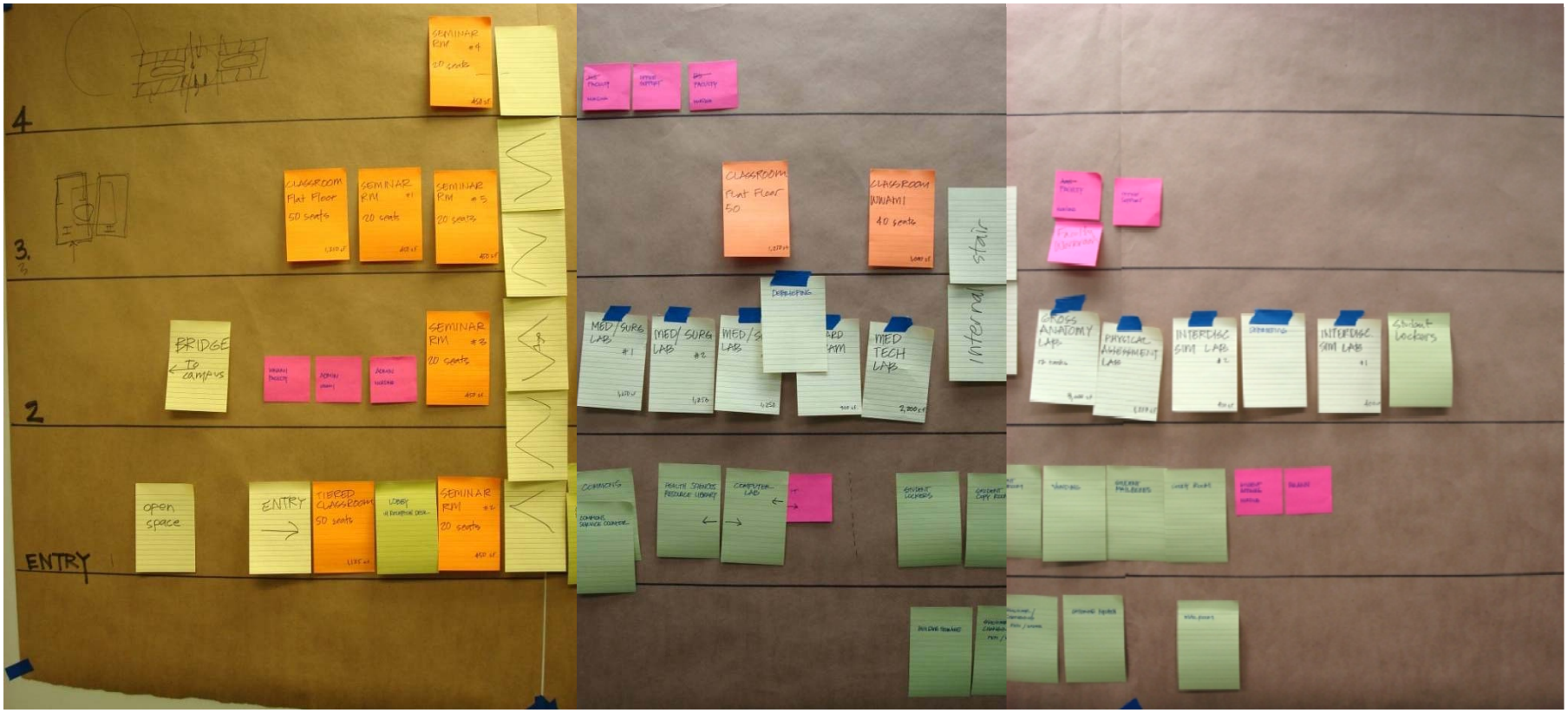
Notes:

1 Phase 3 area projections provided by UAA.

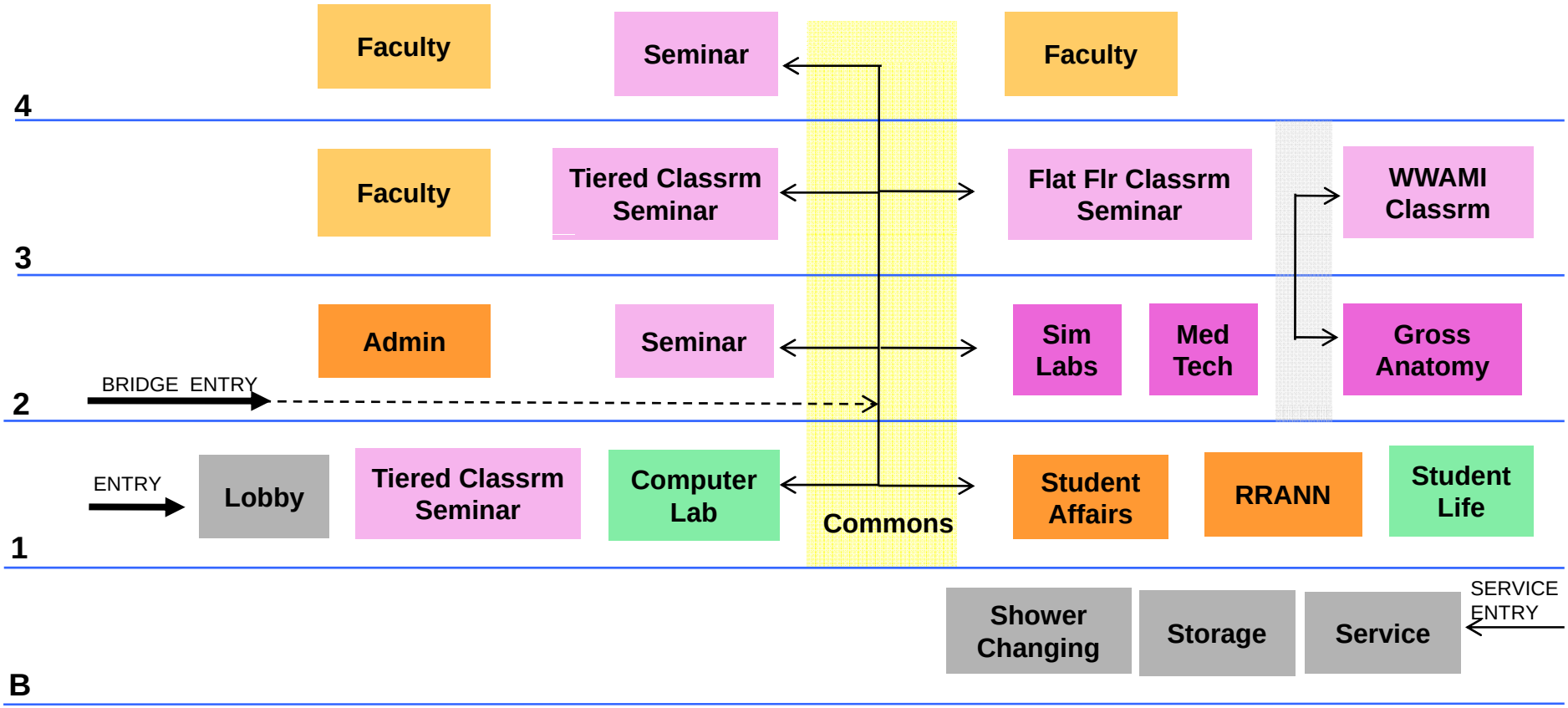
2 Parking estimates based on one car per 350 gross square feet building (56% average building efficiency assumed)

District Plan Program

Concept Design



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

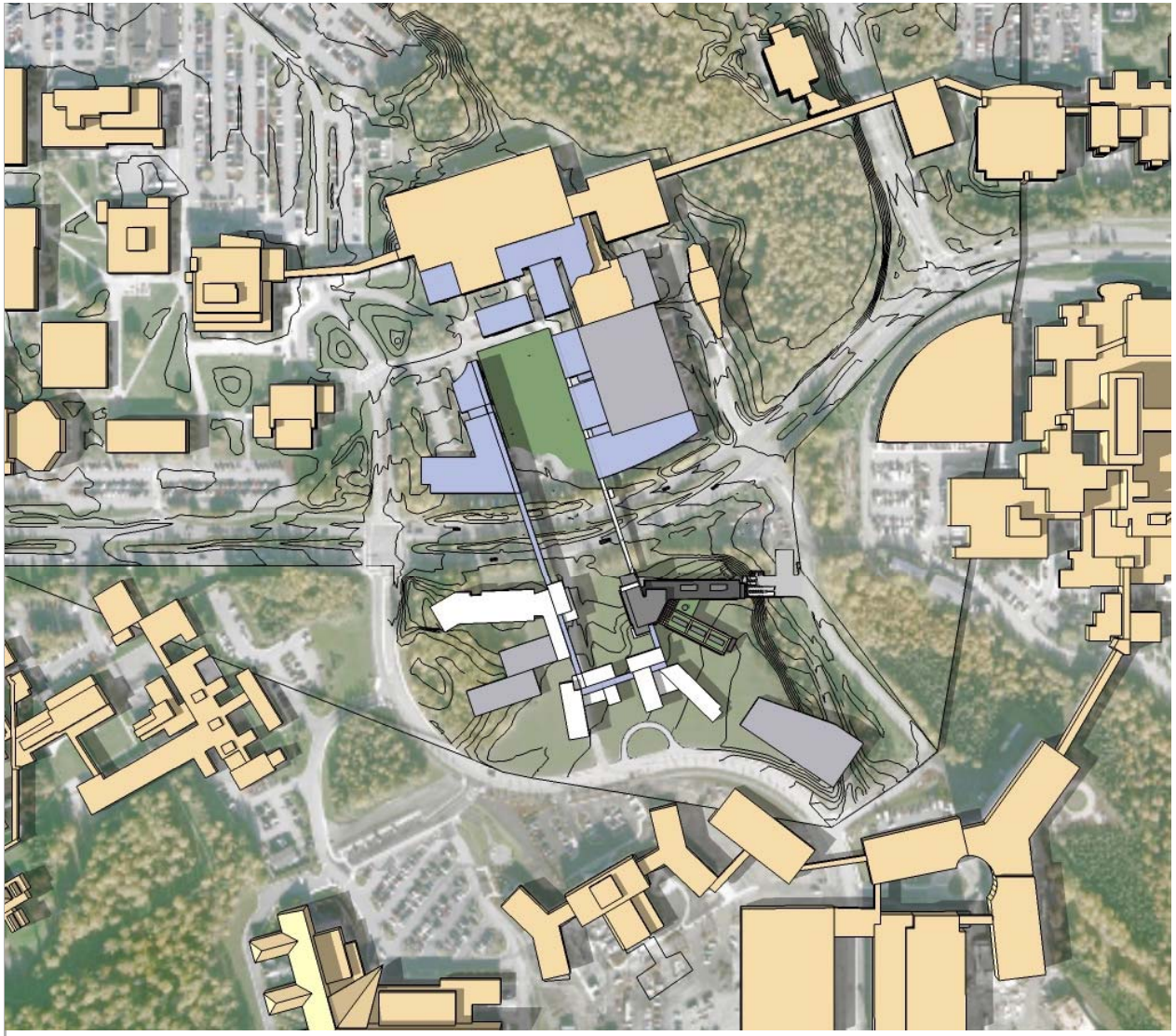
- Iconography
- Articulated elements

Connectivity

- Future development
- Density

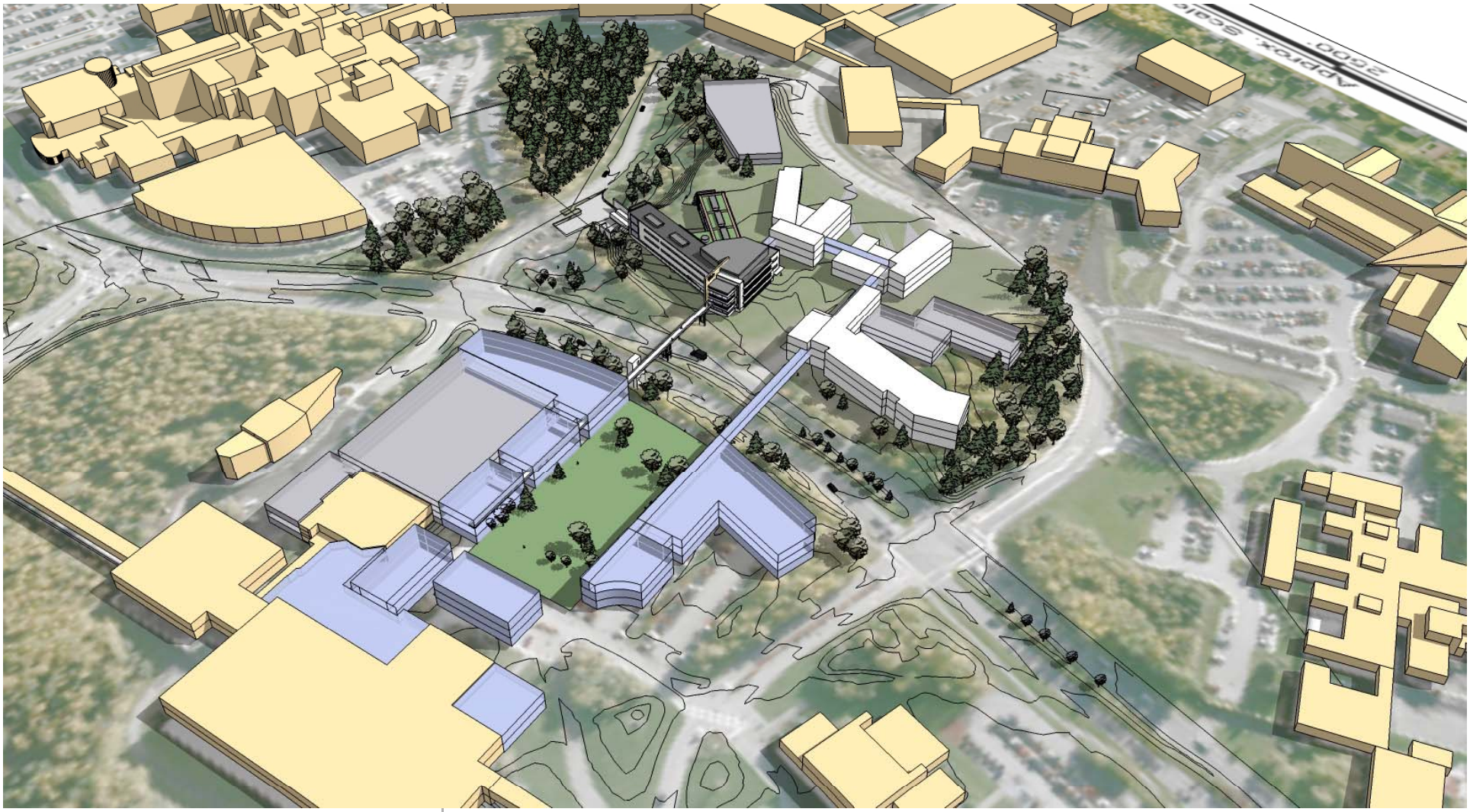
Building Requirements

- Program stacking
- Flexibility/ Adaptability



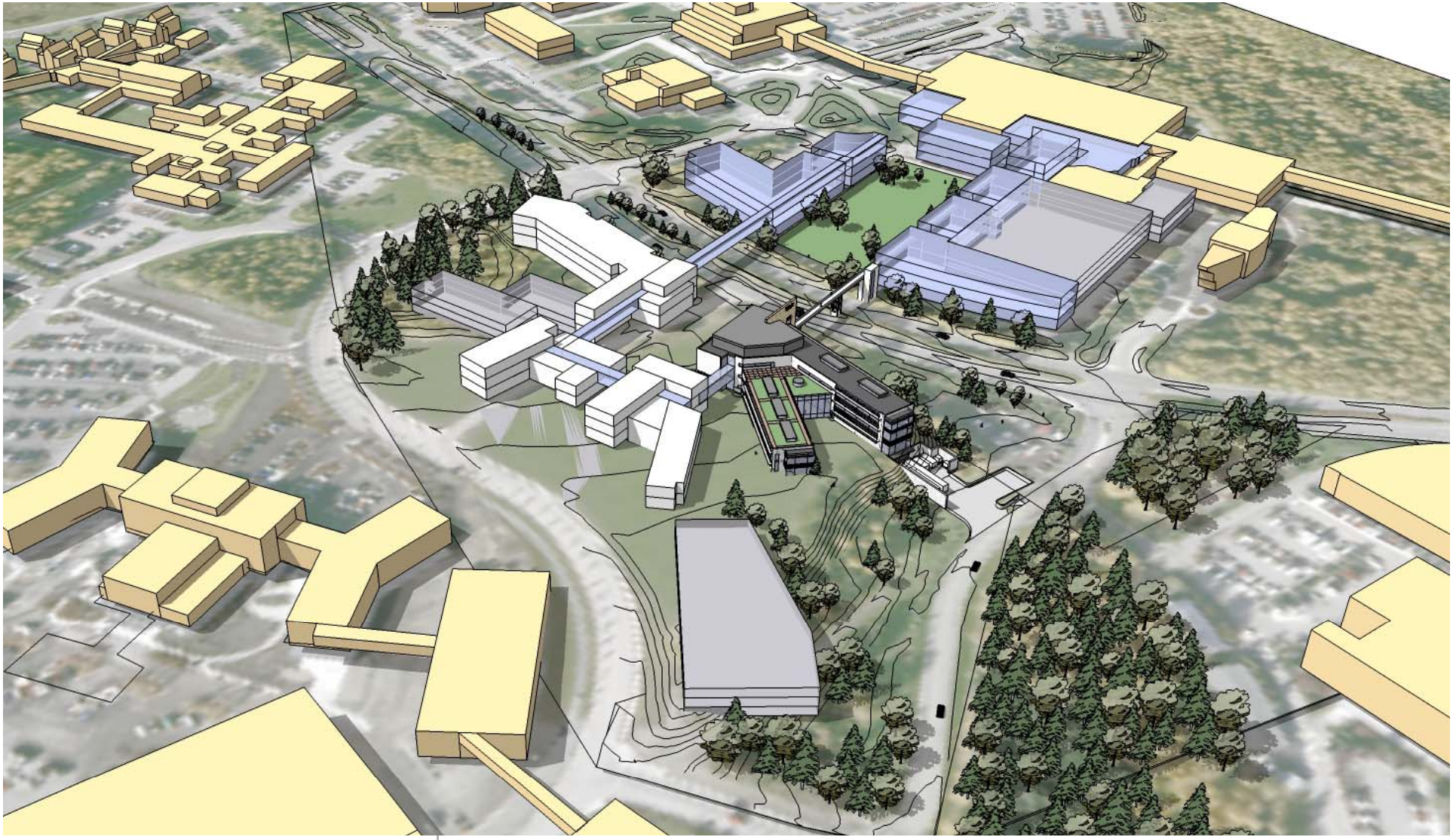
Site plan

Health Sciences Building – “V” Scheme



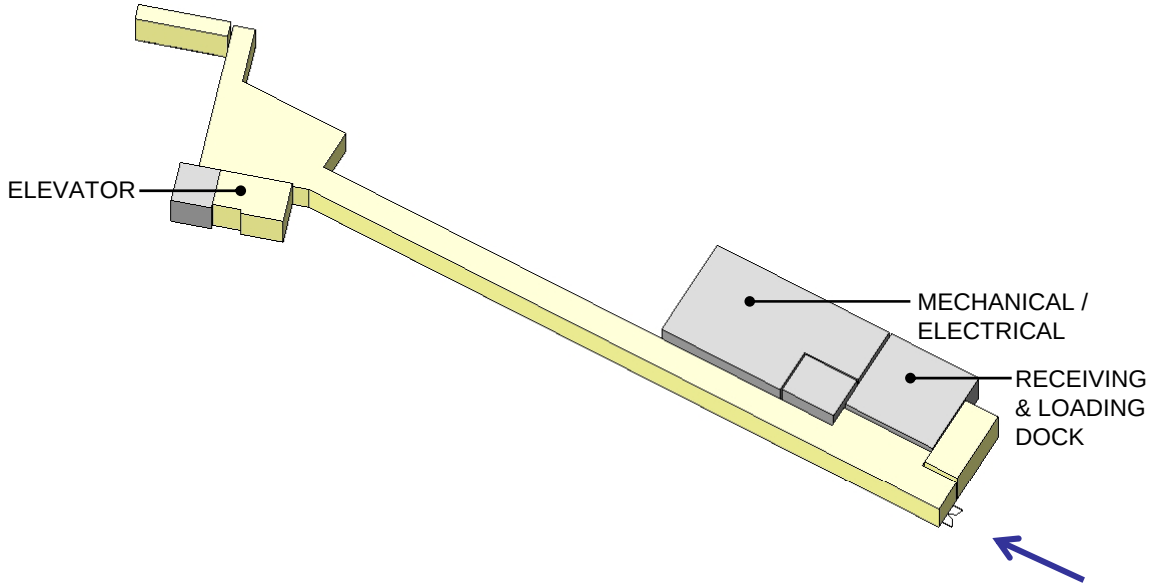
Aerial View from Northwest

Health Sciences Building – “V” Scheme



Aerial View from Southeast

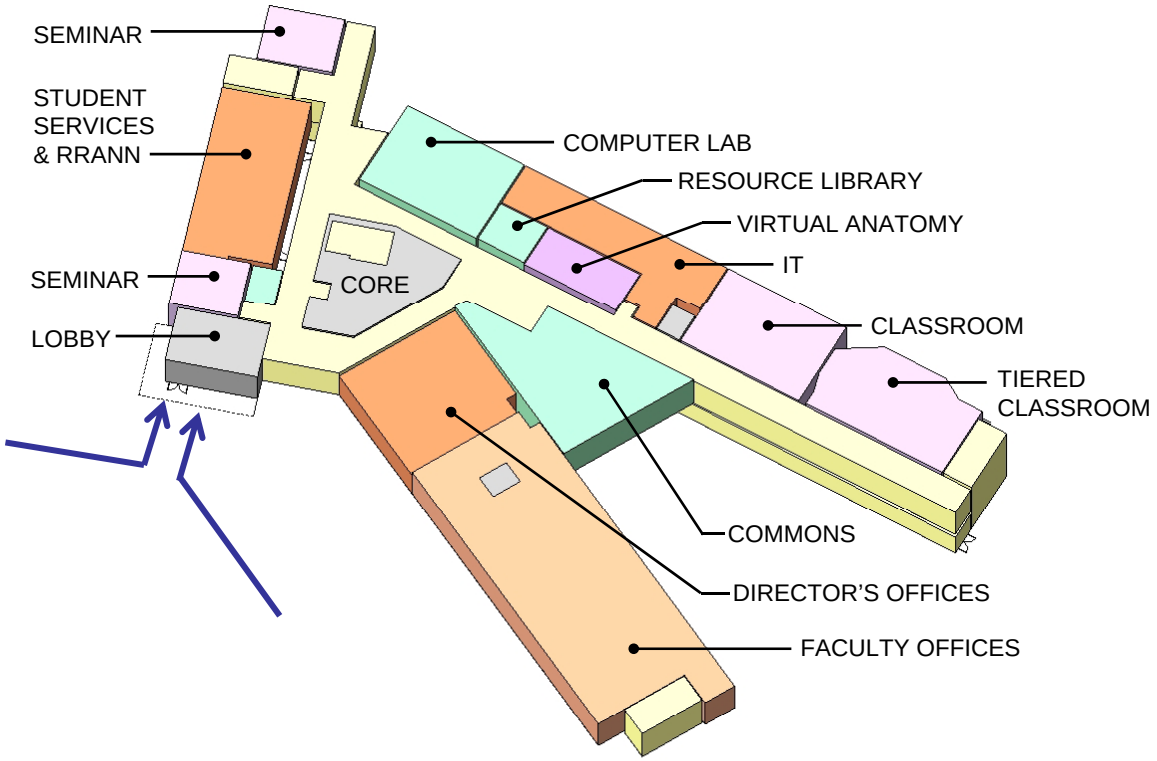
Health Sciences Building – “V” Scheme



INSTRUCTIONAL- Classroom
INSTRUCTIONAL-Labs
OFFICES- FACULTY
OFFICES- ADMIN
RESEARCH
STUDENT LIFE
BUILDING SUPPORT
CORE

Basement

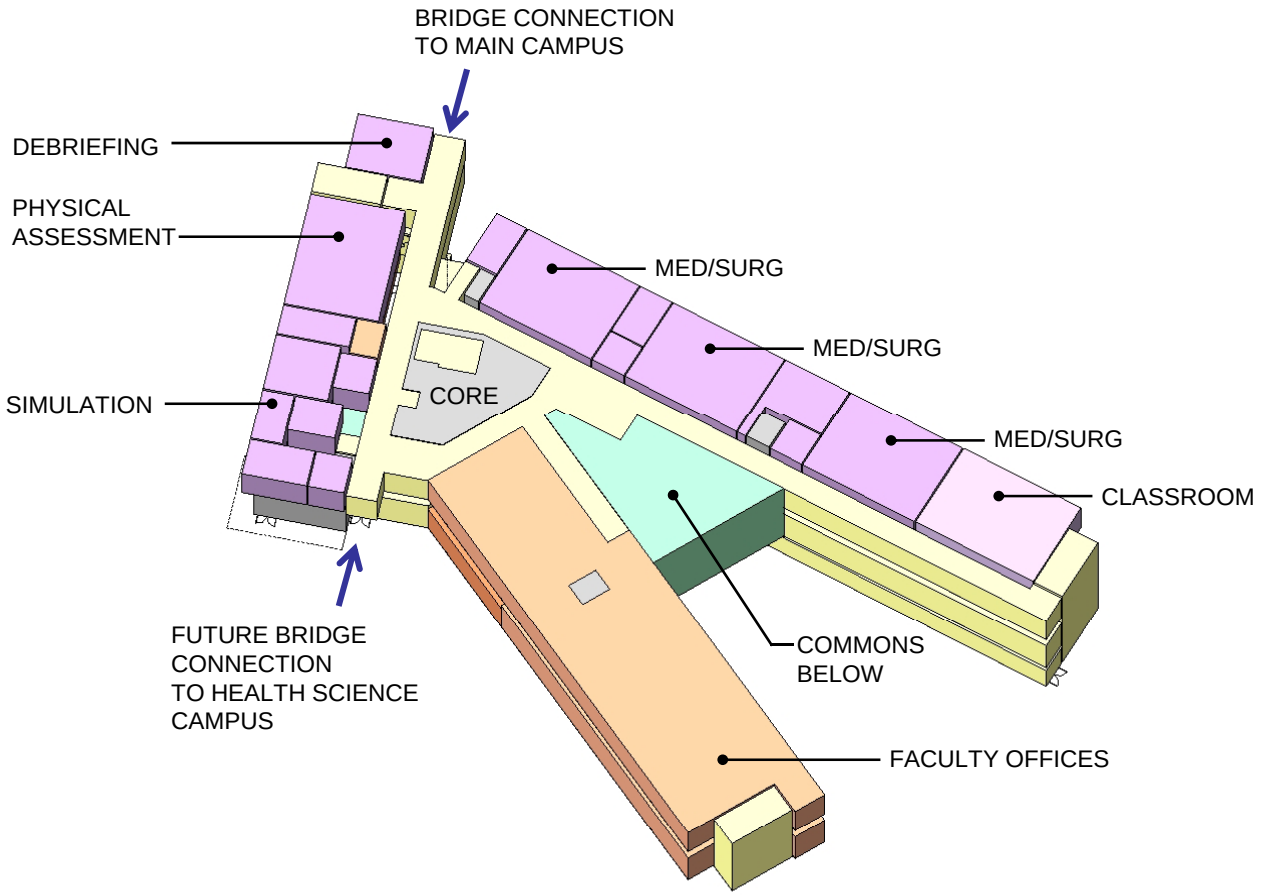
Health Sciences Building – “V” Scheme



First Floor

INSTRUCTIONAL- Classroom
INSTRUCTIONAL-Labs
OFFICES- FACULTY
OFFICES- ADMIN
RESEARCH
STUDENT LIFE
BUILDING SUPPORT
CORE

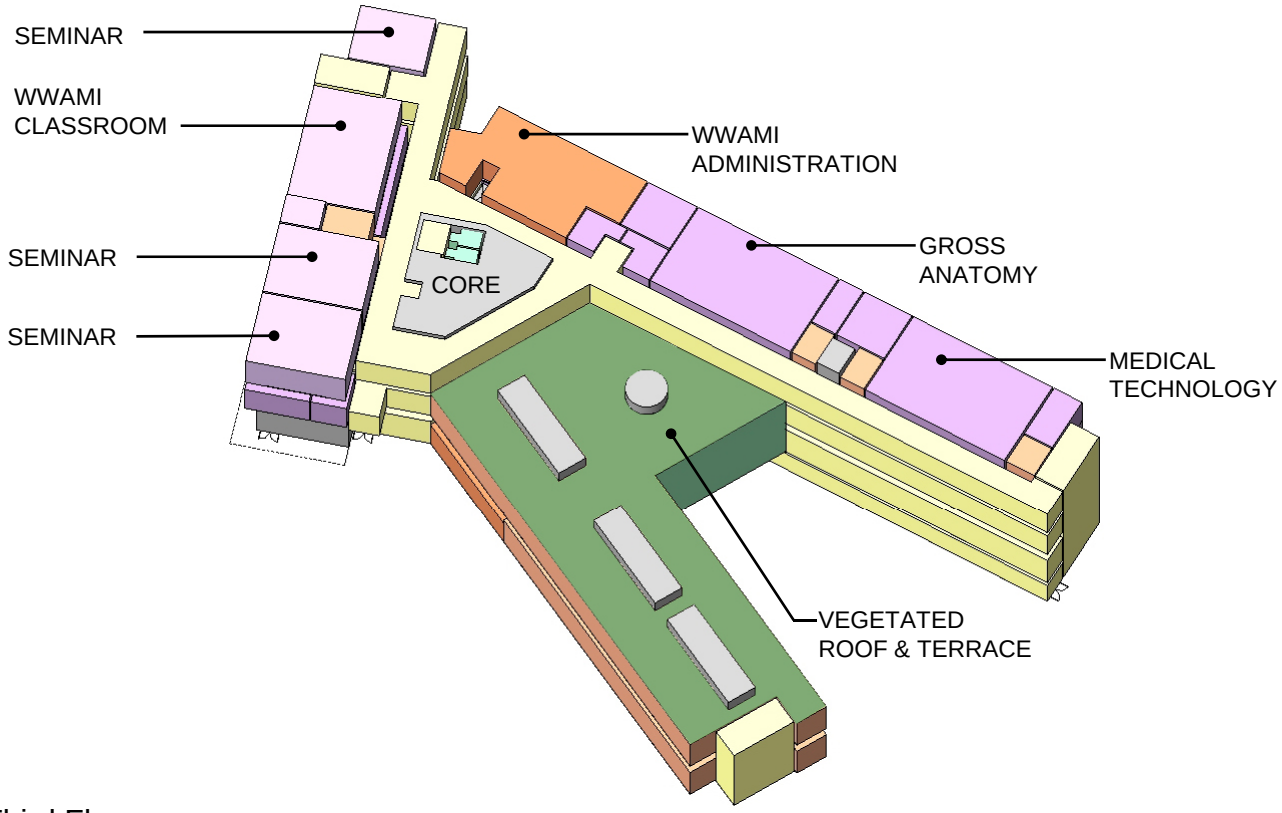
Health Sciences Building – "V" Scheme



Second Floor

INSTRUCTIONAL- Classroom
INSTRUCTIONAL-Labs
OFFICES- FACULTY
OFFICES- ADMIN
RESEARCH
STUDENT LIFE
BUILDING SUPPORT
CORE

Health Sciences Building – “V” Scheme



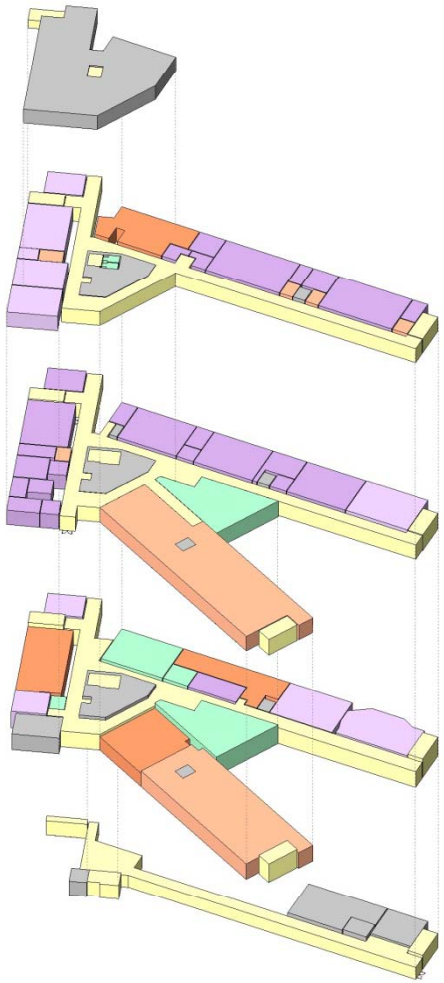
Third Floor

INSTRUCTIONAL- Classroom
INSTRUCTIONAL-Labs
OFFICES- FACULTY
OFFICES- ADMIN
RESEARCH
STUDENT LIFE
BUILDING SUPPORT
CORE

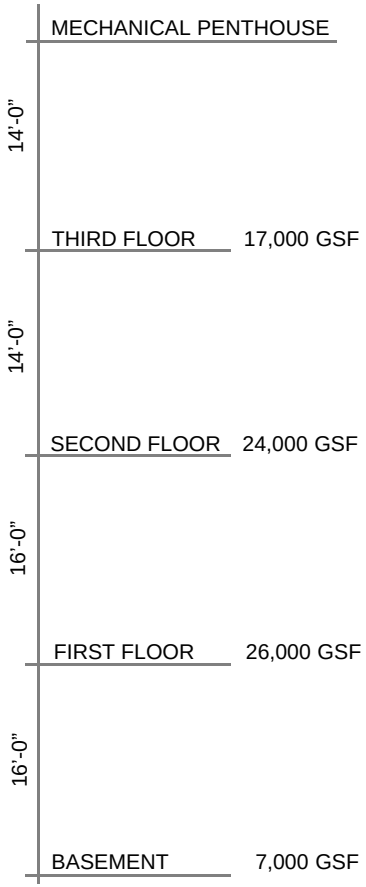
Health Sciences Building – "V" Scheme

“V” SCHEME SUMMARY

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



Stacking Diagram



TOTAL: 74,000 GSF
PENTHOUSE: 7,000 GSF

INSTRUCTIONAL- Classroom
INSTRUCTIONAL-Labs
OFFICES- FACULTY
OFFICES- ADMIN
RESEARCH
STUDENT LIFE
BUILDING SUPPORT
CORE

Health Sciences Building – “V” Scheme

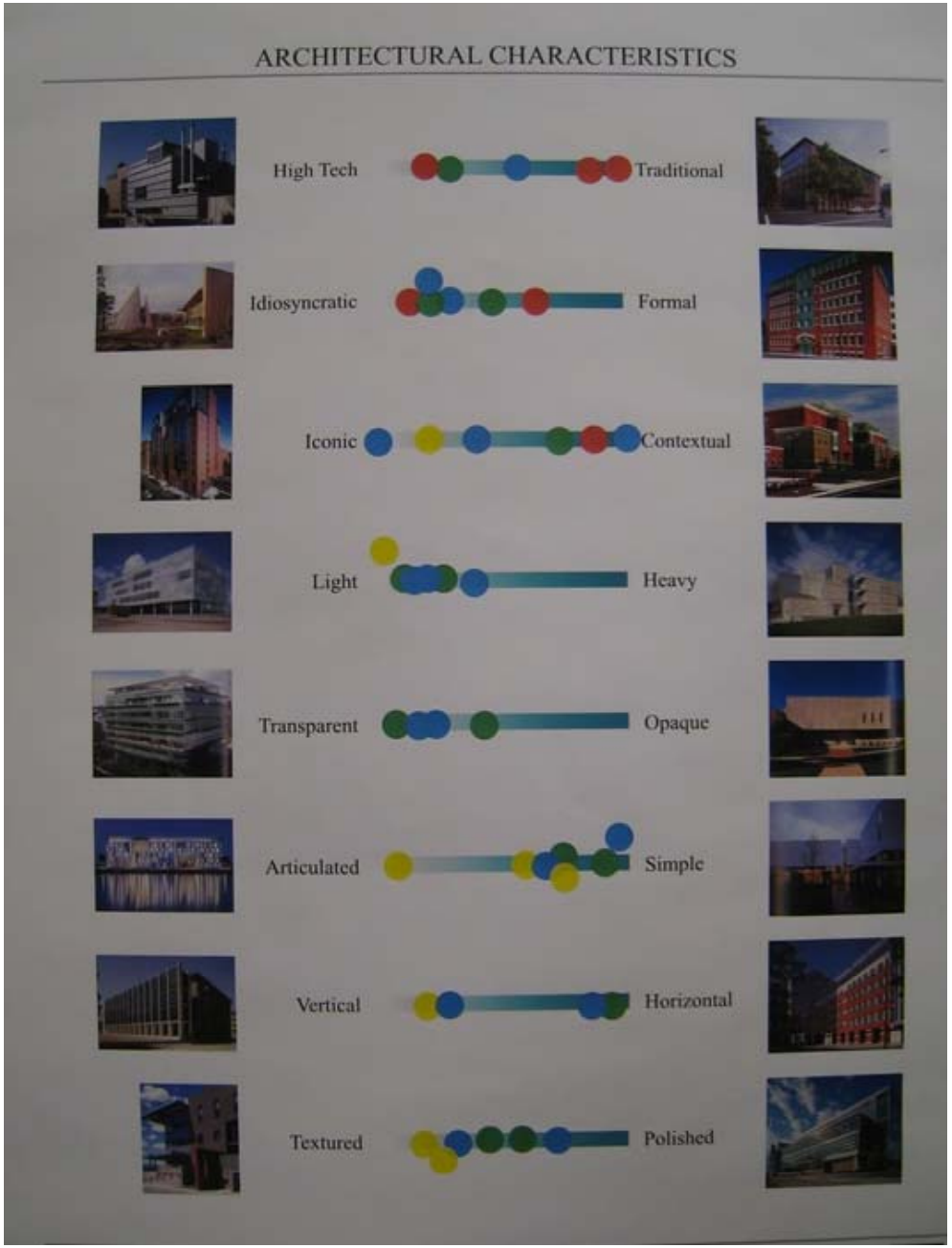
Building Characteristics

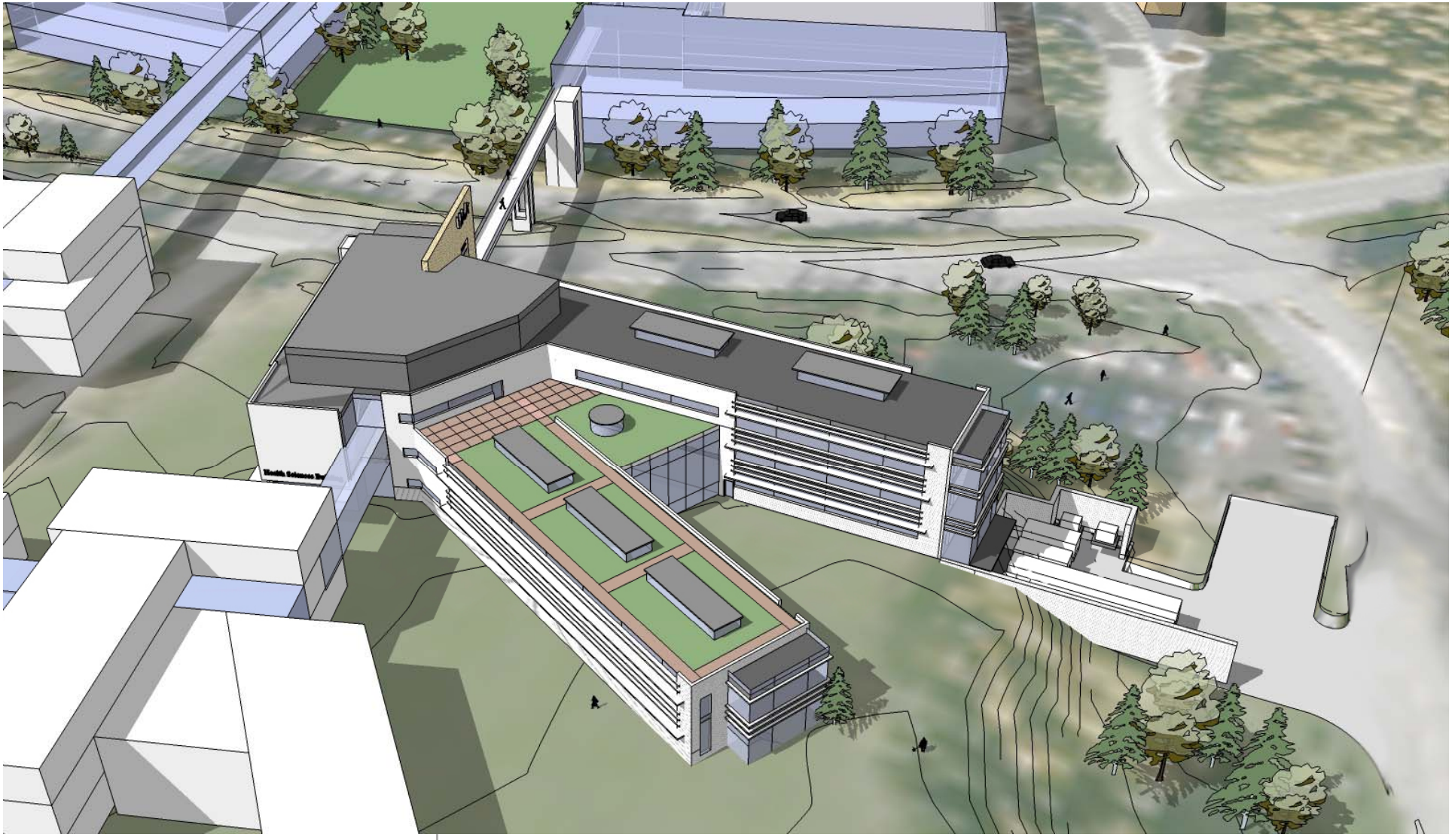
Consensus

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

For Consideration

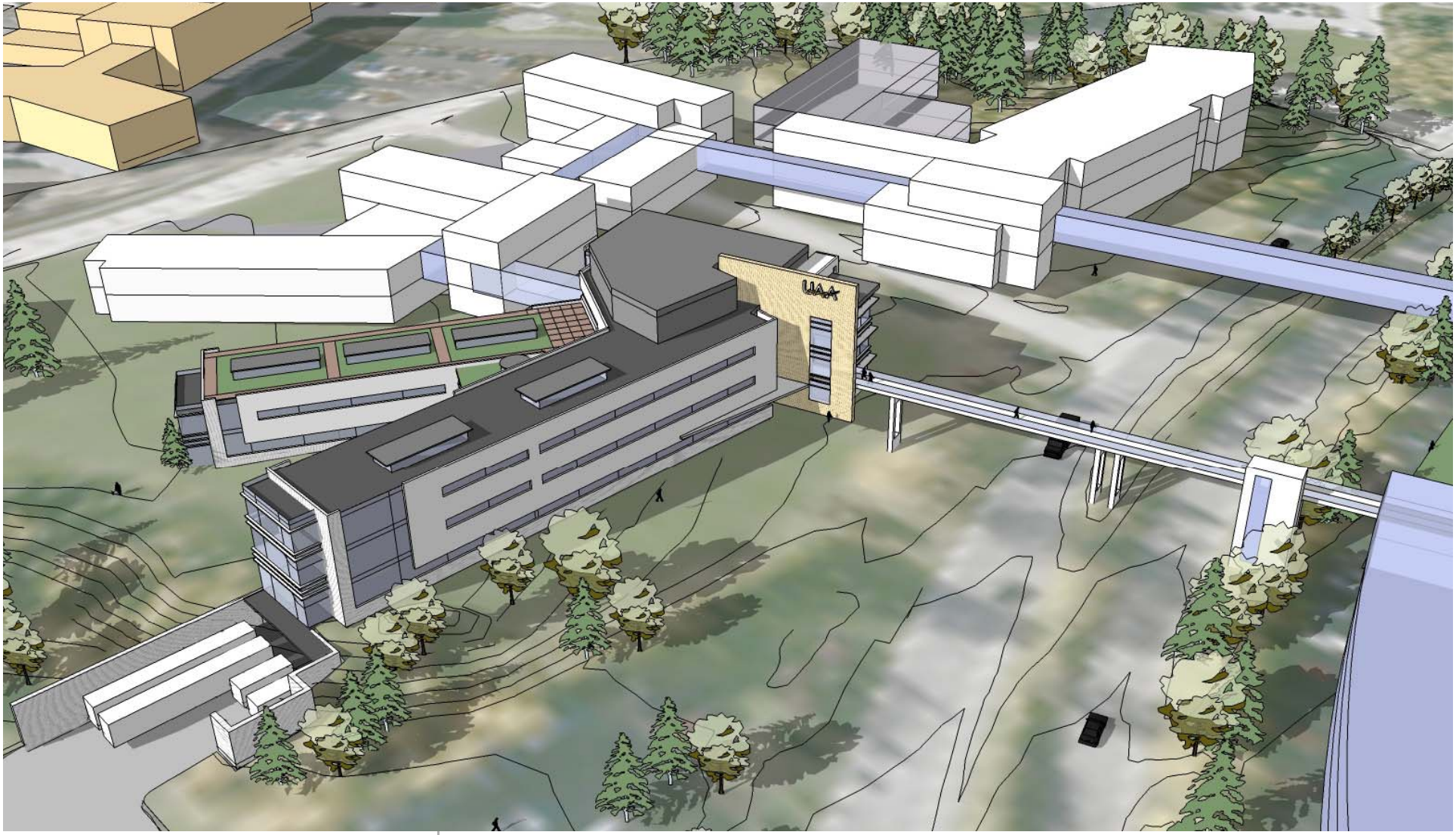
- **High Tech appearance**
- **Traditional appearance**
- **Complimentary to context**





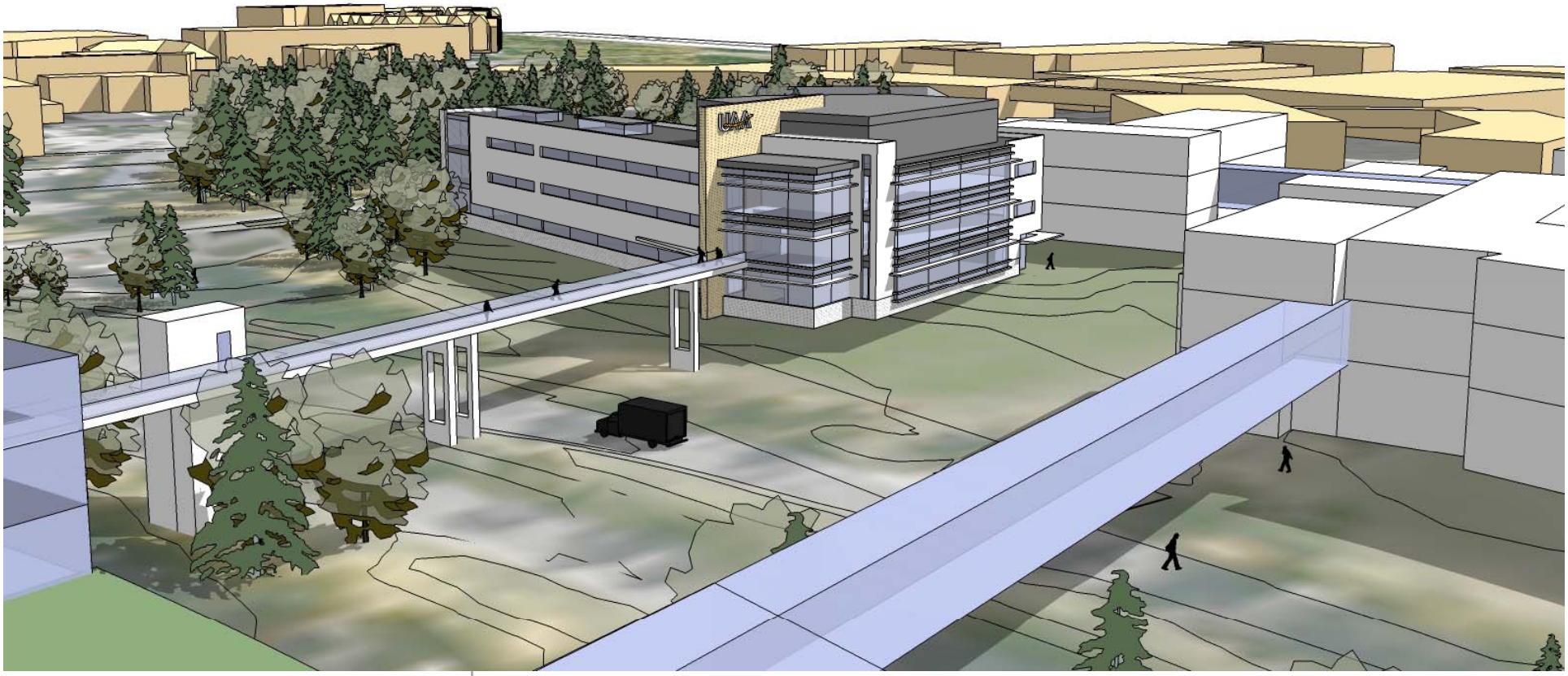
Aerial View from Southeast

Health Sciences Building – “V” Scheme



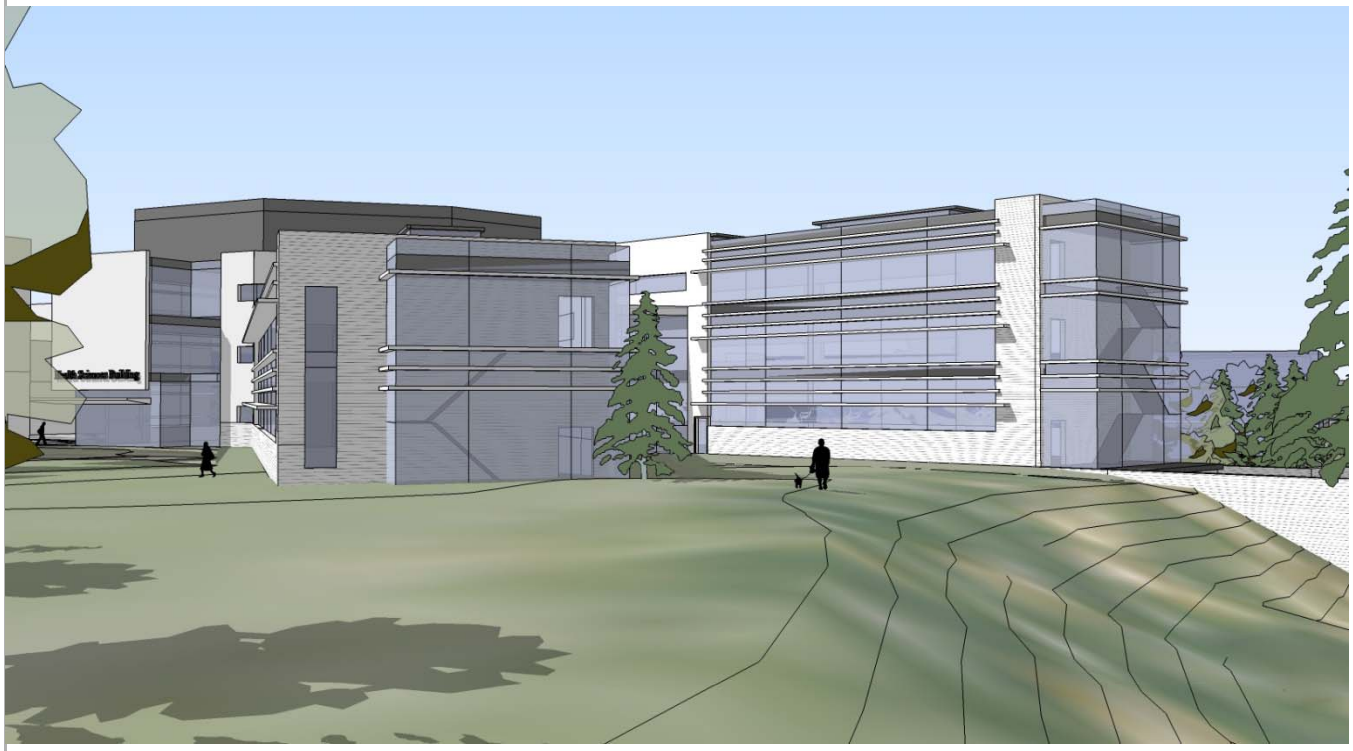
Aerial View from Northeast

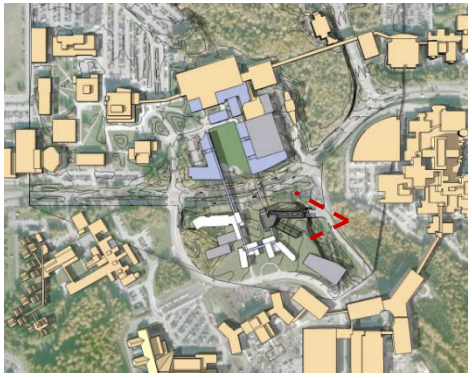
Health Sciences Building – “V” Scheme



Aerial View from Northwest

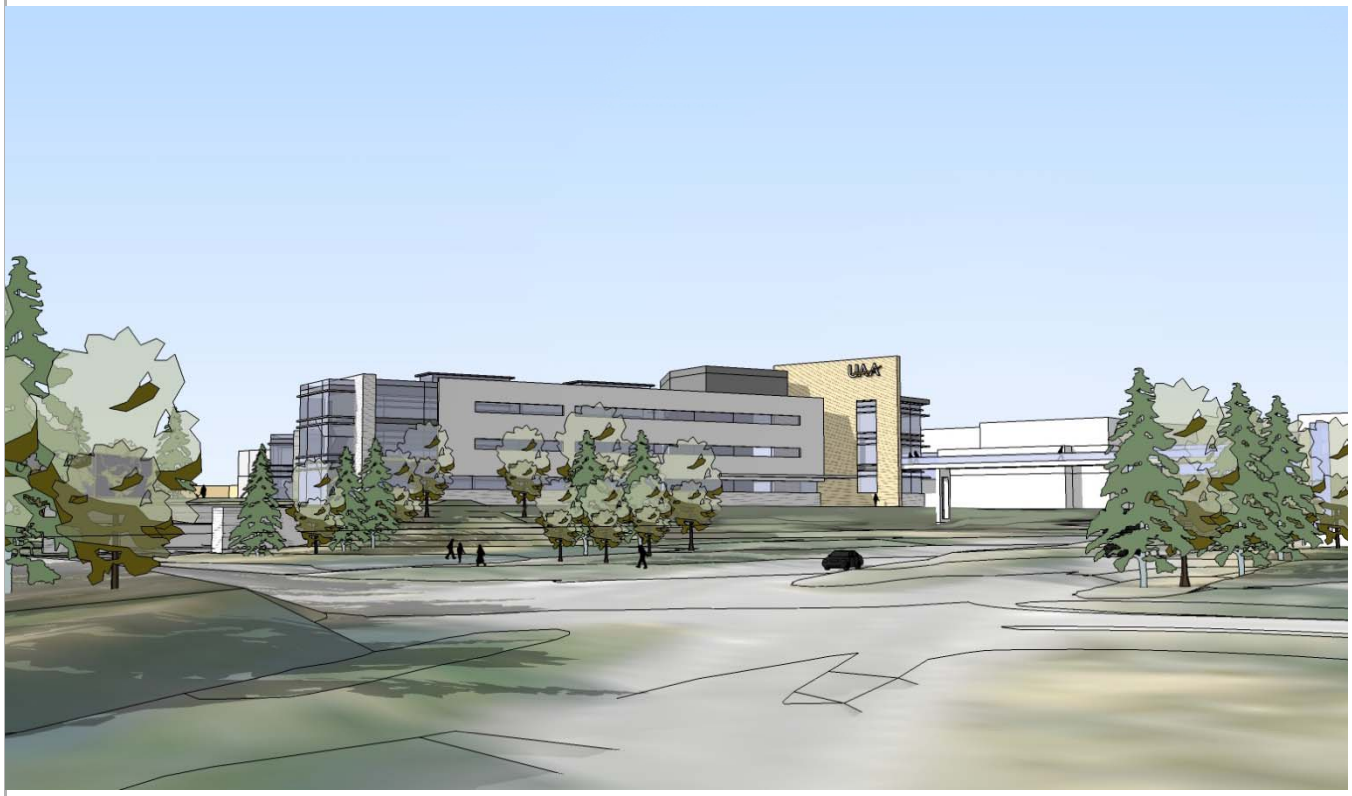
Health Sciences Building – “V” Scheme

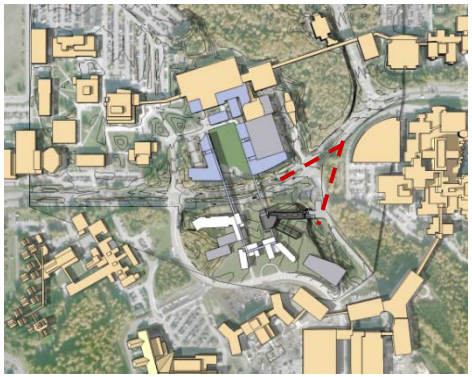




View from Chester Creek Trail

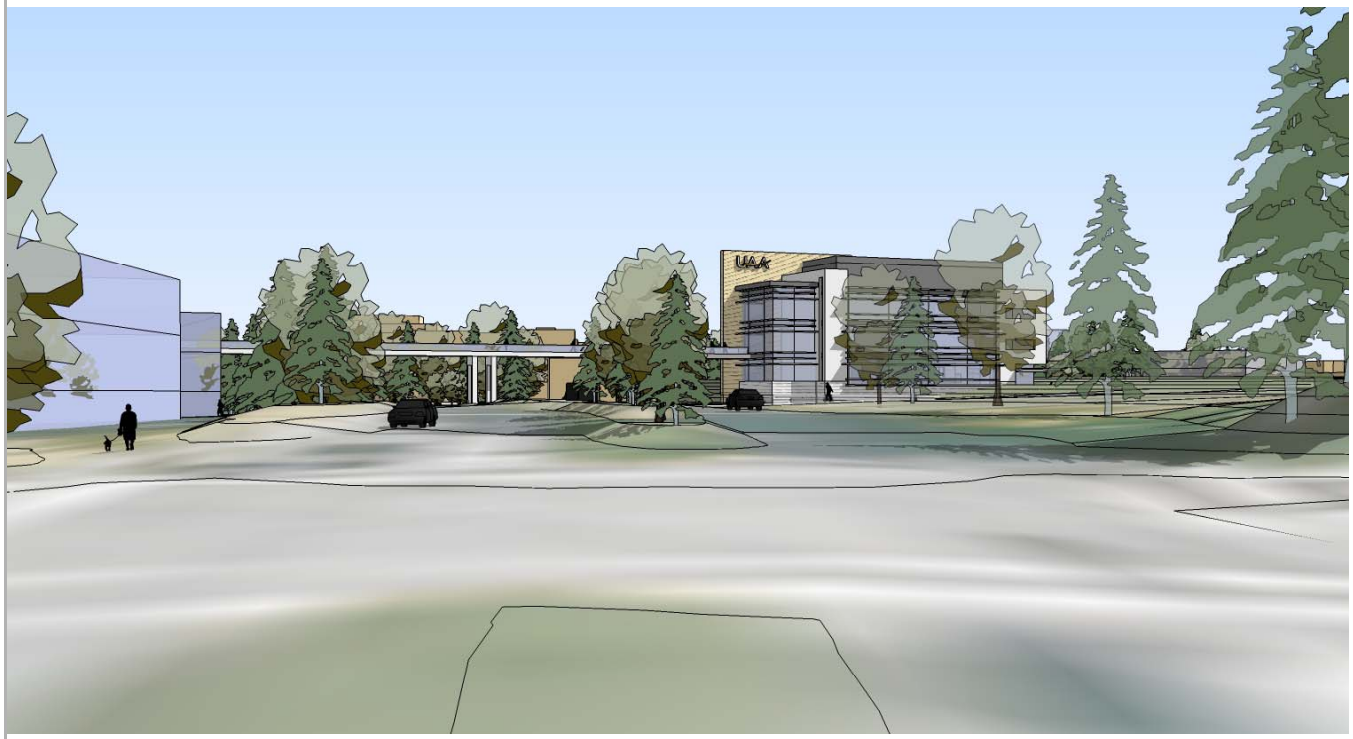
Health Sciences Building – “V” Scheme





View from Providence Drive (East)

Health Sciences Building – “V” Scheme

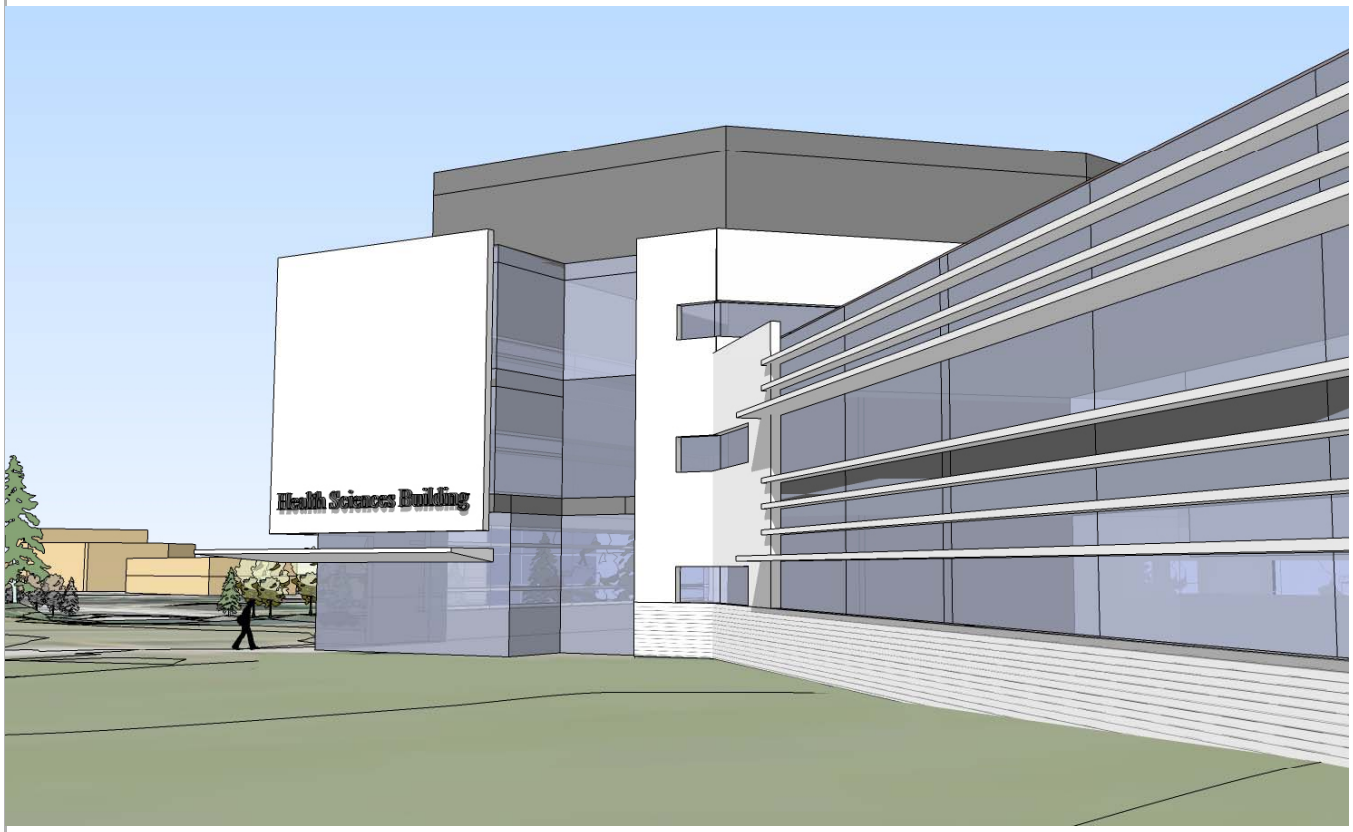


View from Providence Drive (West)

Health Sciences Building – “V” Scheme

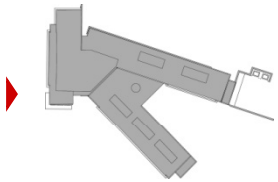
View from bridge across Providence Drive

Health Sciences Building – “V” Scheme



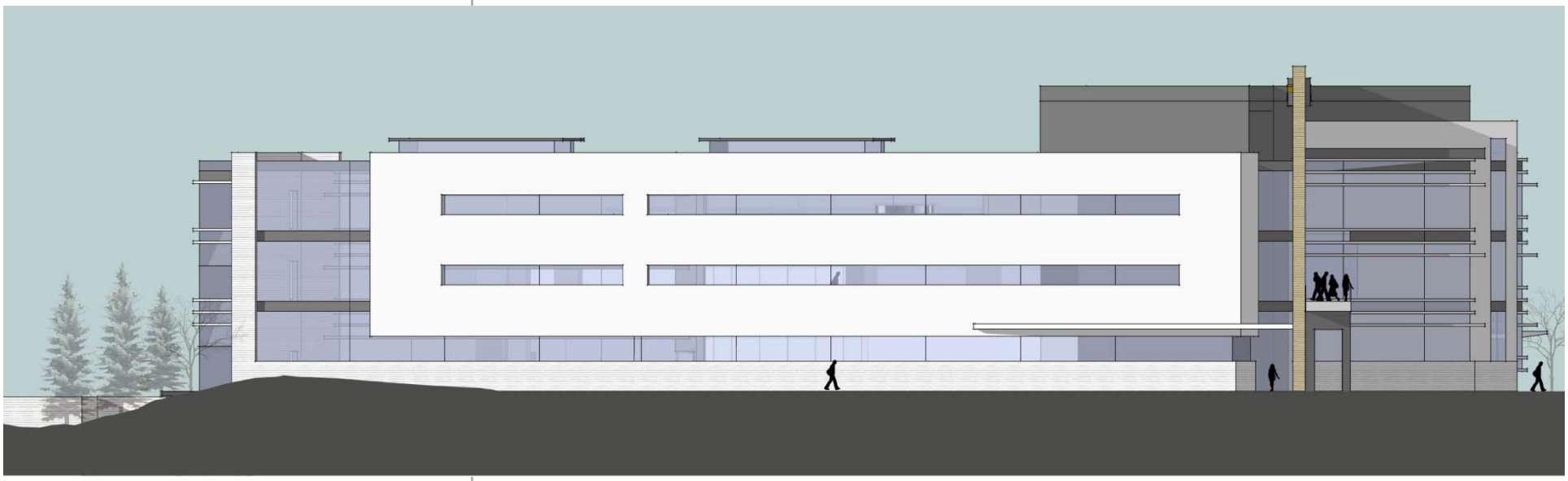
View of south entry

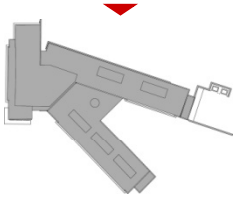
Health Sciences Building – “V” Scheme



West Elevation

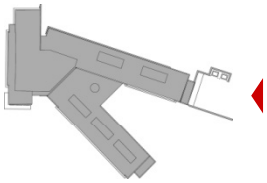
Health Sciences Building – “V” Scheme





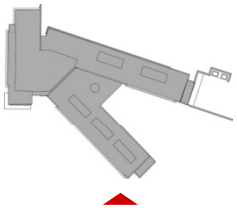
North Elevation

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