UNIVERSITY OF ALASKA
ANCHORAGE

SCHEMATIC DESIGN APPROVAL (Amended)

Name of Project: **UAA Seawolf Sports Arena**

Location of Project: **University of Alaska Anchorage Campus**

Project Number: **09-0006**

Date of Request: **September 22, 2011**

Total Project Cost: **$109,000,000**

Approval Required: **Board of Regents**

Prior Approvals/Actions: Preliminary Administrative Approval: Aug 2008
Campus Master Plan Amendment: Feb 2009
Formal Project Approval: Feb 2009/June 2011
Partial Schematic Design Approval: June 2009

Reference Materials:
Project Budget
Scope of Work Narrative
Schematic Drawings (Exterior Rendering, Site Plan, Bldg. Level Plans, Bldg. Sections, Elevations)

PROPOSED MODIFICATION of BUDGET FORM

UNIVERSITY OF ALASKA		
Project Name: Seawolf Sports Arena		
MAU: UAA		
Building: Seawolf Sports Arena	Date: August 17, 2011	
Campus: Anchorage	Prepared by: Stan Vanover	
Project #:	Acct #: 564289(09)/512034(11)/564344(12)	
Total GSF Affected by Project:	130,000	196,000
PROJECT BUDGET	FPA/LSDA Budget	5,000 Seat Budget
A. Professional Services		
Advance Planning, Program Development		$ 3,126,000
Consultant: Design Services	$ 4,800,000	$ 5,000,000
Consultant: Construction Phase Services		$ 750,000
Consul: Extra Services (List:_____)		
Site Survey	$ 40,000	$ 40,000
Soils Testing & Engineering	$ 45,000	$ 45,000
Special Inspections		$ 200,000
Plan Review Fees / Permits	$ -	
Other (List:_____)		
Professional Services Subtotal	**$ 4,885,000**	**$ 9,161,000**
B. Construction		
General Construction Contract(s)	$ 61,440,000	$ 80,155,000
Other Contractors: (Utilities Infrastructure)	$ 346,600	$ 435,000
Add'l Roadwork/Elmore & Wellness Connections, etc		$ 2,500,000
Construction Contingency	$ 6,144,000	$ 7,329,000
Construction Subtotal	**$ 67,930,600**	**$ 90,419,000**
Construction Cost per GSF	*$ 527*	*$ 461*
C. Building Completion Activity		
Plan Review Fees/Permits	$ 170,000	$ 250,000
Equipment	$ 1,300,000	$ 2,400,000
Fixtures - IT Switch/etc		$ 500,000
Furnishings	$ 1,100,000	$ 775,000
Signage not in construction contract		
Move-In Costs		$ 70,000
Art	$ 614,400	$ 700,000
Other (Interim Space Needs or Temp Reloc. Costs)		
Maintenance Operation Support		$ 50,000
Equipment and Furnishings Subtotal	**$ 3,184,400**	**$ 4,745,000**
D. Owner Activites and Administrative Costs		
Project Plng, Staff Support		
Project Management	$ 4,000,000	$ 4,675,000
Misc. Expenses: Advertising, Printing, Supplies, Etc.		
Administratice Costs Subtotal	**$ 4,000,000**	**$ 4,675,000**
E. Total Project Cost	**$ 80,000,000**	**$ 109,000,000**
Total Project Cost per GSF	*$ 615*	*$ 556*
F. Total Appropriation(s)	**$ 80,000,000**	**$ 109,000,000**

UAA Seawolf Sports Arena Project - Amended Schematic Design Approval Submittal

Scope of Work Narrative

C1- Site Relationship: The new arena is located at the southeast corner of Providence Drive and Wellness Street. It has two major entrances, one facing the intersection and the consortium library and one facing the parking. Its internal circulation concourse will function as a pathway connecting student housing areas to the south with the main campus to the north. New roads have been added to address the needs of the arena and surrounding neighbors. A significant feature of the road system improvements is the construction of a new roundabout at the corner of Elmore Road and Health Drive that will allow safe and convenient access to and from the site. Onsite parking consists of two lots. The smaller lot accommodates 100 cars and will be used as a VIP parking area during major events. The large lot has 500 spaces and is screened from the major roadways by retention of significant buffers of the sites existing mature forest. Gracious plazas surround both major entries providing ample space to accommodate expected large crowds. Shuttle bus pickup and drop off is located adjacent to the south entrance. Intersections along Health Street will be 'tabled' to slow traffic and enhance pedestrian safety. Service and delivery areas are located at the east corner of the arena and will be surrounded by screen walls. Major site signs identifying the new arena are located at the Elmore Roundabout and the corner of Providence and Wellness.

Additional related projects include the connection of Sharon Gagnon Drive to Health Street and conversion of the east end to a cul-de-sac to eliminate through traffic in the housing area. A small parking lot will be added at student housing to replace spaces lost to the new Heath Street construction.

C2 - Exterior Design: the new arena is both bold and elegant in its form and development. Its focal point is a graceful arched roof that spans the arena and auxiliary athletic spaces. Supported by 6 foot deep wood glu-lam beams spanning more than 300 feet the unique structure is the signature of the Seawolf Sports arena. Supporting spaces flank the main structure accommodating offices, meeting rooms and mechanical equipment. Welcoming entries have extended canopies and arctic entries. Strategic use of glass and lights accent the architectural features creating a warm inviting beacon throughout our long dark nights.

C3 - Principal Materials: Major exterior materials are insulated glazing systems and metal panels providing long term thermal performance and durability. Exterior concrete piers will be sandblasted and textured to support the building design themes and strategic use of local stone and wood will provide accents at the entries. Roofing systems will be rubber membrane laid over rigid foam insulation boards.

Wood athletic floors will be used in the Performance and Auxiliary gyms with rubber sports flooring used elsewhere. The circulation concourse will have stone or tile floors for long term durability. Ceilings in the main public spaces will feature the exposed wood arch structure supporting acoustical metal decking. Other spaces will be finished appropriate to their use (office, restroom, storage, etc.).

C4 – Functional Relationships: the overall building plan is organized around the 3 large activity spaces, the Performance Gym, Auxiliary Gym and Gymnastics Practice Area bisected by the main pedestrian circulation spine. Support spaces are clustered around these large spaces and are zoned by floor for specific activities. The Basement Level houses athletic locker rooms, training, and equipment/performance gym storage. At the Entry Level athletic fitness and recreation is located on the north with coaches' offices to the south. Concession, restroom and merchandise sales areas are strategically located on the lobby to serve major events in the Performance Gym. Administrative offices are located at the 2nd floor of the south side.

A significant feature of this 5,000+ capacity Performance Gym is the 3 level spectator experience. The main seating bowl is entered from the ground level lobby with seats cascading down from there. One level up, the balcony expands the seating capacity while maintaining a compact focused arena volume. Private suites are one level above for good sight lines to the court. This multi-tiered seating arrangement accommodates events comfortably from 500 – 5000 spectators by opening or closing the balcony, suites and various retractable bleachers/seating. Combined with supporting lighting and acoustical systems the Performance Gym will be a highly versatile event venue that accommodates everything from athletic events, to concerts, lectures, and graduations.

C5 – Building Systems: mechanical, electrical and telecommunications systems have been carefully selected for flexibility, performance and energy conservation. Heating and cooling will be accomplished with a hybrid system combining in-floor radiant heating, hot water baseboard with displacement ventilation systems to allow the building to run efficiently during normal daytime use and ramp up quickly to provide comfort for high capacity events. The building utilizes daylighting strategies in combination with high efficient lighting to reduce overall electrical loads. Flexible telecommunications infrastructure connects offices and all athletic spaces. Sophisticated audiovisual systems will allow for internal use by coaches and high definition media broadcasts. The four sided center hung scoreboard at the Performance Gym will be attached to a winch that allows it to be lowered to the floor for maintenance and repair.

C6 – Code Compliance: this project will be designed under the 2006 International family of Building Codes per agreements reached with the Municipality of Anchorage Building Department. The building

will be designed to IBC Type IB standards with heavy timber components in the roof structure. Complete access for the disabled will be provided including elevators, toilet rooms, venue seating and athletic facilities. Full compliance with Title 21 Zoning requirements will be vetted through the normal site plan approval process with the Urban Design Commission and MOA staff.

C7 – Cost Estimate: a detailed estimate has been prepared by a professional estimator broken down into major building components. The current estimate for construction is $90 million. The construction cost will continue to be refined as the design develops and verified by the Construction Manager at Risk (CMAR).

C8 – Design Efficiency: the initial area target established during the programming phase was 196,500 gross square feet (GSF). The current floor plan is within 1% of that target at 198,000 GSF. All major program goals have been met with the current plans.

C9 – Conformance with Standards: UA has no approved space standards for this type of facility. As mentioned above the current plan conforms substantially to the space program targets.

C10 – Funding Plan: current funding totaling $109 million is 100% of the funds needed to design, construct and equip the new arena.

C11 – Sustainability: Working in collaboration with UAA and community members a series of design strategies were identified to reduce the energy consumption and impact on the environment of the New Sports Arena. Those initiatives were reviewed and confirmed during the Schematic Design process. The following summarizes the initiatives and their current status.

Initiatives to be included:

- Utilizing daylight to reduce electric lighting loads
- LED exterior lighting
- Snow melt systems for portions of exterior sidewalks
- Storm water retention on site
- Landscaping with native plants that require minimal irrigation & maintenance
- Shared parking with Providence Medical Center to reduce the number of new spaces constructed and subsequent impacts to naturally vegetated areas

- Recycling of construction materials
- Use of local materials and materials with recycled content
- Highly efficient lighting systems
- Variable frequency fan motors with heat recovery systems
- Low flow and dual flush plumbing fixtures
- Pathways and bicycle storage to encourage patrons to walk or cycle to the facility
- Compact site planning preserves significant portion of native forest on site
- High performance glazing, wall and roof systems
- Indoor air quality management systems

Initiatives that require further analysis and review:

- Utilizing well water for building cooling and on site irrigation
- Electrical peak load shaving through use of emergency generator and advanced power management systems
- Radiant floor heating
- Priority parking for car pools and fuel efficient vehicles
- Chilled Beam cooling

This project is being designed to comply with LEED Silver standards and can be submitted for certification if desired by the University.

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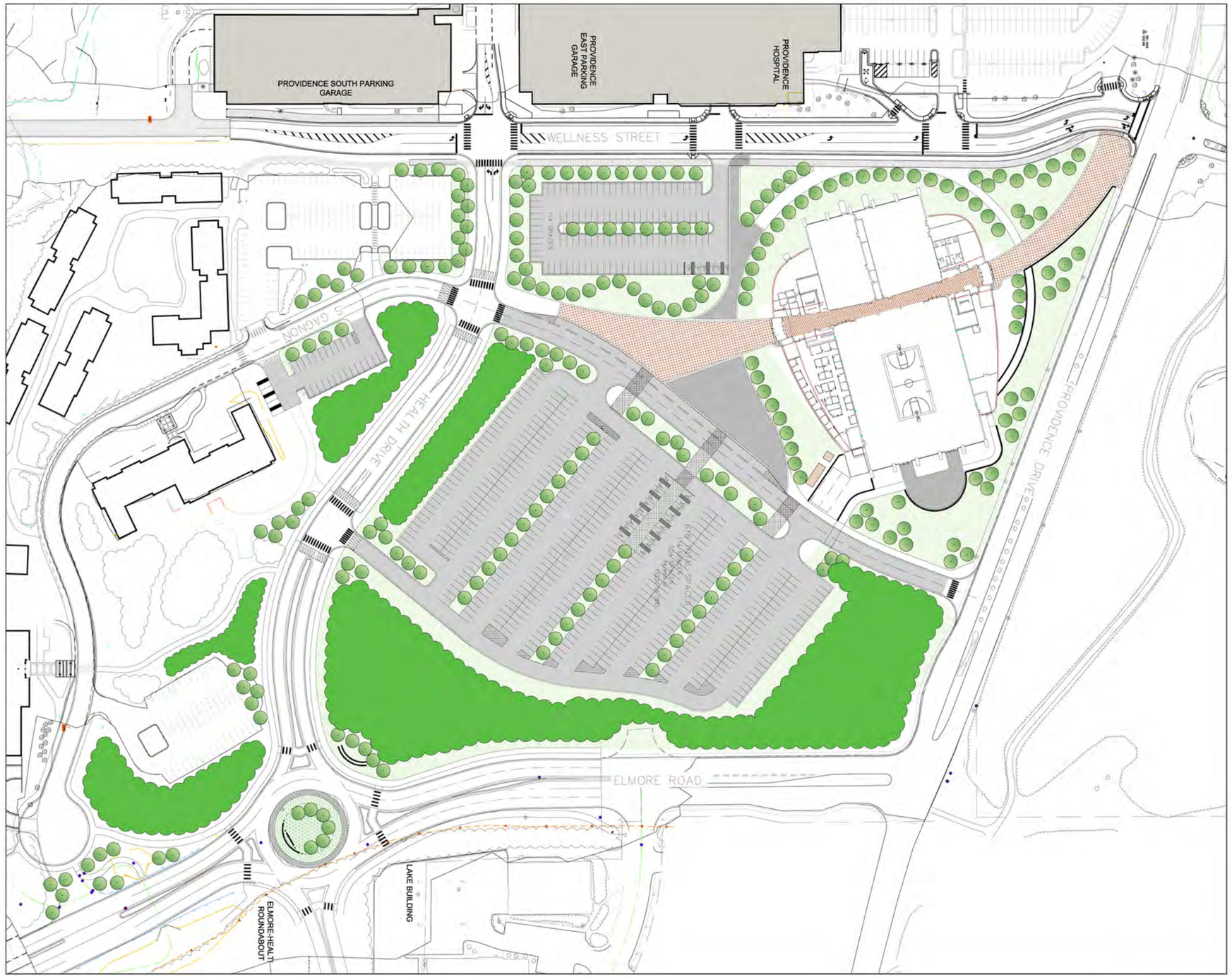
Rendering
New Sports Arena

Hastings+Chivetta
August 19, 2011 ARCHITECTURE • PLANNING • ENGINEERING

McCool Carlson Green



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Site Plan
New Sports Arena

0' 25' 50' 100'

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August 19, 2011 ARCHITECTURE • PLANNING • ENGINEERING

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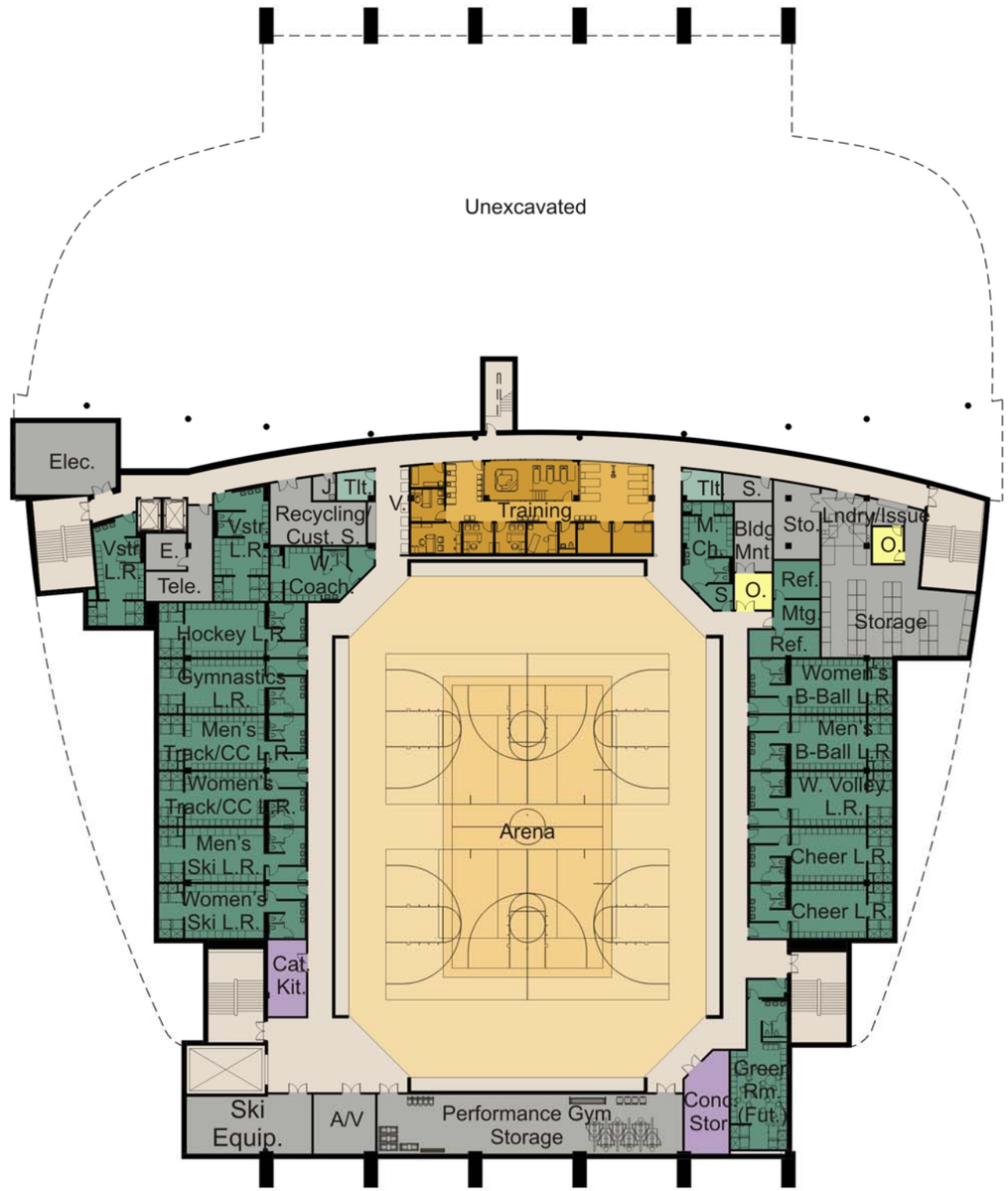

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Lower Level
New Sports Arena

0' 25' 50' 100'

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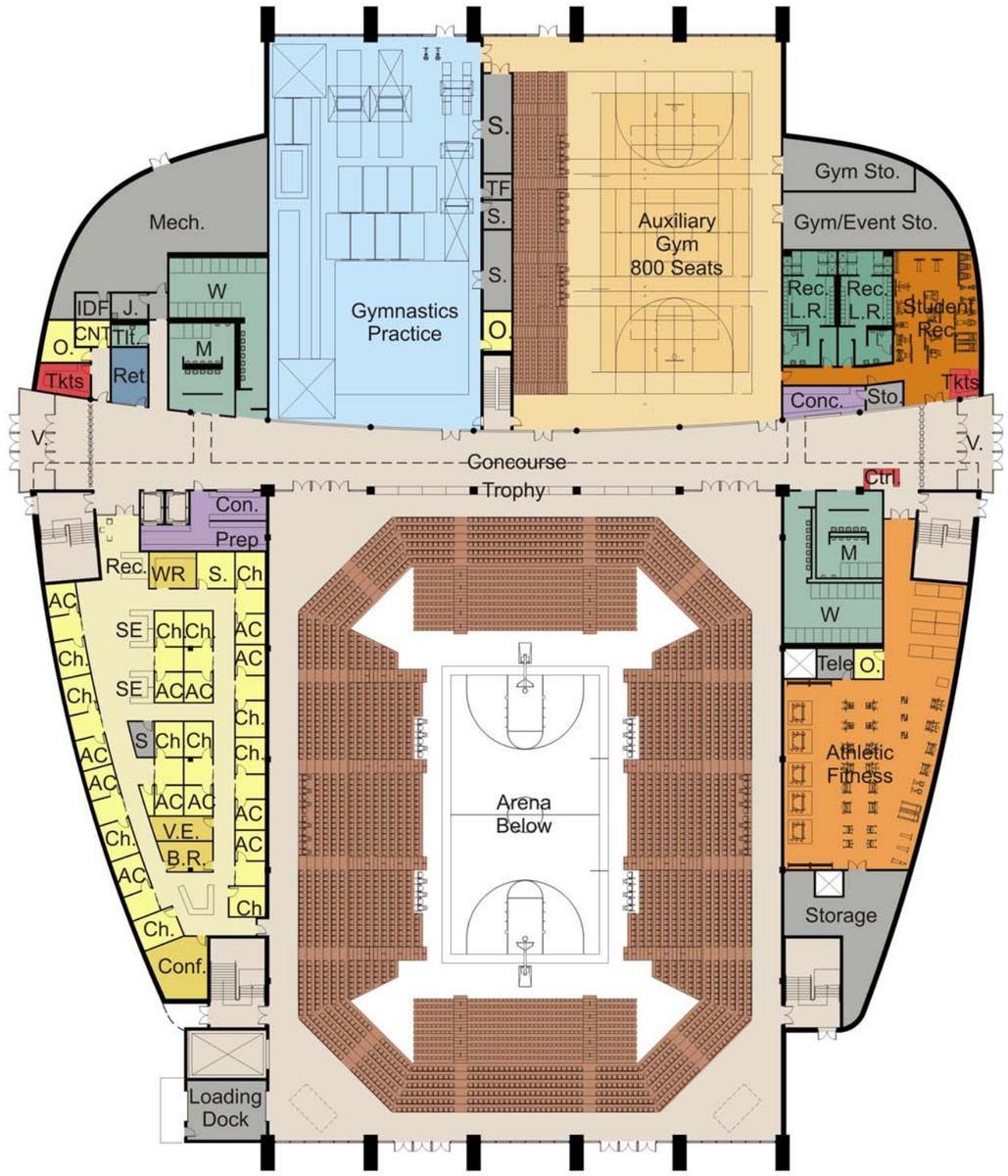

Seating Summary

Main Level Bleachers	= 880
Main Level Seats	= 2,438
Main Level HC Seating (Including Companion Seat)	= 60
Suites/Press/Hosp./VIP	= 164
Balcony Seats	= 1,448
Risers 2x36	= 72
Total Fixed Seats	**= 5,062**
Floor Seats	= 230
Main Level Standing Room	= 168
Total	**= 5,460**

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Entry Level
New Sports Arena

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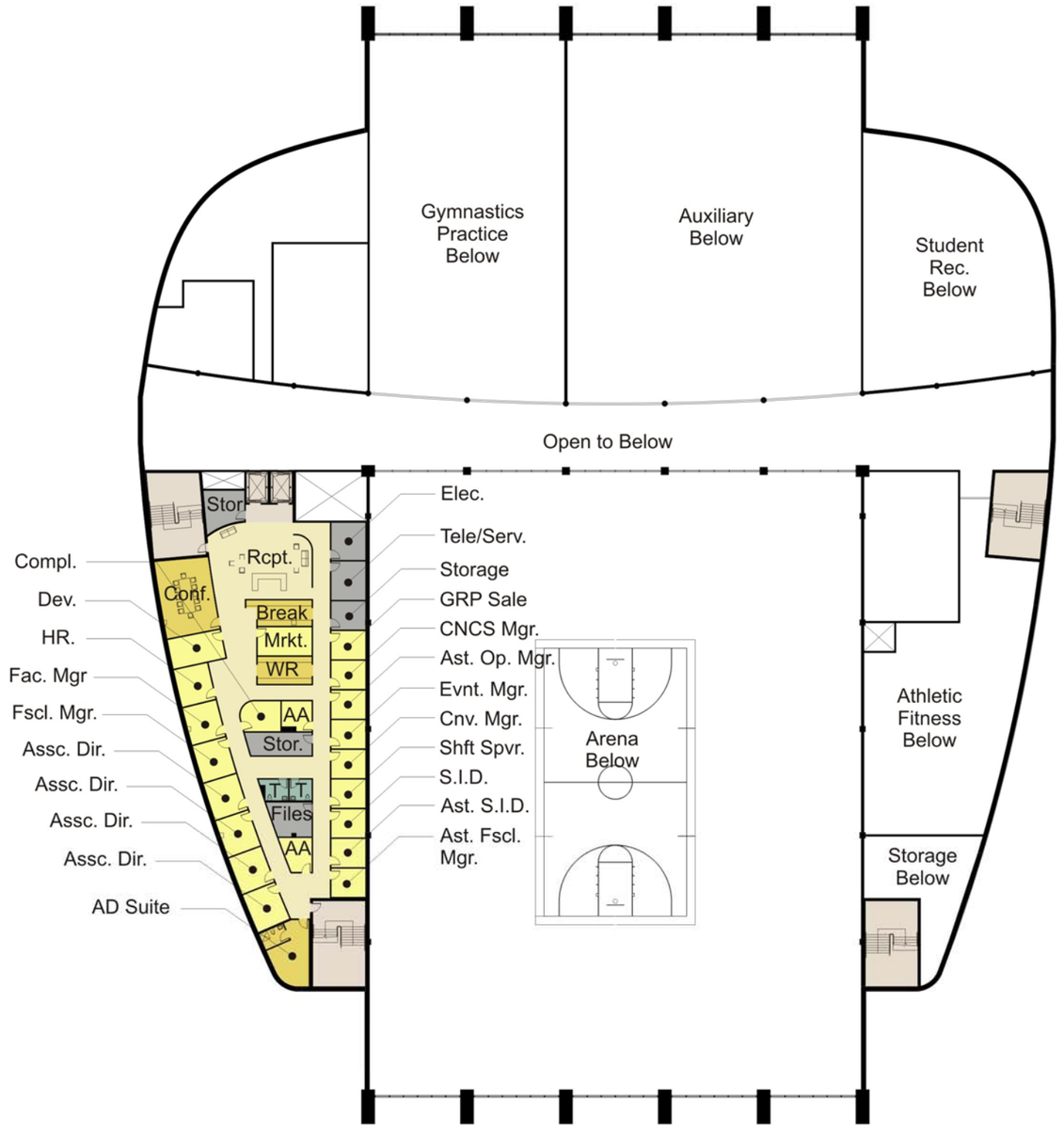

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Second Level
New Sports Arena

0' 25' 50' 100'

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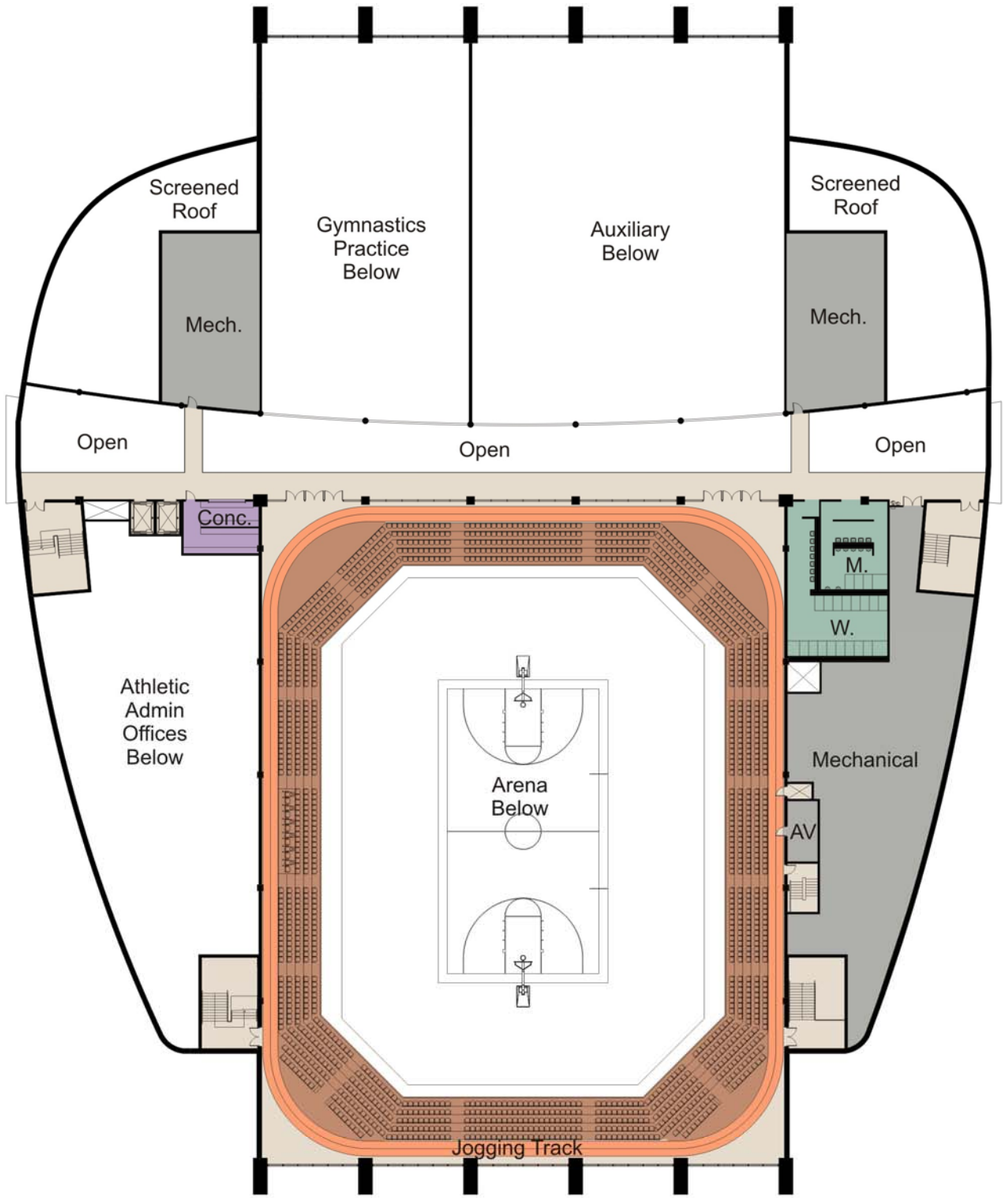

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Balcony Level
New Sports Arena

0' 25' 50' 100'

August 19, 2011

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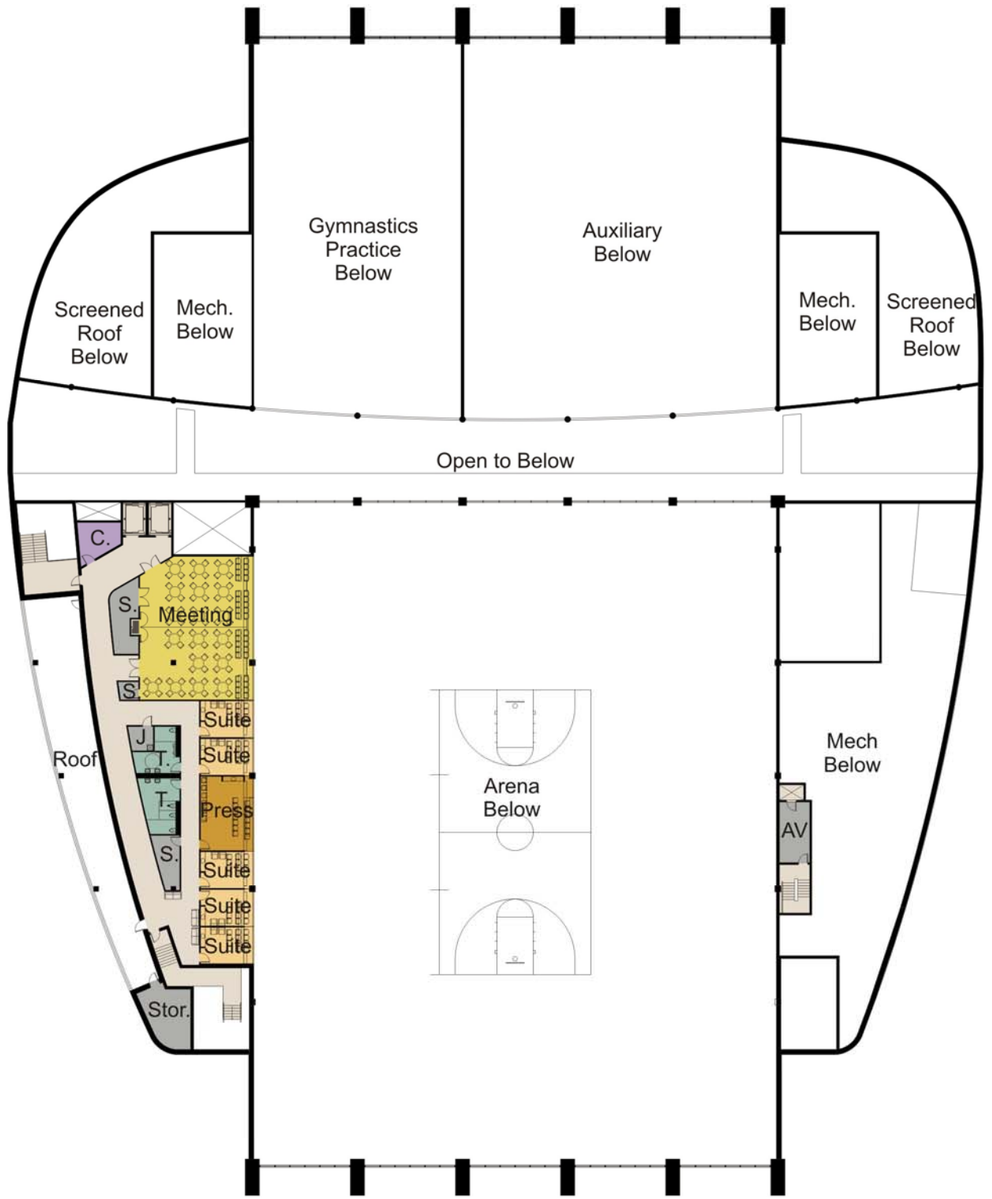

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Suite Level
New Sports Arena

0' 25' 50' 100'

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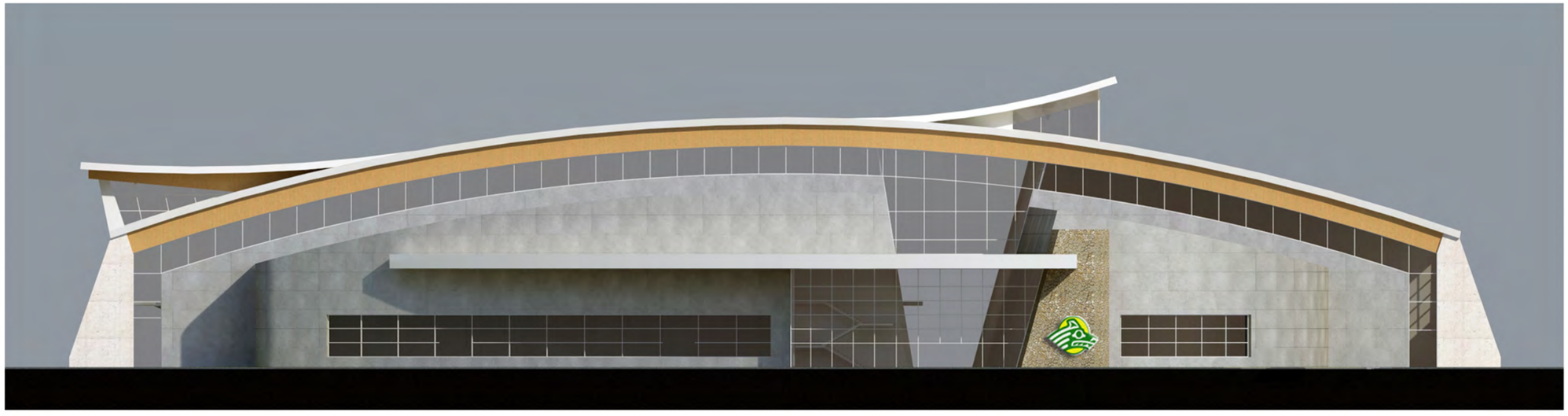

North

South

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Elevations
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West

East

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Elevations
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Longitudinal Section
New Sports Arena

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Transverse Section
New Sports Arena

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