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RATIONALE AND REASONING

Background

The main tenant residing in BMH is the Anthropology Department. Most of the building systems constructed in the building are over forty years old and are at the end of their useful lifespan. Current laboratory furniture and fixtures are in disrepair and not current with educational standards.

When the Integrated Science Building (ISB) opened in 2009, many of the functions housed in the Science Building (SB) moved to ISB. Upon these vacancies, UAA began a multi-year renovation plan for SB spanning from September 2009—April 2013, intended to house physical sciences once complete.

Completion of BMH is the final critical component of satisfying the science deficiency defined in 2001. The Alaska Natural Heritage Program (ANHP), Biology, and the Bachelor of Liberal Studies program will be accommodated in BMH.

Due to asbestos abatement and demolition, BMH will need to be entirely vacated during the construction process. Vacating the building is being done in stages

Since 2008, the new ISB and Health Science Building (HSB) have been occupied and on-going renovations in the SB have accommodated some of the BMH occupants. Although still based on implementation of the original science plan, the plan for BMH has been updated to address current requirements and is summarized as follows:

Departments leaving BMH:

- College Preparatory & Developmental Studies (CPDS)
- Introductory Biology Labs (BIO)
- Environment & Natural Resources Institute (ENRI)
- Bachelor of Liberal Studies Labs (BLS)

Departments remaining or expanding in BMH

- Anthropology (ANTHRO)
- Alaska Natural Heritage Program (ANHP)
- Biology Labs teaching Anatomy & Physiology (BIO)
- Geography / Environmental Studies (GEO)
- Bachelor of Liberal Studies—Admin Offices (BLS)

College Preparatory & Developmental Studies

CPDS is moving from BMH and into PSB permanently. This department is not associated with any of the Science courses on campus. They will initially move into swing space in PSB along with other BMH staff in order to vacate the building for renovation. After BMH is completed and additional space in PSB is vacated, that space will be renovate

cases to hold the many specimens this department collects and researches. These labs will also have environmental controls for temperature and humidity to better preserve these items. Dedicated support areas will include a Conservation Library.

Geography & Environmental Studies

GEO shares the GIS computer classroom w/ Anthropology. GEO will gain a WET Lab from the remodel of the BMH. They are currently without one.

All Departments

Spaces that all the departments will share are:

- Administrative/Reception area leading to all faculty offices

- Copy/ Kitchen Room.

- Gear Storage (to have an area where field gear can be stored and retrieved). Each department will have their own bay separated by chain link fence.

- Common Conference Room

Centrally Scheduled Classrooms

BMH will maintain the same number of classrooms

Variances

The Total Project Cost was estimated to be \$14,471,458 in the approved Formal Project Approval. At Schematic Design, the Total Project Cost has increased to \$16,503,213 to provide for:

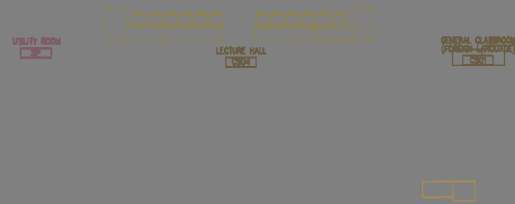
Additional building and occupant needs that had been identified during the design process,
IT equipment clarity,
Code required access to basement mechanical & electrical spaces,

Drawings
1st and 2nd

UNIVERSITY OF ALASKA		
Project Name: Beatrice McDonald Hall (BMH) Renewal		
MAU: Anchorage		
Building: AS103	Date:	8/17/2012
Campus: Main Campus	Prepared by:	J Faunce
Project#: 08 0042	Acc#: #:	
	Construction Documents	100%
	Construction Administration	
	HazMat Testing	
	Bidding/Permitting	
	Other	
		Professional
	Service Subtotal	\$1,141,458
		\$1,141,458
B. Construction		
General Construction Contract	\$9,500,000	\$11,869,777
10% Contingency		\$1,186,978
Escalation	\$950,000	
	Construction Subtotal	\$10,450,000
		\$13,056,755
	Construction Cost per GSF	326
		407
C. Building Completion Activity		
Equipment	\$10,000	
Fixtures	\$150,000	
Furniture	\$1,250,000	\$900,000
Signage not in construction contract	\$80,000	\$20,000
Move Out Costs	\$225,000	\$225,000
Move In Costs	\$250,000	\$225,000
Art 1%	\$95,000	\$120,000
Other (Interim Space Needs or Temp Reloc. Costs)		
OIT Support	\$10,000	\$10,000
Maintenance/Operation Support	\$10,000	\$10,000
	Building Completion Activity Subtotal	\$2,080,000
		\$1,510,000
D. Owner Activities & Administrative Costs		
Project P/ing, Staff Support		
Project Management	\$800,000	\$800,000
Misc. Expenses Advertising, Printing, Supplies Etc.		
	Owner Activities & Administrative Costs Subtotal	\$800,000
		\$800,000
E. Total Project Cost	\$14,471,458	\$16,508,213
	Total Project Cost per GSF	452
		515
F. Total Appropriation(s)		\$16,508,213



UAA BEATRICE MCDONALD HALL- RENEWAL PLAN



LEGEND

- EXISTING SHEAR WALL
- CENTRAL SCHEDULING
- JOINT DEPARTMENT USE
- BACHELOR OF LIBERAL STUDIES
- AK NATURAL HERITAGE PROGRAM
- BIOLOGY DEPARTMENT

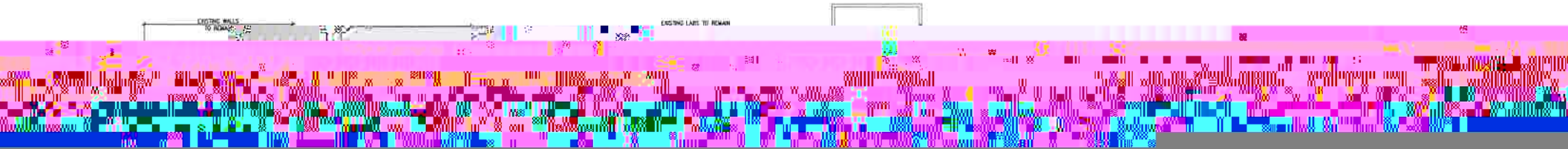
First Floor Schematic Design

*Architects
Alaska*

10/1/2014



UAA BEATRICE MCDONALD HALL- RENEWAL PLAN



OFFICE
RENOVATE

ELECTRICAL RM
RENOVATE

OFFICE
RENOVATE

RENOVATE

RENOVATE

EXISTING SHEAR WALL
CENTRAL SCHEDULING

JOINT DEPARTMENT USE

ANTHROPOLOGY

BACHELOR OF LIBERAL
STUDIES

AK NATURAL HERITAGE
PROGRAM

RENOVATE



graphic scale 0 5' 10' 30'

Architect: [unreadable]



