



UNIVERSITY OF ALASKA
ANCHORAGE

SCHEMATIC DESIGN APPROVAL

Name of Project: UAA KPC Kenai River Campus Student Housing Complex

Location of Project: KPC Kenai River Campus, Soldotna, AK

Project Number: 10-0066

Date of Request: September 22, 2011

Total Project Cost: \$17,800,000

Approval Required: Schematic Design Approval

Prior Approvals: Preliminary Administrative Agreement: March 2011
Project Agreement: May 11, 2011
Formal Project Approval : June 3, 2011

Reference Materials:

Schematic Design Narrative

Project Budget

Project Drawings (Rendering, Site Plan, 1st Floor Plan, 2nd Floor Plan, Exterior Elevation)

SITE ORGANIZATION

The proposed student housing site is located west of the existing Kenai Peninsula College (KPC) Kenai River Campus (KRC) near the intersection of East Poppy Lane and College Road. The site is within the boundaries of the City of Soldotna and is zoned as institutional district (INS). The site is a former gravel pit that is visually well screened from East Poppy Lane and College Road by mature vegetation.

An archaeological survey revealed that the project area lies within the boundaries of the Slikok Creek Village Site to the south of the project area and connects to the Kenai River. Several house pit depressions and scattered physical remains of fish processing and storage activities are found near and around the creek. Four fish storage 'cache pits' were found and recorded on the southeastern part of the project area. Further assessment of the cache pits by archeologists determined that the student housing project will not affect the Slikok Creek Village Site District because any impacts have been mitigated by the data collection and analysis completed by the archeological survey.

Circulation

The main vehicular access for the site is from East Poppy Lane. The East Poppy Lane access drive enters a parking area for one-hundred vehicles. The parking is designed to accommodate the access of emergency vehicles, large buses and the required ADA parking.

Service and fire access will be provided from College Road to the student housing site. Access at this point is limited to refuse and delivery service, special event set-up and emergency response.

A network of sidewalks and trails associated with the student housing will be developed for pedestrians and bicycles. A direct and convenient connection from the student housing to the Career and Technical Center and the main campus is primary. Additional crucial routes include; a covered walkway to the bus drop off at the parking lot, connection with the Alaska Christian College (ACC) and to the intersection of East Poppy Lane and College Road

Walkway widths are proposed to be a minimum of eight feet to accommodate snow removal equipment and will be lit for user comfort and safety.

Building Location

Initial efforts involved analysis and discussions of how best to utilize the former gravel pit site located on KPC property across College Drive from the existing campus. During design workshops two significant considerations were affirmed; first the building should be located and oriented on the site to maximize solar access and second the Dena'ina cache pits should be preserved in order to respect the historical significance of the site.

In response to these considerations the primary entry to the student housing is placed at the eastern edge of the site. This entry is the western terminus of a linear axis between the existing Goodrich and McLane Building entries. At the midpoint the future Career and Technical Center adjoins the axis. At the axis termination the housing suites radiate from the central entry commons forming an L shaped open quad. The quad is established by the two housing wings oriented north to south and east to west and the mature forested areas to the south and west.

Landscape and Recreation

Directly west and south of the building a paved exterior courtyard with seating, landscaping and half-court basketball is provided. The courtyard provides the residents with a protected, sunny area to relax and socialize.

From the courtyard direct access to recreation trails and the Dena'ina cache pits is provided. Interpretive signage is envisioned for the Dena'ina cache pits and way-finding signage for the trailheads.

Further to the west of the courtyard the reclaimed gravel pit offers the needed open area for a disc golf course and a large recreation field with sloped amphitheater style seating. The field provides the students with the opportunity to throw a ball or Frisbee, play soccer, practice casting a fly rod or just relax in the open natural setting.

Mounded planting beds will be used to screen the courtyard area to first floor student resident rooms. A planting of native trees is adjacent to the main entry and parking. Pockets of ornamental perennial plantings located at building entrances will provide seasonal color, fragrance and aesthetic.

The existing mature spruce forest bordering the gravel pit will be retained as a natural buffer between the site and the adjacent streets. Landscape plantings will be largely be native species. The re-use of native topsoil is being pursued for areas requiring re-vegetation.

UTILITIES

Utilities available to the project are electric, telephone and data along East Poppy Lane, and water and natural gas along College Road. Public sanitary sewer is not available to the project area or the campus. The campus is currently served by an onsite septic system. In coordinating current and future projects on the campus it has been determined that the student housing project area will accommodate a septic disposal system and storm water disposal system for the entire campus. These elements are located to the west of the proposed parking area and building.

EXTERIOR DESIGN

The housing is organized on both sides of the building entry commons. The site configuration creates a southern oriented backyard for the facility.

The design maintains a pedestrian-friendly scale with diminished visibility from the surrounding campus. By keeping the building height at two stories the students will feel like they are living within a real home instead of an institution.

The sense of home is especially important for students who are living away from their families, transitioning from a more rural to an urban setting. The first view of their new home will welcome and encourage them, allaying their fears by instilling a sense of security and friendliness. We have tried to promote the idea of "home" in the design of the facility. The housing should be viewed as the student's place of respite after their 'day-of-work' at college.

FUNCTIONAL RELATIONSHIPS

The primary organization for the building is the arrival setting. As one enters their home from a path or vehicle they arrive at the center of the facility. In this lobby setting one experiences an inviting space with direct views to their backyard. The backyard contains developed recreation amenities and expanded views to the distant natural setting. The lobby space is for students to relax and socialize and receive visitors outside of their dorm room setting.

Adjacent to the lobby space is a multipurpose room designed for large group events, instructional settings and conference functions. The conference/multi-purpose room is convenient to summer lodging and during the academic year provides a larger, flexible space for student gathering and meeting.

The first time arriving student can instantly orient within their new home due to the simple and straightforward layout of the housing. The main hallways extend from the center commons (lobby) on grade or at the second floor accessed directly by stair or elevator. The hallways are easy to understand and navigate and provide ease for supervision. Interspersed resident advisors apartments regularly occur along the hallway and are adjacent to open group areas intended for socialization and respite from the dorm suite.

The administrative area is located at the main entry. The location affords the student direct access to the staff and provides a high degree of security for the student. Immediately adjacent to the administration area is a storage room for common cleaning supplies and equipment and the student mail boxes.

Each student suite is directly accessed from the hallways. The typical suite contains four single occupant bedrooms. The entry is provided with wall space for hanging coats and book bags. At the center of the suite is a full kitchen with a dining/study table. Adjoining the kitchen is the living room providing natural light and views for the residents. The bedrooms flank the kitchen/dining/living room core. Two bathrooms are provided for each suite. Each suite is also provided with storage closets for bulkier items. The bedrooms will be provided with furnishings including a bed, wardrobe unit, and study desk and chair.

A centrally located housing maintenance shop and parking garage is accessed from a service drive off of College Road.

The garage buffers the resident life coordinator's apartment from the day-to-day activities of the housing complex. The apartment is a two bedroom unit with kitchen, bathroom, dining and living room. The living space has southern orientation with a private outdoor space for isolated children's play.

Above the lobby commons a larger group activity area is provided. The activity area is provided with a sink and counter, and is adjacent to the vending area.

A common laundry room and fitness workout setting are next to the group activity area and are provided with natural light and views to the backyard.

PRINCIPAL MATERIAL CONSIDERATIONS AND SELECTIONS

Housing design should embrace affordability, durability, practicality and availability. The ability to acquire replacement materials locally and realize an architectural design that recognizes the needed durability to minimize constant repair are important. We have embraced this philosophy as we undertook the design for KPC's student housing.

Our overriding principle for the design is to strongly relate to the rural characteristics understood by the students attending KPC. By creating a harmonious living environment, the student may stay in school and increase their success in completing their course of study.

For this reason we have chosen a preliminary palette of earth tone colors that would normally be present in the Alaska landscape with accents that may relate directly to the rural and predominantly native, culture. Field colors of muted browns, tans, and ochre's mimic natural wood finishes. Chosen accents will mimic blueberries, cranberries, yellow birch leaves, and the white and blue hues of snow and ice. The colors also reflect the seasonal changes that relate to and drive culture in our vast state. This is currently the palette we feel would be most embraced by the students who will live and learn at this facility. Our approach to building colors has received the approval of the KPC staff. The final composition and locations are currently being developed and will be refined in subsequent design phases.

The material selections will address durability, ease of maintenance and ease of replacement. The basis of the current design uses prefinished cement board siding, integrally colored PVC windows and prefinished metal copings and flashings. Interior finishes and materials will focus on "hominess" but will remain highly durable to withstand the rigors of university dorm life.

The interior palette consists of:

- Painted gypsum board walls either backed with plywood or abuse resistant gypsum board for durability. Exposed wood will be selectively used in areas to add warmth and natural materials.
- Carpeted floors for hallways, lobbies, administration area, conference rooms, and bedrooms and living rooms at the student suites.
- Resilient flooring is proposed for utilitarian spaces such as the laundry, fitness room upper floor large group area and kitchens and bathrooms at the student suites.

- Ceilings will be painted gypsum board at the suites, exposed wood structure with acoustic treatment between beams at the conference/multi-purpose room and lobby, and suspended acoustic ceilings at the hallways and the fitness and laundry rooms.

CODE COMPLIANCE

The City of Soldotna has jurisdiction by way of deferral of building and mechanical code plan review from the State of Alaska Fire Marshal. The applicable codes are the current codes adopted and amended by the State of Alaska and the City of Soldotna.

The project is being designed under; the 2006 International Code Council family of building codes, the 2006 Edition of the Uniform Plumbing Code, and the current adopted versions of the National Fire Protection Association Standard 13, Safety Code for Elevators & Escalators, ASME A17.1, NFPA 70 (NEC) National Electrical Code, NFPA 72 National Fire Alarm Code, NFPA 101 Life Safety Code, and the 2010 Edition of the ADA Standards for Accessible Design. The design will be reviewed and permitted by the City of Soldotna.

The project will be in full compliance with the City of Soldotna zoning regulations with the building designed to the IBC Type V-B standards with wood framing and concrete foundation.

CONFORMANCE WITH THE KENAI PENINSULA CAMPUS FACILITY MASTER PLAN AND DESIGN GUIDELINES

Kenai River Campus Facility Master Plan

The development of on-campus student housing:

- Supports the Strategic and Academic Plans of KPC; promoting undergraduate education and scholarship by offering a safe and comfortable living environment to students pursuing degrees at KPC, particularly those from Alaska's rural areas,
- Supports the priority of workforce, career and professional education delivery; the programs offered at KPC in Process Technology, Industrial Process Instrumentation, Electronics and other professional development appeal to students throughout the state. The ability to stay on campus while obtaining a degree or certification would help the state meet its overall goals of increased workforce development,
- Offers numerous professions a place for continuing education coursework in support of Alaskan industry jobs,
- Expands KPC's ability to provide high intensity, short-term summer training and host academic conferences in KPC disciplines including process technology, paramedicine, and digital art, and
- Responds to the 2008 Kenai Peninsula Comprehensive Economic Development Strategy, which recommends post-secondary education, vocational education and workforce development initiatives as critically important to transitioning the economy.

The location of the student housing conforms to the approved Campus Facility Master Plan 2010.

The student housing and future Career and Technical Center projects are addressing environmental concerns by incorporating the design of new campus-wide septic system and surface storm water disposal sites west of the housing project. The site location supports diversion of roof and hard surface drainage away from the river to limiting erosion and pollution potentials.

Design Guidelines

ADA Compliance:

- The housing will be fully accessible and compliant with the Department of Justice's 2010 ADA Standards for Accessible Design.

Coordination with local government:

- Development will adhere to the City of Soldotna's development codes, defining appropriate aesthetic and development patterns for the overall community.

Architectural Guidelines:

- New buildings should embrace “green technologies” for energy efficiency and user comfort, and respond to UAA’s Energy Policy.
- Facilities should be visually compatible with the woodland surroundings and existing buildings.

Landscaping: The Kenai River Campus is surrounded by woodlands and has developed an on-site landscape character compatible with the river setting which includes lawn areas surrounded by spruce and birch, and a few planting beds with low shrubs and more ornamental trees. It is recommended that this general pattern be maintained, in addition to following these guidelines:

- Site drainage improvements should divert any surface and roof drainage away from the river thereby limiting erosion potential.
- To the extent possible, existing landscaping should be preserved and incorporated into new development.
- In addition, best practices associated with watershed management should be followed as well as local, state and federal regulations associated with development and activities near the river.
- Expand grounds’ irrigation system as a means of wildfire safety.
- Provide browse resistant trees, shrubs and plants close to foot paths and buildings to avoid wildlife conflicts.
- Use bear resistant containers for all exterior trash cans.

Open Space:

- Create an outdoor space to be used in fall, spring and summer for classes, study and socializing. The Kenai Fishing Academy, Anthropology Department, Biology and other academic programs have outdoor elements that could take advantage of this space.
- Develop informal outdoor venue (play field) located in association with the student housing in the gravel pit area. The play field could be planted with low maintenance turf and sized for informal activities such as disc golf, soccer, football, Frisbee, picnicking, running, etc. In addition to summer use, it could be used for x-country skiing and potentially even flooded as an informal winter skate pond.
- Initiate informal trail development within the large overall campus property, particularly given the closure of trails from KPC to Slikok Creek. This could create new opportunities for nature walks, physical education, and wilderness-oriented recreation and educational activities.

Environmental Efficiency

As a new building the student housing must embrace ‘green technologies’ for energy efficiency, user comfort and UAA’s Energy Policy. The project is being designed to LEED (Leadership in Energy and Environmental Design) Rating System as a means of accomplishing this goal.

The following summary is to explain what points the team is currently reviewing for LEED silver certification of the project. Because the project is still being designed these points may change as the design develops. Currently 57 points are identified as possible LEED points for this project.

Sustainable sites. *Currently we are looking at achieving 17 points.*

- Site Selection - Avoidance of development of inappropriate sites and the reduction of environmental impact of a building on a site.
- Alternate Transportation and Public Transportation Access. Reduction of pollution and land development impacts from automobile use (bike racks and residential showers are currently in the project, new parking should not exceed the zoning requirements; and signage for priority parking for low emitting fuel efficient vehicles and car pools will be required)
- Protect or Restore Habitat. Substantial natural vegetation and green space is indicated on the current site plan. If the client has no intention of building in those areas then these points should be achievable.
- Storm water Design/Quality Control. Due to the large site and large amounts of open space there should be enough room onsite to contain and treat stormwater.
- Heat Island Effect / Roof. Light color roofing must be used to achieve point.

Water efficiency. *Currently we are looking at achieving 8 points.*

- Recommendation is that landscaping be regional plants and that no permanent irrigation system is used in the project to achieve LEED points.
- Water use reduction, provisioning of plumbing fixtures with lower water usage.

Energy and atmosphere. *Currently we are looking at achieving 12 points.*

- Optimize energy performance. Energy savings will come from a highly insulated building along with efficient lighting. Energy calculations are needed to show actual savings.
- Enhanced refrigeration management. Typically cooling is not required in this region making this credit easily achievable. Mechanical calculations required.

Materials and resources. *Currently we are looking at achieving 4 points.*

- Construction Waste Management. We should be able to achieve a 50% waste diversion. Steel, cardboard, asphalt and wood recycling will contribute greatly to this credit. Large pieces of wood can be reused in personal or other construction projects. 75% diversion may not be achievable due to the large amount of gypsum board, and interior finishes needed for the project.
- Recycled Content. Should be achievable. Strategy for achieving this credit is through choosing construction materials containing large amounts of recycled content material. Items that will contribute: carpet, steel, gypsum board.
- Regional Materials. This credit could be difficult to obtain but it is important to look at because it gives us an additional point under the regional priority category. Strategies for achieving this point include: sourcing all landscaping, earth work, concrete and asphalt materials from locations within 500 miles of the site.

Indoor air quality. *Currently we are looking at achieving 9 points.*

- Construction Indoor Air Quality Management Plan – During Construction. An indoor air quality plan is very common and should be easily completed and implemented by a contractor. Due to the size of the building and number of rooms achieving IAQ 3.2 may be cost prohibitive.
- Low Emitting Materials. These credits are very common and most products available are in compliance, even products that need to be used in extreme temperatures. Special attention must be paid to specifications and in enforcing compliance with site crews.
- Controllability of Systems – Lighting. Rooms should be designed with an ability to control their own heating needs. Room lights as well as desk lamps will meet the lighting controllability requirements. Coordination with mechanical and electrical must be done to ensure that this is not cost prohibitive.
- Thermal Comfort – Design. Due to the minimal amount of high temperature days this credit is achievable with no cooling and operable windows in the buildings rooms to allow heat to escape during warmer days.

Innovation and design. These credits will vary. Many can be achieved through extemporary performance on other LEED credits. Coordination with the client will occur to explore other options of maximizing these points' options like:

- Educational Element: Incorporation of signage, tours or other features into the building that educates students on the sustainable features of the building.
- Green Cleaning: Incorporate a green cleaning policy; all products used to clean the facility must be green label products.

Regional priority credits. These are additional LEED points awarded to the project for achieving certain LEED points in the checklist. Options for regional priority points are based on zip codes. This project will get additional points for achieving:

- A minimum of 12% energy savings
- Diverting waste by 50% or more
- Achieving a minimum of 30% water savings in building fixtures
- Achieving a minimum of 10% regional materials

ESTIMATE OF PROBABLE CONSTRUCTION COST

The current construction budget is \$12.7M. The current cost estimate indicates the project program area of 43,056 square feet can be delivered for the available construction funds.

The attached itemized cost summary indicates the current general schematic cost estimate is approximately six-percent below the available funding. Value added considerations are in the discussion stage with UAA and KPC. The outgrowth of these conversations will be the reduction of this differential as we advance the design:

- Heating costs have been based on the use of above floor fin tube distribution. We are evaluating in-floor radiant heat; a higher construction cost but will realize an improved energy efficiency and LEED scoring.
- The site is an old gravel pit. The subsurface information is limited at this time and further investigations are underway.

Bidding alternates have been included and will be further developed and refined to ensure the ability to award the construction contract.

The construction costs will continue to be refined and validated as the design is advanced.

PROPOSED SCHEDULE FOR COMPLETION

Final Schematic Design	August 2011
Schematic Design Approval	September 2011
Design Development Completion	December 2011
Construction Document Completion	March 20, 2012
Bidding and Construction Phase	March 20, 2012 to May 4, 2012
Construction Phase	June 2012 to July 9, 2013
Owner setup and Staff Training	July to August 8 2013
Occupancy	August 15, 2013

ESTIMATE OF PROBABLE CONSTRUCTION COST

The current construction budget is \$12.7M. The current cost estimate indicates the project program area of 43,056 square feet can be delivered for the available construction funds.

The attached itemized cost summary indicates the current general schematic cost estimate is approximately seven-percent below the available funding. Value added considerations are in the discussion stage with UAA and KPC. The outgrowth of these conversations will be the reduction of this differential as we advance the design:

- Heating costs have been based on the use of above floor fin tube distribution. We are evaluating in-floor radiant heat; a higher construction cost but will realize an improved energy efficiency and LEED scoring.
- The site is an old gravel pit. The subsurface information is limited at this time and further investigations are underway.

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PRELIMINARY SCHEMATIC DESIGN GENERAL COST SUMMARY (*building area measured by Estimator, 42,884 SF*)

<i>ID</i>	<i>Work Scope</i>	<i>Amount</i>	<i>Cost / SF</i>	
1	Sitework	\$ 1,103,261	\$ 25.85	
2	Substructure	\$ 368,555	\$ 8.63	
3	Superstructure	\$ 478,672	\$ 11.21	
4	Exterior Closure	\$ 740,362	\$ 17.35	
5	Roof Systems	\$ 161,599	\$ 3.79	
6	Interior Construction	\$ 1,492,136	\$ 33.86	
7	Conveying Systems	\$ 113,100	\$ 2.65	
8	Mechanical	\$ 2,232,816	\$ 52.31	
9	Electrical	\$ 1,270,213	\$ 29.76	
10	Equipment	\$ 268,601	\$ 6.29	
11	General Requirements	\$ 1,882,568	\$ 44.10	
12	Subtotal	\$ 10,111,883	\$ 235.80	
13	Escalation and Estimating Contingency	\$ 1,676,746	\$ 38.28	
14	Total Cost	\$ 11,796,442	\$ 275.08	
	Add Alternates	\$ 300,056		<i>Area (SF)</i>
15	Pave 25-spaces	\$ 37,579	\$ 5.01	7,500
16	Outdoor Learning Pavilion	\$ 96,165	\$ 128.22	750
17	Basketball Court	\$ 12,933	\$ 5.17	2,500
18	Reduce Landscaping	\$ 89,264	\$ 6.71	13,300
		\$ 12,032,383	\$ 280.58	

PROGRAM SUMMARY

The following summary reflects the current Schematic Design program. The project program area totals 43,056 gross square feet.

Space Name	Capacity	Requirements	Qty	SF	Subtotal	Remarks
Living Quarters						
Student Dorm Suites	Bedroom		4	100	400	Accommodate 86" long beds. Should accommodate two furniture arrangements.
	Toilet/Shower		2	43	86	3'x3' shower with toilet.
	Lav/Dressing		2	32	64	5 foot counter with sink and mirror.
	Kitchen		1	153	153	Oven/range, fridge, sink (no disposal), space for trash and recycling, pantry/closet - space for one cabinet per student (4) total, countertop microwave, no dishwasher
	Living/Dining Space		1	113	113	4 chairs at dining table or eating bar, 4 lounge seats
	Storage		2	28	56	Shared storage for student belongings
	Entry		1	42	42	Includes coat hook area
Single Suite Area					914	
Total Suite Area	96	24 each			21,936	96 Student beds, 4 beds per suite, accessible units shall be provided per ADA.
RA Apartment	Bedroom		1	120	120	Accommodate 86" long beds. Should accommodate two furniture arrangements.
	Toilet/Shower		1	60	60	Lavatory inside bathroom
	Kitchen		1	80	80	Oven/range, fridge, sink (no disposal), space for trash and recycling, countertop microwave, no dishwasher
	Living/Dining Space		1	120	120	2 chairs at dining table or eating bar, 4 lounge seats
	Storage		1	60	60	Storage for RA student belongings.
Single RA Apartment Area					440	
Total RA Apartments	6	6 each			2,640	6 Each RA suites with RATIO of 1 per 16 students
Res Life Coordinator Apartment	Bedroom		1	120	120	
	Large Bedroom		1	150	150	
	Toilet/Shower		1	80	80	Lavatory inside bathroom
	Kitchen		1	80	80	Oven/range, fridge, sink (no disposal), space for trash and recycling, countertop microwave, no dishwasher
	Living/Dining Space		1	140	140	4 chairs at dining table or eating bar, 4 lounge seats
	Laundry Alcove		1	20	20	Alcove off bath or hallway, for stacking laundry unit
	Storage		1	60	60	Storage for personal belongings.
Single Res Life Coordinator Apt					650	
Res Life Coordinator Apt	1	1 each			650	Locate on ground floor, separate entry, patio, fenced yard.
Living Quarters Total					25,226	
Student Shared Spaces						
Student Lounge			6	125	750	One located with each (6) suite modules, provide sinks with small counter for coffee, daylight desired
Entry Commons			1	750	750	Near entry, welcoming, view out to natural landscape preferred, gas fire place, comfortable seating.
Laundry Room			1	300	300	Recommend 6 washers and 8 dryers total. Placed away from gathering areas for acoustics, view to fitness room.
Vending Alcove			1	50	50	Central location near commons.
Multipurpose/Conference			1	1,600	1,600	100 persons occupancy, dividable, near entry and lobby/commons area.
Kitchen / Serving Area			1	200	200	Commercial kitchen quality, adjacent and accessible to multipurpose room for serving.
Fitness Center			1	300	300	Adjacent to laundry room, daylight preferred.
					3,950	
Student Shared Spaces Total					3,950	
Administration Spaces						
Res Life Coordinator Office			1	100	100	Near Front desk. Provide storage for games and food for gatherings.
Director's Office			1	120	120	Located near front desk
Admin Assistant			1	80	80	Adjacent to Directors Office, and front desk
Copy/Workroom			1	80	80	Adjacent to Admin Assist, sink and small counter
Front Desk			1	80	80	Located at Main Entry, visual security of front door and arriving/departing students.
Cleaning Supplies Closet			1	80	80	Storage for vacumes and other cleaning supplies and equipment for student check out.
Mailroom			1	100	100	Mail slots for students, and areas for larger packages.
					640	
Administration Spaces Total					640	

(program summary continued)

Space Name	Capacity	Requirements	Qty	SF	Subtotal	Remarks
Support Spaces						
Janitor Rooms			2	80	160	Custodial sink at each, one located on each floor
Maintenance/Facilities			1	250	250	Exterior Access needed, adjacent to garage
Garage			1	300	300	To house the housing transit van, 10 foot wide
Storage/Linen/Housekeeping			1	200	200	Linen, supplies, furniture, summer equipment, maids carts
Recycling /Trash			1	100	100	Adjacent to garage to facilitate transport
Public Toilets			2	144	288	Base on 2 W/C and 2 Lavs each.
		Subtotal			1298	
Support Spaces Total						1298

Building Services						
Mechanical / Fan Room		5%	1	1,556	1,556	
Electrical areas			2	100	200	One per floor, stacked
Data/Lan Room			1	150	150	Located on ground floor, 3 each four post racks
Lan Wiring Closet			2	50	100	One on each floor
		Subtotal			2,006	
Building Services Total						2,006

Program Total						
Total Net Program						33,120
Circulation and Walls Allowance					30%	9,936
Total Building Area						43,056

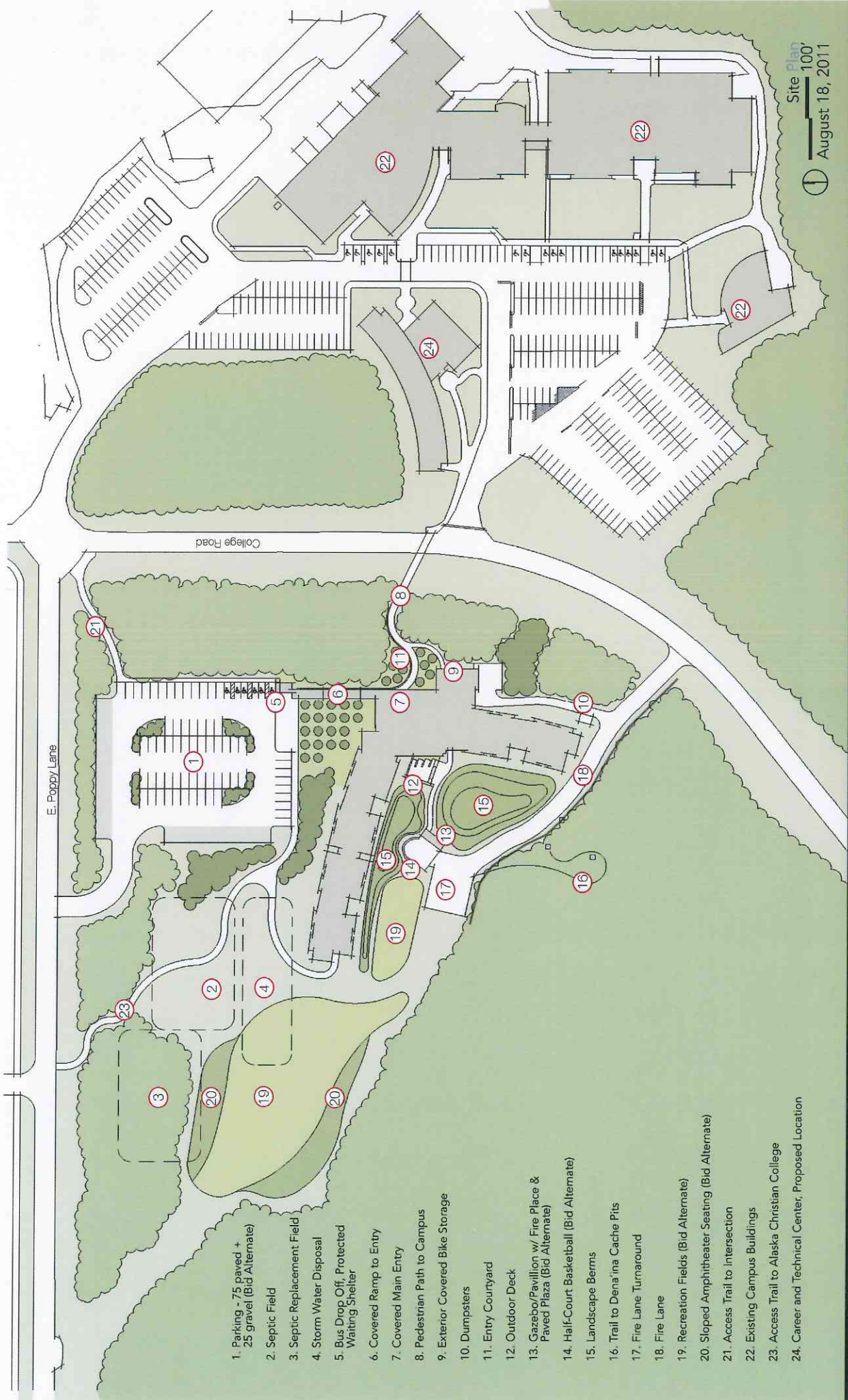
Site Amenities						
Outdoor Storage						Covered and fenced, for canoes, etc..
Covered Bike Rack						Near front Entry. Bicycle rack w/ student providing locks was requested.
Outdoor Learning Pavilion						
Basketball Court						
Parking; Student housing + Displaced Campus Parking						Plan for 100 spaces; 50 for the housing.
Landscape Irrigation + Plantings						Provide early-spring and late fall blooming plantings; enhance the presentation of Housing setting.
Pedestrian Nodes & Connectivity						Trails; Silkok Creek, etc.
Tour Bus Access, Service Drop-Off (mail, catering, etc), Fire Department Access						
Open Courtyard						
Recreation Fields, Disc Golf						
Storm water retention, snow storage (limited hauling off site)						
Signage (Entry, Wayfinding, Interpretive)						
Retain at least one cache pit						
Dumpster(s)						

UNIVERSITY OF ALASKA			
Project Name:		KPC Kenai River Campus Student Housing Complex	
MAU:		UAA	
Building:	New	Date:	8/24/2011
Campus:	Kenai	Prepared by:	S. Sauve
		22720-512031	
Project #:	10-0066	Funding:	22720-564346
Total GSF Affected by Project:		35,000	42,551
PROJECT BUDGET		FPA Budget	SDA Budget
A. Professional Services			
Advance Planning, Program Development		\$ 30,000	\$ 30,000
Consultant: Design Services		\$ 1,093,500	\$ 1,280,000
Site Survey		\$ 15,000	\$ 15,000
Soils Testing & Engineering		\$ 40,000	\$ 40,000
Special Inspections		\$ 150,000	\$ 150,000
Plan Review Fees / Permits		\$ 130,000	\$ 130,000
Other			
Professional Services Subtotal		\$ 1,458,500	\$ 1,645,000
B. Construction			
General Construction Contract(s)		\$ 10,935,000	\$ 12,800,000
Utilities, Water, Power, Sewer		\$ 270,000	\$ 270,000
Parking Lot		\$ 400,000	to Gen. Const
Construction Contingency		\$ 1,093,500	\$ 1,280,000
Construction Subtotal		\$ 12,698,500	\$ 14,350,000
<i>Construction Cost per GSF</i>		363	337
C. Building Completion Activity			
Make Ready & Equipment - food prep area, phones		\$ 125,000	\$ 125,000
Furnishings		\$ 675,000	\$ 548,800
Art		\$ 70,000	\$ 128,000
Other (Interim Space Needs or Temp Reloc. Costs)			
Building Completion Activity Subtotal		\$ 870,000	\$ 801,800
D. Owner Activities & Administrative Costs			
Project Plng, Staff Support		\$ 384,000	\$ 417,200
Project Management		\$ 576,000	\$ 576,000
Misc. Expenses: Advertising, Printing, Supplies, Etc.		\$ 10,000	\$ 10,000
Owner Activities & Administrative Costs Subtotal		\$ 970,000	\$ 1,003,200
E. Total Project Cost		\$ 15,997,000	\$ 17,800,000
<i>Total Project Cost per GSF</i>		\$ 457	\$ 418
F. Total Appropriation(s)		\$16,000,000*	17,800,000
* Approved by BOR at \$17,800,000			



Aerial Perspective View from NE
NA
August 18, 2011

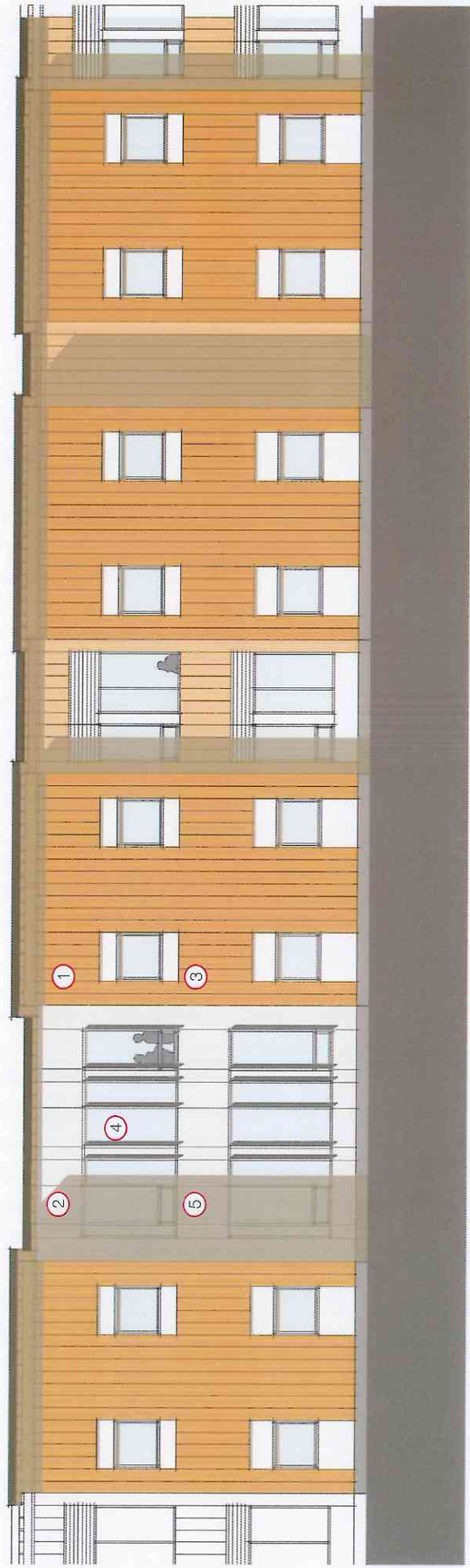
BETTISWORTH NORTH



Site Plan
 August 18, 2011
 0 100'

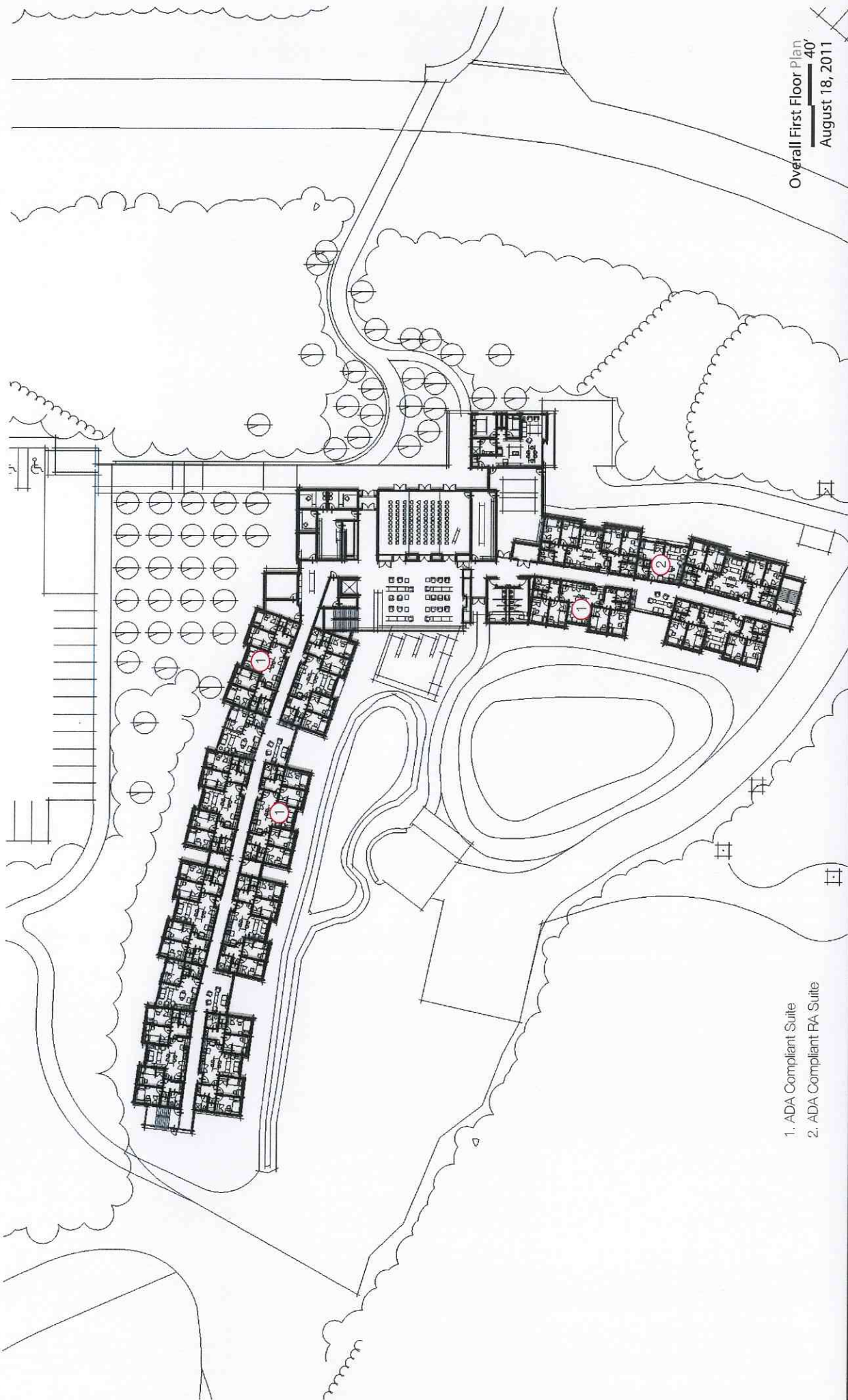
BETTISWORTH NORTH

- 1. Parking - 75 paved + 25 gravel (Bid Alternate)
- 2. Septic Field
- 3. Septic Replacement Field
- 4. Storm Water Disposal
- 5. Bus Drop Off, Protected Waiting Shelter
- 6. Covered Ramp to Entry
- 7. Covered Main Entry
- 8. Pedestrian Path to Campus
- 9. Exterior Covered Bike Storage
- 10. Dumpsters
- 11. Entry Courtyard
- 12. Outdoor Deck
- 13. Gazebo/Pavilion w/ Fire Place & Paved Plaza (Bid Alternate)
- 14. Half-Court Basketball (Bid Alternate)
- 15. Landscape Berms
- 16. Trail to Dena'ima Cache Pits
- 17. Fire Lane Turnaround
- 18. Fire Lane
- 19. Recreation Fields (Bid Alternate)
- 20. Sloped Amphitheater Seating (Bid Alternate)
- 21. Access Trail to Intersection
- 22. Existing Campus Buildings
- 23. Access Trail to Alaska Christian College
- 24. Career and Technical Center, Proposed Location



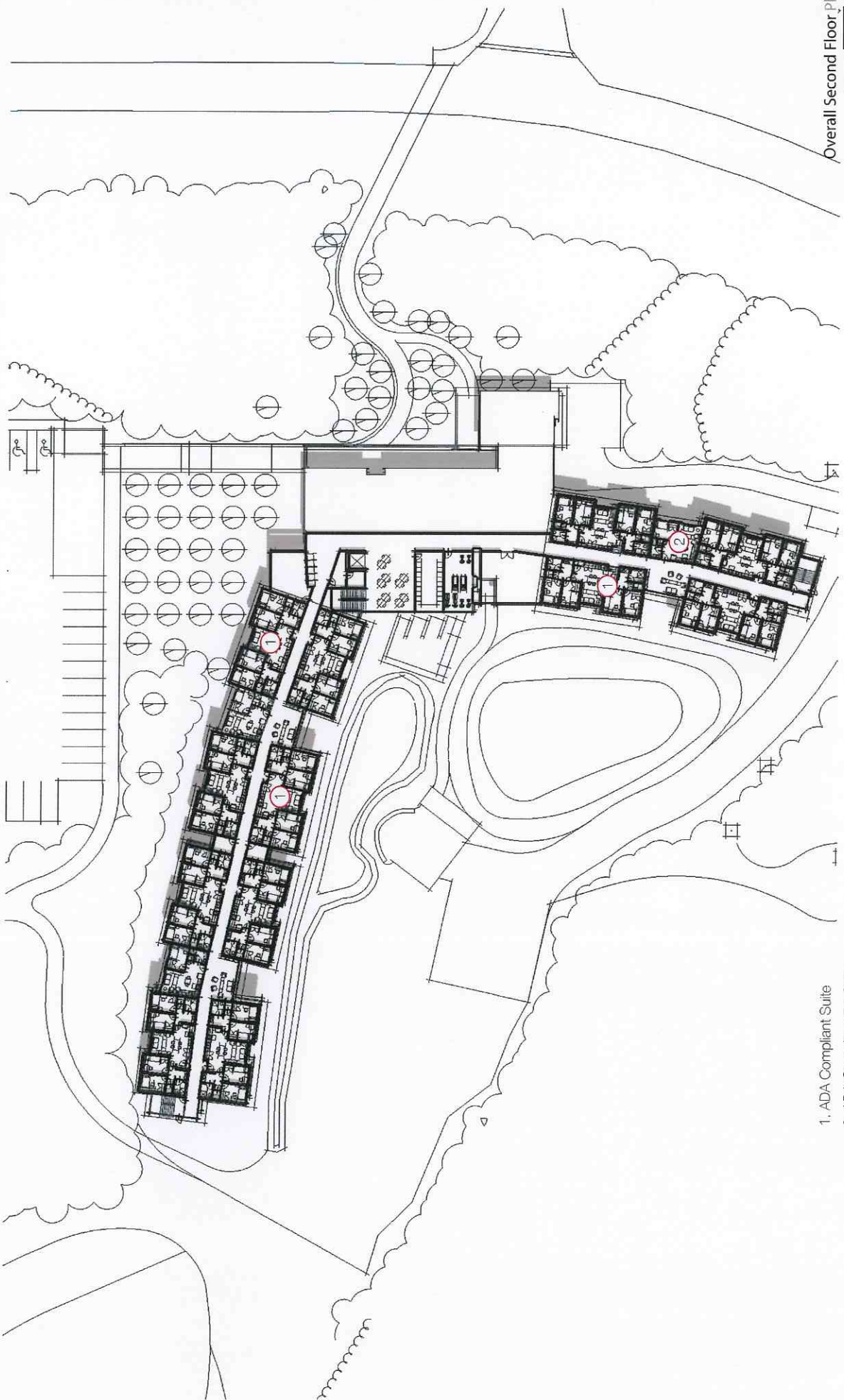
- 1. Fiber Cement Board
- 2. Fiber Cement Panel
- 3. PVC Egress Window (Typ.)
- 4. Aluminum Storefront w/
Fixed Glazing
- 5. Operable Vent Unit

Residential Elevation
16'
August 18, 2011



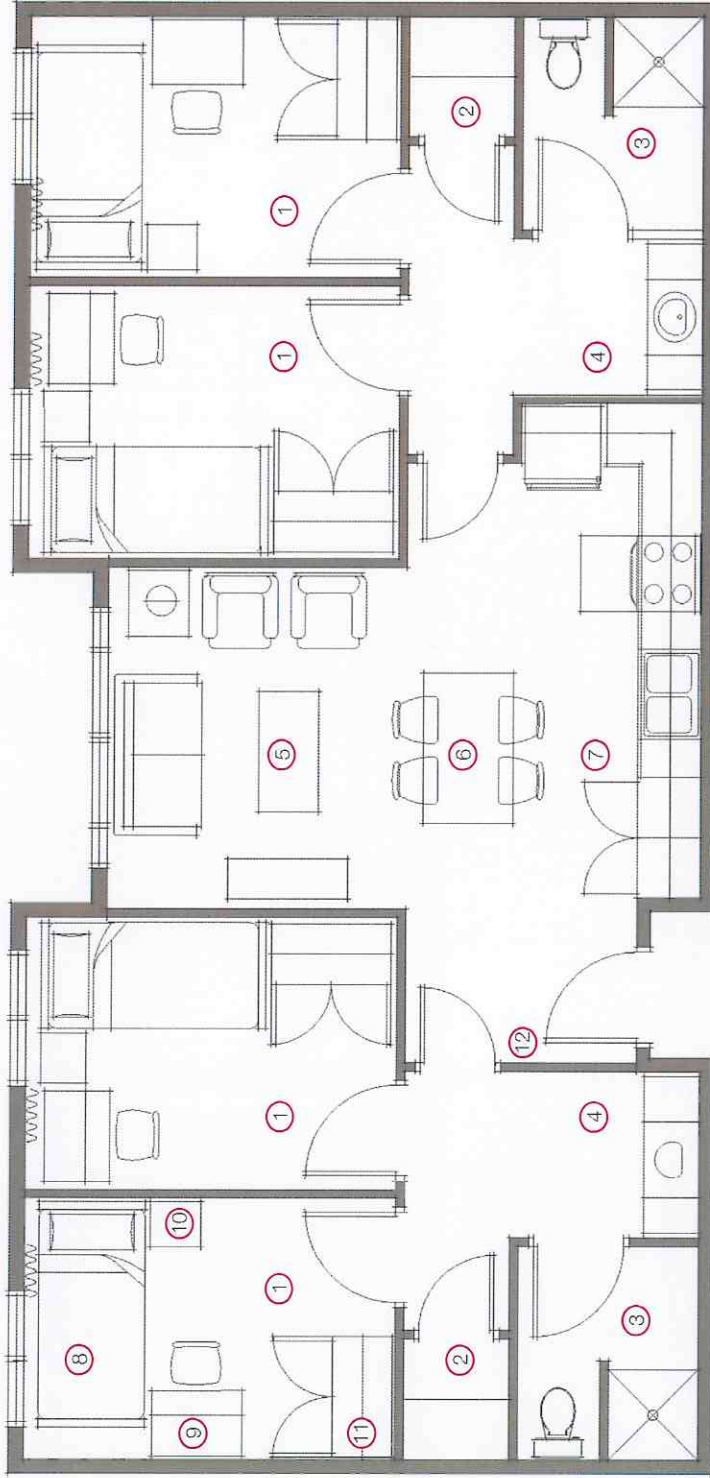
Overall First Floor Plan
40'
August 18, 2011

- 1. ADA Compliant Suite
- 2. ADA Compliant RA Suite



Overall Second Floor Plan
40'
August 18, 2011

- 1. ADA Compliant Suite
- 2. ADA Compliant RA Suite



- 1. Bedroom
- 2. Storage
- 3. Shower/Toilet
- 4. Vanity
- 5. Living Room
- 6. Dining Area
- 7. Kitchen
- 8. Single Bed
- 9. Computer Desk
- 10. Night Stand
- 11. Wardrobe
- 12. Coat Rack