

University of Alaska Fairbanks Patty Center Facilities Plan



In association with Stantec



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Scott Jerome, Head Coach XC Skiing/CC Running

Scott Lemley, Head Coach Women's Swimming

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Table of Contents

Introduction	9
Methodology	15
Condition Survey	19
Needs Assessment	25
Programming	33



Concept Diagrams, Costs, Schedule

53

Summary

107

Appendix A: Costs

Appendix B: Refrigerant Facts



Introduction

Founded in 1917, UAF is the flagship campus for the University of Alaska system. It is dedicated to innovation, lifelong learning and engagement, and it's focus on climate change and arctic research sets it apart as America's Arctic University. With a split of 40.7% to 59.3% male/female, 47.9% Caucasian and representing 46 countries, the consolidated student body of 10,214 is highly diverse. With a faculty of nearly 700, and a staff totaling almost 3,000, the University seeks to fulfill the varying interests of students, faculty and staff both inside and outside of the classroom. On the Fairbanks and CTC campuses, approximately 5,400 students, and countless members of the surrounding community, are served by the Patty Center and Student Recreation Center facilities, subjects of this study. The Nanooks Department of Athletics is committed to instilling powerful goals and self-confidence in its student-athletes, helping them achieve distinction in the classroom, the community and in competition. The entire campus is encouraged to enjoy the benefits of the Department of Recreation, Adventure and Wellness (DRAW), which provides the University and surrounding community with opportunities to be active and healthy while embracing Alaska's unique natural treasures. The University, its Department of Athletics and DRAW are committed to having students reach their full potential while embracing Alaska, its wilderness and its outdoor lifestyle.

This Facilities Plan has been developed as a strategy to improve, expand and, in some cases, repair the existing Athletics and DRAW facilities to enable these commitments to be met in a manner consistent with the quality and intent of the mission of the University of Alaska Fairbanks' and those of each of the departments concerned.

UAF Mission Statement

University of Alaska Fairbanks is a Land, Sea and Space Grant university and an international center for research, education, and the arts, emphasizing the circumpolar North and its diverse peoples. UAF integrates teaching, research, and public service as it educates students for active citizenship and prepares them for lifelong learning and careers.

STUDENTS

Enrollment: 10,214*	Median age: 25
Undergraduate: 88%	Male: 40.7%
Graduate: 12%	Female: 59.3%
International: 2.2%	Faculty (instructional): 688
Freshmen living on Fairbanks campus: 43%	Staff (full & part-time): 2996

***Enrolled from most Alaska communities, 48 states (all except Rhode Island and West Virginia) and 45 foreign countries**

RACE

African-American: 2%
Alaska Native/American Indian: 19.6%
Asian/Pacific Islander: 2.6%
Caucasian: 47.9%
Other/Unspecified: 27.4%
• Hispanic ethnicity: 4.2% included in the reported races

Introduction

Athletics Mission Statement

The mission of the University of Alaska Fairbanks Athletics program is to provide the student-athlete with an opportunity to compete at the NCAA Division I and II levels of competition while receiving a quality education consistent with the mission of the University. The athletics experience is an extension of the educational process whereby student-athletes acquire the skills, characteristics and self-confidence that will enable them to reach their full potential. The Athletics program is committed to assisting student-athletes in achieving their academic and physical aspirations by learning to develop worthy goals for a meaningful life. It is the goal of the Athletics program to provide the student-athlete with the means to perform with distinction.

Recreation, Adventure and Wellness Mission Statement

It is our mission to provide the university community with opportunities and facilities to lead active, healthy lifestyles through sport and recreation on campus and out in the beautiful wilderness of Alaska.

The facilities addressed in this Plan include three primary venues, collectively referred to as the Patty Center/SRC Complex, as well as outdoor venues and new facilities to be considered:

- Patty Gym
- Patty Ice
- SRC
- New indoor soccer/track facility
- New aquatics facility
- New 3,500-5,000 seat arena for hockey
- Outdoor fields, trails, etc.

The genesis of the study involved the need for specific building modifications and to address significant deficiencies in available space to provide physical fitness and strength training, instruction and recreational opportunities to students; as well as some specific deferred maintenance items. This Facilities Plan was initially driven by the following urgent needs:

- Public access, specifically for the disabled, to the swimming pool natatorium, as well as access control by users and spectators, is needed. In addition, the current condition requires the pool to be closed to the public during Athletics events due to use of the Public Locker Rooms by visiting athletes, which is undesirable.
- A clear and direct means of connecting the three Complex components: Patty Center, Patty Ice, and Student Recreation Center, has been a deficiency for some years. Such a connection is necessary, given the use of all three facilities by so many.
- Significant deficiencies in the number, sizes and quality of necessary facilities to serve NCAA Divisions I and II Athletics must be addressed. In late November, 2012, a committee was appointed “to provide direction in developing a new, bold, yet realistic athletics and recreation facilities plan that serves our current and future needs”. That committee made a report in April, 2013 identifying the issues to be addressed.
- The current space occupied by the Outdoor Adventures program is slated for demolition within the next several years and the logical location for that program is within the Student Recreation Center. The available space at that facility is occupied by Nordic Skiing and Cross Country locker rooms and workroom.
- Lockers and the workroom for Nordic Skiing and Cross Country are located at the west end of the SRC, which is at the opposite end of the Complex from the Athletics Department. These programs need to be located such that they are a part of Athletics, on the east end of the Complex.

Introduction

- The potential growth of the Athletics programs may include addition of Women's Hockey, Men's and Women's Soccer, Men's and Women's Indoor and Outdoor Track and/or Men's Swimming. The space needed to accommodate any of these programs must be addressed.
- Growth in use of SRC by students, faculty, staff and the community for recreation, as well as academic classes, is exceeding the capacity of the current facility to effectively accommodate all the activities desired. Additional activity spaces are needed.

Also included was examination of the outdoor venues used for Recreation and, potentially, Athletics:

- An investigation of the appropriate location and feasibility of new soccer field(s) was included.
- Assessment of the extent and care of Cross Country Ski trails was briefly addressed.
- The outdoor rifle range was considered and is already being improved.
- The ice climbing wall is relatively new and is an unqualified success, setting UAF apart with its uniqueness, particularly as it adds to the other winter activities adjacent to it: cross country skiing and sledding.
- The sledding hill west of the ice climbing wall and the SRC is also quite popular and, although its safety overrun may provide suitable space for a soccer field, it may be inadvisable to encroach there.



Existing Ice Climbing Wall with Sled Hill

Finally, forward-thinking and visionary initiatives were to be explored as a means of providing needed facilities and, importantly, promoting UAF and improving student life on campus:

- Development of an indoor field house to provide appropriate facilities for UAF and community use, as well as the potential addition of Men's and/or Women's NCAA Soccer and Track program(s) was suggested.
- The Hockey team currently plays its games at the Carlson Center in Fairbanks and there is a strong desire to return UAF Hockey to campus. This suggests the need for a 3,500-5,000-seat arena to accommodate the Division I Men's Hockey program, as well as, potentially, a Women's Hockey program, (and basketball programs). Local community leaders and alumni have initiated a brief study to explore the possibility of such a facility on campus.
- To address the deferred maintenance and prevent further deterioration of the Patty Center aquatics facility, an estimated expenditure of more than \$5M will be required. Replacement of the aging swimming pool with a 50-meter pool, diving well and leisure pool components has been suggested as an alternative.



Leisure Center Components



Brown University - Aquatic Center

Introduction

While the larger and more visionary initiatives were to be considered, creating a realistic plan that would be feasible became the overriding factor. Given the cost of new construction in Fairbanks, it was clear that although the Patty Gymnasium and Patty Ice Center are nearing 50 years old and in need of significant systems upgrade, they are structurally solid and provide functional space that could be renovated, reassigned and expanded in an efficient and sustainable way. Further, the fiscal climate in Alaska suggests that funding availability for improvements, expansions, and new construction, will be limited for the foreseeable future. In this context, the primary concerns became:

- Necessary deferred maintenance, the funding for which is inadequate to address these pressing concerns, must be considered and addressed wherever possible within the projects proposed;
- An incremental approach to executing improvements, emphasizing small projects, would be necessary. Maximizing the opportunity to address the short- and long-term needs identified would require a sequence of projects, each with total project costs of \$3-\$5 million.
- Despite funding issues, a larger objective of the study is to create an exciting vision for the Patty Center/Student Recreation Center Complex that expands and accentuates the uniqueness of UAF.

The Patty Center/SRC Facilities Plan was initiated as a result of the need to address the following four primary concerns:

1. Required access by the public and the disabled to the swimming pool deck;
2. Connecting the Patty Gymnasium, Patty Ice and the SRC with a logical and clear means of accessing each;
3. The needs of Athletics to accommodate student-athletes with appropriate strength and conditioning space, expanded athletic training area, expanded and dedicated academic support space and suitably located, upgraded and expanded locker rooms; and
4. Expanding activity spaces for student recreation.



Existing Sports Medicine



Utah State University- Sports Medicine

More broadly, however, the University sought to address each of these concerns within the context of an expanded and inclusive study of the entire Patty Center/SRC Complex. This Facilities Plan was undertaken to explore and establish a vision for this large complex, while developing a strategy for executing the most pressing challenges in manageable increments, with respect to both scope and, more specifically, available funding. Planning for meaningful improvements and identifying projects with total project costs of \$3-\$5 million or less, became an overriding objective of the Plan. Larger projects are also recommended, but many of the significant issues can be addressed using this incremental strategy.



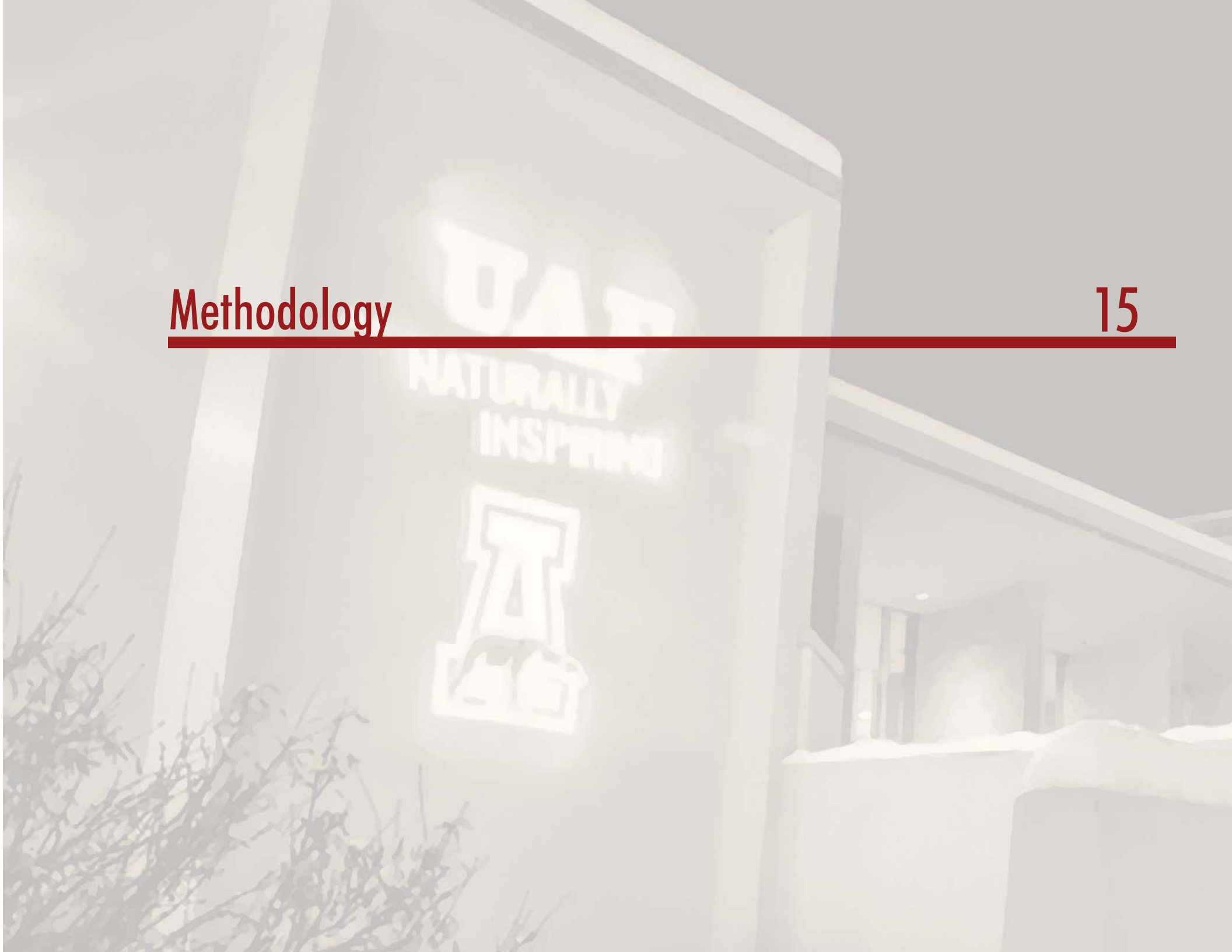
Patty Center Athletics Lockers



Existing Shared Meeting Room
and Academic Center

Methodology

15



Methodology

Following a review of existing documentation relating to the components within the Patty Center/SRC Complex, as well as relevant studies such as deferred maintenance, parking, traffic and other campus master planning documentation, a series of workshops and interviews were conducted. These included the Chancellor, Vice Chancellor University and Student Advancement, Superintendent of Facilities Maintenance and staff from Athletics, DRAW, Food Service, Parking and Traffic and many others. Each was asked to share the visions, challenges and concerns regarding the subject facilities.

A survey of existing conditions at each of the facilities was conducted to determine the physical condition of the buildings and the suitability of each for its intended use. This became the foundation upon which renovation or replacement decisions would be made. Further, a Peer Comparison Survey was done to examine the comparative extent and quality of facilities at UAF as compared with several of its peers and competitors. From these bodies of information, as well as national trends and input from users and administrators, there began to be a clear understanding of the facility needs of UAF. This needs assessment would establish the specific components that require additional space, reconfiguration, renovation and/or upgrade for Athletics and for DRAW, as well as Outdoor Adventures and the outdoor facilities.

The result of the needs assessment is the programming, determining the specific spaces required to deliver the programs and services necessary for UAF to be competitive among its peers, competing for qualified students, student-athletes and providing the high-quality student life experience that is the vision of the University administration.

Finally, development of concepts for improvement, expansion, modification or replacement of existing facilities, based on the programming, as well as anticipated growth and change, was explored. Options were generated and tested against the existing space availability and the potential for new construction. Relative costs for these options were assessed, as well as possible schedules for execution; and a series of concepts was created. Order of magnitude costs were estimated for each and construction scheduling possibilities were developed to determine the extent of disruption of existing programs that would need to be managed, both financially and logistically.

Weight Room Square Footage	Athletics
University of Alaska Fairbanks	700 SF
University of Alaska Anchorage	4,200 SF
Western Washington University	4,000 SF
University of Western Oregon*	6,000 SF
University of Montana*	7,000 SF
University of Idaho*	8,000 SF
Montana State University Bozeman*	10,000 SF

Recreation Center SF	Recreation
University of Alaska Fairbanks	66,000+ SF
University of Alaska Anchorage	Unknown
Western Washington University	91,500 SF
Western Oregon University	45,000 SF
University of Montana	85,000 SF
University of Idaho	80,000+ SF
Montana State University Bozeman	166,000 SF

* Represents schools that have Football Programs, which require larger weight rooms and more personnel.



Condition Survey

19

Condition Survey

The general condition of the Patty Center/SRC Complex was assessed early in the process, as well as on-going as the needs and program requirements became clear. Following is an overview of that assessment, component by component.

General Site and Complex Assessment

The general appearance upon approach to the Patty Center/SRC Complex gives no indication of the functions housed within the buildings. There is no prominent sign or message board, nor visible activity at the entrance to the site or into the buildings. This is unusual for these types of facilities, given the significant human activity that occurs within them and the dynamism that is commonly showcased in recreation and athletics facilities being built today. A clear and proud “face” of Athletics is absent, and the availability and excitement of the recreational opportunities for UAF students is not at all apparent. These facilities project a more industrial character, consistent, perhaps, with an office park or warehousing facility. An upgrade that reflects the pride in the institution, its Athletics programs and the many recreational options UAF provides for its students, faculty and staff, as well as the community of Fairbanks, is urgently needed.



Patty Gymnasium

Patty Gymnasium

The Patty Gym facility was designed in 1961 and is more than 50 years old. It has not been significantly renovated or upgraded since that time and the functions being accommodated have altered considerably since then, rendering the building somewhat obsolete by modern standards. At its current age, it is in need of major systems upgrade or replacement, including plumbing (fixture count, water and sewer lines), power (panels, switches, wiring, lighting), weather-tightness (exterior envelope); and many of the spaces are generally inadequate in size, configuration or level of accommodation for their intended uses.

The Department of Athletics is the primary occupant of the Patty Gymnasium, with administration and coaches' offices, athlete locker rooms, athletic training, strength training and other athlete support functions, as well as practice and competition venues for NCAA basketball, volleyball, swimming and rifle. However, also housed in the Patty Gym are the ROTC program and several spaces used for recreational classes. The spaces utilized by Athletics are, in most cases, inadequate in size or accommodation, and in need of refurbishment. Generally, most of them are simply inadequate to provide the appropriate level of support for the Athletics programs and student-athletes themselves.

The gymnasium is the primary space in the facility and is adequate for the function it provides. It has been upgraded with new lighting and seating in recent years. Given the numbers of spectators that attend events there, the size of the facility, while small, is adequate for most current uses. The spectator amenities are inadequate, particularly the toilet fixture count, which does not meet Code, especially for women. If an alternate event venue were available, the Patty Gym would be ideal for use as a practice gymnasium.

Condition Survey

The other major venue, the swimming pool, is small and minimally adequate for the programs it supports. If a Men's Swimming program were to be added, its size would be inadequate. Access to the pool is inappropriate for the public and the disabled; and there is no means of adequately controlling access to the general locker rooms or the pool deck. Currently, a desk is set up in the hallway nearby and attendants must try to control who enters the pool facility. Although the pool continues to accommodate a great deal of use, there is documentation of the need to invest more than \$5 million to rehabilitate it for continued/extended use.

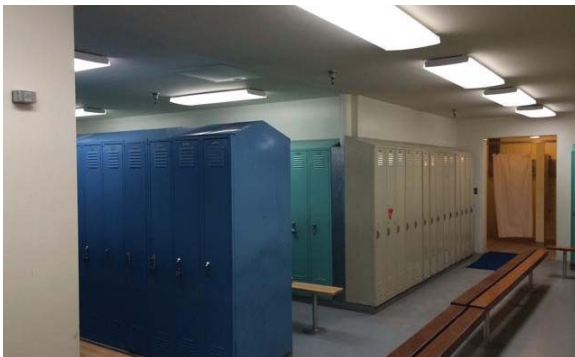
Further, the condition of the Patty Gym building has been assessed and there is an extensive deferred maintenance list that indicates clearly the level of investment needed to restore basic and reliable function. However, the expansion and upgrade needed to create a modern athletics training and development facility would be much more extensive. Fortunately, the structure of the building is solid and the spaces available in it could be reconfigured and upgraded, including expansion, to provide a significant improvement in the accommodation of student-athletes and support of the Athletics programs. The deferred maintenance required should be included in such renovations.



Existing Showers



Existing Sports Medicine



Existing Locker Room



Existing Athletic Locker Room

Condition Survey

Patty Ice Center

The ice facility is a popular amenity on the UAF campus and is used by students as well as the surrounding community. It is the campus home for the NCAA Division I Men's Hockey team, although they play their games at Carlson Center, the community events center nearly four miles away. The team has a state-of-the-art locker room and athlete support facility at the Carlson Center. The Men's Hockey team also has an appropriately-sized and adequately-appointed locker room in the Patty Ice Center for daily use, which includes a training room (used for spinning), oddly located in the spectator zone on the upper level of the building.

Approximately 1,300 spectators can be accommodated in the Patty Ice Center and, as with Patty Gym, the number of toilet fixtures required by Code is not available. There are also no accommodations for the disabled: no elevator, inadequate rest room facilities and locker rooms. The food and beverage services require an upgrade, if not expansion. Significant reconfiguration and addition would be required to address these issues and site area is very limited. The deferred maintenance list also identifies the need for a general interior and exterior upgrade, including flooring, ceilings, lighting, dehumidification, interior and exterior finishes and door replacement; and significant systems replacement (ice equipment, plumbing, electrical, mechanical). Of specific concern is the ice-making system.

The refrigerant used in the Patty Arena system is R22. In accordance with the Montreal Protocol of 1987, R-22 will not be available after 2020. (See reprint from Rink Management Services Corporation - "Refrigerant Facts for The Ice Rink Industry" in Appendix B.) Currently, most rink conversions involve changing to an ammonia (R-717) refrigerant system. If the system at Patty Center is converted to ammonia at some future date, the location of the compressor and storage tanks must be carefully considered due to the toxicity of ammonia. The equipment rooms housing the current system

are located in the middle of the occupied areas of the building and may require significant modification to accommodate an ammonia system, including exhaust capability to an area away from public access. Preferably, a separate stand-alone space for this function would be developed.

Functionally, circulation for spectators requires movement through a "balcony" area in front of the concessions/food service area, often creating a bottleneck when fans stop to look out over the ice. It has been suggested that the balcony be enclosed to allow for and encourage viewing from this location, apparently to address noise and cold. It is reported that use of this facility for spectator events at full capacity occurs approximately seven times per year, on average. If this is the case, the significant investment in making spectator accommodations may require additional consideration, even though the likely expense may seem infeasible.

The other spaces that support participant use of the rink are quite inadequate. The locker rooms provided for use by the community and recreational hockey teams are approximately one third the required size to accommodate the number of players and equipment necessary for participation in the ice activities. The access circulation to the lower level is the most heavily-used and consistently causes unmanageable congestion. Ideally, visitors to the facility would enter at the upper level and only the participants would access the lower level. Access control and circulation is not well-conceived and reorganization would be very helpful for operations.



View towards SRC



Existing



Existing Patty Ice Entry

Condition Survey

SRC

The overall condition of the Student Recreation Center is fair. The structure and spaces available in the facility are sound and suitable for the uses intended. The building is approximately 20 years old and renovation of the finishes, locker rooms, toilets and showers, offices as well as the floor surfaces in several of the activity spaces is overdue. Although the lighting was upgraded in 2012, there are issues with the HVAC system, and update of communications / data and office accommodations should be considered. The DRAW administration offices are inadequate in size and number for the staff that currently occupies the space. An expansion of the climbing gym was being undertaken at the time of this study, as the available space for bouldering is inadequate. Also inadequate are the spaces for strength training and cardio, and the number of spaces available for group exercise. The locker rooms are outdated, poorly configured for recreation use, and located improperly for convenient access to the activity spaces and staff observation. The ice climbing wall, which is located at the west end of the SRC, is serviced out of space in a yurt. This function should be included within the SRC, as part of the Outdoor Adventures program.



Existing SRC Entrance



Texas State University - Recreation Center Lobby



Existing Lobby



Existing Access Control



Needs Assessment

25

Needs Assessment

The needs assessment identifies the specific areas which are inadequate or insufficient for intended purposes. For both Athletics and DRAW, the primary needs and deficiencies are identified. In addition, a Peer Comparison Survey for both was completed and is presented here. Comparative information about the primary components outlined is shown below. Included are six institutions considered to be peers or recruiting competitors for students and/or student-athletes.

Athletics: Primary Needs

- Strength and Conditioning space for student-athletes' physical development is entirely inadequate. Significantly more space is required.
- Locker rooms for each of the varsity teams, with adequate space for lockers, convenient circulation and team meetings are required. They should be located adjacent to the venue in which the team practices and/or plays. Adequate toilets and showers should be adjacent to each of the locker rooms. All teams require workable locker rooms.
- Athletic training space that is adequate for all aspects of caring for student-athletes within a reasonable time frame is required. The current space is inadequate to effectively address hydrotherapy or rehabilitation, and taping and treatment areas are limited. The trainers should have individual offices.
- Office and meeting space for Athletics administration is inadequate. Additional offices, located more appropriately to the duties of the personnel, and more meeting spaces are required.
- Equipment storage is located in several different places rather than being centralized and convenient for student-athletes and coaches, with direct access to laundry. Much of the storage is managed by the coaches. A centralized space for the storage and management of athletics equipment should be available.

- There are no designated visiting team or officials locker rooms, requiring the public locker rooms to be closed for use by visiting teams. Officials use small staff changing rooms or other available space. There should be spaces to accommodate these functions.
- There is no dedicated academic support space requiring student-athletes to use shared meeting or office space. This reduces their level of comfort in using the space. An academic center dedicated to student use is recommended to support student-athlete academic achievement.
- Coaches' offices are adequate in size, however most are shared with an assistant. Individual offices are more appropriate.
- Coaches'/Staff locker rooms are currently inadequate in size and accommodation. New coaches'/staff locker rooms with showers and toilets are needed.

Varsity Sports

	Athletics
University of Alaska Fairbanks	10
University of Alaska Anchorage	13
Western Washington University	15
University of Western Oregon*	13
University of Montana*	15
University of Idaho*	14
Montana State University Bozeman*	13

Athletic Personnel

	Athletics
University of Alaska Fairbanks	15
University of Alaska Anchorage	22
Western Washington University	20
University of Western Oregon*	12
University of Montana*	48
University of Idaho*	40
Montana State University Bozeman*	42

* Represents schools that have Football Programs, which require larger weight rooms and more personnel.

Needs Assessment

Weight Room Details

Athletics

University of Alaska Fairbanks	Below Coaches
University of Alaska Anchorage	Shared with Rec, will move in 2014
Western Washington University	Updated 2003, Limited to Varsity and some PE
University of Western Oregon*	Shared with Rec
University of Montana*	New Facility Plans 13,000 SF
University of Idaho*	\$3.3M, 7,000 SF Weights, 1,000 SF Cardio
Montana State University Bozeman*	12 Platforms/Racks, Olympic Plates, 2 Sets each of Dumbbells 5-140 Lbs.

Arena Seating

Athletics

University of Alaska Fairbanks	1,600
University of Alaska Anchorage	B-ball/V-ball: 5,000; Gymnastics: 1,000; Hockey: 6,406; B-ball 8,700
Western Washington University	2,534
University of Western Oregon*	2,473
University of Montana*	B-ball: 7,321; V-ball: 1,218
University of Idaho*	6,000
Montana State University Bozeman*	B-ball: 7,250; V-ball: 1,900

Practice Courts

Athletics

University of Alaska Fairbanks	0
University of Alaska Anchorage	1 New (AAC)
Western Washington University	4 Courts
University of Western Oregon*	1 at Old PE Building
University of Montana*	2 Courts (Adams Center)
University of Idaho*	4 Courts (Memorial)
Montana State University Bozeman*	2 Courts

Head Coaches

Athletics

University of Alaska Fairbanks	7
University of Alaska Anchorage	10
Western Washington University	11
University of Western Oregon*	9
University of Montana*	10
University Idaho*	9
Montana State University Bozeman*	12

Assistant Coaches

Athletics

University of Alaska Fairbanks	11
University of Alaska Anchorage	22
Western Washington University	8
University of Western Oregon*	32
University of Montana*	28
University of Idaho*	26
Montana State University Bozeman*	30

* Represents schools that have Football Programs, which require larger weight rooms and more personnel.



Cecil College Athletics Wall of Fame

Needs Assessment

Graduate Assistants	Athletics
University of Alaska Fairbanks	0 Listed
University of Alaska Anchorage	2
Western Washington University	0 Listed
University of Western Oregon*	1
University of Montana*	0 Listed
University of Idaho*	4
Montana State University Bozeman*	2

Individual or Shared Offices	Athletics
University of Alaska Fairbanks	Mostly Shared
University of Alaska Anchorage	32 Coaches, 20 Offices
Western Washington University	Individual in New Facility
University of Western Oregon*	Individual, Split into 2 Buildings
University of Montana*	Individual
University of Idaho*	Individual
Montana State University Bozeman*	Almost All Individual in Stadium/Fieldhouse

Certified Athletic Trainers	Athletics
University of Alaska Fairbanks	2 Certified
University of Alaska Anchorage	1 Head, 2 Asst.
Western Washington University	1 Head, 2 Asst.
University of Western Oregon*	1 Head, 1 Asst., 2 Grad
University of Montana*	1 Head, 4 Asst.
University of Idaho*	1 Head, 3 Asst., 6 Grad
Montana State University Bozeman*	4 Certified, 4 Grad

Athletic Training Center Size	Athletics
University of Alaska Fairbanks	1,146 SF
University of Alaska Anchorage	N/A
Western Washington University	1,400 SF Planned
University of Western Oregon*	3,000 SF Planned
University of Montana*	3,000 SF, 3,800 SF Planned
University of Idaho*	4,300 SF
Montana State University Bozeman*	N/A

Treatment Tables	Athletics
University of Alaska Fairbanks	4
University of Alaska Anchorage	9 treatment tables. Plus 3 mobile tables and 5 in team locker rooms.
Western Washington University	6
University of Western Oregon*	5, 8 Planned
University of Montana*	6
University of Idaho*	11
Montana State University Bozeman*	N/A

* Represents schools that have Football Programs, which require larger weight rooms and more personnel.



Wisconsin Athletic Training

Needs Assessment

Recreation: Primary Needs

- There is inadequate space for strength training and cardio machines. At the time of this study there was a plan to add such space in one of the racquetball courts in the Patty Gym.
- Group exercise rooms are very heavily booked for both recreation and academic classes. Additional rooms are necessary for spinning and mat activities. Currently, spinning takes place in a Patty Gym racquetball court.
- A multi-activity court is necessary to provide a venue with a wood floor, separate from the existing 3-court gym.
- The existing locker rooms are inadequate and not appropriately configured. Larger and updated locker rooms are needed.
- The climbing wall is heavily used and recent modifications were made to include bouldering opportunities. The climbing gym should be larger and associated with the Outdoor Adventures program.
- Outdoor Adventures should be located in the SRC and plans to relocate that program are in process as their facility is scheduled to be demolished within the next few years. There is currently not adequate space to accommodate them, even when the Skiing/Cross Country teams relocate.
- Administrative offices for recreation and wellness are inadequate in size and number to allow for efficient and discreet operation. Additional space for offices is needed.
- Access control is not adequate for efficient operation. Reconfiguration of the access control point, as well as the service center is recommended.
- There is no casual activities lounge, which is an important component of a modern recreation center. These spaces encourage participation, relaxation, socializing and provide opportunities for interactions among faculty, students and staff outside the classroom. Such space facilitates a greater sense of community.

Enrollment	Recreation
University of Alaska Fairbanks	10,799
University of Alaska Anchorage	17,129
Western Washington University	14,842
Western Oregon University	6,233
University of Montana	14,946
University of Idaho	12,493
Montana State University Bozeman	14,153

Number of Club Sports	Recreation
University of Alaska Fairbanks	1
University of Alaska Anchorage	N/A
Western Washington University	22
Western Oregon University	7
University of Montana	14
University of Idaho	22
Montana State University Bozeman	N/A

Number of Intramural Sports	Recreation
University of Alaska Fairbanks	9
University of Alaska Anchorage	7
Western Washington University	9
Western Oregon University	22
University of Montana	12
University of Idaho	51
Montana State University Bozeman	5

Needs Assessment

Recreational Gyms	Recreation
University of Alaska Fairbanks	20,362 SF 3-Court Gym
University of Alaska Anchorage	1,100-Seat Gym
Western Washington University	3-Court Gym
Western Oregon University	2 Full-Size Courts
University of Montana	3 Multi-Purpose Courts
University of Idaho	2-Court Gym
Montana State University Bozeman	3 2-Court Gyms (1 with 2,000 Seats)

Multi Activity Court	Recreation
University of Alaska Fairbanks	N/A
University of Alaska Anchorage	Basketball and Volleyball Courts Double
Western Washington University	MAC Gym
Western Oregon University	1 Gym for Intramurals
University of Montana	N/A
University of Idaho	1 Gym
Montana State University Bozeman	All 6 Courts Part-Time

Indoor Track	Recreation
University of Alaska Fairbanks	Suspended 3-Lane 1/9th Mile Track
University of Alaska Anchorage	N/A
Western Washington University	Suspended Track
Western Oregon University	Suspended Track
University of Montana	N/A
University of Idaho	Suspended 1/9th Mile Track
Montana State University Bozeman	Suspended 1/12th Mile Track

Weight Equipment	Recreation
University of Alaska Fairbanks	2,000 SF Area, Free Weights, Cardio
University of Alaska Anchorage	Free Weights, Cardio, Nautilus
Western Washington University	Free Weights, Cardio, Cable Machines
Western Oregon University	Free Weights, Cardio, Cable Machines
University of Montana	250-Piece Cardio/Weight Space
University of Idaho	Free Weights, Cardio
Montana State University Bozeman	NA

Group Exercise	Recreation
University of Alaska Fairbanks	2,500 SF Area
University of Alaska Anchorage	30'x30' Dance/Aerobics Studio
Western Washington University	2 Group Exercise Studios
Western Oregon University	3 Group Exercise Studios
University of Montana	Functional Training Area, Cycling, Pilates Studio
University of Idaho	2 Group Exercise Studios
Montana State University Bozeman	3 Group Exercise Studios

Climbing Walls	Recreation
University of Alaska Fairbanks	1,296 SF Area
University of Alaska Anchorage	N/A
Western Washington University	2 30' Climbing Walls, 12' Freeform Bouldering, 3,300 SF
Western Oregon University	40' High, 40' Wide
University of Montana	50' Climbing Tower and Bouldering Cave
University of Idaho	55' Climbing Wall with Bouldering
Montana State University Bozeman	1,100 SF

Needs Assessment

Outdoor Sports

Recreation

University of Alaska Fairbanks	Trails, Terrain Park, Sledding Hill, Disc Golf, Ice and Rock Walls, Destination
University of Alaska Anchorage	Outdoor Adventure
Western Washington University	3 Soccer-Sized Fields, 1 Softball
Western Oregon University	2 Grass Fields, 1 Turf, 9-Hole Disc Golf
University of Montana	Destination Only
University of Idaho	3 Fields, 5 Softball, 1 Baseball, 9-Hole Disc Golf, Several Tennis
Montana State University Bozeman	Destination Only

Aquatics

Recreation

University of Alaska Fairbanks	25Y, 6 -Lane
University of Alaska Anchorage	25M 6-Lane
Western Washington University	6-Lane
Western Oregon University	25Y 5-Lane, Therapy Pool
University of Montana	25Y 8-Lane
University of Idaho	N/A
Montana State University Bozeman	25Y 8-Lane

Indoor Tennis

Recreation

University of Alaska Fairbanks	In Gyms
University of Alaska Anchorage	N/A
Western Washington University	N/A
Western Oregon University	N/A
University of Montana	N/A
University of Idaho	Tennis in Kibbie Dome after Football Season
Montana State University Bozeman	2 Courts

Racquetball / Handball

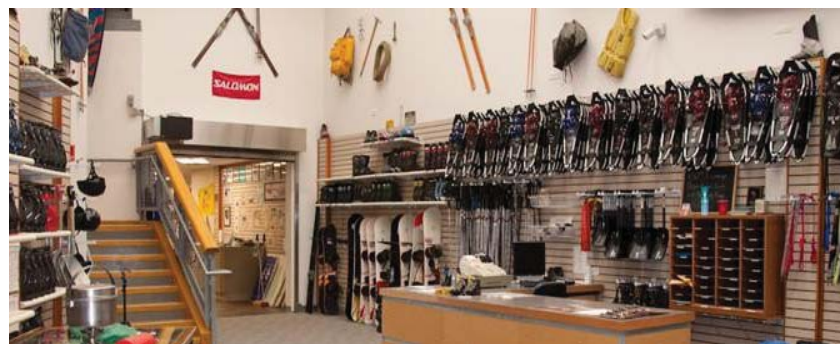
Recreation

University of Alaska Fairbanks	1 Court
University of Alaska Anchorage	N/A
Western Washington University	7 Racquetball/Handball Courts
Western Oregon University	2 Courts
University of Montana	N/A
University of Idaho	N/A
Montana State University Bozeman	10 Racquetball Courts, 1 Squash

Other

Recreation

University of Alaska Fairbanks	Ice Rink, Locker Room Women 700 SF, Men 600 SF
University of Alaska Anchorage	Sauna, Ice Rink, Fields in Climate-Controlled Dome
Western Washington University	Massage, 4 Additional Gyms Nearby
Western Oregon University	\$30.6M, 3 Multi-Purpose Rooms
University of Montana	N/A
University of Idaho	Saunas, Classroom
Montana State University Bozeman	2010 NIRSA Outstanding Sports Facilities Award



Outdoor Adventure Storage



Programming

33

Programming

Based on the needs assessment, condition survey and peer comparison survey; as well as the consultants' experience with NIRSA standards and the functional requirements of recreation and athletics at colleges and universities nationwide, the space requirements for the Athletics Department and DRAW were compiled into a Summary of Space Requirements for each facility. The recommended area for each of the spaces is consistent with high level NCAA Divisions I and II Athletics; and in the case of DRAW, with schools of similar size, adjusted for the uniqueness of UAF's location. As project design continues, additional evaluation will undoubtedly be made to refine the space requirements.

Each recommended space is grouped with spaces that, in most cases, would be proximate to one another. The appropriate number of net assignable square feet (NASF) is listed, along with the currently existing square footage for that function, and the deficit (or excess) is shown, as well as any relevant comments or assumptions.

In assessing the need for space, the targeted project size and the available space, both within the existing buildings and on the adjacent sites; it became clear that some compromises would likely be necessary to maximize utilization of existing space and minimize the need for additional site area. The intent was to add space without disturbing existing parking or incurring significant expense by building into the hill to the north of the complex. These considerations will be addressed in the graphics portion of this document, as the sizes of the actual spaces that have been incorporated into the proposed projects in this Plan deviate somewhat from the recommendations shown. The adjusted NASF included in the proposed projects will be identified with reference to the recommended areas to enable clear comparisons to be made.

Each of the necessary functional areas is identified and recommendations for the area and spaces required are shown on the following pages.

Athletics - Summary of Space Requirements

PROGRAM NEED	RECOMMEND (NASF)	EXISTING (NASF)	DEFICIT (NASF)
Group A Athletic Dept. Office Suite	9,927	6,014	4,487
Group B Coaches' Offices	5,540	2,724	2,842
Group C Academic Support	3,000	341	2,659
Group D Athletic Training	3,510	1,195	2,227
Group E Strength and Conditioning	8,160	702	7,458
Group F Athletic Equipment	4,550	1,860	2,690
Group G Locker Rooms	14,710	7,187	10,683
Group H Rifle Range	7,188	3,760	3,440
Group I Event Venue Amenities	7,610	2,746	4,864
Group J Building Services	2,960	107	170
Total Net Space	67,155	26,636	41,520
Circulation, Mechanical Chases, Wall Thicknesses	26,117	10,359	16,147
Gross Building Space	93,272	36,995	57,667
Group I Exterior Spaces	480	0	0

* Deficits reflect limitations of existing conditions, not mathematically derived.



University of Idaho Athletic Weight Room

Programming

Athletics - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	DEFICIT (NASF)	COMMENTS
A. Athletic Department Office Suite						
	Athletic Administration Offices					
A.	1	Entry Lobby/Hall of Athletics/Event Spectator Access	2,547	2,547	0	Existing lobby also serves as Event Venue Lobby
A.	2	Administrative Assistant/Reception/Waiting	250	150	100	
A.	3	Copy/Workroom/File Storage	250	200	50	
A.	4	Break Room/Kitchen	150	0	150	
A.	5	Athletic Director Office	300	254	46	
A.	6	Director's Conference Room	400	250	150	14 person capacity
A.	7	Human Resources Technician	120	120	0	
A.	9	Shared Office Space	80	0	80	Interns, G.A.'s, volunteers
A.	10	Shared Office Space	80	0	80	Interns, G.A.'s, volunteers
A.	11	Computer Support Space	80	0	80	Include adequate storage nearby or within office
	Finance and Business Operations					
A.	12	Assistant Athletic Director for Finance and Business Operations	200	120	80	May be shared with Athletic Admin. Office Reception
A.	13	Corporate Salesperson/Director of Marketing	120	82	38	
A.	14	Workroom/File Storage	150	0	150	
A.	15	Fiscal Technician	120	80	40	Verify this additional position in future plan
A.	16	Archival File Storage	180	15	165	
	Compliance Office					
A.	17	Assistant Athletic Director for Compliance	180	163	17	3-4 vertical, 4-drawer files; meeting area for 3-4
A.	18	Reception Area	80	0	80	
A.	19	Administrative Assistant	120	0	120	Could be shared with Academic Support
A.	20	Meeting/Classroom	500	784	284	Use ROTC classroom, must be equipped to be "smart"
A.	21	File Storage	180	0	180	7-8 vertical, 4-drawer files
	Athletic Travel					
A.	22	Assistant Athletic Director for Athletic Travel	120	120	0	
	Operations and Media Relations Office					
A.	23	Reception/Waiting/Administrative Staff	150	141	9	

Programming

Athletics - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	DEFICIT (NASF)	COMMENTS
A.	24	Assistant Athletic Director for Operations and Media Relations	180	134	46	
A.	25	Athletic Media Relations Assistant	120	0	120	
A.	26	Shared Office Space	120	0	120	Part-time student workers. May combine with other work areas for G.A.'s, interns, etc.
A.	27	Media Workroom	250	0	250	
A.	28	Workroom/File Storage	200	0	200	May be shared with Marketing, Ticket management, etc.
A.	29	Storage	140	0	140	
A.	30	Archival Storage	300	0	300	
		Facilities and Events				
A.	31	Assistant Athletic Director for Facilities/Events	180	100	80	Assumes central operations for all venues
A.	32	Ticketing Assistant	100	55	45	Ticketing P.O.S. included, to be relocated
A.	33	Part time Staff workstations	100	56	50	2 @ 50 SF
A.	34	Counting Room	150	0	150	Verify operations requirements
A.	35	Vault	100	0	100	
A.	36	Staff Office (Events)	180	0	180	May function as workroom on non-event days
		Video Operations				
A.	37	Video Coordinator	150	0	150	May serve all sports if located centrally
A.	38	Equipment Storage	120	0	120	May serve all sports if located centrally
A.	39	Digital Video (Tape) Storage	180	0	180	May serve all sports if located centrally
A.	40	Editing Studio	200	0	200	May serve all sports if located centrally
A.	41	Hospitality / Meeting Room	800	643	157	Capacity 18-24, existing serves all dept. meeting needs
Subtotal - Group A Athletic Department Office Suite			9,927	6,014	4,487	
B. Coaches' Offices						
		Men's Basketball Office				
B.	1	Head Coach	200	200	0	
B.	2	Assistant Coach	120	120	0	
B.	3	GA Workstation	100	26	74	Could be part of coaching G.A./interns/volunteer work room

Programming

Athletics - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	DEFICIT (NASF)	COMMENTS
	Women's Basketball Office					
B.	4	Head Coach	200	226	0	
B.	5	Assistant Coach	120	120	0	
	Women's Volleyball Office					
B.	6	Head Coach	200	200	0	
B.	7	Assistant Coach	120	120	0	
B.	8	GA Workstation	100	35	65	Could be part of coaching G.A./interns/volunteer work room
	Nordic Skiing Office					
B.	9	Head Coach	200	180	20	Currently one coach for Nordic Skiing and Cross Country
B.	10	Assistant Coach	120	72	48	
B.	11	Assistant Coach or G.A.	120	0	120	Verify position if CC / Skiing coach aren't shared
	Rifle Office					
B.	12	Head Coach	200	160	40	
B.	13	Assistant Coach	120	46	74	
	Cross Country Office					
B.	14	Head Coach (Future)	200	0	200	Currently one coach for Nordic Skiing and Cross Country
B.	15	Assistant Coach (Future)	120	0	120	Verify future plan for this position
	Women's Swimming Office					
B.	18	Head Coach	200	200	0	
B.	19	Assistant Coach	120	146	-26	Currently shares with Head Coach
	Men's Swimming Office					Potential added program within 10-15 years
B.	18	Head Coach	200	0	200	Verify future plan for this position
B.	19	Assistant Coach	120	0	120	Verify future plan for this position
	Cheer Office					
B.	20	Head Coach	200	0	200	Verify future plan for this position
B.	21	Assistant Coach	120	0	120	Verify future plan for this position
	Men's Hockey Office					
B.	20	Head Coach	250	333	-83	

Programming

Athletics - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	DEFICIT (NASF)	COMMENTS
B.	21	Assistant Coach	120	120	0	
B.	22	Assistant Coach	120	120	0	Verify future plan for this position
		Women's Hockey Office				Likely added program within 10-15 years
B.	22	Head Coach	250	0	250	Verify future plan for this position
B.	23	Assistant Coach	120	0	120	Verify future plan for this position
B.	24	Assistant Coach	120	0	120	Verify future plan for this position
B.	25	Hockey Program Reception/Waiting/Lounge	300	300	0	
		Women's Soccer Office				Potential added program within 10-15 years
B.	22	Head Coach	150	0	150	Verify future plan for this position
B.	23	Assistant Coach	120	0	120	Verify future plan for this position
B.	24	Assistant Coach	120	0	120	Verify future plan for this position
		Coaching Administrative Support				
B.	23	Administrative Assistant	120	0	120	Could be shared by 2
B.	24	Administrative Assistant	120	0	120	Verify future plan for this position
B.	23	Copy/Work Room	180	0	180	
B.	24	Conference Room/Staff Meeting Room	250	0	250	8-10 person capacity
Subtotal - Group B Coaches' Offices			5,540	2,724	2,842	
C. Academic Support						
C.	1	Athletics Academic Advisor	180	141	39	Include meeting area for 2-4
C.	2	Academics/Compliance Assistant	120	0	120	Could be shared with Compliance
C.	3	Large Group Study	1,400	200	1,200	Capacity 70
C.	4	Small Group Meeting Room	150	0	150	
C.	5	Small Group Meeting Room	150	0	150	
C.	6	Computer Study	300	0	300	10 @ 30 SF; (8-10 semi-private computer work stations)
C.	7	Private Tutoring Area	400	0	400	10 @ 40 SF; (8-10 workstations, no computers)
C.	8	Computer Cart Storage/Computer Check-out	100	0	100	Computer rental operation
C.	9	Storage	80	0	80	

Programming

Athletics - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	DEFICIT (NASF)	COMMENTS
C.	10	Copy/File Room	120	0	120	
Subtotal - Group C Academic Support			3,000	341	2,659	
D. Athletic Training						
D.	1	Treatment Area	400	323	77	5-6 tables
D.	2	Taping Area	350	225	125	4-5 stations. Stations along wall allow greater efficiency
D.	3	Rehabilitation Area	450	175	275	Verify size if weight room is proximate
D.	4	Hydrotherapy	300	75	120	2 high boy tanks, ice machine, utility sink
D.	5	Hydrotherapy Pool Equipment	120	0	120	Preferred pit with stair access
D.	6	Recovery Pool(s)	200	0	200	Hot tub w/ surround, may be outside Training Room security
D.	7	Nutrition Center	0	0	0	Shown in Strength and Conditioning, could be here
D.	8	Physician's Office/Examination Room	180	0	180	
D.	9	Unisex Restroom/Changing Room	60	0	60	
D.	10	Head Trainer Office	180	117	80	
D.	11	Assistant Trainer Office	120	120	0	
D.	12	Assistant Trainers' Work Room	100	0	100	Accommodate contract training assistants
D.	13	Graduate Assistants' Office	150	0	150	2 work stations, verify graduate program/students
D.	14	Student Trainer Workroom	150	110	40	8 lockers, 2 study carrels. Verify this position
D.	15	Cubbies / Bag Storage	50	0	50	
D.	16	Drink Preparation/Cooler Storage/Garage	200	0	200	Storage racks, scullery sinks w/ drainboards, ice machine
D.	17	Storage	500	50	450	
Subtotal - Group D Athletic Training			3,510	1,195	2,227	
E. Strength and Conditioning						
E.	1	Strength and Conditioning	4,500	702	3,798	9 power racks with benches and platforms and other equipment TBD
E.	2	Cardio and Rehab Stations	600	0	600	

Programming

Athletics - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	DEFICIT (NASF)	COMMENTS
E.	3	Plyometrics and Movement Space	2,200	0	2,200	Includes 3-lane, 30-meter sprint lanes/plyometrics/floor area
E.	4	Supervisor's Desk/Check-in Counter	120	0	120	
E.	5	Strength Coach's Office	150	0	150	
E.	6	Assistant's Office	80	0	80	Verify future position
E.	7	Graduate Assistants' Work Station	80	0	80	May be included at Supervisor's Desk
E.	8	Nutritional Supplement Station/Preparation/ Distribution	100	0	100	
E.	9	Meeting/Counseling Room/Classroom	180	0	180	Smaller room suitable if near larger classroom
E.	10	Equipment Storage and Repair	150	0	150	
Subtotal - Group E Strength and Conditioning			8,160	702	7,458	
F. Athletic Equipment						
F.	1	Team Equipment Storage	1,600	400	1,200	Individual wire cages-potential use of two existing racquetball courts
F.	2	Equipment Room Receiving	150	0	150	
F.	3	Equipment Repair	100	0	100	
F.	4	Shoe Storage	120	0	120	Separate shoe storage areas will decrease efficiency
F.	5	Uniform and Equipment Preparation	250	0	250	
F.	6	Uniform and Equipment Distribution	180	0	180	All distribution may not be centralized
F.	7	Laundry Room	450	250	200	1- 35 lb., 2- 75 lb. wshr/extrs; 2- 120 lb., 1-50 lb dryers. Soak sink
F.	8	Equipment Manager Office	120	0	120	
F.	9	Staff Office	120	0	120	
F.	13	Off-season Storage	800	560	240	Potentially included in existing racquetball court
		Ski Workroom				
F.	10	Ski Maintenance and Work Area	600	600	0	Directly accessible to Drying/Change Rooms, exterior
F.	11	Work Area Storage	60	50	10	
Subtotal - Group F Athletic Equipment			4,550	1,860	2,690	Space provided in two areas

Programming

Athletics - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	DEFICIT (NASF)	COMMENTS
G. Locker Rooms						
	Women's Basketball					
G.	1	Team Locker Room	600	368	232	18 lockers @ 24" x 24" x 72"
G.	2	Team Shower/Restroom	450	108	342	6 showers, 4 wc, 6 lavs
	Men's Basketball					
G.	3	Team Locker Room	600	498	102	18 lockers @ 24" x 24" x 72"
G.	4	Team Shower/Restroom	380	121	380	6 showers, 2 wc, 2 urinals, 3 lavs
	Volleyball					
G.	5	Team Locker Room	600	295	305	18 lockers @ 24" x 24" x 72"
G.	6	Team Shower/Restroom	450	68	382	6 showers, 4 wc, 4 lavs
	Rifle (Men and Women)					
G.	7	Women's Team Locker Room	240	150	90	6-8 lockers @ 30" x 24" x 72".
G.	8	Men's Team Locker Room	300	200	100	8-10 lockers @ 30" x 24" x 60"
	Nordic Skiing (Men and Women)					
G.	9	Men's Drying/Equipment Locker Room	150	100	50	10 cubbies @ 24" x 24" x 84". Drying, equipment storage and lockers in one space preferred
G.	10	Men's Team Locker Room	250	160	90	10 lockers @ 24" x 24" x 72". Could be separate.
G.	11	Women's Drying/Equipment Locker Room	150	0	150	10 cubbies @ 24" x 24" x 84". Drying, equipment storage and lockers in one space preferred
G.	12	Women's Team Locker Room	250	0	250	10 lockers @ 24" x 24" x 60". Could be separate.
	Cross Country (Men and Women)					
G.	13	Women's Team Locker Room	250	43	207	10 lockers @ 24" x 24" x 72"
G.	14	Men's Team Locker Room	250	42	208	10 lockers @ 24" x 24" x 72"
	Cross Country, Skiing, Rifle Shared Facilities					
G.	15	Team Meeting Room	400	0	400	
G.	16	Men's Team Shower/Restroom	450	0	450	6 showers, 2 wc, 2 urinals, 5 lavs. May be used as Visitors' on game day
G.	17	Women's Team Shower/Restroom	450	0	450	6 showers, 4 wc, 5 lavs. May be used as Visitors' on game day

Programming

Athletics - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	DEFICIT (NASF)	COMMENTS
	Women's Swimming					
G.	18	Team Locker Room	600	438	162	18 lockers @ 24" x 24" x 60"
G.	19	Team Shower/Restroom	450	444	6	6 showers, 4 wc, 6 lavs
	Coaches and Staff					
G.	20	Female Coaches/Staff Changing Room A	400	102	298	15 lockers @ 24" x 24"
G.	21	Female Coaches/Staff Shower/Restroom	320	20	300	3 showers, 2 wc, 2 lavs
G.	22	Male Coaches/Staff Changing Room B	640	121	519	24 lockers @ 24" x 24"
G.	23	Male Coaches/Staff Shower/Restroom	380	20	360	6 showers, 2 wc, 2 urinals, 3 lavs
	Visitors					
G.	24	Visiting Team Changing Room A/Meeting Room	400	0	400	20 spaces @ 30". Continuous bench, shelf and hanging rod
G.	25	Visiting Team Shower/Toilet Room	450	0	450	8 shower heads, 4 wc, 5 lavs
G.	26	Visiting Team Changing Room B/Meeting Room	400	0	400	20 spaces @ 30". Continuous bench, shelf and hanging rod
G.	27	Visiting Team Shower/Restroom	450	0	450	8 shower heads, 4 wc, 5 lavs
G.	28	Visiting Team Changing Room C/Meeting Room	400	0	400	20 spaces @ 30". Continuous bench, shelf and hanging rod
G.	29	Visiting Team Shower/Restroom	450	0	450	8 shower heads, 4 wc, 5 lavs
G.	30	Visiting Team Changing Room D	400	0	0	20 lockers @ 24" x 24". Swimming Visitors to use designated area in Public Locker Room
G.	31	Visiting Team Shower/Restroom	450	0	0	Swimming Visitors to use designated area in Public Locker Room
	Officials					
G.	32	Officials' Changing Room - Men	180	0	180	6 lockers @ 15 x 18" x 72"
G.	33	Officials' Shower/Restroom	220	0	220	2 showers, 1 wc, 1 urinals, 2 lavs
G.	34	Officials' Changing Room - Women	180	0	180	6 lockers @ 15 x 18" x 72"
G.	35	Officials' Shower/Restroom	220	0	220	2 showers, 2 wc, 2 lavs
	Player Amenities					
G.	36	Players' Lounge	1,500	0	1,500	Accessible to all athletes

Programming

Athletics - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	DEFICIT (NASF)	COMMENTS
		ROTC				
G.	37	Common Room	0	460	0	ROTC to be relocated
G.	38	Offices	0	327	0	ROTC to be relocated. 3 @ 109 SF
G.	39	Office	0	304	0	ROTC to be relocated
G.	40	Reception	0	202	0	ROTC to be relocated
G.	41	Storage	0	1,812	0	ROTC to be relocated. 1@ 1,247 SF; 1@ 413 SF; 1 @ 152 SF
G.	42	Classroom	0	784	0	ROTC to be relocated
Subtotal - Group G Locker Rooms			14,658	7,187	10,683	
H. Rifle Range (For future consideration given comparatively lower priority than other spaces)						
H.	1	Equipment Check	300	0	300	
H.	2	Equipment Storage Area	300	0	300	
H.	3	Rifle/Ammunition Storage Vault	300	0	300	
H.	4	Committee Meeting Room	500	0	500	
H.	5	Preparation Room	300	0	300	In existing locker room
H.	6	Rifle Cleaning Room / Work Bench	300	0	300	In existing locker room
		Competition Area				
H.	7	12 Point Shooting Lines (4.1' x 8.2')	404	275	129	Firing point size shall not be less than 4.1 feet wide 8.2 feet long.
H.	8	12 Point Firing Lane (4.1' x 50')(4 dedicated air-rifle points)	2,460	1,640	820	50' range, rec'd minimum width: 1.25M, small bore; 1M, air rifle
H.	9	8 Point Bullet Stop / Backstop Area (4.1' x 8)	394	400	6	8 foot - same width
H.	10	Range Officials and Jury	150	150	0	
H.	11	Scoring Tables	120	120	0	
H.	12	Electronic Scoring Room / Equipment	120	120	0	
H.	13	Range Control	150	150	0	
		Spectator Facilities				
H.	14	Spectator Seating	900	750	150	

Programming

Athletics - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	DEFICIT (NASF)	COMMENTS
H.	15	Concessions Stand(s) (2 points-of-sale)	150	0	150	May be provided with portable cart
H.	16	Public Restrooms-Women	120	0	120	Shared with Event Venue
H.	17	Public Restrooms-Men	120	155	-35	Shared with Event Venue
H.	18	Family Restroom	100	0	100	Shared with Event Venue
Subtotal - Group H Rifle Range			7,188	3,760	3,440	
I. Event Venue Amenities						
I.	1	Entry Vestibule	400	398	2	
I.	2	Spectator Entrance Lobby/Ticketing Vestibule	2,880	0	2,880	
I.	3	Ticketing	100	100	0	Two P.O.S. @ 60 SF; verify relocation from Events/Facilities
I.	4	Concessions	240	240	0	Four P.O.S. @ 50 SF
I.	5	Merchandise	50	0	50	One P.O.S.
I.	6	Vending Machine Alcoves	100	0	100	
I.	7	Security/First Aid/Spectator Accommodations	150	0	150	
I.	8	Hospitality Catering	250	130	120	
I.	9	Women's Restrooms	1,400	221	1,179	21 wc: 1:40 women
I.	10	Men's Restrooms	740	550	190	11 fixtures: 1:75 men; 4 wc, 7 urinals
I.	11	Family Restroom	100	59	41	
I.	12	Gym Storage	1,200	1,048	152	
Subtotal - Group I Event Venue Amenities			7,610	2,746	4,864	
J. Building Services						
J.	1	Range Equipment Mechanical Room	500	0	0	
J.	2	Electrical Panel Rooms (2 @ 60)	120	0	0	
J.	3	Switchgear	160	0	0	
J.	4	Air Handlers	1,200	0	0	Could be rooftop units
J.	5	Main Telephone/Data Equipment Room	100	0	0	

Programming

Athletics - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	DEFICIT (NASF)	COMMENTS
J.	6	Fiber Distribution	70	0	0	
J.	7	Heat Exchangers and Pumps	400	0	0	Assume 1 @ 50 SF
J.	8	Elevators (2)	120	63	120	Existing to remain
J.	9	Elevator Machine Rooms (2)	50	44	50	Existing to remain
J.	10	Custodial Closets	240	0	0	4@ 60 SF
Subtotal - Group J Building Services			2,960	107	170	
Total Net Space			63,043	26,529	41,239	
Circulation, Mechanical Chases, Wall Thicknesses			24,517	10,317	16,038	(72% efficiency)
Gross Building Space			87,560	36,846	57,277	
I. Exterior Spaces						
I.	1	Exterior Trash Collection/ Recycling	120	0	0	
I.	2	Covered truck Ramp	360	0	0	
Subtotal - Group I Exterior Spaces			480	0	0	

Programming



Recreation Lobby



Recreation Lobby

Recreation - Summary of Space Requirements

PROGRAM NEED	RECOMMEND (NASF)	EXISTING (NASF)	DEFICIT (NASF)
Group A User Support Facilities	8,780	2,224	6,556
Group B Administrative Office Suite	2,635	754	1,881
Group C Activity Spaces	57,917	40,312	20,845
Group D Wellness Promotion	1,060	0	1,060
Group E Outdoor Adventure Programs	4,830	0	4,830
Group F Meeting Rooms	900	0	900
Group G Building Operations	4,710	2,897	1,833
Total Net Space	80,832	46,187	37,905
Circulation, Mechanical Chases, Wall Thicknesses	20,208	11,547	9,476
Gross Building Space	101,040	57,734	47,381



Multi-Activity Court

Programming

Student Recreation Center - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	NEW / RENO (NASF)	COMMENTS
A. User Support Facilities						
A.	1	Entry Vestibule/Airlock	200	152	48	
A.	2	Casual Activities Lounge	3,000	0	3,000	Could be part of Commons ("TerraForm" connection)
		Service Center				
A.	3	Entry Control and Information	200	110	90	
A.	4	Equipment/ Towel Issue	100	0	100	
A.	5	Equipment Storage/Laundry	400	0	400	
A.	6	Membership Services	100	0	100	
A.	7	First Aid	100	0	100	
A.	8	Merchandise Storage	80	0	80	
A.	9	Vending Machine Alcove	80	0	80	
A.	10	Food Preparation and Storage	400	0	400	Could be part of Commons ("TerraForm" connection)
A.	11	Juice Bar with Seating	600	0	600	Could be part of Commons ("TerraForm" connection)
A.	12	Snack Bar	500	0	500	Could be part of Commons ("TerraForm" connection)
A.	13	Women's Public Restrooms	180	0	180	Could be part of Commons ("TerraForm" connection)
A.	14	Men's Public Restrooms	180	0	180	Could be part of Commons ("TerraForm" connection)
A.	15	Women's Locker Room	750	478	272	150 - 18" x 18" x 30" lockers with integral bench, verify split between day use and rentals
A.	16	Women's Shower/Toilet	500	581	-81	3 wc, 4 lavatories, 8 shower stalls
A.	17	Men's Locker Room	750	413	337	150 - 18" x 18" x 30" lockers with integral bench, verify split between day use and rentals
A.	18	Men's Shower/Toilet	500	490	10	2 wc, 1 urinal, 4 lavatories, 8 shower stalls
A.	19	Family /Special Needs Changing Room	160	0	160	
Subtotal - Group A User Support Facilities			8,780	2,224	6,556	
B. Administrative Office Suite						
B.	1	Reception/Waiting/Administrative Assistant	180	279	-99	Existing is part of entry lobby
B.	2	Staff Conference Room	250	0	250	10-12 people, reconfigure existing administrative offices
B.	3	Recreation Director	180	176	4	Relocate to within Recreation Administrative Suite

Programming

Student Recreation Center - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	NEW / RENO (NASF)	COMMENTS
B.	4	Assistant Director - Wellness / IM's	140	85	55	Include discreet space for Wellness counseling/ assessment preparation
B.	5	Assistant Director - Facilities	120	0	120	
B.	6	Assistant Director -TBD	120	0	120	
B.	7	Graduate Assistant - Intramural Sport	75	0	75	
B.	8	Graduate Assistant - Sport Clubs	75	0	75	
B.	9	Graduate Assistant - Wellness	75	0	75	
B.	10	Business Office Manager	120	85	35	
B.	11	Business Office	300	55	245	
B.	12	Administrative Assistant	100	0	100	
B.	13	Student Staff Work Room	100	0	100	
B.	14	Mail/Copy/Work Room	160	0	160	
B.	15	Staff Break Room/Kitchenette	140	0	140	May be available in "Commons"
B.	16	File and General Storage	120	74	46	
B.	17	Sport Clubs Work Room/Storage	200	0	200	5 workstations
B.	18	Intramural Sports Work Room/Storage	180	0	180	
Subtotal - Group B Administrative Office Suite			2,635	754	1,881	
C. Activity Spaces						
C.	1	Gymnasium A (Three Courts)	20,362	20,362	0	Existing to remain
C.	2	Gymnasium B (One Court)	7,200	0	7,200	102' x 120', optional
C.	3	Gymnasium A Storage	375	375	0	Split existing between gym and general storage
C.	4	Gymnasium B Storage	200	0	200	
C.	5	Group Exercise Studio A	2,400	2,400	0	50 capacity
C.	6	Group Exercise Studio B	2,000	0	2,000	40 capacity
C.	7	Group Exercise Studio C (Mat Room)	1,600	0	1,600	30 capacity, optional
C.	8	Group Exercise Studio D (Cycling)	1,400	0	1,400	20 capacity, consider converting existing weight room
C.	9	Studio A Storage	140	79	61	
C.	10	Studio B Storage	140	0	140	

Programming

Student Recreation Center - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	NEW / RENO (NASF)	COMMENTS
C.	11	Studio C and D Storage	200	0	140	
C.	12	Racquetball Courts, Game Space and Waiting Area Optional	0	1,600	0	Existing in Patty Center courts may be reassigned
C.	13	Rock Climbing Gym	2,600	1,296	1,304	Recommend relocation near Outdoor Adventure Center
C.	14	Climbing Equipment Storage/Service Desk	100	0	100	Recommend relocation near Outdoor Adventure Center
C.	15	Running/Walking Track (3 Lanes, 5.89 Laps/ 1 Mile)	7,800	7,800	0	
C.	16	Track Stretching Area	600	300	300	Areas in three corners only
C.	17	Selectorized Strength Training Area	3,000	2,200	800	40 Stations, convert existing to Group Exercise Studio
C.	18	Cardiovascular Training Area	2,800	1,700	2,800	50 Stations
C.	19	Fitness Equipment Repair and Storage	200	0	200	
C.	20	Free Weights and Plate-Loaded Strength Training Area	4,800	2,200	2,600	50 Stations
Subtotal - Group C Activity Spaces			57,917	40,312	20,845	
D. Wellness Promotion						
D.	1	Assessment/Testing	200	0	200	
D.	2	Nutrition Counseling	360	0	360	
D.	3	Classroom	500	0	500	20 capacity
Subtotal - Group D Wellness Promotion			1,060	0	1,060	
E. Outdoor Adventure Programs						
E.	1	Director	180	0	180	Reconfigure existing office vestibule spaces into 2 offices
E.	2	Assistant Director	150	0	150	Reconfigure existing office vestibule spaces into 2 offices
E.	3	Resource Room and Check-out	400	0	400	Reconfigure existing ski room into Resource Rm./Checkout and Trip Prep./Meeting Rm.
E.	4	Equipment Storage and Repair	3,500	0	3,500	Includes apron for cleaning, overhead drying
E.	5	Trip Preparation and Meeting Room	600	0	600	Reconfigure existing ski room into Resource Rm./Checkout and Trip Prep./Meeting Rm.
Subtotal - Group E Outdoor Adventure Programs			4,830	0	4,830	

Programming

Student Recreation Center - Summary of Space Requirements

PROGRAM NEED			RECOMMEND (NASF)	EXISTING (NASF)	NEW / RENO (NASF)	COMMENTS
F. Meeting Rooms						
F.	1	Meeting Room	900	0	900	Capacity 20-30
Subtotal - Group F Meeting Rooms			900	0	900	
G. Building Operations						
G.	1	General Building Storage	500	209	291	
G.	2	Loading/Receiving Area	400	0	400	
G.	3	Switchgear Room	400	586	-86	
G.	4	Electrical Panel Room	120	109	11	
G.	5	Fan Room(s)	2,400	1,223	1,177	
G.	6	Main Telecommunications Equipment Room	100	143	-43	
G.	7	Telecommunications Equipment Room	60	0	60	
G.	8	Telecommunications Equipment Room	60	0	60	
G.	9	Maintenance Shop/Office	200	433	-233	
G.	10	Master Custodial Closet	100	84	16	
G.	11	Custodial Closet	60	0	60	
G.	12	Custodial Closet	60	0	60	
G.	13	Custodial Closet (Optional)	60	0	60	
G.	14	Elevator	120	70	0	
G.	15	Elevator Machine Room	70	40	0	
Subtotal - Group G Building Operations			4,710	2,897	1,833	
Total Net Space			80,832	46,187	37,905	
Circulation, Mechanical Chases, Wall Thicknesses			20,208	11,547	9,476	
Gross Building Space			101,040	57,734	47,381	80% efficient

Concept Development Diagrams, Costs, Schedule

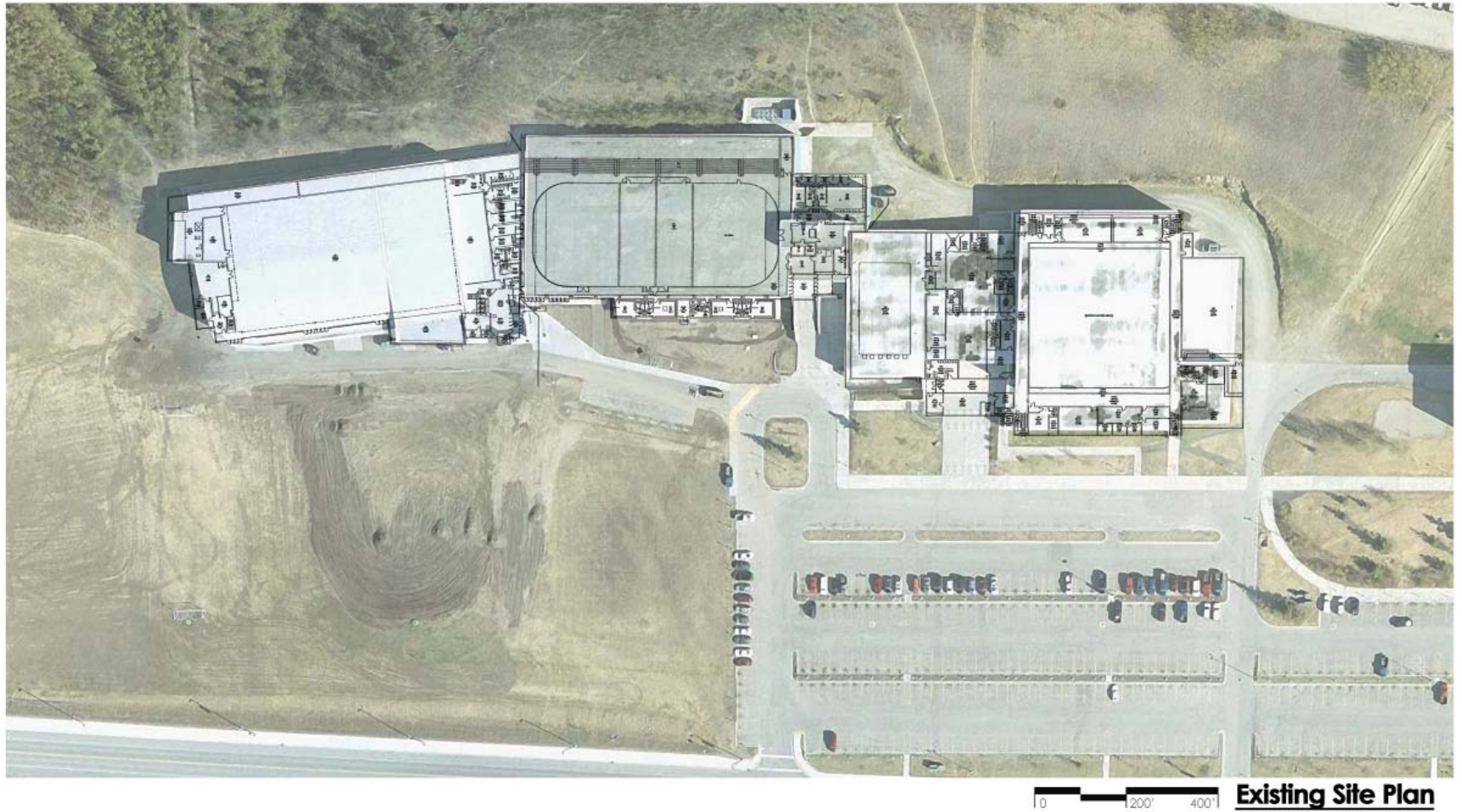
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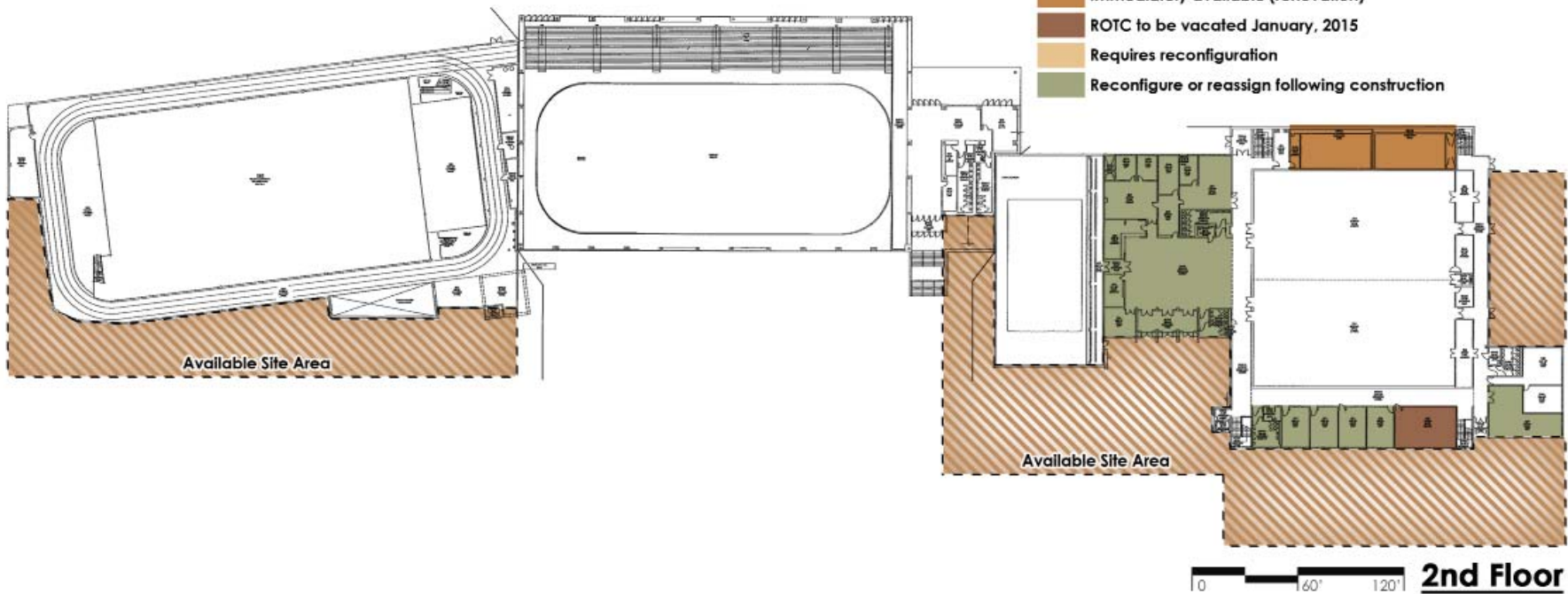
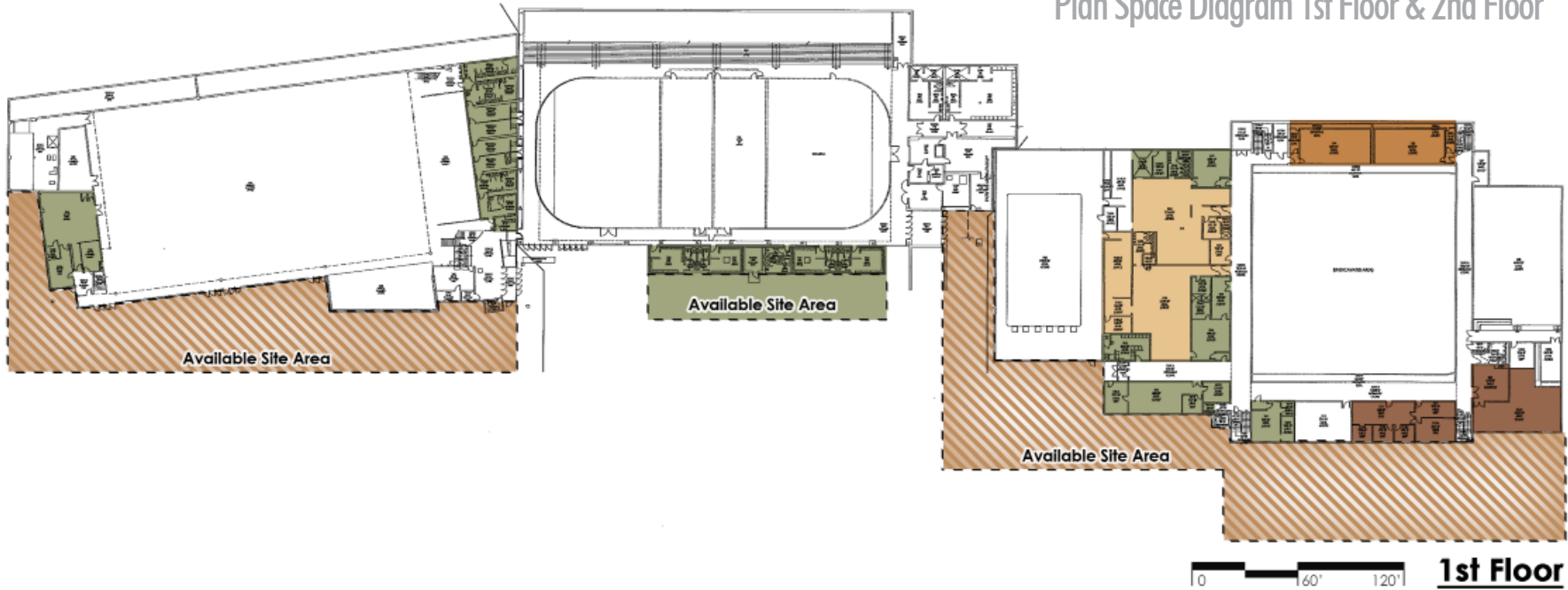
Concept Development Diagrams, Costs, Schedules

Overall Patty Complex / SRC Site Plan

Early in the investigation of possible improvements, modifications and/or additions, it was necessary to assess the availability of space within the buildings as well as adjacent to the buildings on the sites. The following graphics indicate site and space availability. Note that the relocation of ROTC was determined to be in the best interests of the university and will be completed in 2015. As a result, the spaces currently occupied by ROTC are shown as available space.



Plan Space Diagram 1st Floor & 2nd Floor

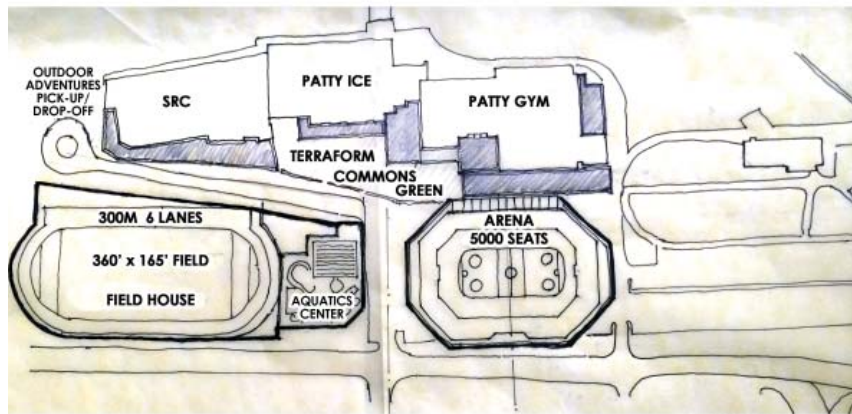


- Immediately available (addition)
- Immediately available (renovation)
- ROTC to be vacated January, 2015
- Requires reconfiguration
- Reconfigure or reassign following construction

Concept Development Diagrams, Costs, Schedules

New Facilities

Among the new facilities to be considered in the study were a new 3,500-5,000-seat hockey arena, an aquatics center and a field house. The site was analyzed and model facilities were generated and located on the available site area. Preliminary assessments of impacts on parking, traffic, land use and operations were considered and are addressed as follows.



Site Study Not To Scale



Fieldhouse



Aquatic Center

Parking

Significant numbers of existing parking spaces, each with access to power/plug-ins, would be eliminated if the site to the south of Patty Gym were to be utilized for a hockey arena. Further, as many as 1,200 additional parking spaces would be required just to meet the needs of the arena spectators. Parking requirements for the field house and/or aquatics center must also be considered, as well as the daily needs of university students. There is not adequate land available on-site or nearby to accommodate this required additional parking without eliminating student parking and other amenities such as the sledding hill. While it may be possible to schedule major events such that concurrent use of the three additional facilities would not be likely, even the shared parking load would be significant and would impact the limited available parking for students at the university. A new parking facility to address normal daily parking needs has been investigated for development south of the Patty Center Complex site, suggesting a need for additional parking to meet current needs. The additional parking load imposed by large new spectator facilities would be unworkable.

Traffic

A traffic impact study was not within the scope of this Plan, however, recent events at the university provided a real-time experience with significant traffic loads. The number of cars moving near and around the campus during two concurrent events of much smaller size created untenable gridlock for a significant period of time. Consideration of the traffic that would be generated from just one event at the hockey arena suggests that such spectator facilities should be located on sites at the edge of campus on major thoroughfares, following completion of appropriate traffic and parking studies. It should be noted that such a remote location would necessitate bussing students to arena events, similar to the way students are now transported to the Carlson Center.

Concept Development Diagrams, Costs, Schedules

Land Use

Development of the conceptual site diagram that includes the arena, field house and aquatics center clearly illustrates that, while the facilities may fit on the available site, the density of construction on the site would be excessive. This would be of particular concern given the size and complexity of the Patty Center Complex / Student Recreation Center and the associated vehicular circulation already being accommodated on the site. In the event that some or all of the Patty Center buildings were to be demolished, site availability may become adequate to build one of the proposed facilities with the necessary parking increases. The sheer size and mass of the buildings being considered were also factors in the determination that such development on this site, while retaining the Patty Center Complex, is not viable.

Operations

The objective of providing a home facility for Men's NCAA Hockey on the UAF campus is a common one among many of the stakeholders. In addition to the parking, traffic and land use issues discussed, the cost of operating such a facility was also addressed and was pivotal in this assessment. The UAF Athletic Department pays significant fees to the Carlson Center for use of that facility for its hockey games. Even so, there would be significant additional expense incurred if UAF owned and operated the facility itself. It would require increased staff to market and program not just the hockey games, but to fill the space with other events, as well as skilled event managers. It is unlikely that the cost of ongoing maintenance of the facility, day to day as well as long term, could be sustained. While an operational plan, or pro forma, was not within the scope of this Plan, an investigation of the operations of the Carlson Center provided critical information. The Carlson Center is the primary events center for the broader Fairbanks area and hosts many different events, in addition to UAF Men's Hockey. Even so, the facility does not consistently book enough events to operate profitably. In fact, it requires a subsidy in excess of \$1 million annually to remain in

operation. This does not include any debt service, as the Carlson Center is a debt-free facility. Given this circumstance, it is unlikely that a second such venue would be advisable in this market as each would compete against the other for limited events. This would impact the likelihood of securing funding, as well as the long-term financial viability of such a venue.

It was determined that the available site is not adequate to accommodate an arena and the infrastructure would not accommodate the associated parking and resulting traffic congestion. The size and scale of the field house was not appropriate for the available site and the aquatics component seemed to be a lesser priority. Further, the financial commitments required for any of these facilities, both capital and operational, became significant deterrents to further investigation.

Patty Gymnasium

While there are considerable opportunities to utilize space within Patty Gym, available site area near the facility is quite limited. The only potential space on the site that would be feasible to use for expansion is the area to the south of the building. Additional space is also available on the second level of Patty Gym, in the northeast corner, over the rifle range.

Patty Ice Center

There is no space available within Patty Ice Center for expansion. There is space to the south of the facility, with adjustments to the vehicular and pedestrian circulation.

Student Recreation Center (SRC)

All spaces within the SRC are well-utilized and would require replacement elsewhere if reassigned. The only expansion opportunity is to the south of the existing building. The area to the west is open, however the ice climbing wall and sledding hill are unique amenities at UAF and are very popular components. There is little interest in encroaching upon those areas.

Concept Development Diagrams, Costs, Schedules

Patty Gymnasium

Patty Center Project 1A: Public / Disabled Accessibility to Swimming Pool Deck; Access Control to Public Locker Rooms; Relocation of Laundry, Women's Volleyball and Men's Basketball Locker Rooms

Description

- Access to the pool deck, as well as controlled access to the Public Locker Rooms, is currently ineffective and unacceptable. To provide a single access control point, a new office is proposed at the southeast corner of the Pool Locker Room block of the building, where the current Men's Basketball Locker Room and Laundry are located. From that location, an attendant can observe the elevator, stairs and ramp, which are all access points for users of the pool. A new corridor to the pool, through the area that is currently the Volleyball Locker Room, would be accessible from the Access Control Office and provides public and disabled access to the pool deck. Also controlled at this checkpoint is access to the Public Locker Room entrances for both men and women. Existing Women's Public Locker Room access points would be retained for authorized use as a Visitors' Locker Room using a keypad or cardkey access system.
- Until such time as the public locker rooms are renovated (see Project 1C), an additional partition dividing the Women's Public Locker Room is proposed to provide separation of a portion of the locker room space for use as a Women's Visitor's Locker Room on an as-needed basis. A separate access currently exists and can be controlled as use of the space dictates. Communicating doors would allow inclusion of that space with the Public Locker Room when not required for visiting athletics teams.
- A new, separate Laundry Room would be constructed in the east end of the Athletic Training space, currently storage.



Recreation Control

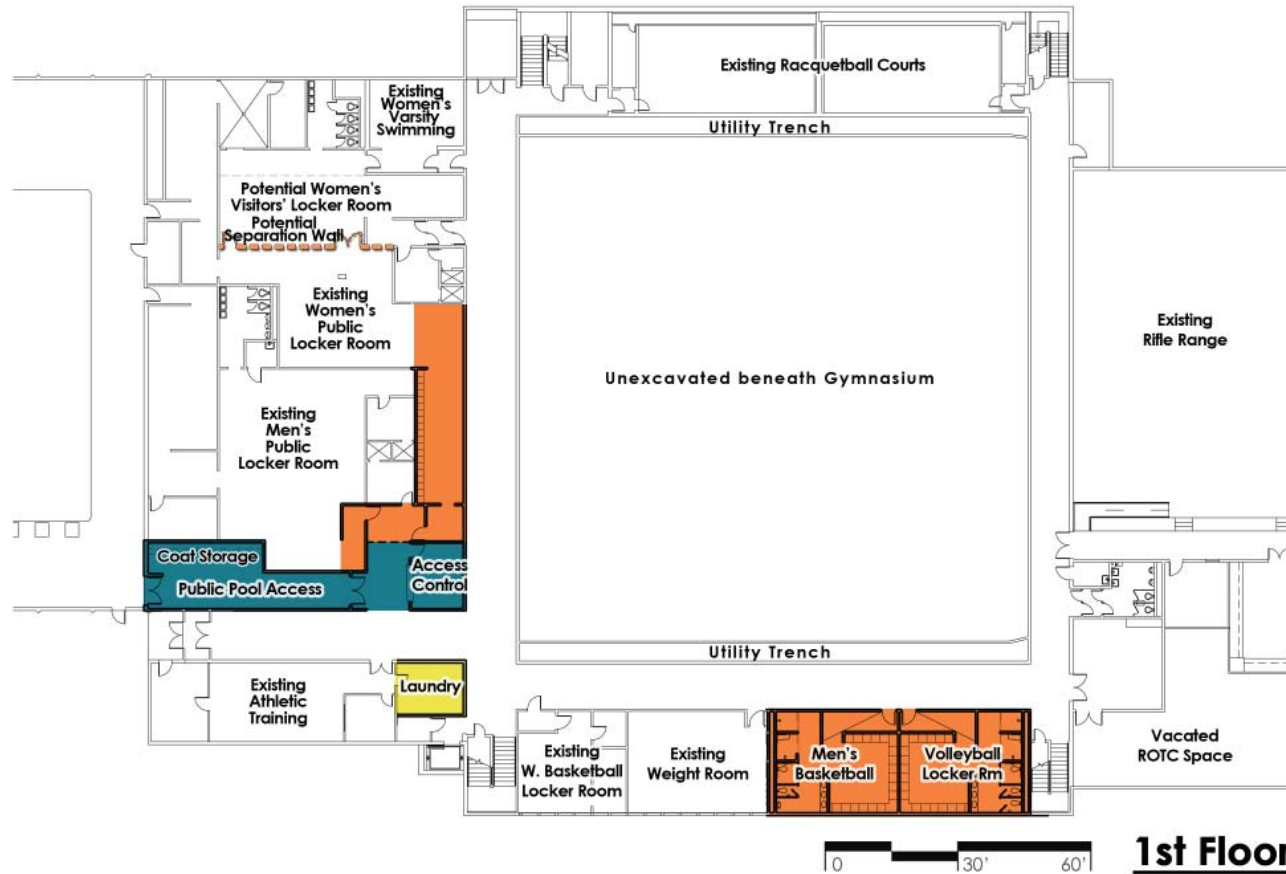


Loyola University Athletic Locker Room

Patty Center Project 1A - 1st Floor

ACCESS/CONTROL FOR SWIMMING POOL

- Relocate Men's Basketball Locker Room
- Relocate Volleyball Locker Room
- Relocate Laundry
- Add Partition for Women's Visitor Locker Room



- Strength & Conditioning
- Athletic Training
- Locker Rooms / Public Toilets
- Lobby / Spectator Amenities
- Storage / Laundry
- Outdoor Improvements
- Student Rec Center
- Outdoor Adventures
- TerraForm Commons
- Academic Center
- Control / Access
- Administrative Offices
- Human Performance
- Mechanical Space

KEY PLAN



2nd FLOOR

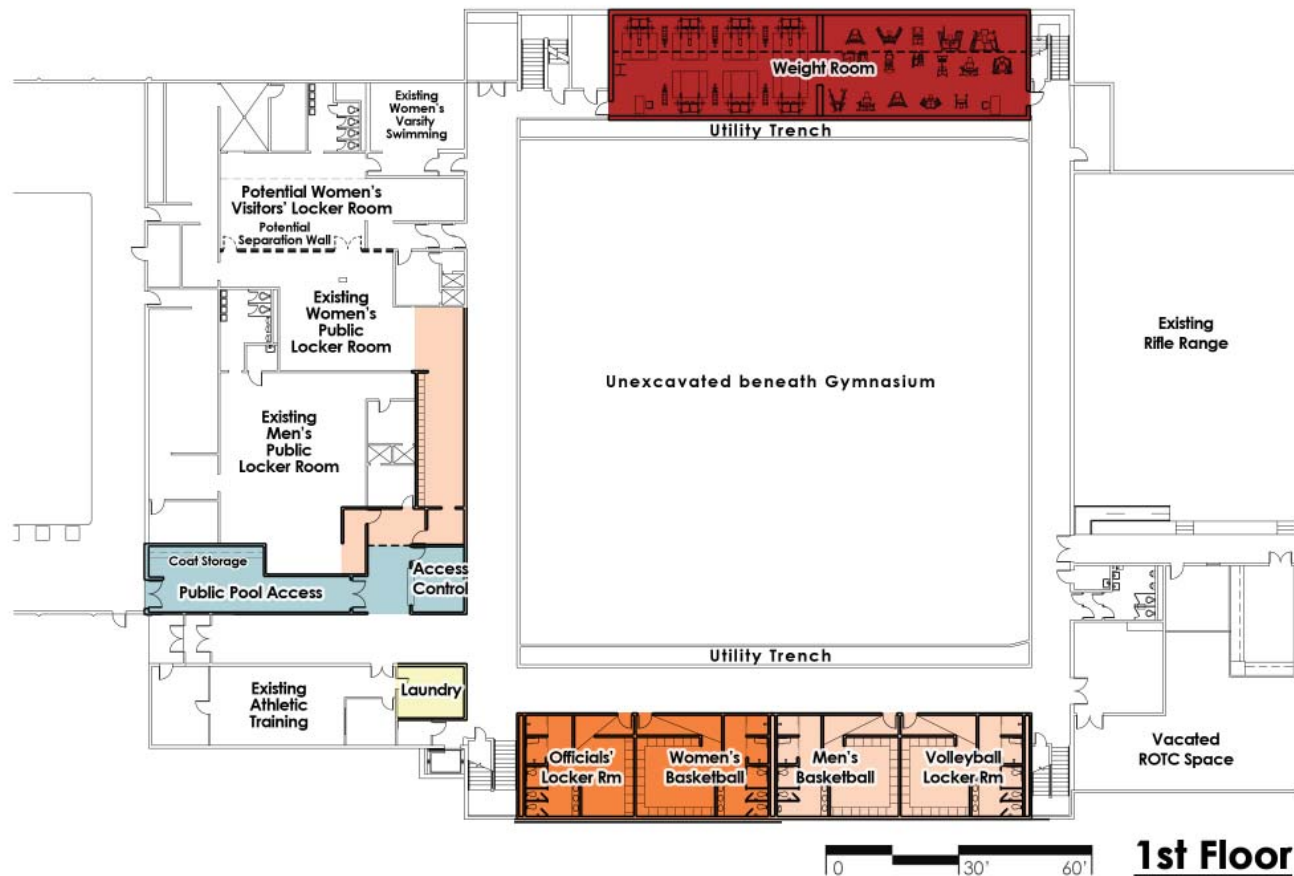


1st FLOOR

Patty Center Project 1B - 1st Floor

ADD STRENGTH AND CONDITIONING CENTER (WEIGHT ROOM)

- Relocate Women's Basketball Locker Room
- Add Official's Locker Room
- Convert Racquetball Court to Weight Room

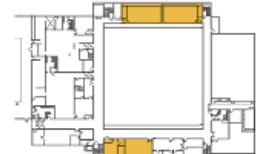


- Strength & Conditioning
- Athletic Training
- Locker Rooms / Public Toilets
- Lobby / Spectator Amenities
- Storage / Laundry
- Outdoor Improvements
- Student Rec Center
- Outdoor Adventures
- TerraForm Commons
- Academic Center
- Control / Access
- Administrative Offices
- Human Performance
- Mechanical Space

KEY PLAN



2nd FLOOR



1st FLOOR

Concept Development Diagrams, Costs, Schedules

Patty Center Project 1B: Conversion of existing Racquetball Courts to Strength and Conditioning Center (Weight Room); Relocation of Women's Basketball and Addition of Officials' Locker Rooms

Description

- The existing weight room is significantly smaller than necessary to serve the needs of student-athletes at the NCAA Division I and II levels. Currently 700 square feet, it provides less than 15% of the necessary space for appropriate strength and conditioning equipment and support space. The existing racquetball courts on the north side of the Patty Gym are used primarily by DRAW for spinning, racquetball and, planned more recently, additional strength training equipment for recreational use. To provide a workable Strength and Conditioning Center for the Nanooks, the racquetball courts would be converted for this purpose. The courts and adjacent non-mechanical spaces would become a weight room. The concrete wall between the two courts would be penetrated to join the two through an 8'-10'-wide opening, as this is a structural wall and cannot be removed. In addition, a mezzanine is proposed to create an additional partial level, increasing the available area by about 60%.
- The north wall would be modified to include windows, allowing natural light to penetrate the space.
- The 700 square-foot vacated weight room would be converted to accommodate a much-needed upgraded space for the Women's Basketball Locker Room.
- The existing Women's Basketball Locker Room would be renovated to function as an Officials' Locker Room.



Lake Forest College - Athletic Weight Room

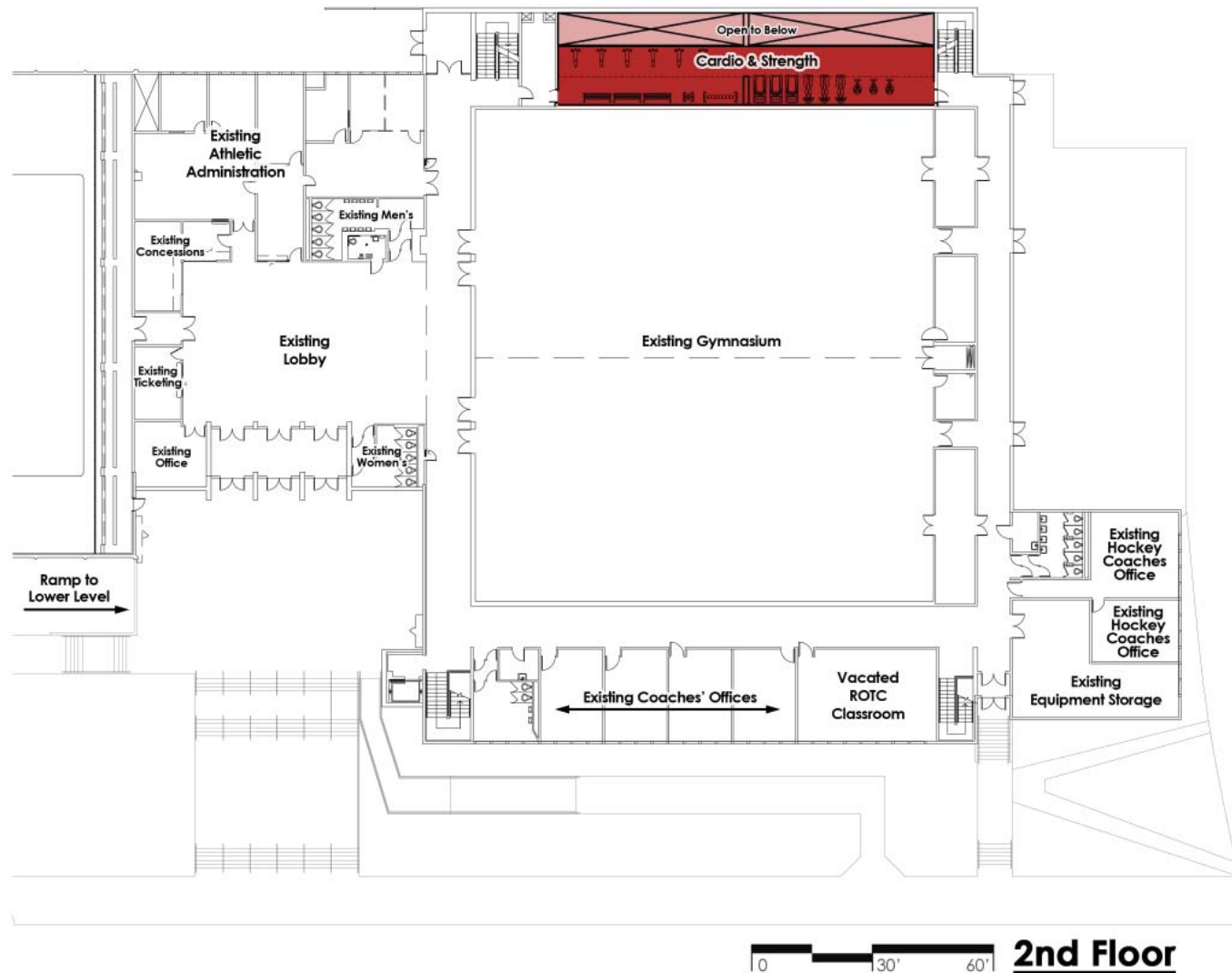


University of Nebraska - Varsity Basketball Locker Room

Patty Center Project 1B - 2nd Floor

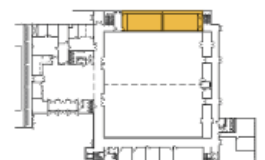
ADD STRENGTH AND CONDITIONING CENTER (WEIGHT ROOM)

- Relocate Women's Basketball Locker Room
- Add Official's Locker Room
- Add Mezzanine for Expanded Weight Room

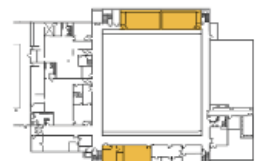


- Strength & Conditioning
- Athletic Training
- Locker Rooms / Public Toilets
- Lobby / Spectator Amenities
- Storage / Laundry
- Outdoor Improvements
- Student Rec Center
- Outdoor Adventures
- TerraForm Commons
- Academic Center
- Control / Access
- Administrative Offices
- Human Performance
- Mechanical Space

KEY PLAN



2nd FLOOR



1st FLOOR

Concept Development Diagrams, Costs, Schedules

Patty Center Project 1C: Reconfiguration/Renovation of Existing Women's Varsity Swimming and Public Locker Rooms

Description

- The existing Public Locker Rooms are original and aging, worn and in need of upgrade. The plumbing may need full replacement and is a significant item on the deferred maintenance list. The lighting is inefficient and should be replaced, as well as the tile and all finishes.
- Current uses of the Public Locker Rooms have altered since the construction of Patty Center over 50 years ago. There is no longer a significant need for physical education lockers, and athletic lockers are no longer provided in this way. The advent of dedicated athletics lockers and limited use for physical education has reduced the need for large public locker rooms. In addition, these facilities now provide shower facilities for the community of residents of dry cabins. To address these changes, reconfiguration of the Public Locker Rooms in Patty Center is recommended.
- Locker rooms would include upgraded amenities such as larger lockers, enhanced finishes, added privacy and individual showers.
- The Men's and Women's Public Locker Rooms would be reconfigured to allow an appropriate portion to be separated from the public areas on an as-needed basis, to provide Visitors' Locker Rooms for each gender, with separate, secured entrances, dedicated showers and rest rooms, and access to the pool or other portions of Patty Center. When not in use as Visitors' Locker Rooms, communicating doors would be open and all areas would be available for use by the public.
- The Women' Varsity Swimming Locker Room would be renovated to include a larger locker room space, an athletes' meeting room/lounge and dedicated showers and rest room facilities. This locker room suite would be consistent with modern athletic facilities for most sports.



Athletic Locker Room



General Locker Room

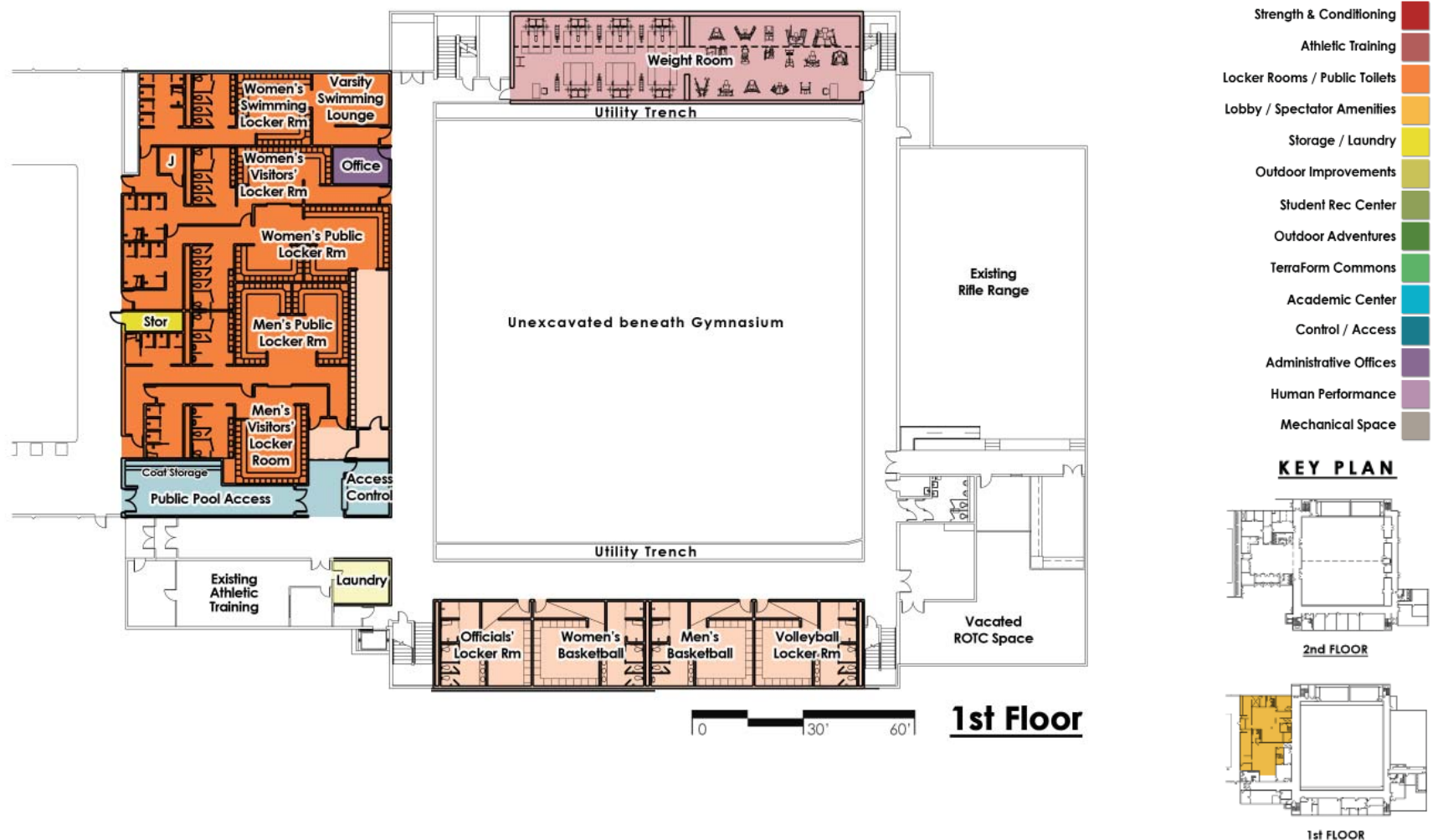
Patty Center Project 1C - 1st Floor

RECONFIGURATION/RENOVATION OF EXISTING WOMEN'S VARSITY SWIMMING AND PUBLIC LOCKER ROOMS

- Provide Subdivision for Men's and Women's Visitor's Locker Room

Reconfigure Public Locker Room

- Reconfigure Women's Varsity Locker Room



Concept Development Diagrams, Costs, Schedules

Required

Project 1A

- Relocation of the Men's Basketball Locker Room, Volleyball Locker Room and Laundry facility will be required to accommodate these changes.
- Relocation of the Laundry facility to the east end of the current Athletic Training area, in the existing shower/storage area, will reduce Athletic Training space temporarily (until a future phase relocates Equipment Storage to this space).
- Relocation of the Volleyball and Men's Basketball Locker Rooms would be to the first floor areas, to be vacated by ROTC in January, 2015. Each of these locker rooms would be larger than they currently are, although still smaller than the preliminary program recommends.

Project 1B

- The DRAW Spinning Room and Racquetball Court must be relocated or eliminated.
- Addition of a mezzanine within the racquetball courts at the second level Patty Gym,
- Penetration of the north wall, above grade, to admit natural light.
- Relocation of Data Center on the east end of the courts would be optimal to maximize available space for strength and conditioning.
- Renovate the existing weight room to accommodate the Women's Basketball Locker Room.
- Upgrade the existing Women's Basketball Locker Room to accommodate an Officials' Locker Room.

Project 1C

- Temporary relocation of Women's Varsity Swimming during the renovation of the existing space.
- Possible relocation of an existing office in that area of the facility, to be replaced with a new, larger one adjacent to the existing entrance to the women's locker room.
- Temporary closure of existing locker rooms to allow their reconfiguration and renovation.
- Replacement or refurbishment of existing plumbing. The required plumbing infrastructure expansion associated with other projects in this Plan must be considered to maximize economy and efficiency of construction. The sequence in which the projects are executed may be a critical consideration.
- Power and lighting will require upgrade and possible replacement, with the same infrastructure considerations as for the plumbing.
- Near-complete removal of existing walls and reconfiguration to provide significantly altered layout of spaces.



University of Alaska - Existing Locker Room



Cal Maritime - General Locker Room

Concept Development Diagrams, Costs, Schedules

Impact

Project 1A

- Pool accessibility for ADA, as well as the public, which is a high priority, would be accomplished.
- Safety, security and liability issues would be addressed as access to the Public Locker Rooms and pool deck could be monitored and controlled.
- Visitors' Locker Room space could be provided, as required, with an area separation within the women's public locker room using an existing separate, secure entrance.
- Inadequate Volleyball Locker Room would be significantly expanded and improved in a new location.
- Men's Basketball Locker Room would be equal or better than current facilities.
- These new/relocated locker rooms will be easily reassigned to accommodate alternate uses (when future Locker Rooms for all court sports are developed on the second level, over the Rifle Range, in a subsequent phase).
- Deferred maintenance at the exterior of Patty Gym at locker room locations could be addressed.
- Laundry would be relocated appropriately for current use, in the shower/storage area within Athletic Training. Although Athletic Training space would be reduced temporarily, its future relocation will allow Equipment Storage to be located in this space, appropriately adjacent to the Laundry Room.
- Deferred maintenance items relating to plumbing upgrades could be addressed at all locker rooms and the laundry on the south side of Patty Gym and service could be upgraded/pre-planned to include that required for the Lobby/Entrance expansion and Athletic Training (future phases).

- ROTC must relocate out of the Patty Gymnasium building.
- Loss of a small office and coaches'/staff change room would result. Once the office of the Academic Advisor, it is recommended to be relocated adjacent to the existing Hospitality/Meeting Room within the Athletic Department Administrative Suite. Subsequent phases would provide more spacious coaches'/staff locker rooms.

Project 1B

- This conversion would provide a Strength and Conditioning facility that increases the size of the weight room by approximately 5 times, from 700 SF to 3,400 SF. The Strength and Conditioning space can be reconfigured to accommodate a dedicated Academic Center at such time as the proposed addition on the south side of Patty Gym is completed (future phase). Although the increase in size is significant, 3,400 SF is still too small, and an addition would increase its size to nearly 8,200 SF, including offices and other support space not included in the racquetball court conversion.
- Removal of the acoustically intrusive weight room from below coaches' offices will improve the quality of their work environment.
- Vacation of the existing weight room provides adequate space for renovation into a modest but improved Women's Basketball Locker Room.
- Renovation of the existing Women's Basketball Locker Room into an Officials' Locker Room would eliminate the need for officials to use coaches'/staff or public locker rooms, or offices, meeting rooms and other spaces.
- The relative isolation of Strength and Conditioning from other functions, specifically the rifle range and offices, is provided as the north side of the building is not adjacent to any occupied space. This minimizes concerns about noise and vibration.

Concept Development Diagrams, Costs, Schedules

- The loss of the racquetball courts, with their existing use for spinning and racquetball by DRAW, will negatively impact recreational uses until the proposed addition to the SRC addresses these needs. Until that addition is completed, it may be possible for DRAW to share the Strength and Conditioning Center, with appropriate shared use agreements and careful scheduling.
- It may be necessary to eliminate racquetball from the inventory or replace the courts in the SRC addition or other location.
- Deferred maintenance at the exterior of Patty Gym at locker room locations could be addressed.



Miami University - Weight Room



Miami University - Weight Room

Project 1C

- Improved locker rooms for use by the public for swimming, daily showers and other activities in Patty Gym would upgrade and modernize the facility, as well as address some of the deferred maintenance items identified.
- Reconfiguring the public locker rooms to include the option of separating portions of each to accommodate visitors' locker rooms, with separate secured entrances, would allow the pool facility to remain open and in service on game days, as well as provide much-needed space for visiting teams.
- Women's Varsity Swimming would have a larger, more appropriate locker room with meeting space and dedicated showers/restrooms.
- One additional storage or office space would be added.

Cost

Project 1A

1. Convert ROTC space to Men's Basketball & Women's Volleyball Locker Rooms	\$875,452 *
2. Convert Athletic Training Shower/Storage to Laundry.....	\$171,501 *
3. New Pool Access	\$956,583**
<u>ROTC Relocation</u>	<u>Unknown</u>
Total Project 1A Cost.....	\$2,003,536

Project 1B

1. Convert Racquetball Courts to Strength/Conditioning Center with Mezzanine.....	\$1,906,323 *
2. Convert existing weight room and Women's Basketball Locker Room to improved Women's Basketball and Officials' Locker Rooms	\$862,113**
<u>ROTC Relocation</u>	<u>Unknown</u>
Total Project 1B Cost.....	\$2,768,436

Project 1C

1. Reconfigure/renovate Public Locker Rooms.....	\$4,144,365
2. Reconfigure/renovate Women's Varsity Locker Rooms	\$1,020,600
Total Project 1C Cost	\$5,164,965

Note: Estimate based on square foot cost of \$450/SF construction cost plus contingencies, derived from estimates of similar spaces in Patty Gym projects.

Project 1A, 1B and 1C Total Cost \$9,936,937

Total Project Cost includes fees, administration and contingencies

Total Value of Deferred Maintenance Accomplished \$3,805,499

* Potential Stand-alone project

** Requires previous projects to be completed

Concept Development Diagrams, Costs, Schedules

Schedule

- The first two items in Project 1A and the conversion of the racquetball courts in Project 1B, do not require any preparatory work to be completed and could be initiated incrementally upon funds being available. The new pool access, in Project 1A; and the Officials' and Women's locker room conversion in Project 1B; are the only items of work that require previous projects to be completed. Project 1C could occur at any time, although completion of Project 1A previously or concurrently is strongly recommended.
- Construction time required would be 6-10 months. Some modifications could be constructed over a summer, between Spring and Fall terms.
- The relative isolation of the area on the north side of the building may allow construction during school terms, with minimal disruption to on-going operations (Project 1B).
- A short closure of the pool may be required, but there would be minimal impact to existing operations (Project 1A). For Project 1C, full closure of the locker rooms and pool would be required for the duration of construction. Construction of Projects 1C and New Pool Access (Project 1A) concurrently or in close sequence is recommended.
- The current weight room could not be converted to the Women's Basketball Locker Room until the conversion of the racquetball courts to a new Strength and Conditioning is complete (Project 1B).

Notes

- Subsequent projects provide more appropriate locker rooms for Volleyball and Basketball teams, as well as for Strength and Conditioning. When those projects are complete, the spaces identified above, however, will provide needed space for Men's and Women's Coaches'/Staff Locker Rooms, a Visitors' or second Officials' Locker Room. These spaces can be converted with minimal additional investment. [See Patty Gym Projects 2 and 3]

Patty Center Project 2: Relocate Ski/Cross Country Locker Room/Workroom from the SRC to Patty Gymnasium and relocate Outdoor Adventures in the vacated space.

Description

The lockers and workroom for the Nordic Skiing and Cross Country teams are currently located within the SRC, at the west end of the Patty Center/SRC Complex. These Athletic programs should more appropriately be located within Patty Gym near the other Athletics programs. Further, the structure currently occupied by the Outdoor Adventures program will be demolished prior to 2016-2017. The logical place for them to relocate is the spaces occupied by the Skiing and Cross Country teams at the SRC.

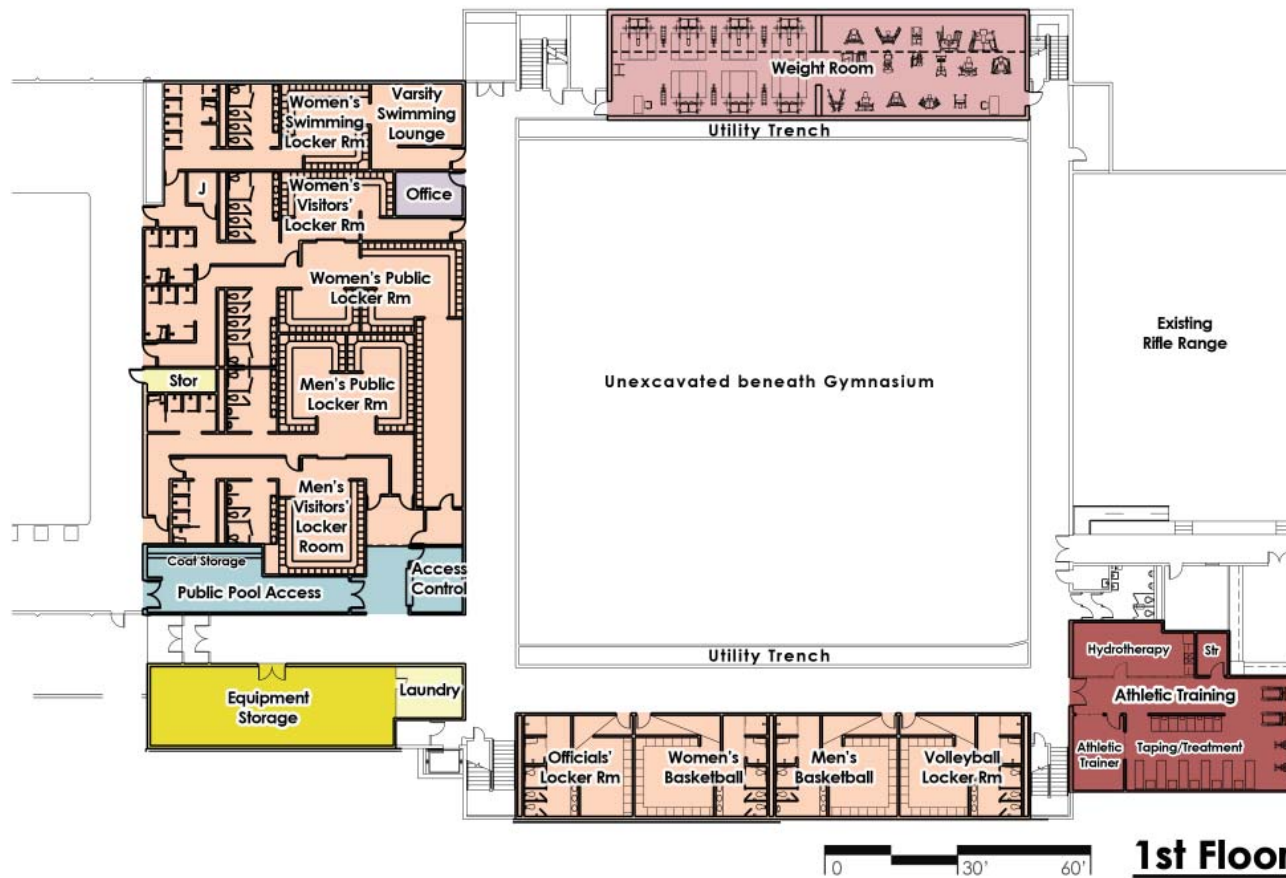
The first step in accommodating these needs would be relocation of Athletic Training to the vacated ROTC storage area in the southeast corner of the first floor. Athletic Equipment Storage would be relocated to the current Athletic Training space on the first floor in the southeast corner, adjacent to the relocated Laundry Room described in Project 1A.

Accommodation of the Skiing/CC teams could be made in the existing Athletics Equipment Storage on the second floor in the southeast corner of Patty Gym. Reconfiguration of that space and relocation of the NCAA Hockey Coaches' Offices, currently located adjacent to Equipment Storage on the second floor of the east side of Patty Gym would make space available for Skiing/CC team locker rooms. Hockey coaches would move to the ROTC classroom on the south side of the second floor, to be vacated in January of 2015. This project could occur independently at any time, irrespective of previous projects completed. The only prerequisite to initiation of these reconfigurations is the availability of the space currently utilized by ROTC, which is scheduled to relocate to alternate facilities in 2015.

Patty Center Project 2 - 1st Floor

SKI / CROSS COUNTRY LOCKER ROOMS AND WORKROOM

- Relocate Athletic Training
- Relocate Equipment Storage



- Strength & Conditioning
- Athletic Training
- Locker Rooms / Public Toilets
- Lobby / Spectator Amenities
- Storage / Laundry
- Outdoor Improvements
- Student Rec Center
- Outdoor Adventures
- TerraForm Commons
- Academic Center
- Control / Access
- Administrative Offices
- Human Performance
- Mechanical Space

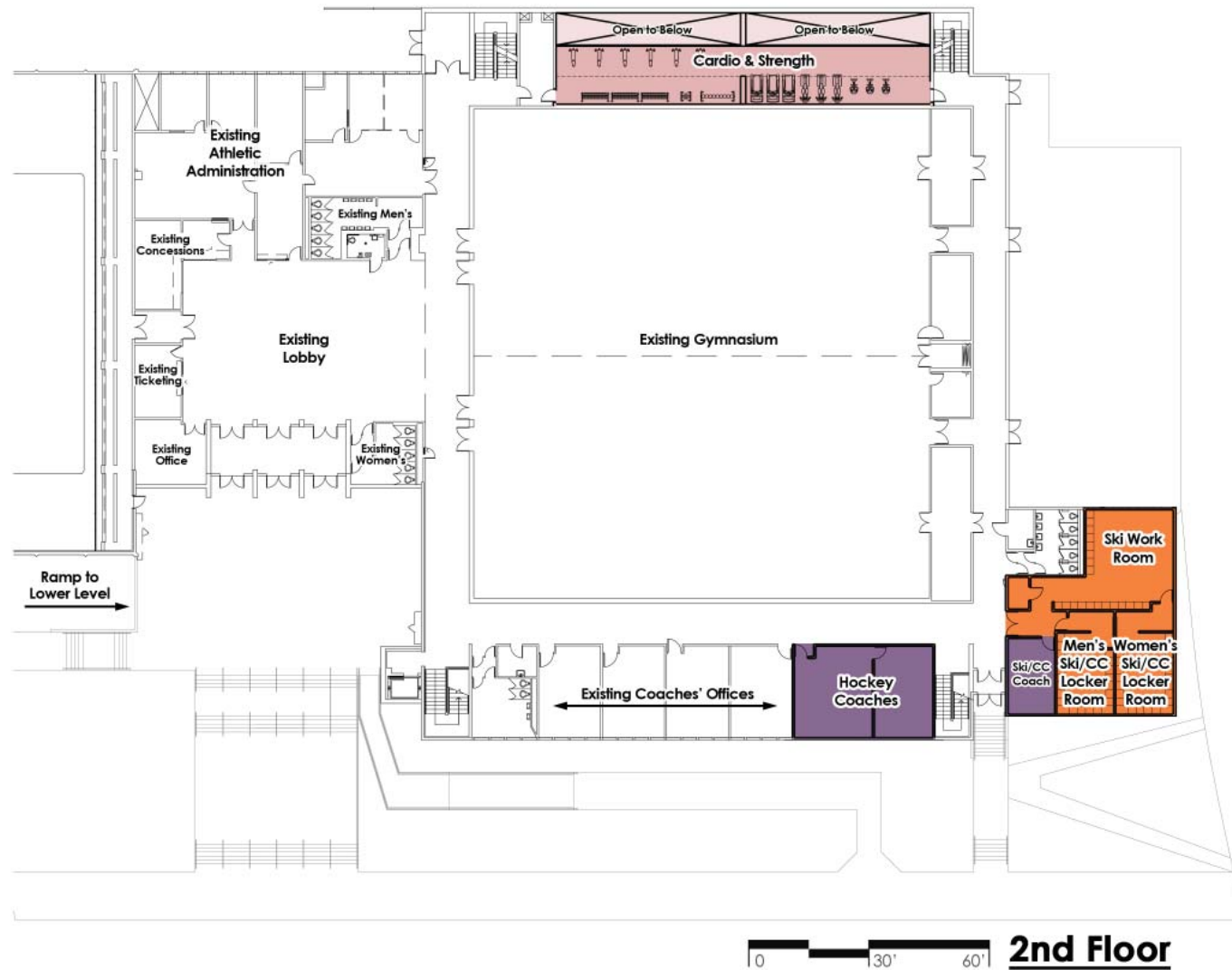
KEY PLAN



Patty Center Project 2 - 2nd Floor

SKI / CROSS COUNTRY LOCKER ROOMS AND WORKROOM

- Relocate Hockey Coaches
- Relocate Equipment Storage
- Relocate Cross Country / Ski Locker Room and Workroom (from SRC)

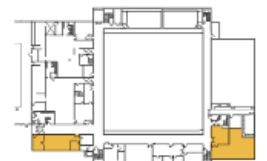


- Strength & Conditioning
- Athletic Training
- Locker Rooms / Public Toilets
- Lobby / Spectator Amenities
- Storage / Laundry
- Outdoor Improvements
- Student Rec Center
- Outdoor Adventures
- TerraForm Commons
- Academic Center
- Control / Access
- Administrative Offices
- Human Performance
- Mechanical Space

KEY PLAN



2nd FLOOR



1st FLOOR

Concept Development Diagrams, Costs, Schedules

Required

- ROTC relocation, planned for January, 2015, to vacate the building.
- Athletic Training would be relocated and expanded to the current ROTC storage area at the southeast corner of Patty Gym on Level 1.
- Equipment Storage would be relocated to the current Athletic Training space at the southwest corner of Level 1.
- The Hockey Coaches' offices would be relocated to the ROTC classroom on the south side of Patty Gym, Level 2.
- The Ski/CC Team Change Rooms and Ski Workroom would be relocated from the SRC to the space vacated by Hockey Coaches' Offices and Athletics Equipment Storage at the southeast corner on Level 2.
- Outdoor Adventures would move to the space vacated by the Ski/Cross Country teams on the west end of the SRC.

Impact

- Hockey coaches' offices are relocated to the south, adjacent to the other coaches. They will experience a minor disruption however their size and configuration remain virtually the same as they are currently.
- Athletic Training is larger in size and will accommodate additional treatment and rehabilitation areas, as well as much larger hydrotherapy space. The new location will allow even more expansion with the future development of the Athletics Center Addition south of Patty Center.
- Equipment Storage operations from the southwest corner of Level 1 will be convenient to the ramp and a loading area. While it will be less convenient to coaches' offices, it will be larger and proximate to the athletes' locker rooms in the early phases of this facilities plan.
- Spaces that support the Ski and Cross Country teams will be more appropriately located within the Department of Athletics, proximate to Athletic Training, Strength and Conditioning and other NCAA teams.

- The Outdoor Adventures program will be located more appropriately in the space vacated by the Ski/Cross Country teams within the DRAW facility. In that location there is also an opportunity to further expand the space to provide additional storage and support space for Outdoor Adventure programs.

Cost

1. Renovate ROTC space to accommodate Athletic Training, SE corner, Level 1	\$862,113 *
2. Convert Athletic Training to Equipment Storage, SW corner, Level 1	\$234,833**
3. Renovate ROTC classroom to Hockey Coaches' Offices, Level 2	\$233,461 *
4. Renovate existing Equipment Storage and Hockey Coaches' Offices to accommodate Ski/CC Lockers/Workroom, SE corner, Level 2	\$815,880**
5. Renovate/relocate Outdoor Adventures	Unknown**
<u>ROTC Relocation</u>	<u>Unknown</u>

Total Project Cost \$2,146,287

Total Project Cost includes fees, administration and contingencies

Total Value of Deferred Maintenance Accomplished \$1,829,654

* Potential Stand-alone project

** Requires previous projects to be completed

Schedule

- Work could begin upon vacation of ROTC space and would require 4-6 months to complete, perhaps over a summer, and availability of funding.
- If plumbing infrastructure is upgraded with the renovations proposed for the south side of Patty Gym, minimal additional effort may be required to relocate/expand Athletic Training. Other renovations and relocations would be minimally disruptive.

Concept Development Diagrams, Costs, Schedules

Patty Center Project 3 (or, alternatively, included in Project #1): Construct an addition on the second level above the rifle range to accommodate new locker rooms for Men's and Women's Basketball and Volleyball (Court Sports)

Description

Addition of more spacious Men's and Women's basketball and volleyball locker rooms with a shared meeting room and dedicated storage is proposed on the second level of Patty Gym, above the rifle range. On the same level and directly across the corridor from the event gym, these locker rooms would be ideally located and could be configured to provide appropriately sized and upgraded Division II student-athlete team rooms. Each team would have its own dedicated storage space and convenient access to a meeting room. With the previously described relocation of the Ski/Cross Country change rooms, all of the Athletics programs except Hockey and Swimming would be located in this east wing of Patty Gym. If this addition is constructed as a third Patty Gym project, the locker rooms previously developed on the south side of Patty Gym would be reassigned to Men's and Women's Coaches'/Staff Locker Rooms, a Visitors' Locker Room and the Officials' Locker Room would remain as described in Patty Center Project 1B. If a Court Sports addition were to be constructed as part of the first phase of improvements, the south side locker rooms would be renovated to be the Visitors', Coaches'/Staff and Officials Locker Rooms initially.



University of Nebraska - Athletic Locker Room

Required

- Available funding
- New construction using existing structure, to be coordinated with exterior cladding upgrade
- Upgraded plumbing infrastructure consistent with previously described upgrades
- Upgraded electrical, water and sewer service consistent with previously described upgrades
- Adequate acoustical insulation above rifle range during and after construction
- Potential repairs to rifle range and access road around building

Cost

1. Construct new Court Sports Locker Rooms on Second Level above Rifle Range.....	\$2,734,936 *
2. Reassign Patty Gym South Locker Rooms, New Lockers	\$57,592**
Total Construction Cost	\$2,792,528
Plus Contingency @ 20% X Admin/Design @ 35%.....	\$1,731,368
Total Project Cost	\$4,523,896
Value of Deferred Maintenance Accomplished.....	\$179,601

* Potential Stand-alone project

** Requires previous projects to be completed

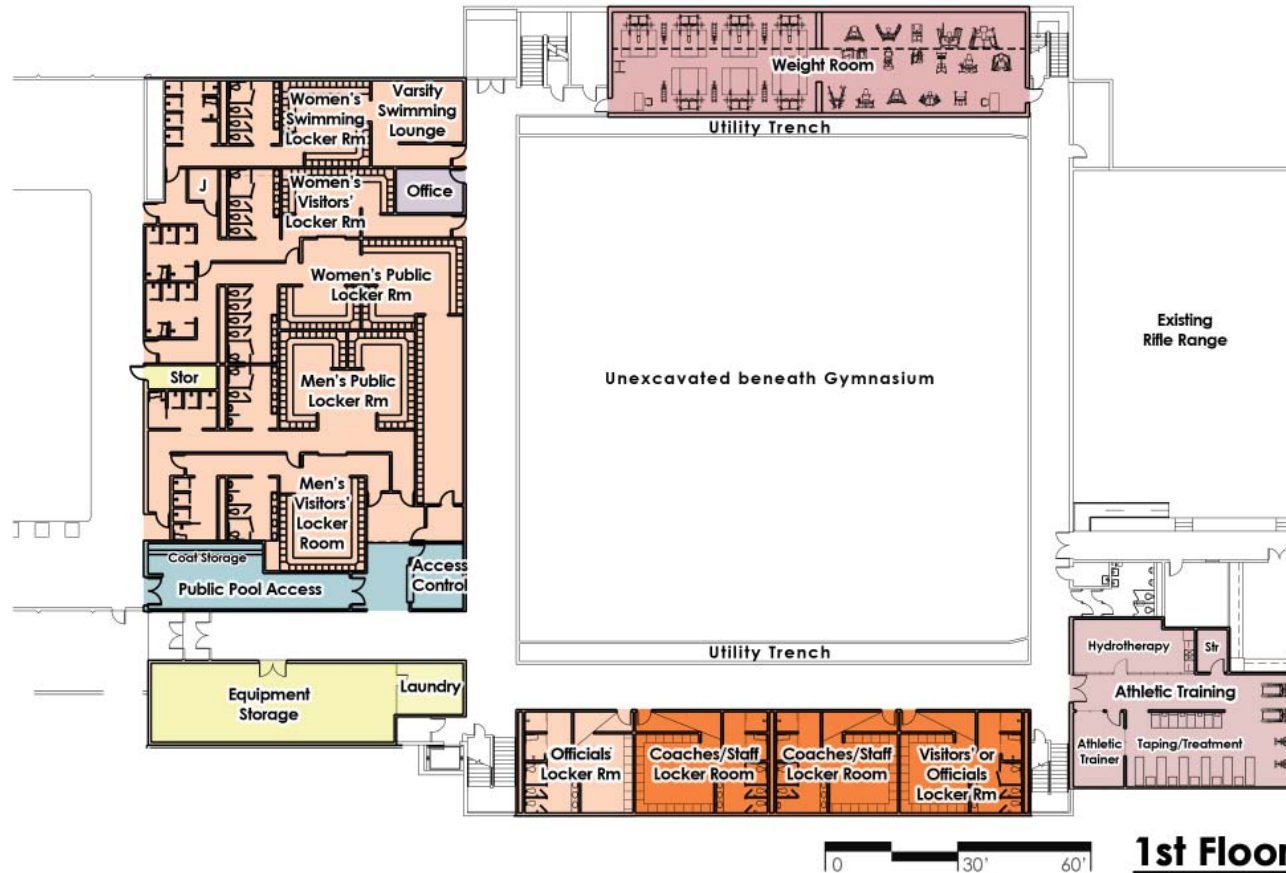
Schedule

- Could be constructed in 12-16 months
- Occasional but short disruptions to the rifle range, and no disruption to other programs.

Patty Center Project 3 - 1st Floor

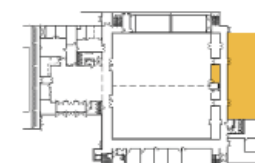
RELOCATE LOCKER ROOM

- Relocate Women's Basketball, Men's Basketball & Volleyball Locker Rooms to new Construction
- Reassign Women's Basketball, Men's Basketball, Volleyball Locker Rooms to Men's Staff, Women's Staff & Visitor Locker Rooms



- Strength & Conditioning
- Athletic Training
- Locker Rooms / Public Toilets
- Lobby / Spectator Amenities
- Storage / Laundry
- Outdoor Improvements
- Student Rec Center
- Outdoor Adventures
- TerraForm Commons
- Academic Center
- Control / Access
- Administrative Offices
- Human Performance
- Mechanical Space

KEY PLAN



2nd FLOOR

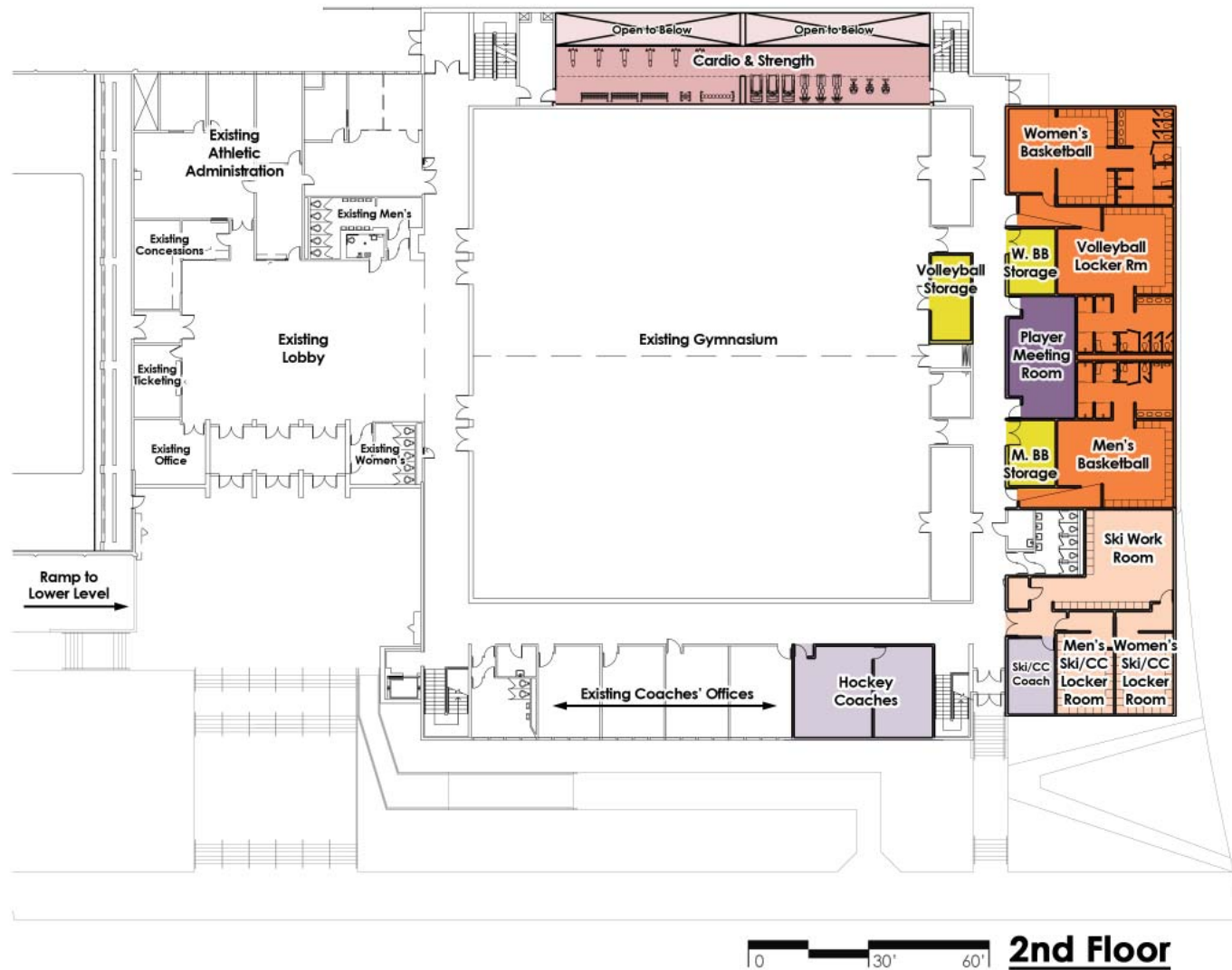


1st FLOOR

Patty Center Project 3 - 2nd Floor

RELOCATE LOCKER ROOM

- Construct New Men's basketball, Volleyball, Women's Basketball Locker Rooms, Meeting Room and Storage Rooms

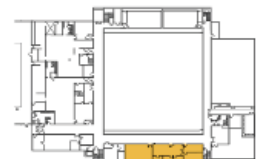


- Strength & Conditioning
- Athletic Training
- Locker Rooms / Public Toilets
- Lobby / Spectator Amenities
- Storage / Laundry
- Outdoor Improvements
- Student Rec Center
- Outdoor Adventures
- TerraForm Commons
- Academic Center
- Control / Access
- Administrative Offices
- Human Performance
- Mechanical Space

KEY PLAN



2nd FLOOR



1st FLOOR

Concept Development Diagrams, Costs, Schedules

Patty Center Project 4: Patty Gym Entrance and Event Lobby Expansion and Spectator Amenity Upgrade

Description

The approach steps and forecourt, or porch, of the Patty Gym lobby entrance are deteriorating and are no longer watertight, causing leaking into the occupied spaces below. Reconstruction or repair of the concrete and moisture barrier has been identified as an important deferred maintenance item and could be addressed quite effectively if the entire area were enclosed. In addition, the event lobby, ticketing operation and toilet facilities are inadequate for the spectator load on the building. Reconfiguration and expansion of the lobby to enclose the front deck and stair area, addition of Code-compliant quantities of rest room facilities, larger and more convenient concessions, and inclusion of new, larger ticketing offices and points of sale are proposed. These modifications would create a more appropriate spectator facility and would add needed office space for the Athletics ticketing and event management functions. The proposed improvements would include:

- Add entrance steps, ramps and terraces to the west of the existing entrance.
- Turn the entry to the building to the west, facing the SRC and future (proposed) commons.
- Bring toilet fixture count up to Code.
- Add new Ticket Office, to include 3-4 Points of Sale.
- Close the lobby access to the Pool Balcony.
- Relocate concessions/catering and add a merchandise sales outlet.
- Provide access to proposed new Athletic Administration addition.
- Upon addition of new Athletic Administration space, convert the current administrative space to a dedicated Hospitality and meeting space.

Project 4 could be phased to allow two smaller projects which may be funded more easily.

Project 4A: Patty Gym Entrance and Forecourt Enclosure

Description

As identified previously, the approach steps and forecourt, or porch, of the Patty Gym lobby entrance are deteriorating and are no longer watertight, causing leaking into the occupied spaces below. Reconstruction or repair of the concrete and moisture barrier has been identified as an important and costly deferred maintenance item and could be addressed quite effectively if the entire area were enclosed. Given the previously described projects that will repurpose the spaces beneath the forecourt, it would be prudent to address the leaking and continued deterioration of the concrete and moisture barrier. While compliance with current plumbing codes relative to spectator toilet fixtures is imperative, the deferred maintenance expenditures planned for the forecourt concrete repair/replacement could be allocated to an initial phase of Project 4.

- Enclose the forecourt area and expand the lobby.
- Eliminate the leaking and deterioration issues in the spaces below, in advance of the proposed improvements on level one (Projects 1 & 3).
- Provide new, expanded ticketing points of sale and office space.
- Provide new building entry on the south, to be used as future primary entry to Athletics Addition to the south, Project 5.
- Alternatively, provide new entrance to the west prior to construction of the TerraForm Commons and/or Athletic Administration addition.



Cecil College - Exterior Before



Cecil College - Exterior After

Concept Development Diagrams, Costs, Schedules

Project 4B: Spectator Amenity Upgrade

Description

To complete the full upgrade of the spectator amenities serving Patty Gym, a significant increase in the number of toilet fixtures, especially for women, is required, as well as expanded concessions and merchandising space.

- Bring toilet fixture count up to Code.
- Close the lobby access to the Pool Balcony.
- Relocate concessions/catering and add a merchandise sales outlet.
- Turn the main entry to the building to the west, facing the SRC and future (proposed) commons to allow appropriate entry to Patty Gym at such time as the Athletics Administration addition is constructed to the south of the building.
- Retain existing building entry to provide primary access to proposed new Athletics Addition to the south.
- Upon addition of new Athletic Administration space, convert the current administrative space to a dedicated Hospitality and meeting space.

Required

Project 4A

- The complete enclosure of the forecourt and construction of a new entry to Patty Gym
- Reconfiguration of the entry stairs and modification of a portion of the handicap ramp
- Construction of the west stair and ramp to accommodate construction of the Athletics Addition to the south (Project 5), to maintain access to the lobby
- Construction would require partial closure, at minimum, of the Patty Gym lobby and main entrance for a period of 6-10 months.
- Adequate funding for deferred maintenance to be completed.

Project 4B

- Considerable plumbing capacity is required. Plumbing infrastructure for the entire south wing and lobby, as well as the laundry and public locker rooms, could be completed at the time the first projects (Projects 1 and 3) are undertaken. Ideally, the lobby renovation plumbing should be planned and the infrastructure would be available as a part of the south wing projects.
- Alternate or well-protected access would be required during construction of toilets and concessions, which would occur over a period of approximately one year, or the teams may play home games elsewhere for one season.
- The need for alternate access points would require careful construction phasing and scheduling around events.
- The conversion of the existing administrative space into a Hospitality/ Meeting Room requires the proposed Athletics Addition to the south to be in place prior to or concurrent with this project.

Impact

Project 4A

- New lobby, event center entrance and forecourt could provide the opportunity to create a more welcoming approach for attendees and provide a new and favorable image for the Athletic Department.
- Resolves issues relating to leaks and concrete deterioration at the entry stairs and deck, as well as space below.
- There would be significant functional disruption to be managed.
- Lobby space would be adequate to add needed ticketing and event management offices and new ticket windows.

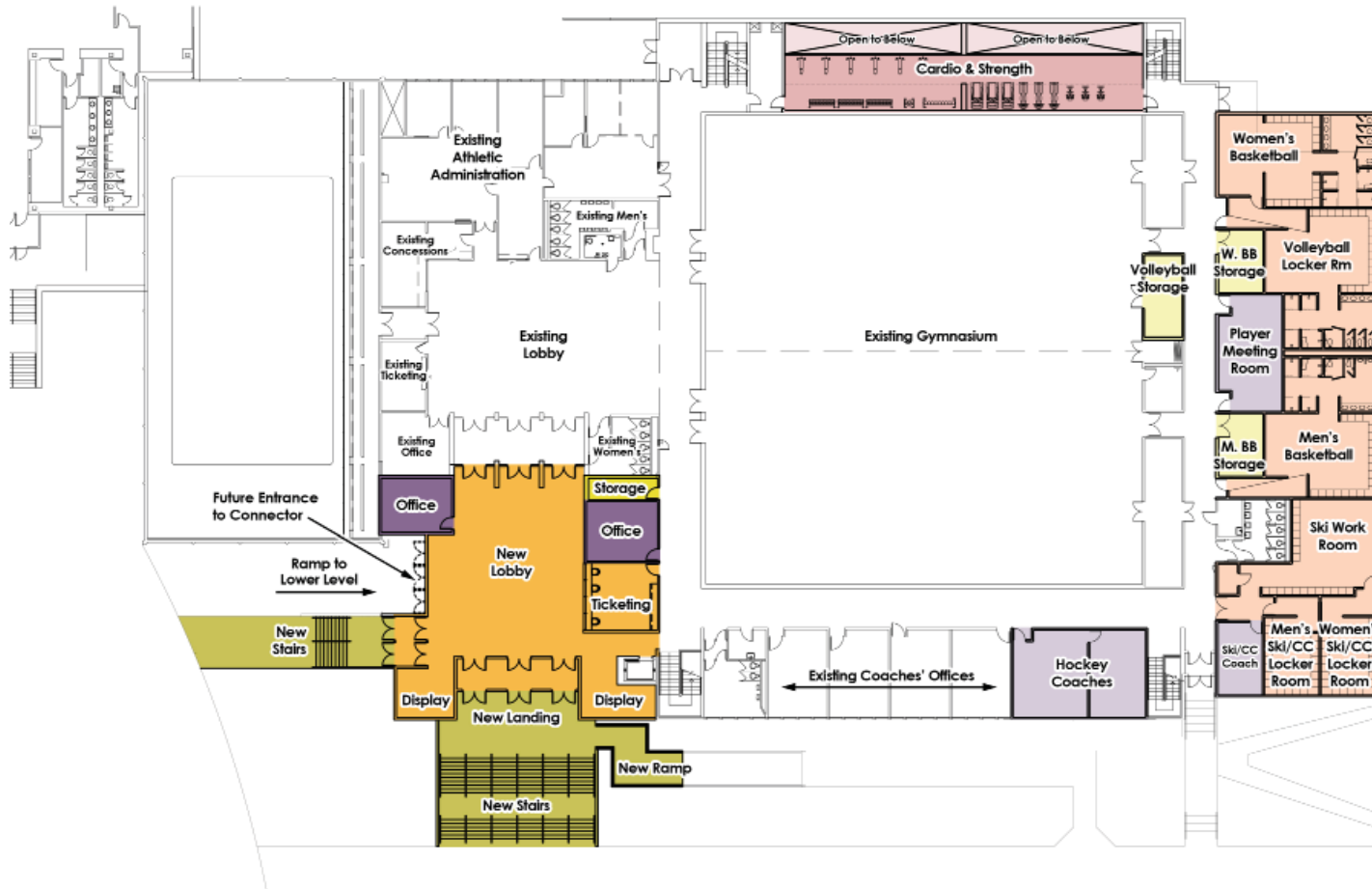
Patty Center Project 4A - 2nd Floor

LOBBY ENTRANCE

- Expand Lobby

- Endose Forecourt

- Address Deferred Maintenance

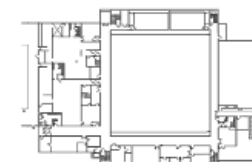


- Strength & Conditioning
- Athletic Training
- Locker Rooms / Public Toilets
- Lobby / Spectator Amenities
- Storage / Laundry
- Outdoor Improvements
- Student Rec Center
- Outdoor Adventures
- TerraForm Commons
- Academic Center
- Control / Access
- Administrative Offices
- Human Performance
- Mechanical Space

KEY PLAN



2nd FLOOR



1st FLOOR

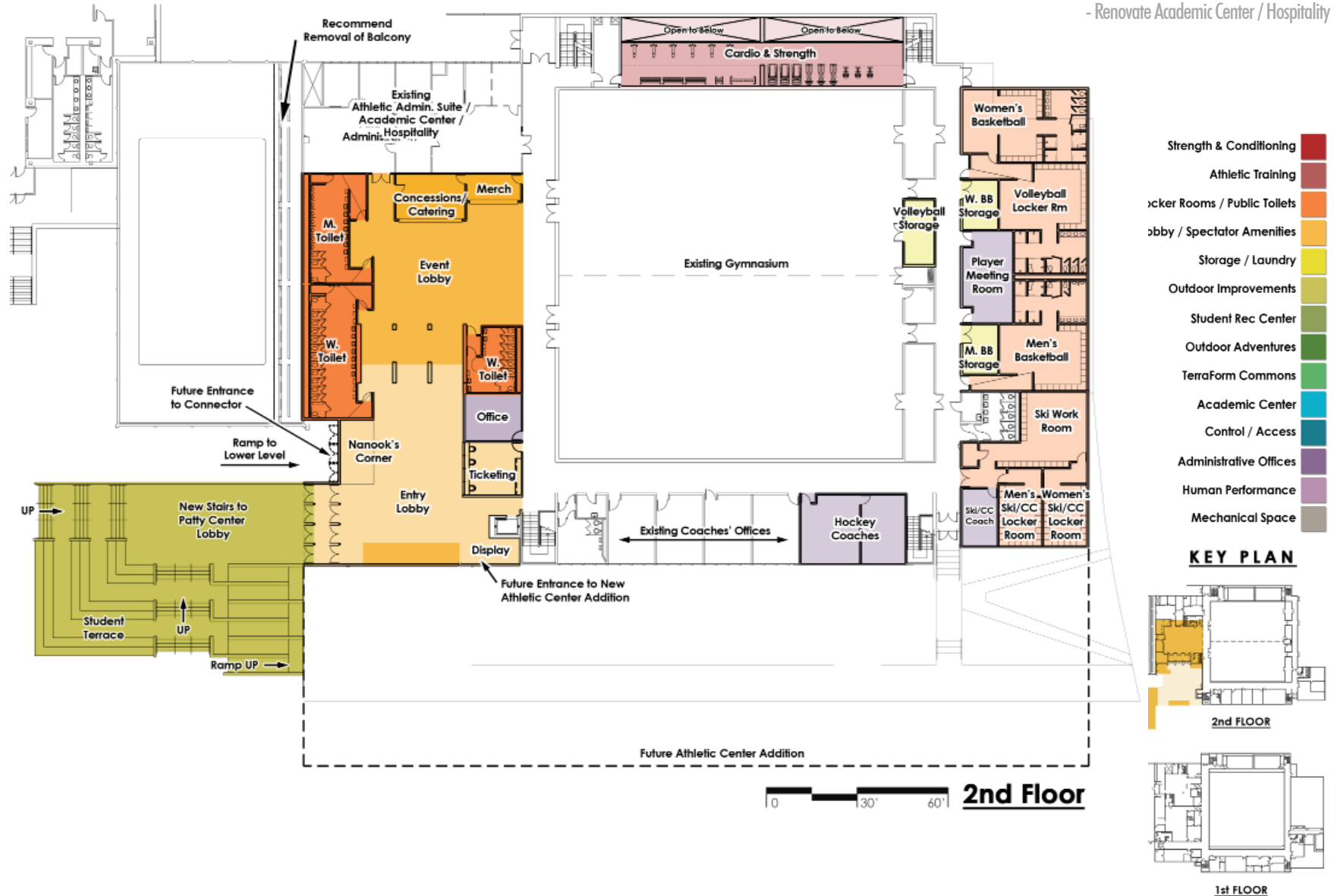
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2nd Floor

Patty Center Project 4B - 2nd Floor

LOBBY ENTRANCE

- Relocate Restrooms
- Expand Lobby
- New Concessions and Merchandise
- Renovate Academic Center / Hospitality



Concept Development Diagrams, Costs, Schedules

Project 4B

- Expanded space would allow for Code-compliant accommodations for toilet fixtures.
- Completion would provide further opportunity to fully upgrade the spectator experience and favorably present the face of the Athletic Department.
- New concessions and merchandising spaces would potentially increase revenue.
- New concessions could be designed to accommodate catering services for the Hospitality space within existing Athletics Administration space.
- There would be functional disruption to be managed.

Cost

Project 4 (if completed in its entirety)

Construct new addition to expand/renovate/upgrade Patty Gym Lobby and Event Entrance

Total Construction Cost \$5,964,991
Plus Contingency @ 20% X Admin/Design @ 35%..... \$3,698,295
Total Project Cost \$9,663,286
Value of Deferred Maintenance Accomplished..... \$6,241,481

If Phased:

Project 4A (enclosure only)

Total Construction Cost \$2,665,861
Plus Contingency @ 20% X Admin/Design @ 35%..... \$1,652,835
Total Project Cost \$4,318,696
Value of Deferred Maintenance Accomplished..... \$1,858,829

Project 4B (following completion of Project 4A)

Total Construction Cost \$3,722,592
Plus Contingency @ 20% X Admin/Design @ 35%..... \$2,308,007
Total Project Cost \$6,030,599
Value of Deferred Maintenance Accomplished..... \$3,898,651



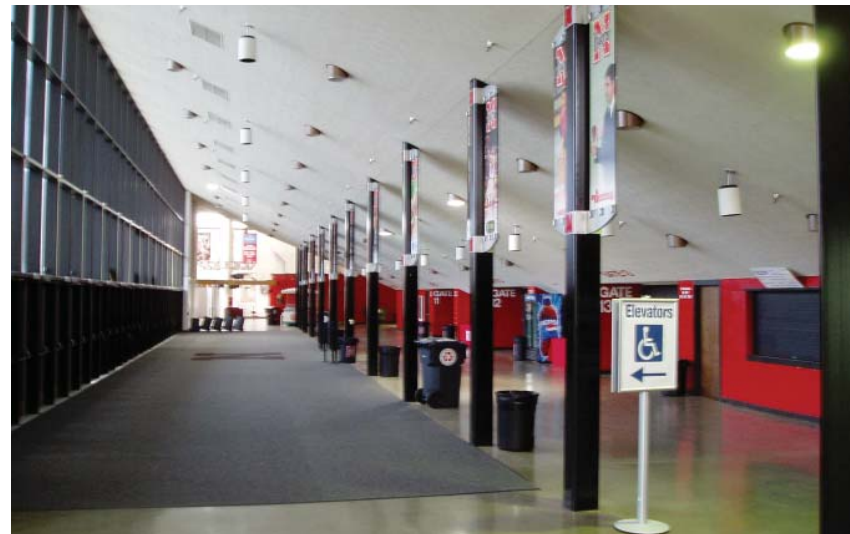
Exterior



Lobby Entrance



Lobby Entrance



Lobby Entrance

Concept Development Diagrams, Costs, Schedules

Schedule

- Construction would require one year.
- Alternate access to the facility will be required to maintain use of the remainder of the facility, as well as effective construction scheduling around activities. For spectator events it will be necessary to locate an alternative facility to use for one season.
- The lobby renovations, including reorienting the entrance, must be complete to allow the Athletic Administration portion of the South Addition to be constructed and connected.



McDaniel College - Lobby, Hall of Fame



Loyola University of Chicago - Lobby, Concessions



Lake Forest College - Lobby, Deli/Snack Bar

Concept Development Diagrams, Costs, Schedules

Patty Center Project 5: Athletics Addition to the South of Patty Gym.

Description

An addition of approximately 30,000 square feet is proposed to be constructed immediately to the south of Patty Gymnasium. The addition would provide adequate space to fully address the needs of the Athletic Department in meeting modern requirements for NCAA Divisions I and II programs. It would allow completion of some of the minimally acceptable spaces converted in earlier phases, as well as allow a second conversion of the racquetball court/weight room to academic support space. Finally, the new space would provide a new home for Nanook Athletics with adequate space for current departmental operations as well as space to grow if programs are added. The addition is a significant investment and may occur in three different phases, if funding availability requires it. The specific components follow:

- A new strength and conditioning facility of an appropriate size for current programs with adequate space for growth. This could be the first phase of the addition, if necessary.
- An expansion of the Athletic Training space adjacent to a new Human Performance component. This could be part of a second phase of the addition, if necessary.
- Addition of a new Human Performance component to include labs and classrooms This could be part of a second phase of the addition, if necessary.
- Addition of space to create dedicated Cross Country Team Locker Rooms and reassignment of the shared locker rooms to the Ski Team and a shared shower/toilet room This could be part of a second phase of the addition, if necessary.

- Addition of space to accommodate the Athletics Administration and potential new Coaches' Offices. This could be the third phase of the addition, if necessary, however completion of the administrative offices would make available the current space for hospitality and meeting space.
- Renovation and reassignment of the current Academic/Hospitality space and Athletics Administration offices to a dedicated Hospitality/Meeting Room with a Hall of Fame. This could occur only after the administration offices vacate the space.
- Reassignment and renovation of the Strength and Conditioning Center (Patty Center Project 1, in the former racquetball courts) into a dedicated Academic Center with offices, small group study areas and large group study and tutoring rooms. This would not be possible until the new Strength and Conditioning addition is complete.



University of Montana - Weight Room, Currently Underway

Concept Development Diagrams, Costs, Schedules

Required

- Adequate funding, potentially as part of a new Human Performance Center to house a new curriculum.
- Relocation of water and sewer lines and associated manholes; upgraded utilities, potentially completed in prior phases.
- The Patty Center lobby entrance must be turned to the west prior to the Athletics administration space construction.
- A new and expanded drop-off/pick-up area will be required to the west, at the new 'front' entrance.
- Development of a program of space requirements to define the space needs for a Human Performance curriculum and the associated research objectives.

Impact

- Development of a new image for Athletics, with adequate office area and space to accommodate the potential addition of Women's Hockey, Men's Swimming or Men/Women's Soccer programs.
- Reassignment of the existing Athletics Administration Suite to Hospitality / Meeting Room and Hall of Fame.
- Development of a dedicated Academic Center is possible.
- Separate dedicated Locker Rooms for Skiing and Cross Country, with shared toilets/showers.
- Addition of an appropriately-sized Strength and Conditioning Center, consistent with peers and potentially supportive of a Human Performance curriculum.
- The Athletic Training space would be expanded and located adjacent to the Human Performance component of the addition.

Cost

1. New South Addition constructed adjacent to Patty Gymnasium.....	\$15,641,358 *
2. Convert (Racquetball) Weight Room to Academic Center	\$294,004**
Total Construction Cost	\$15,935,362
Plus Contingency @ 20% X Admin/Design @ 35%.....	\$9,879,925
Total Project Cost	\$25,815,287
Value of Deferred Maintenance Accomplished.....	\$845,336

* Potential Stand-alone project

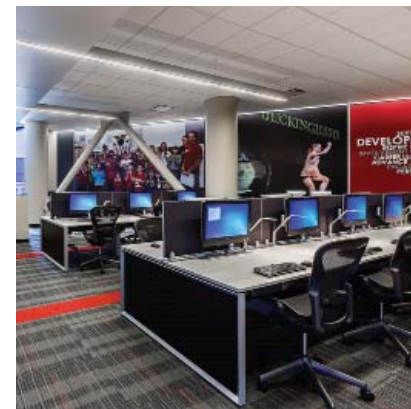
** Requires previous projects to be completed

Schedule

- The addition could begin at any time, pending funding availability.
- The space could be executed in three different phases, if necessary.
- Construction would require approximately two years, with no significant disruption of existing programs.
- The Lobby entrance must be turned to the west prior to construction of the Athletic Administration portion of the addition.



University of Wisconsin - Academic Center

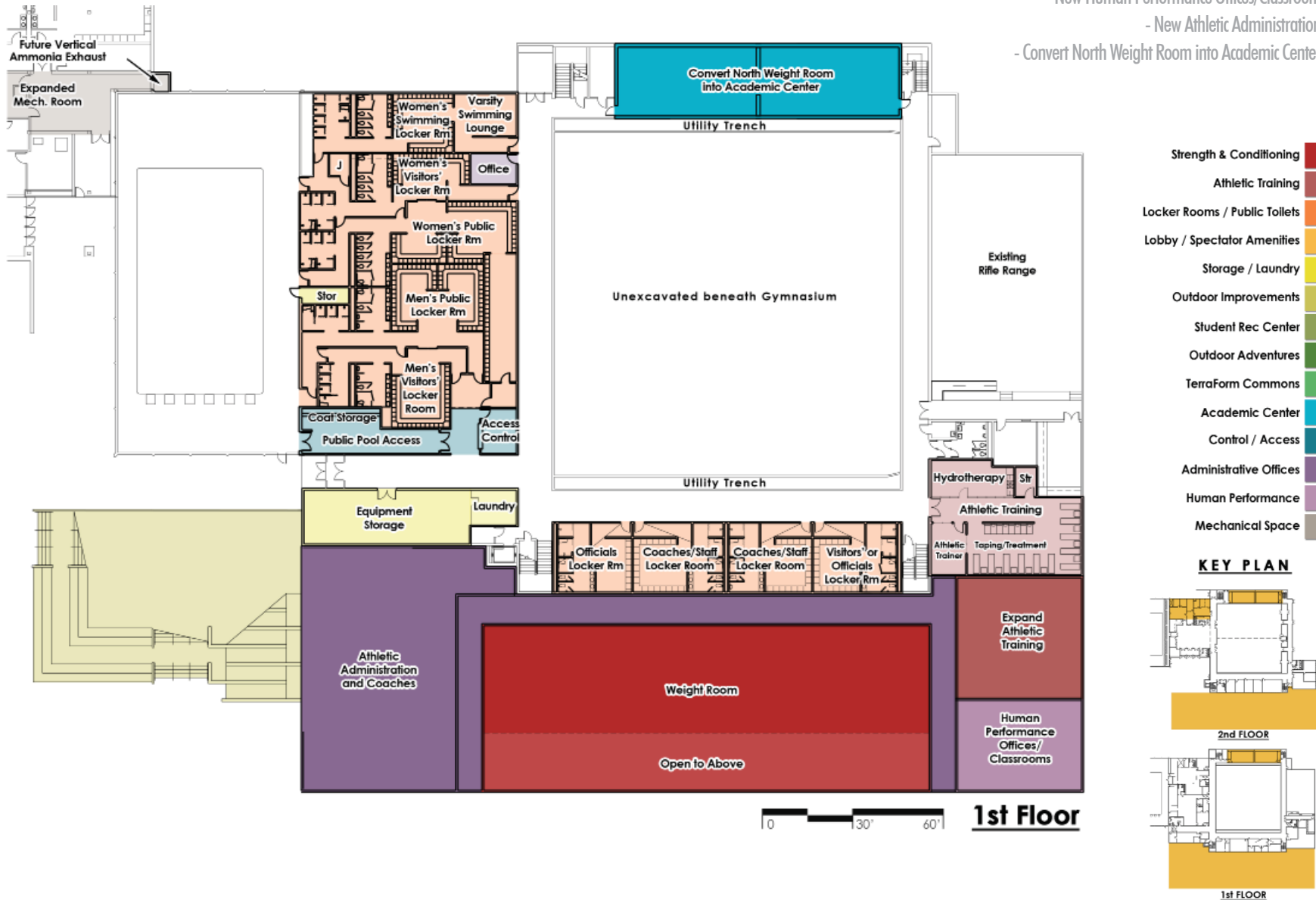


University of Wisconsin - Academic Center

Patty Center Project 5 - 1st Floor

NEW ADDITION

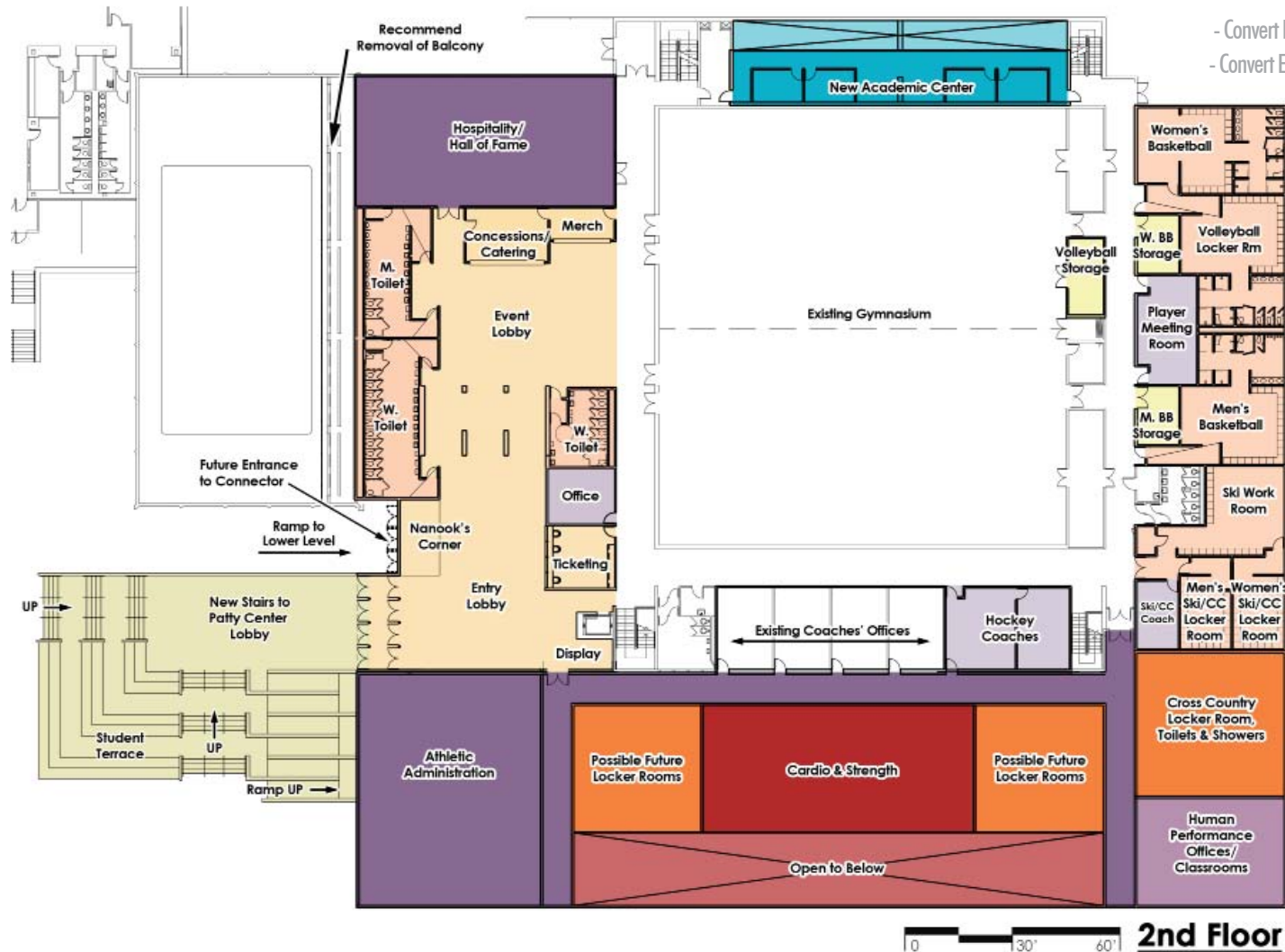
- Expand Athletic Training
- New Weight Room
- New Human Performance Offices/Classroom
- New Athletic Administration
- Convert North Weight Room into Academic Center



Patty Center Project 5 - 2nd Floor

NEW ADDITION

- New Locker Room
- New Weight Room
- New Athletic Administration
- Convert North Weight Room into Academic Center
- Convert Existing Admin to Hospitality Hall of Fame

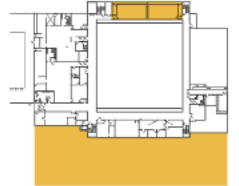


- Strength & Conditioning
- Athletic Training
- Locker Rooms / Public Toilets
- Lobby / Spectator Amenities
- Storage / Laundry
- Outdoor Improvements
- Student Rec Center
- Outdoor Adventures
- TerraForm Commons
- Academic Center
- Control / Access
- Administrative Offices
- Human Performance
- Mechanical Space

KEY PLAN



2nd FLOOR



1st FLOOR

Concept Development Diagrams, Costs, Schedules

Patty Ice Locker Room Reconstruction

Description

The Patty Ice Center is in need of a major renovation to address some important code and spectator facility issues. In addition, the participant support facilities are inadequate for daily use. Further, if Women's NCAA Hockey is added, these facilities will be even more inadequate. The extent of the renovation/expansion/reconfiguration of the public and spectator components of Patty Ice would be significant if the necessary improvements were to be made. The improvements to be considered are:

- Expand (reconstruct) all of the locker rooms on the south side of the building. Anticipate the addition of new NCAA Women's Hockey Locker Room.
- Reconfigure and add toilets to meet Code-mandated toilet fixture count.
- Add ADA compliant toilets, elevator, locker rooms, etc.
- Reconfigure the access points to allow access control and direction of participants and spectators separately, on the appropriate levels.
- Relocate Ice Resurfacing Equipment Room (Flood Room) away from major traffic areas.
- Combine the public entrances to the pool and ice rink. This could include addition of a new spectator balcony for the pool, however available space to locate it properly is limited and would require extensive reconfiguration of all of the second level space, including the toilets and concessions.
- Reconfigure and renovate the existing SRC locker rooms to serve as auxiliary locker rooms for ice rink participants.

Required

- Significant funding and determination of the priority of each proposed improvement/reconfiguration.
- Demolition of the existing locker rooms and reconstruction of larger locker rooms on the south side of the building.
- Planning for expansion of one of the locker rooms to accommodate the Women's Hockey team, if that program is added.
- Assessment of the extent of investment and degree of renovation desired or deemed worthwhile, given relative priority and effected user groups.
- Provision of additional locker rooms, especially if Women's Hockey is added. The proposed Student Recreation Center addition, which includes new locker rooms for SRC use, must be complete prior to reconfiguring the existing SRC locker rooms for use as auxiliary locker rooms serving Patty Ice.



Existing

Concept Development Diagrams, Costs, Schedules

Impact

- Community and UAF user groups will have adequate locker rooms and dressing space.
- Code requirements for ADA access, toilet fixture count and public access/exit would be addressed.
- Potential increased and improved use of the facility may result.
- Increase convenience/efficiency for users and operators likely.
- Full renovation would eliminate use of the area used currently for Men's Hockey training (spinning) and reconfigure it to provide additional rest rooms.



Hockey Locker Room



Hockey Locker Room



Existing Hockey Locker Room

Cost

Locker Room demolition/reconstruction on South side of Patty Ice

Total Construction Cost \$3,939,561

Plus Contingency @ 20% X Admin/Design @ 35%..... \$2,442,527

Total Project Cost \$6,382,088

Value of Deferred Maintenance Accomplished.....\$0*

*Verify planned expenditures for Hockey Locker Rooms

Note: Extensive renovation of Patty Ice Center is a significant undertaking and would be costly. Given the other significant needs of the Patty Center/SRC Complex, additional investment beyond addressing deferred maintenance items, ADA accessibility and providing appropriate locker rooms in the facility may not be a priority. Additional consultation is recommended.

*Renovation of the SRC locker rooms to serve Patty Ice is included here, as well as in the budget for the SRC addition. The sequence of project execution will determine in which budget it should be included.

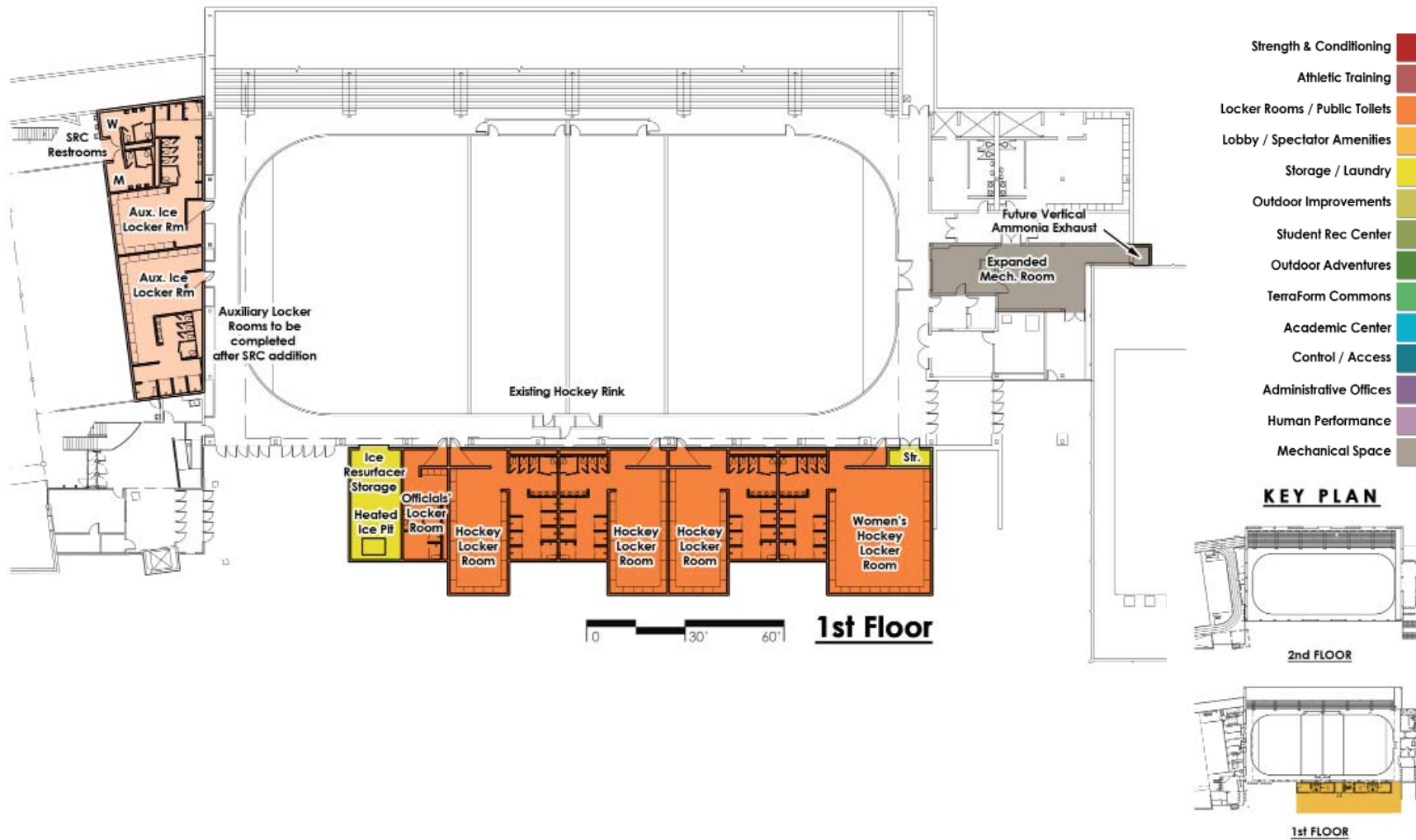
Schedule

- Locker room replacement on the south could happen at any time funding is available, with minimal disruption to on-going operations.
- A more comprehensive renovation of the facility would take at least one year and may require closure of the facility for at least part of that time.

Patty Center Ice Renovation - 1st Floor

CONSTRUCT AND RENOVATE LOCKER ROOMS

- New Ice Resurfacer Storage Room
- Demolish Existing and Construct New Hockey Locker Rooms
- Reconfigure Existing SRC Locker Rooms following SRC Addition
- Future Women's Hockey Locker Room Expansion



Concept Development Diagrams, Costs, Schedules

Student Recreation Center Addition

Description

Addition of needed space at the Student Recreation Center on the south side of the facility would provide significantly expanded recreational opportunities for students, faculty and staff, as well as community members. It would reduce the overcrowding and scheduling issues that reduce access currently. Further, it would provide an opportunity to express architecturally and visually, the activity and dynamic nature of the services available there. It could be an attraction.

The components to be included are:

- Two Group Exercise Rooms to accommodate spinning and a mat room.
- New Cardio areas and Strength and Conditioning space.
- A multi-activity court (MAC), with a single court gym with wood floor. (Could be a second court for Athletic team practices if shared use agreements can be made.)
- Add new, larger and upgraded locker rooms.
- Develop a new climbing gym to be associated with the Outdoor Adventures program.
- Add/expand space to accommodate Outdoor Adventures and incorporate the service component of the ice climbing wall.
- Expand and add recreation administration and wellness offices.
- Expand the space that includes access control, the service center, and include a casual activities lounge.
- Reconfigure existing locker rooms to serve as auxiliary locker rooms to serve Patty Ice Center.

Phase 1 Option

Description

As previously addressed, there is a pressing need to relocate the Outdoor Adventures program. The area vacated by the Cross Country and Nordic Skiing programs in the SRC will be utilized to house this program in the near term. However, the need for storage and planning space will be limited and additional space will be required as the program consolidates and grows. Given that the proposed SRC addition includes an extensive storage area, trip planning and other support areas for this enterprise, as well as a new climbing wall, it may be worthwhile to consider, as a first phase of the larger SRC Addition, the construction of that portion of the addition that would house Outdoor Adventures.

Components to be addressed in a potential first phase SRC addition would be:

- Increased storage and service space to accommodate Outdoor Adventures and to consolidate the service component of the ice-climbing wall.
- Potential incorporation of the service component of the indoor climbing facilities.
- Possible (phased, if necessary) development of a new indoor climbing wall associated with Outdoor Adventures, vacating the climbing areas within the existing SRC in anticipation of the larger addition.
- Potential interim use of the area allocated to the new climbing wall for needed strength and conditioning space.
- One additional Group Exercise room, replacing the loss of space in Patty Gym.

Concept Development Diagrams, Costs, Schedules

Required

- Funding and determination of priority.
- Student support, if funding would involve student fees, which is common and appropriate given additional recreational opportunities afforded.
- Academic funding support may be appropriate, given status of Outdoor Adventures as an academic minor at UAF.

Impact

- Student life would be improved with additional group exercise and fitness opportunities, as well as more convenient access to the Outdoor Adventures Program.
- New, expanded premises for the Outdoor Adventures Program would provide added visibility and a greater presence on campus, showcasing the opportunities to experience the unique outdoors available at UAF.
- Management and service functions that support indoor and ice-climbing, as well as Outdoor Adventures could be consolidated for greater efficiency.
- Additional space for group exercise in the SRC would reduce or eliminate the need to utilize space in Patty Gym.
- If the new climbing wall were to be executed in a later phase, the space allocated for it could be used in the interim to increase currently inadequate strength and conditioning space in the SRC.
- Development of a drive and appropriate pick-up/drop-off area would further enhance the operation and visibility of the Outdoor Adventures Program.

Cost

1. South Addition to Student Recreation Center	\$28,433,546
2. Convert existing SRC Locker Rooms to serve Patty Ice (also shown in Patty Ice project)*	\$715,097
Total Construction Cost.....	\$29,148,643
Plus Contingency @ 20% X Admin/Design @ 35%.....	\$18,072,158
Total Project Cost.....	\$47,220,801
Value of Deferred Maintenance Accomplished.....	\$0

*Renovation of the SRC locker rooms to serve Patty Ice is included here, as well as in the budget for the Patty Ice Center improvements. The sequence of project execution will determine in which budget it should be included.

Phase 1 Option

Addition of Outdoor Adventure & Group Exercise Studio
(approximately 14,370 SF at \$515/SF, includes sitework)

Total Construction Cost	\$7,400,550
Plus Contingency @ 20% X Admin/Design @ 35%.....	\$4,588,341
Total Project Cost	\$11,988,891
Value of Deferred Maintenance Accomplished.....	NA



Outdoor Adventure



Outdoor Adventure

Concept Development Diagrams, Costs, Schedules



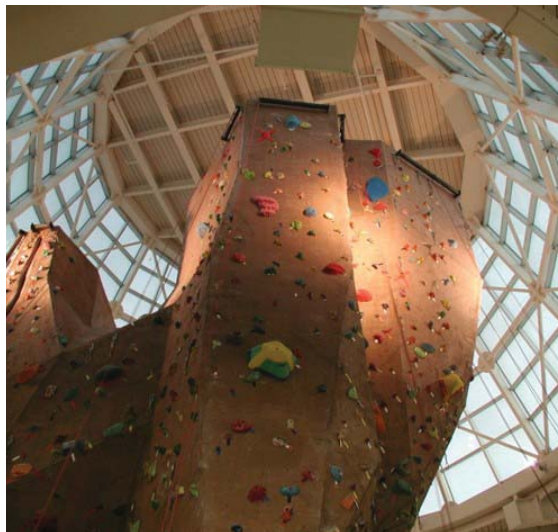
Climbing Walls



Fitness and Weight Training Center



Multi-Activity Court



Climbing Wall



Group Exercise Room



Recreation Access Control

Student Recreation Center - 1st Floor

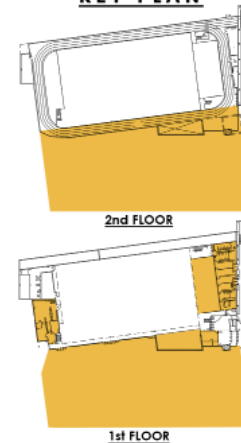
NEW ADDITION

- Reconfigure Existing SRC Locker Rooms
- New Locker Rooms
- New MAC Gym
- New Fitness/Strength Studio
- New Outdoor Adventures
- New Rock Climbing Gym
- Reassign Existing Strength Training to Studio 'B'
- New Access Control / Service Center



- Strength & Conditioning
- Athletic Training
- Locker Rooms / Public Toilets
- Lobby / Spectator Amenities
- Storage / Laundry
- Outdoor Improvements
- Student Rec Center
- Outdoor Adventures
- TerraForm Commons
- Academic Center
- Control / Access
- Administrative Offices
- Human Performance
- Mechanical Space

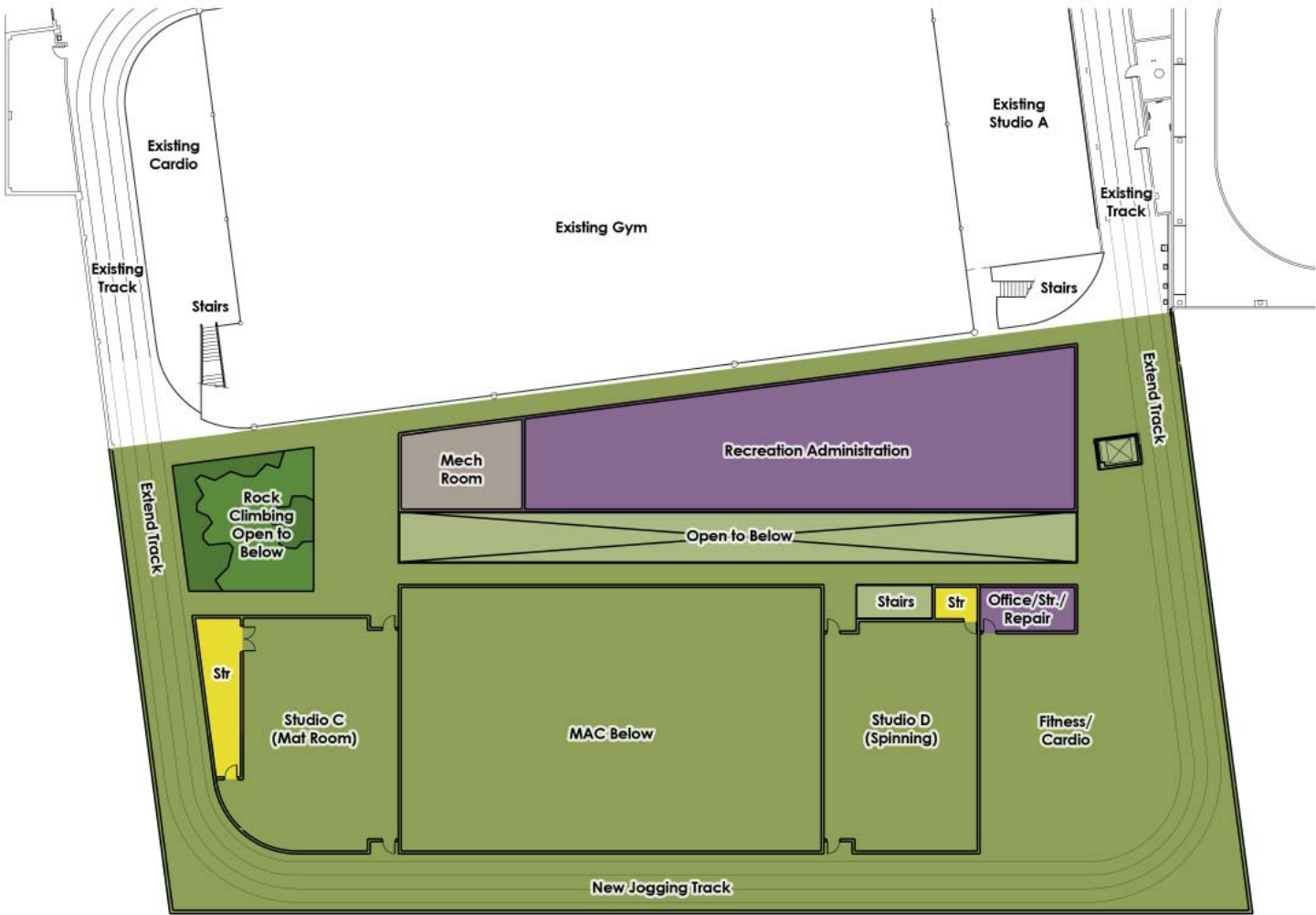
KEY PLAN



Student Recreation Center - 2nd Floor

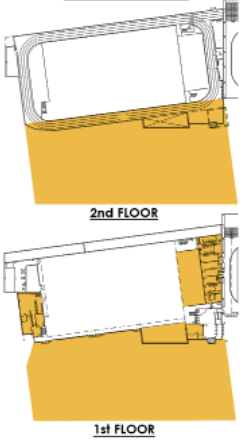
NEW ADDITION

- New Jogging Track
- New Studio Spaces
- New Recreation Administration
- Expanded Fitness / Cardio



- Strength & Conditioning
- Athletic Training
- Locker Rooms / Public Toilets
- Lobby / Spectator Amenities
- Storage / Laundry
- Outdoor Improvements
- Student Rec Center
- Outdoor Adventures
- TerraForm Commons
- Academic Center
- Control / Access
- Administrative Offices
- Human Performance
- Mechanical Space

KEY PLAN

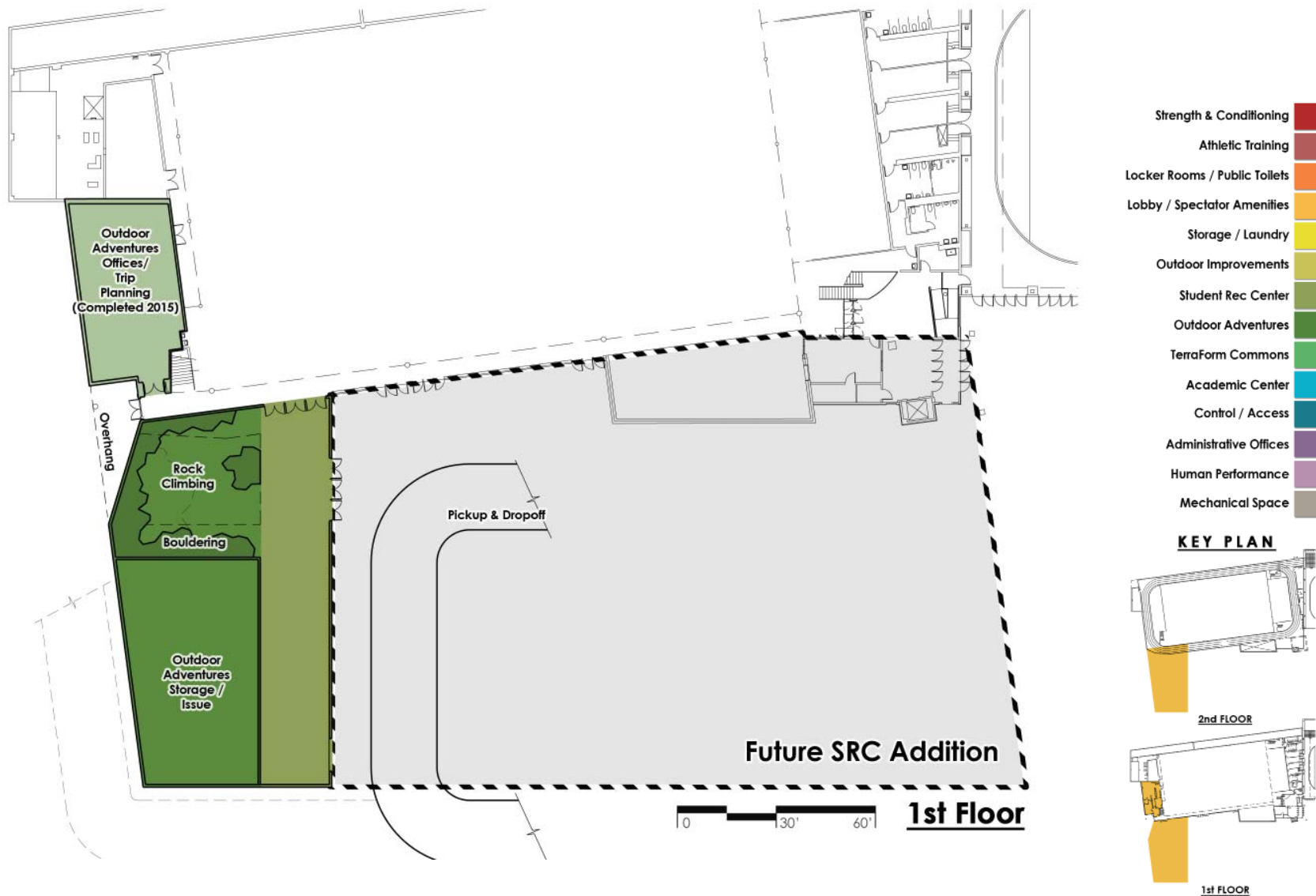


0 30' 60' 2nd Floor

Phase 1 Option: Student Recreation Center - 1st Floor

NEW ADDITION

- New Outdoor Adventures
- New Rock Climbing Gym



Phase 1 Option: Student Recreation Center - 2nd Floor

NEW ADDITION

- New Studio Spaces
- Expanded Fitness / Cardio



Concept Development Diagrams, Costs, Schedules

Connector / TerraForm Commons

Description

Probably the first and most important objective of this Facilities Plan was to create a means by which the Patty Gymnasium, Patty Ice Center and the Student Recreation Center could be connected with a clear and logical indoor structure. This objective, coupled with the need for financial feasibility in the size and scope of the projects to be undertaken, required exploration of opportunities to be innovative with the components already necessary for the achievement of the most fundamental requirements of the project. The need for an indoor connector was clear, but the reality of employing the strictly functional solution, a very long corridor, was unappealing. Still, constructing a larger space seemed unnecessary.

One of the critical elements of this Plan, however, relates to the quality of student life on campus. Among the issues of concern at UAF, and more broadly, in Alaska, is attracting students, first to attend the university and then, retention of those students after their first year. The recently-constructed ice climbing wall is a highly-visible component of student life at UAF, provides a unique recreational opportunity and has been very popular. Similarly, the vision for the Patty Center Facilities Plan was to incorporate and project the unique nature of this University in a highly visible way.

Given the very long periods of darkness in Fairbanks, its effect on human beings and specifically, retention of students on campus, the benefit of creating a large indoor space was apparent. The connector could be expanded to provide a place where students could gather, interact with faculty and staff, as well as access recreation and athletic activities. The need for such a space in the broader community of Fairbanks is also significant. And, while the need for such a space is less-easily identified as “functional”, it would expand social opportunities, improve student life on

campus and provide invaluable relief during the long, dark winter months. Nonetheless, it was important to manage the size of the enclosure while creating the needed connector among all three facilities in the complex.

The available site area for expansion for any of the facilities in the complex is to the south. The additional space requirements for Athletics generated a significant addition on the south of Patty Gym, while the expansion of the Student Recreation Center includes a large casual activities lounge, and perhaps food service, to the south of the SRC. The concepts presented for those additions, however, include expansions to the west of the front entrance of Patty Gymnasium and to the east of the entrance to the SRC. Extending each of these additions and orienting their entrances toward one another reduced the distance between them.

The opportunity to create a common space through which all users would access any of the three Patty Center/SRC Complex facilities was clear. This “commons” could be of significant size (or not), and could include green space and gardens (“TerraForming”), play spaces, study nooks, social and dining spaces, large gathering areas, as well as casual activities venues and connecting walkways on both levels of each of the three facilities in the complex. The TerraForm Commons would be the connector.

Alternatively, or perhaps as an initial phase, a smaller project could include a series of open, gathering or meeting spaces connected by a spacious corridor on the ground level. A larger commons area connecting the three facilities would be on the second level, over the proposed Patty Ice locker room reconstruction.

Additional opportunities provided within the enclosure at the fronts of the three facilities could include observation points into the swimming pool, the ice rink and the recreation center; an indoor garden; a sports merchandising outlet; food service. Depending on the preferred size of

Concept Development Diagrams, Costs, Schedules

the commons, a large gathering venue/performance space; staging/team areas for tournaments; community events; holiday bazaars/fairs; and other activities could be accommodated. Finally, with its focus on climate change and arctic research as America's Arctic University, the design and operation of a TerraForm Commons at UAF would provide a working laboratory for exploration and research related to human impacts of cold climate living, energy generation and sustainability.

Option 1-Connector only

- Provide new, casual meeting spaces and a spacious connecting corridor on the ground floor, with a larger connecting common area on the second level, connecting Patty Gym, Patty Ice and the SRC.
- Create new entry doors, stair and ramp from Patty Gym lobby to Patty Ice Level two, over the existing ramp to level one of Patty Gym.
- Construct second level above new Patty Ice locker rooms that allow views into Patty Ice Center, the pool and the SRC; and connects to Patty Gym lobby; and provides a sizable Commons area.
- Provide an elevator and accessible rest room facilities within the connector near Patty Gym and Patty Ice, specifically, to address lack of accessibility at Patty Ice Center.
- Provide potential spectator viewing from second level into Patty Ice.

Option 2-Smaller Commons

- Provide new, open meeting spaces, casual activities areas and a spacious Commons area between Patty Gym and the SRC, to include plantings, staging areas for tournaments and small community events.
- Create new entry doors, stair and ramp from Patty Gym lobby Patty Ice level 2, over the existing ramp to level one of Patty Gym.
- Construct second level above new Patty Ice locker rooms that allow views into Patty Ice Center, the pool and the SRC; and connects to Patty Gym lobby; and provides a sizable Commons area.

- Provide an elevator and accessible rest room facilities within the connector near Patty Gym and Patty Ice, specifically, to address lack of accessibility at Patty Ice Center.
- Potential spectator viewing from second level into Patty Ice.

Option 3-Larger Commons

- Provide new, casual meeting spaces and a significantly larger Commons area between Patty Gym and the SRC, capable of hosting large community events, play areas, plantings, performances, etc.
- Provide space and accommodation for potential cold climate living research in support of the mission of UAF.
- Create new entry doors, stair and ramp from Patty Gym lobby to Patty Ice level 2, over the existing ramp to level one of Patty Gym.
- Construct second level above new Patty Ice locker rooms that allow views into Patty Ice Center, the pool and the SRC; and connects to Patty Gym lobby; and provides a sizable Commons area.
- Provide an elevator and accessible rest room facilities within the connector near Patty Gym and Patty Ice, specifically, to address lack of accessibility at Patty Ice Center.
- Potential spectator viewing from second level into Patty Ice.



Neumann University Entrance

Concept Development Diagrams, Costs, Schedules

Required

- Funding, determination of priority and benefactor.
- A determination regarding the extent of possible investment (Option 1, 2 or 3) and potential research value available.
- Adequate funding and commitment to the priority of such a space.
- Demolition and reconstruction of the locker rooms on the south side of Patty Ice, which comprise the support under the second level of the Connector Walkway.
- Completion of the Patty Gym lobby enclosure. Completion of the Patty Center entrance renovation/addition and reorientation would be ideal.
- Reconfiguration of the SRC entrance. Completion of only the access control and casual activities components would be workable, however the completion of the full addition is advisable for Options 2 and 3.
- Reconfiguration of the site circulation, drop-off/pick-up, and exploration of provision of exiting from each of the three facilities.
- Experts knowledgeable in the requirements and potential for indoor green space in cold, northern climates.
- Consideration of potential research opportunities/grant funding.

Impact

- Significant and improved visibility of Patty Center/SRC Complex.
- Depending on the preferred option, additional indoor open space providing multiple opportunities for events, student activities, tournament staging, community space.
- All facilities in the complex clearly connected with/through dynamic and active interior space.
- Entrance to all facilities could be through the Connector/TerraForm Commons, providing for controlled access, clear visibility and weather-protected entries to all buildings.
- The UAF community would have a “Commons” in which to gather, socialize, study, and recreate.

- For Options 2 and 3, creation of an indoor green space to mitigate the effects of very long, cold and dark winters.
- Potential research opportunity for Cold Climate research project(s).
- A clear, logical and pleasant public connection of the three facilities that make up the Patty Center/SRC Complex.
- Possible integration of DRAW and Athletics with other University communities that would be encouraged and welcome to use the Commons.
- Potential creation of an installation that would be architecturally and visually exciting and representative of the uniqueness of UAF.

Cost Option 1

Two-Story Connector only

Total Construction Cost	\$12,831,530
Plus Contingency @ 20% X Admin/Design @ 35%.....	\$7,955,540
Total Project Cost	\$20,787,079



Neumann University Entrance

Concept Development Diagrams, Costs, Schedules

Option 2

Two-Story Connector/Commons

Total Construction Cost \$16,339,136

Plus Contingency @ 20% X Admin/Design @ 35%..... \$10,130,264

Total Project Cost \$26,469,401

Option 3

Extended "TerraForm" Addition

Total Construction Cost \$25,313,898

Plus Contingency @ 20% X Admin/Design @ 35%..... \$15,694,617

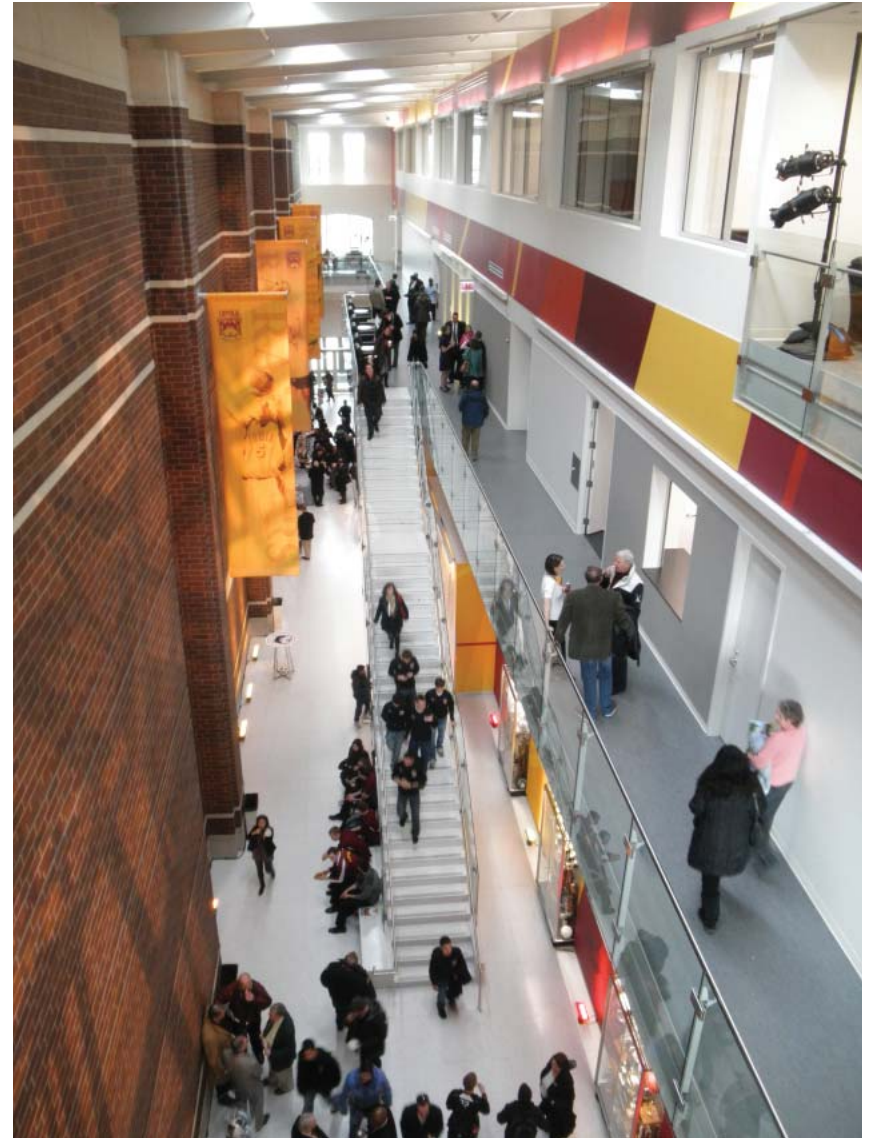
Total Project Cost \$41,008,515

Value of Deferred Maintenance Accomplished.....\$0*

*Deferred maintenance planned at Patty Ice Center could be addressed, verify.

Schedule

- Construction would require approximately one-two years, depending on the preferred option.
- Alternate access to Patty Ice and the SRC will be required as construction proceeds, to maintain use of all facilities.
- The Patty Gym lobby enclosure/renovations (Project 4A) could include preparations for the new entrance to the Connector, and could be completed prior to construction of the Connector, minimizing disruption to Patty Gym operations.
- Reconstruction of the Patty Ice locker rooms should include preparations for accommodating a second level, providing appropriate structure for minimal disruption during construction of the Connector.
- The existing driveway access and, potentially, some parking, would require relocation prior to construction. The sequence of implementation of projects within this Plan, specifically, the SRC



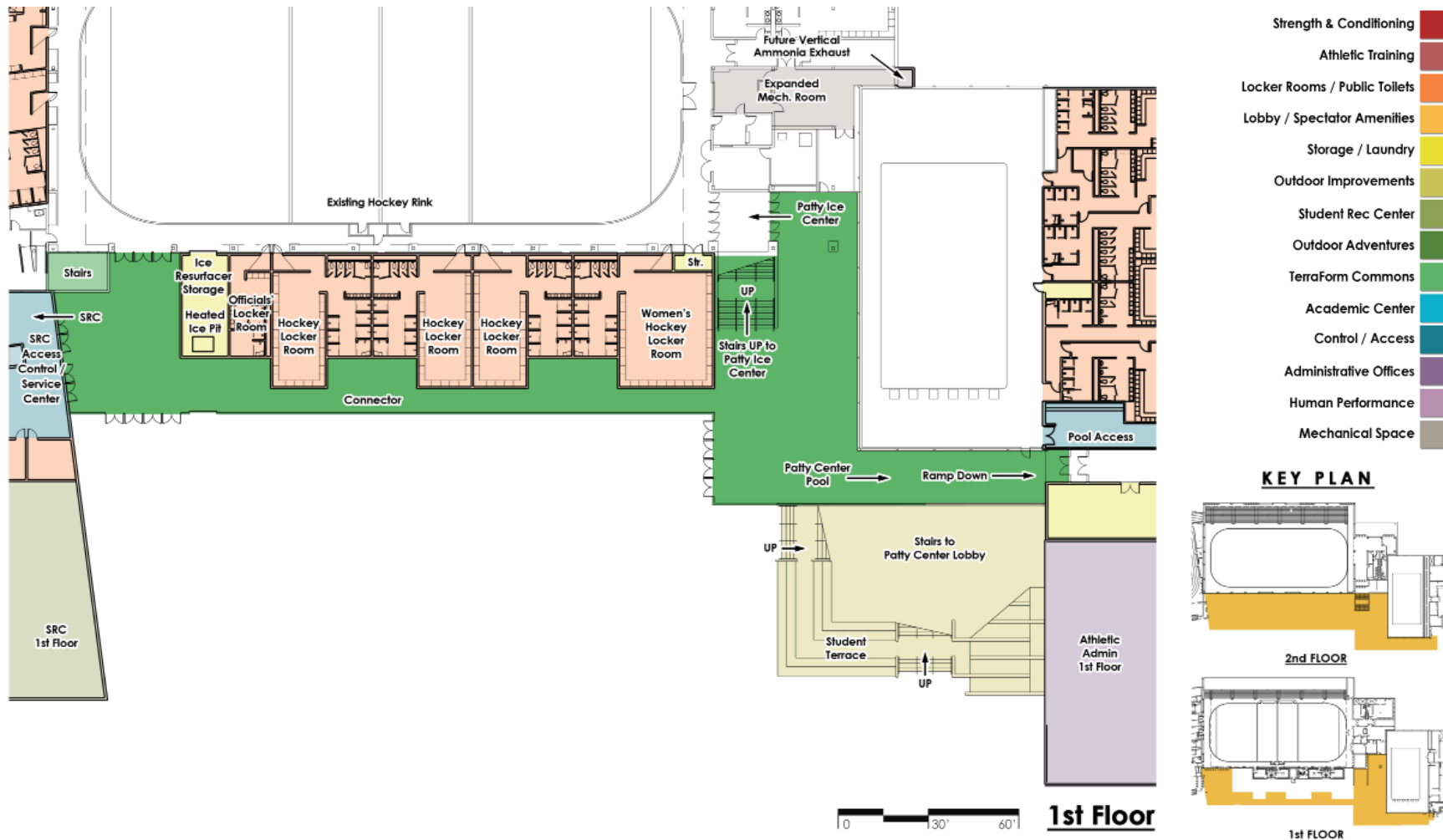
Loyola University Connector

Connector/Commons Addition Option 1 - 1st Floor

NEW COMMONS SPACE

- New Conditioned Connections to Patty Ice, Patty Center and SRC Buildings

Resolve Patty Ice accessibility issues



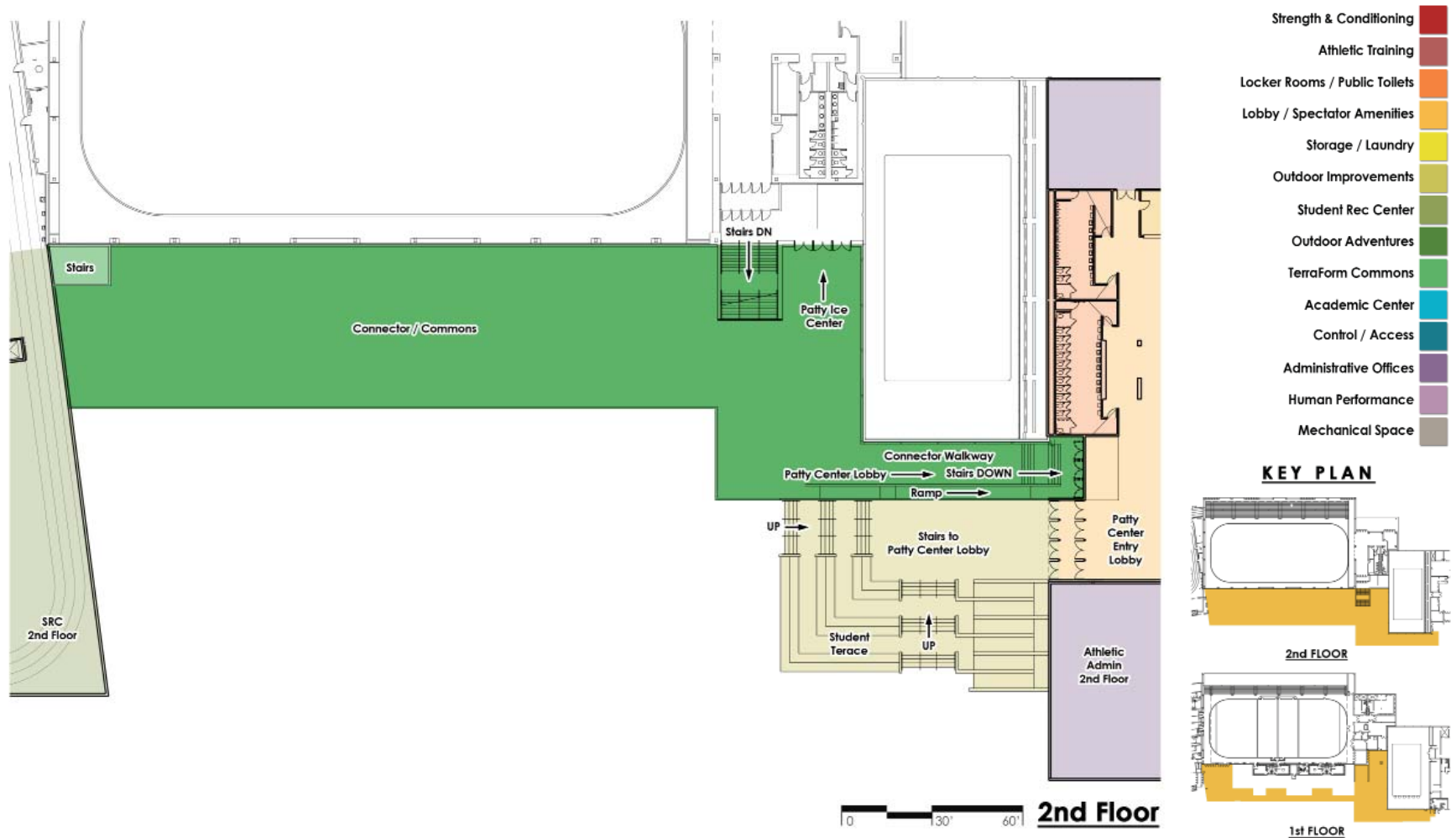
Connector/Commons Addition Option 1 - 2nd Floor

NEW COMMONS SPACE

- New Conditioned Connections to Patty Ice, Patty Center and SRC Buildings

Resolve Patty Ice accessibility issues

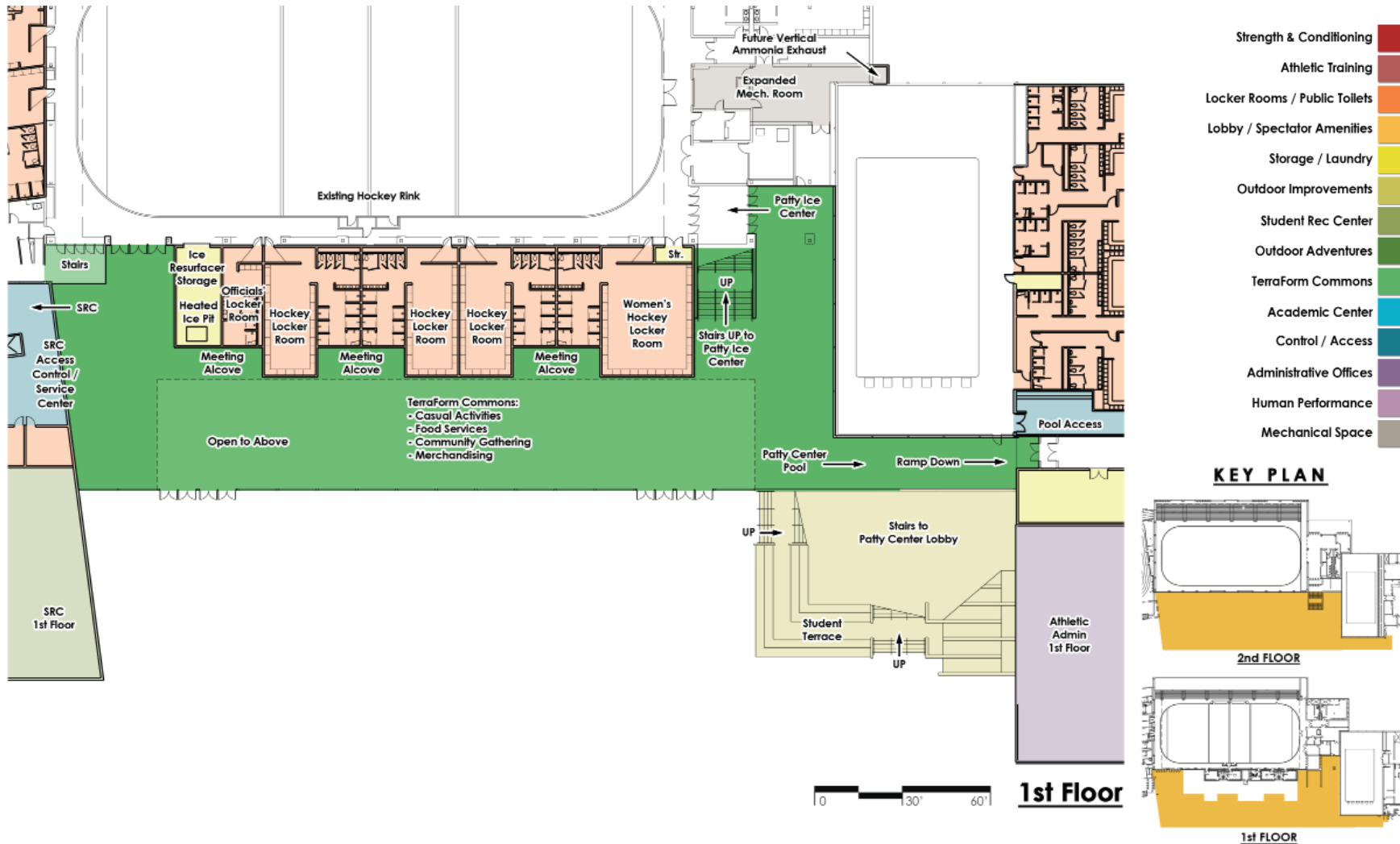
Keep Casual Activities and Studies Lounge



Commons Addition Option 2 - 1st Floor

NEW COMMONS SPACE

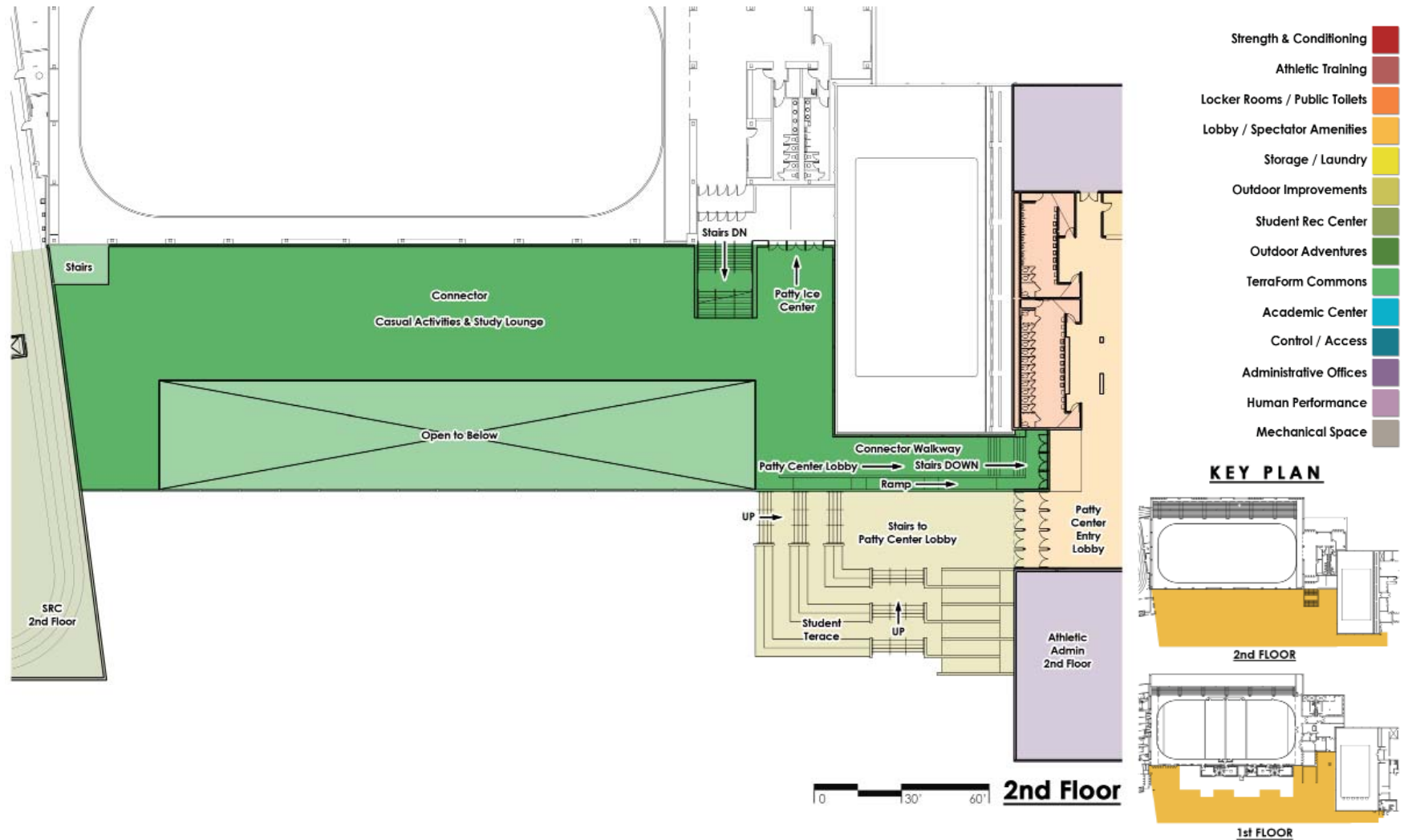
- Construct New Connecting Commons Space
- New Casual Activities / Study Lounge
- New Conditioned Connections to Patty Ice, Patty Center and SRC Building



Commons Addition Option 2 - 2nd Floor

NEW COMMONS SPACE

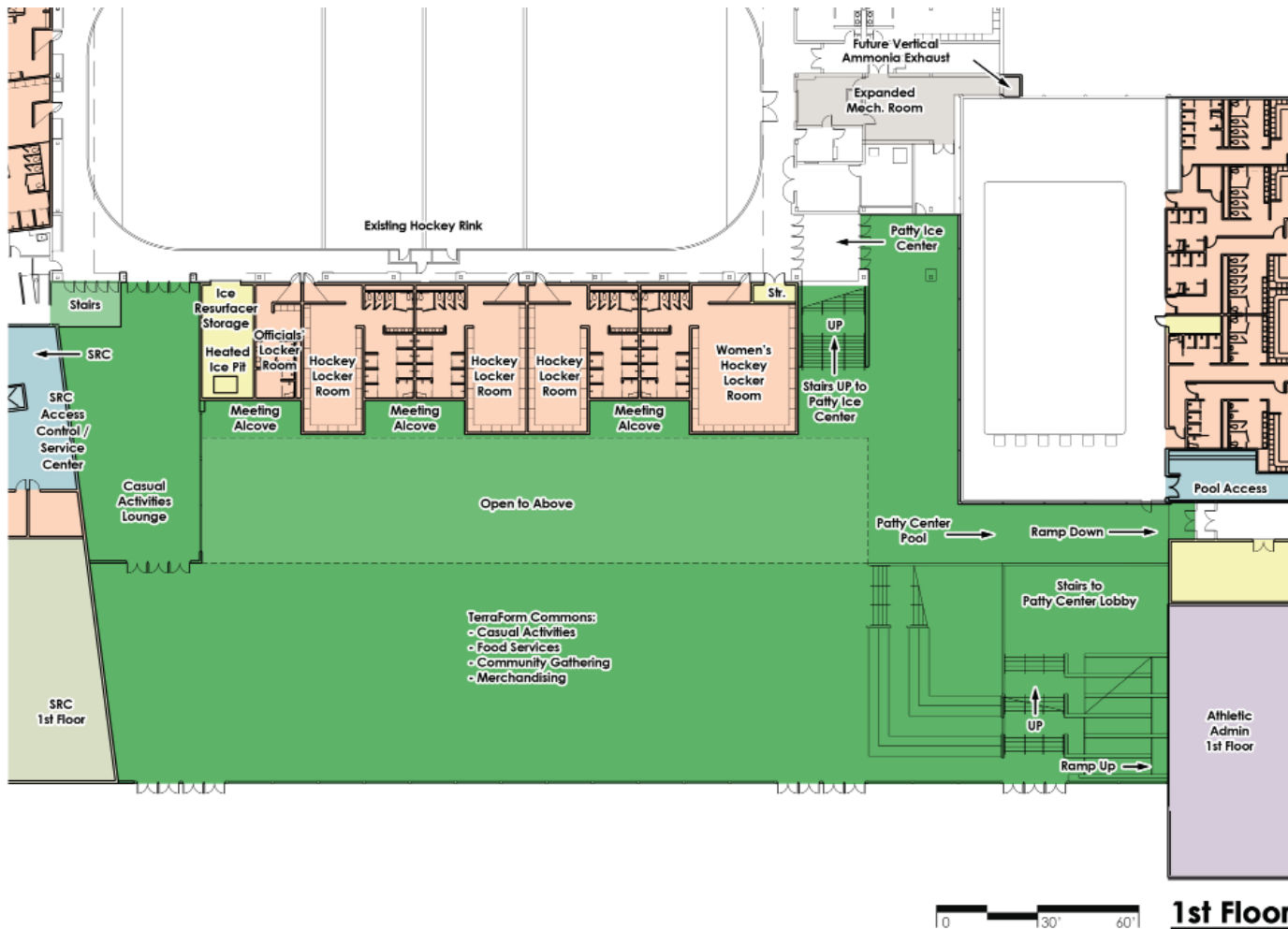
- Construct New Connecting Commons Space
- New Casual Activities / Study Lounge
- New Conditioned Connections to Patty Ice, Patty Center and SRC Buildings



Commons Addition - Option 3 - 1st Floor

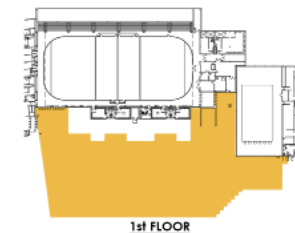
NEW COMMONS SPACE

- Construct New Terra Form Connecting Commons Space
- New Casual Activities / Study Lounge
- New Conditioned Connections to Patty Ice, Patty Center and SRC Building



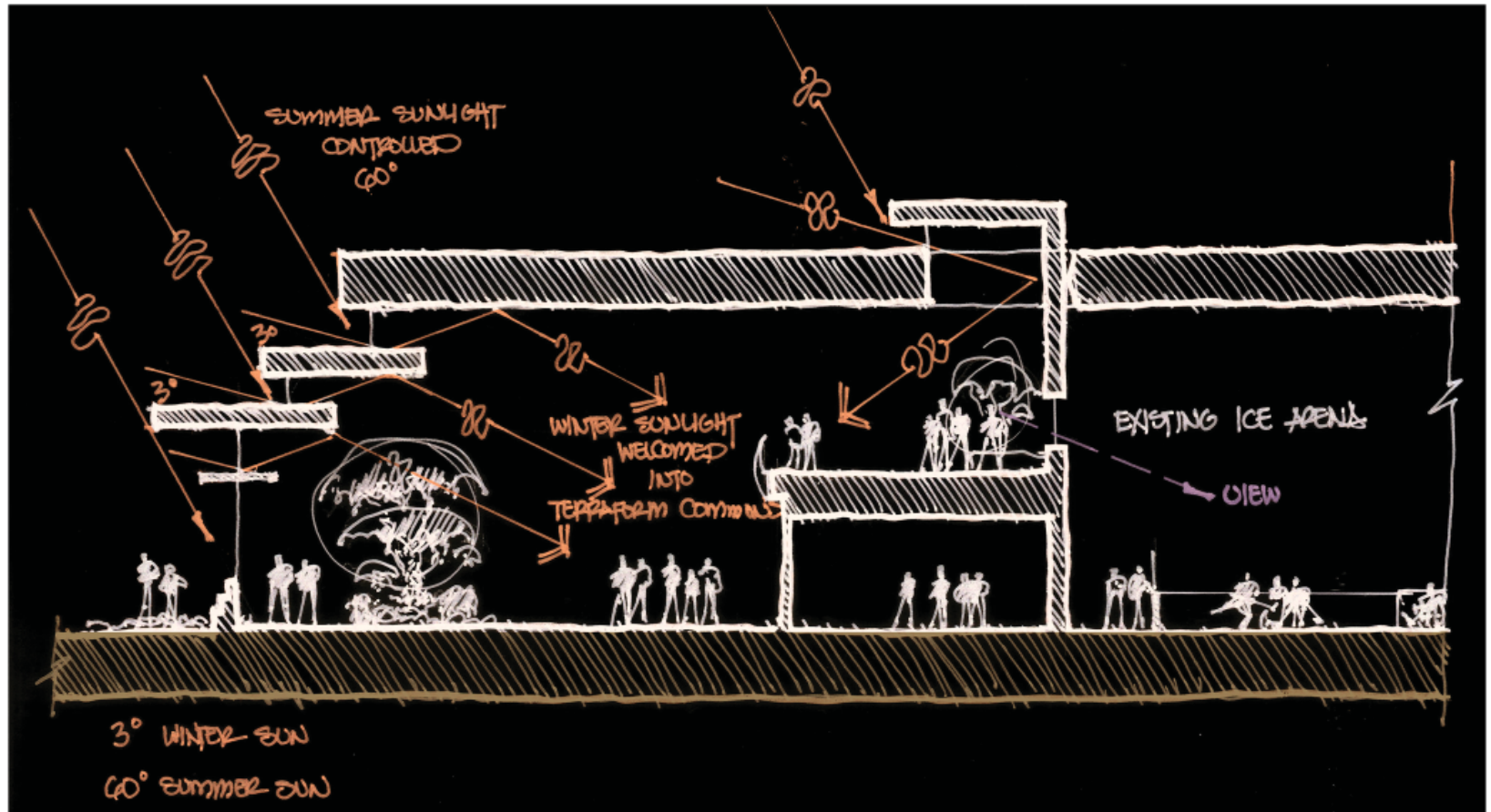
- Strength & Conditioning
- Athletic Training
- Locker Rooms / Public Toilets
- Lobby / Spectator Amenities
- Storage / Laundry
- Outdoor Improvements
- Student Rec Center
- Outdoor Adventures
- TerraForm Commons
- Academic Center
- Control / Access
- Administrative Offices
- Human Performance
- Mechanical Space

KEY PLAN



Concept Development Diagrams, Costs, Schedules

Maximizing light in the dark of winter, while limiting direct exposure during the long hours of daylight is fundamental to desirable indoor space for community use. The design of the TerraForm Commons must address the human need to socialize, exercise, and enjoy nature in a pleasant and varied environment. The need for such space in the far-northern climates is well-known and the spaces that do meet this need are in high demand. The impact of the proposed Commons, integral to the recreation and athletics facilities and events would be significant. The intent of such unique assets is to provide a quality of life that attracts and retains the best students, faculty and staff. Considerable expertise is recommended to maximize the potential for innovation and operational sustainability.



Building Section through TerraForm Commons

Summary

107



Summary

The Patty Center/SRC complex is an extensive group of buildings that serve as the primary facilities for recreational and athletics activities, contributing significantly to the quality of student life on UAF's campus. They are not connected in any logical way. Patty Gym and Patty Ice are both aging buildings with significant deferred maintenance needs and several required Code upgrades. Further ADA accessibility must be thoroughly addressed. These issues were the driving factors in initiating the Patty Center/SRC Facilities Plan. This study encompasses those core issues, while exploring a much broader scope of projects that would address the many other functional deficiencies in these 50-year-old buildings.

Needs and expectations for recreational facilities, as well as modern NCAA Athletics accommodations have altered dramatically over the 50 years that Patty Center has been in service. While the Student Recreation Center is much newer, an update and expansion is needed to adequately serve all the recreational and academic functions it is required to accommodate. During the course of this study, existing conditions were assessed; needs for upgrade, expansion and redevelopment, were determined; and a preliminary program of space requirements was recommended. These recommendations were utilized in developing a series of projects that would incrementally address the most pressing concerns, with additional options for more expansive improvements.

Given the physical limitations of the Patty Center/SRC buildings and site; anticipation of limited available funding; the high costs of construction in Alaska; and the urgent needs identified; it was determined that the Plan would utilize the existing facilities to the fullest extent possible, rather than demolishing the existing and constructing new buildings. While several large new facilities were considered, the urgency of the priorities and funding availability issues were important determinants in shaping the approach.

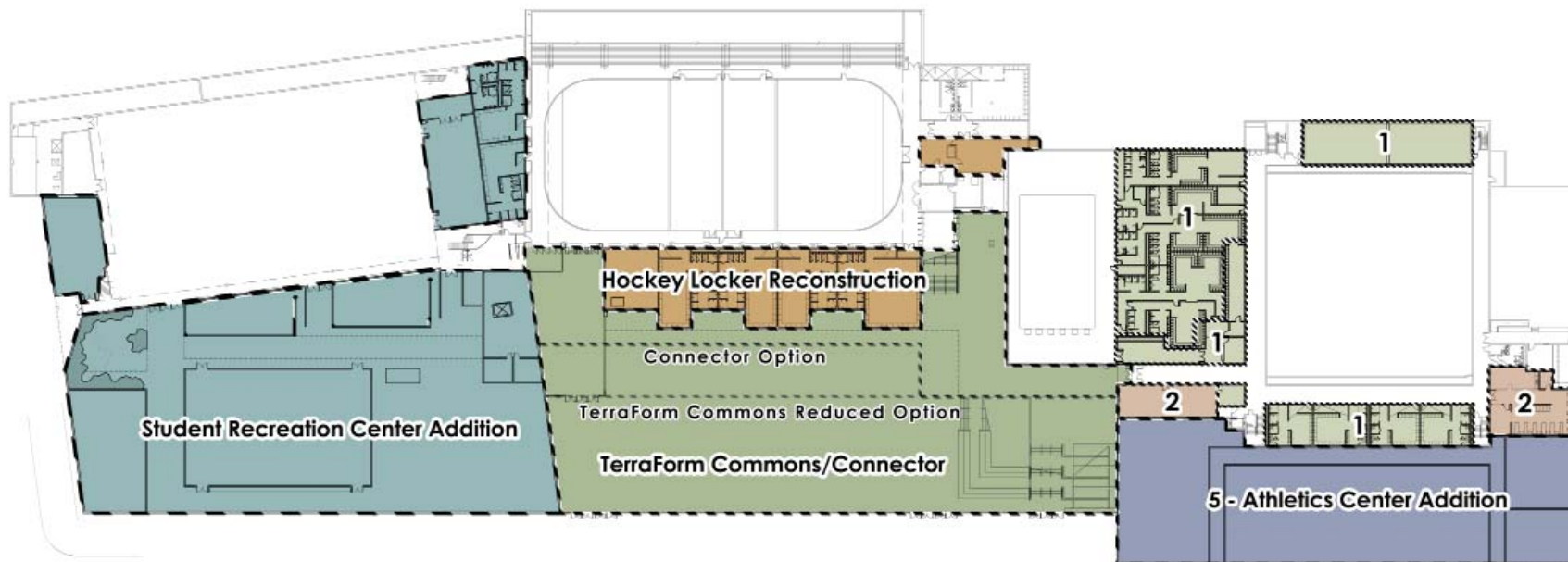
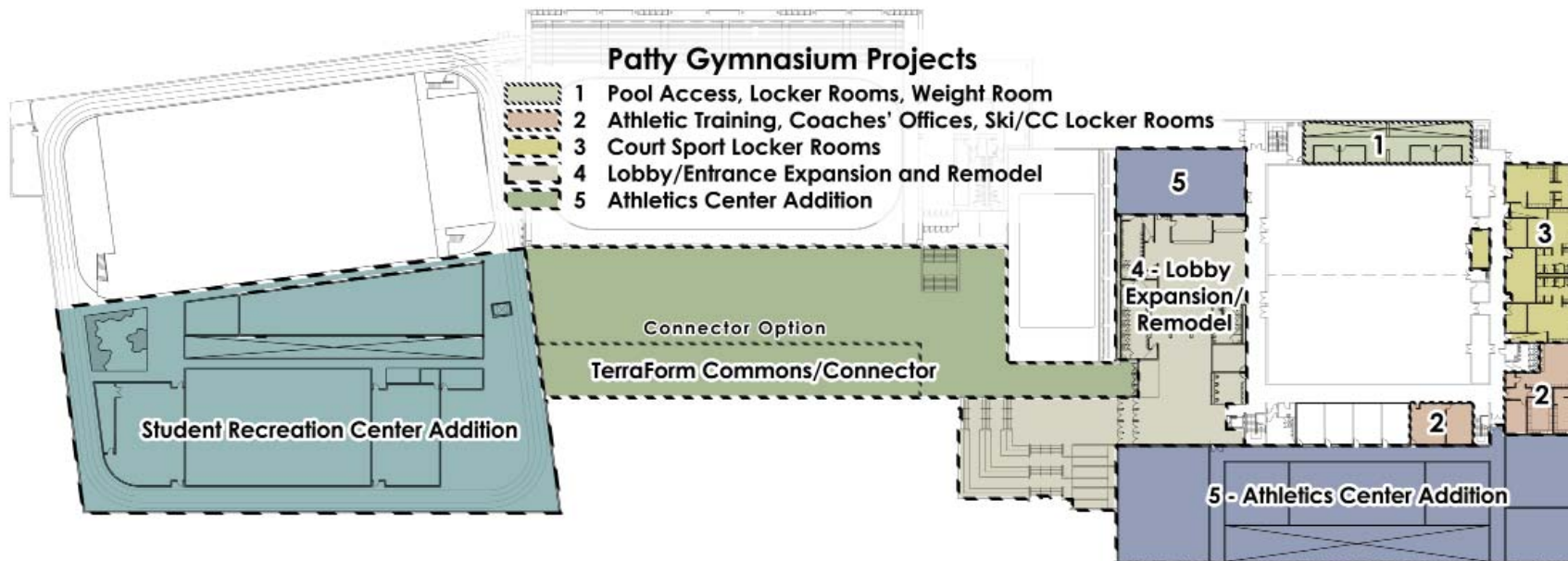
The Plan outlines projects that vary in cost, include some quite small projects with significant benefits, as well as larger ones that will require more investment and time. The scopes of the projects may offer potential for tapping several different funding mechanisms and also include a great deal of flexibility in the schedules for execution.



University of Wisconsin - Weight Room



Brown University - Group Exercise



Summary

Patty Gym

- Patty Gymnasium Projects 1A, 1B and 1C, requiring funding of \$2 million and \$2.7 million, respectively, would provide accessibility and controlled access to the pool, improved Volleyball and Basketball locker rooms, and much larger Strength and Conditioning facilities.
- Patty Gymnasium Project 2, requiring funding of \$2.5 million, would provide expanded Athletic Training facilities, and relocation of Skiing and Cross Country programs to the Patty Gym Athletics facility.
- Patty Gymnasium Project 3, requiring less than \$5 million, would provide appropriate court sport locker rooms, coaches'/staff, visitors' and officials' locker rooms; and Patty Gymnasium Project 4 would include a full upgrade to the Entrance and Event Lobbies and renovated space for a dedicated Academic Center for less than \$10 million.
- Finally, for a project cost of approximately \$25 million, an Athletics Center Addition to the south of the Patty Gymnasium would provide new administrative offices; a new, larger Strength and Conditioning Center and expanded Athletic Training with Human Performance research and academic facilities.

Patty Ice

- The reconstruction of the locker rooms to the south of the facility would require approximately \$6.4 million and would significantly improve the functionality of those facilities. One of the locker rooms would also be configured to accommodate an NCAA Division I Women's Hockey team, should Nanook Athletics add that program.
- Additional upgrade of the Patty Ice facility is certainly recommended, however would be very costly as there is minimal internal area to address additional space needs. ADA elevator access and upgrade of the toilet rooms is included on the deferred maintenance list, as is repair of the external skin, interior finishes, lighting and site drainage repair.

- Code compliant fixture numbers for spectator toilets, accessibility issues and exterior skin issues on the southern exposure could be addressed with the development of the proposed TerraForm Commons/Connector, as would site drainage issues
- The refrigerant used in the current ice-making equipment will not be available after 2020, requiring conversion to an ammonia refrigerant system, which is common. Further study is required to determine the best way to accomplish this conversion, however, adequate emergency exhaust capability will be required to vent any toxic ammonia from the mechanical room to a non-occupied area. Given the existing central location of the ice-making equipment, the only option is to create an exhaust duct through the foundation wall and up to grade on the north and east side of the Patty Ice Center.

SRC

- The Student Recreation Center has been a very popular amenity at UAF and is well-used. In addition to providing recreational opportunities to students, it is also used for academic classes serving CTC students. There is a shortage of group exercise classrooms and fitness, cardio and strength training facilities.
- The recommended addition to the SRC would double the space currently available and would cost over \$47 million. Such facilities are commonly funded by student fees, approved by referendum. Addition of recreation space would provide a prominent amenity that improves student life in a very visible way. It would also eliminate the need for use of the Patty Gym facility for DRAW classes and activities and consolidate them in the SRC.

Summary

- The relocation of the Outdoor Adventure program to the west end of the SRC, in the space vacated by Skiing/Cross Country varsity teams, will provide consolidation of those related activities: ice climbing, rock climbing and bouldering, and the Outdoor Adventures classes, trips and equipment storage and issue.

TerraForm Commons/ Connector

- The initial objective of this Plan was development of an indoor connection linking Patty Gym, Patty Ice Center and the SRC. That objective could be accomplished by constructing a spacious corridor to the south of the proposed Patty Ice Center Locker Room Reconstruction. The configuration of those locker rooms provides some larger gathering spaces between lengths of corridor, as well as a small commons area on the second level. This minimal approach, however, may not address the broader objectives of the administration to create a visionary solution that would significantly impact the quality of student life at UAF. Designated Option 1, it is anticipated to cost nearly \$21 million.
- Two additional options for the proposed two-story Connector/ Commons linking the three facilities at both levels provide greater opportunities to create social spaces, study areas, views into the pool, the recreation center and the ice rink. Casual activities and numerous “see and be seen” kinds of spaces could be incorporated, providing an indoor community space during the long, dark winters, perhaps impacting student retention. The smaller of these options would cost nearly \$27 million.
- The larger Commons proposed, incorporating the casual activities lounge and the green TerraForm concept, would add another \$14.5 million. This larger Commons component provides the opportunity to connect not only the three facilities in the Complex, but to integrate green areas, gardens, performance spaces for concerts or readings, food service, Nanook merchandising and other community venues for gathering and entertainment.

- There is also an opportunity for such an installation to become a living, working research laboratory, tapping into the Cold Climate and Arctic living research that is fundamental and unique at UAF.
- The availability of a large indoor space that maximizes available daylight in the deep of winter, yet screens it during full light; and includes plantings and park-like settings, in addition to social gathering opportunities would improve the quality of student life as well as that of faculty, staff and community. It would be unique, exciting and intensely functional for human psychological welfare during winter.



University of the Sciences - Casual Activities Area

Deferred Maintenance

Some of the most critical components of the improvements projects are those associated with deferred maintenance issues. While addressing deferred maintenance is beyond the scope of this study, the proposed projects inevitably incorporate some of those items identified for fiscal years 2014 and 2015. For the portions of the projects that could be considered deferred maintenance, an effort was made to identify an order of magnitude cost for it and include that information for comparison with the total project cost. The total estimated deferred maintenance expenditure that would be accomplished within the project costs presented for all projects would be nearly \$13 million.



Appendix A: Costs

Patty Center Facilities Plan

544 4th Avenue, Suite 102

Summary of Estimates

Fairbanks, Alaska 99701

Budgetary Level Construction Cost Estimate

Stantec No. 204600193

April 2015

Project	Option	Estimate	Patty Gymnasium Projects	Construction Cost ¹	Total Cost ²	DM Cost ³	Area (SF)	Cost/SF ⁵	Remarks
1A		PG-1.1	Convert ROTC Space to Men's BB and Women's VB Locker Rooms	\$540,403	\$875,452	\$671,218	1,276	\$424	
1A		PG-1.2	Convert Athletic Training Shower/Storage to Laundry	\$105,865	\$171,501	\$148,678	175	\$605	
1A		PG-1.3	New Pool Access	\$590,483	\$956,583	\$820,858	1,811	\$326	
1B		PG-1.4	Convert Racquetball Courts to Strength/Conditioning Center w/Mezzanine	\$1,176,743	\$1,906,323	\$1,471,946	2,208	\$312	
1B		PG-1.5	New/Renovated Officials' and Women's BB and Officials' Locker Rooms	\$532,169	\$862,113	\$692,799	1,238	\$430	
1C			Reconfigure/Renovate Public Locker Rooms	\$2,558,250	\$4,144,365	included	5,685	\$450	
1C			Reconfigure/Renovate Women's Varsity Locker Rooms	\$630,000	\$1,020,600	included	1,400	\$450	
Total Estimate Project PG-1				\$6,133,912	\$9,936,937	\$3,805,499			
2		PG-2.1	Renovate ROTC Space for Athletic Training	\$476,384	\$862,113	\$679,989	1,650	\$289	
		PG-2.2	Convert Athletic Training to Equipment Storage	\$144,958	\$234,833	\$210,778	971	\$149	
		PG-2.3	Renovate ROTC Classroom to Hockey Coaches' Offices	\$144,112	\$233,461	\$219,985	784	\$184	
		PG-2.4	New Ski/CC Lockers and Work Room	\$503,630	\$815,880	\$718,902	1,734	\$290	
Total Estimate Project PG-2				\$1,269,084	\$2,146,287	\$1,829,654			
3		PG-3.1	Construct New Court Sports Locker Rooms	\$2,734,936	\$4,430,596	\$179,601	4,400	\$622	
		PG-3.2	Reassign Patty Gym South Locker Rooms, New Lockers	\$57,592	\$93,299	\$0	1,276	\$45	
Total Estimate Project PG-3				\$2,792,528	\$4,523,896	\$179,601			
4A		PG-4.1	Lobby Enclosure	\$2,665,861	\$4,318,696	\$1,858,829	4,686	\$569	
4B		PG-4.2	Lobby and Restroom Build Out	\$3,722,592	\$6,030,599	\$3,898,651	6,919	\$538	
Total Estimate Project PG-4				\$6,388,453	\$10,349,294	\$5,757,480			
5		PG-5.1	New South Patty Center Addition: Admin, Coaches, Training	\$15,641,358	\$25,339,000	\$845,336	33,100	\$473	
		PG-5.2	Convert (Raquetball) Weight Room to Academic Center	\$294,004	\$476,287	\$0	3,722	\$79	
Total Estimate Project PG-5				\$15,935,362	\$25,815,287	\$845,336			
Total Patty Gymnasium Projects				\$32,519,340	\$52,771,701	\$12,417,570			
Project	Option	Estimate	Patty Ice Locker Room Reconstruction	Construction Cost ¹	Total Cost ²	DM Cost ³	Area (SF)	Cost/SF ⁵	Remarks
		PILR-1	Locker Room Demo/Reconstruction on South Side of Patty Ice	\$3,939,561	\$6,382,088	\$0	6,135	\$722	
Total Estimate				\$3,939,561	\$6,382,088	\$0			
Project	Option	Estimate	Student Recreation Center Addition	Construction Cost ¹	Total Cost ²	DM Cost ³	Area (SF)	Cost/SF ⁵	Remarks
		SRC-1.1	South Addition to Student Recreation Center	\$28,433,546	\$46,062,344	\$0	55,836	\$509	
		SRC-1.2	Convert Existing SRC Locker Rooms to Serve Patty Ice	\$715,097	\$1,158,457	\$0	2,400	\$298	
Total Estimate				\$29,148,643	\$47,220,801	\$0			
			Phase 1 Option: Addition of Outdoor Adventure & Group Exercise Studio	\$7,400,550	\$11,988,891	\$0	14,370	\$515	
Project	Option	Estimate	TerraForm Commons/Connection	Construction Cost ¹	Total Cost ²	DM Cost ³	Area (SF)	Cost/SF ⁵	Remarks
	1		South Concourse Option 1 - Two-Story Connector Only	\$12,831,530	\$20,787,079	\$0	25,510	\$503	
	2	TFC-1.1	South Concourse Option 2 - Two-Story Connector/Commons	\$16,339,136	\$26,469,401	\$0	32,483	\$503	
	3	TFC-1.2	South Concourse Option 3 - Extended "TerraForm" Addition	\$25,313,898	\$41,008,515	\$0	50,326	\$503	
Total Estimates - All Projects				\$90,921,442	\$147,383,106	\$12,417,570	202,102	\$450	Note 4

Patty Center Facilities Plan

544 4th Avenue, Suite 102

Summary of Estimates

Fairbanks, Alaska 99701

Budgetary Level Construction Cost Estimate

Stantec No. 204600193

April 2015

Notes

- 1 Construction Cost columns are for construction only, and do not include construction contingency, FFE, design or University administration costs.
- 2 Total Cost column includes construction cost as well as contingencies, design, University administration and miscellaneous costs.
- 3 DM (Deferred Maintenance) Cost column includes prorated costs for anticipated and necessary maintenance of buildings systems and components for areas affected by individual projects. Estimates assume limitations based on individual project requirements within indicated project areas on drawings. Estimates do not assume extension of mechanical, plumbing or electrical work beyond project limits except where so indicated on individual line items.
- 4 Estimates assume construction beginning in summer of 2015. Escalation factored at 3.25% per year to mid-point of construction, with substantial completion as indicated in each estimate. Planning for future dates beyond stated completion dates must consider inflation and adjust estimates accordingly.
- 5 Cost/SF is inclusive of construction costs only.

The background image shows a building facade with a large, illuminated logo. The logo consists of the letters 'DAF' in a large, bold, sans-serif font. Below 'DAF' are the words 'NATURALLY' and 'INSPIRING' in a smaller, all-caps, sans-serif font. Below the text is a stylized graphic of a mountain range with a sun or moon rising over it. The entire logo is set within a rectangular frame that is part of the building's architecture. The image is slightly faded and has a soft focus.

Appendix B: Refrigerant Facts



Refrigerant Facts for the Ice Skating Rink Industry

We've all seen our weather get warmer and storms get stronger. There is no doubt that the climate is changing. The causes of climate change are way beyond this blog, but here are two reputable sources that discuss potential changes: [NASA](#) and [EPA](#). With the sure knowledge that the climate is changing, the ice rink industry, with its dependence on refrigerants, needs to make sure all of us are operating our facilities as cleanly as possible.

In 1987, the [Montreal Protocol](#) set limits and timelines to retire HCFC and HFC refrigerants with the intention of slowing or stopping the destruction of the ozone layer. To those of us in the ice rink industry, this means no more R-22 after [2020](#). Most rinks today run on R-22, so this could be a future stumbling block. R-22 is a great refrigerant because of the low toxicity. People breathing R-22 by accident have no ill effects, unless the concentration of R-22 eliminates the oxygen in the air. For right now, though, even though R-22 for use in new machinery went out of production in 2010, R-22 is still on the market. The curtain falls in 2020 when any importation or production of R-22 for any purpose will be eliminated. Hopefully inventories of R-22 will still exist for years after 2020.

Rinks that currently have R-22 equipment should fare well as this phase out accelerates. Responsible rink owners should make sure refrigeration contractors reclaim refrigerant. Repairs should be a priority and fixed as quickly as possible to minimize the expense of refilling the refrigerant. As R-22 becomes scarcer, the price per pound will go up, similar to the way that R-134a prices quintupled in 2005 due to increased demand (Maynard, 2005).

Unfortunately, there is no known method to convert your R-22 ice rink into one of the new refrigerants used in industrial systems, like R-134a or R-407C. If you mix refrigerants, you get an [azeotrope](#), which is a liquid characterized by a different boiling point than either of the component compounds. A different boiling point in your refrigeration system means nothing will work correctly leading to potential destruction of life or property. According to experts, even if the facility pumped out all the R-22 refrigerant, there still would be enough R-22 present in the oil left in the system to create an azeotrope.

A bright spot on the horizon is the usage of ammonia (R-717), which is far less expensive than R-22, as a refrigerant. According to a [pro-ammonia](#) website, ammonia has no global warming potential. Ammonia has an efficiency rating of [52](#) and R-22, by comparison, has a rating of [23](#) meaning that ammonia is more efficient than R-22. (The scale is not linear, which means that ammonia isn't almost twice as efficient as R-22.) The worst problem with ammonia is the toxicity and pungent odor of the released gas. Workers need to don personal protective gear when working on ammonia equipment. If an ice rink were to release ammonia by accident then they would need to inform [local emergency authorities](#). Ice Rinks being built in densely populated urban centers might not want to use ammonia. Berkeley Iceland tragically closed due to an [ammonia leak](#). Generally speaking ammonia has been used for the last 100 years and has an [exemplary safety record](#).

As rink managers and owners, what steps should we take to prepare for the end of R-22?

- R-22 phase-out is not an immediate threat to the industry
- Only purchase new systems that use new refrigerants. (No R-12 or R-22)
- Use ammonia if possible in new systems, keeping in mind the toxicity effects.
- Avoid wasteful rink designs like direct systems which use a charge of 3,000 to 6,000 lbs of R-22. (Liquid overfeed is another name for this type of system)
- If you have a system with more than 1,000 lbs of R-22 make sure you have operating Self Contained Breathing Apparatus, controls mounted outside the refrigeration room, and a working R-22 alarm inside the refrigeration room.

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- If you see oil on the floor of the refrigeration room, call your contractor. A leak or other mechanical problem is likely
- Leak test your R-22 system periodically using a halide leak detector. (ultrasonic leak detectors are usually too sensitive to use in ice rinks)
- Watch your refrigeration contractor to make sure he or she reclaims refrigerant.

Refrigeration makes ice rinks possible. Using refrigerants in the past led to potential ozone depletion or global warming. Ammonia, once rarely used in ice rinks, is the refrigerant of the future. As an industry, let's do all we can to prevent any further ecological damage.

Maynard, M. (2005). *Price of vehicle refrigerant is overheated*. United States, Washington: McClatchy - Tribune Information Services.

Posted on Mon, June 27, 2011 by Don Baldwin filed under [rink management services corporation](#) , [climate change](#) , [ice rink industry standards](#) , [Montreal Protocol](#) , [HCFC and HFC refrigerants](#) , [R-22](#) , [refrigeration contractors](#) , [R-134a](#) , [azeotrope](#) , [R-407C](#) , [ammonia \(R-717\)](#) , [Refrigeration](#)

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