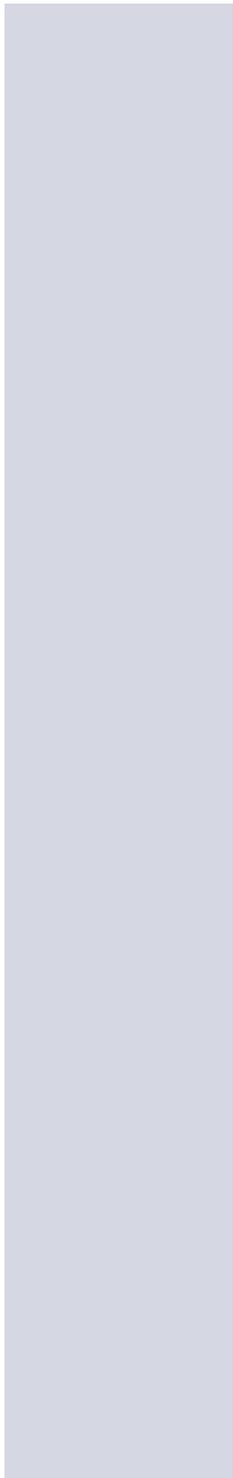


Bristol Bay Campus Master Plan

University of Alaska Fairbanks
2006

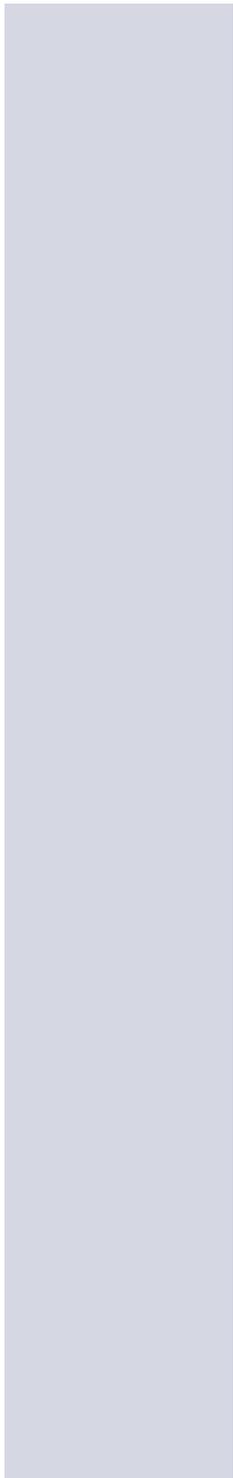




Bristol Bay
University of Alaska Fairbanks
2006

Planning Team:
University of Alaska Fairbanks Master Planning Committee
USKH, Inc.





Introduction: CRCD Master Planning

Background, vision, purpose, and key goals and actions of the campus master plan

The College of Rural and Community Development (CRCD) is one of the eight major academic units of the University of Alaska Fairbanks (UAF). The college serves a culturally diverse and geographically scattered student body through the services of five rural campuses and the Fairbanks based Tanana Valley Campus. The Chukchi Campus in Kotzebue serves the upper northwest area of the state; the Bristol Bay campus located in Dillingham serves the southwestern area; the Interior-Aleutians campus serves the Interior and the Aleutians; the Kuskokwim campus in Bethel is the hub of the southwest Delta; and the Northwest Campus serves Nome and the outlying communities in the Bering Straits region of Alaska.

CRCD houses the statewide Cooperative Extension Service, Center for Distance Education, Department of Alaska Native & Rural Development, Developmental Education Department, statewide Early Childhood Education program, Rural Student Services and Rural Alaska Honors Institute. The CRCD service area covers two-thirds of Alaska and serves 160 communities.

The CRCD campuses provide general education at the certificate and associate degree levels, vocational technical education, developmental courses, baccalaureate and Master's degrees in Rural Development and many noncredit outreach publications, workshops and seminars through the Cooperative Extension Service.

As CRCD approaches its 20-year anniversary of the University of Alaska community college system restructure, we face the challenge of renewing the rural campus physical environments. To address these challenges, the University of Alaska Fairbanks, Facilities Services, Division of Design and Construction contracted consultants to develop conceptual Master Plans for each rural campus.

After a year of collaborative planning activity involving campus faculty, staff, community leaders and councils, the College of Rural and Community Development Executive Dean is proud to endorse the rural campus Master Plans. The development of these new plans was an ambitious



*Dean of CRDC
Bernice Joseph*

undertaking that demanded much time, effort and creativity on the part of many people.

The primary purpose of the Campus Master Plans is to define a framework of opportunities within which the campuses, university, city, and state leaders can make future decisions on upgrading existing systems and accommodating new facilities, thus creating an exciting and inviting campus environment.

The Campus Master Plans address the challenges and opportunities before us, including: a rising demand for more sophisticated and technologically enriched academic facilities; a need to address the growing deferred maintenance backlog; and, the need for collaborative planning. CRCD is not alone in addressing these challenges.

Ongoing fiscal challenges, however, limit unilateral options. The Campus Master Plans identify the importance of strengthening existing partnerships as well as building new relationships with alumni, donors, private developers, neighborhoods, and city, state and federal policy-makers. The Campus Master Plans are the first steps in comprehensively identifying future development opportunities. Implementation will require further campus and community investigation and discussion.

It is our hope that the Campus Master Plans will serve as a beacon in guiding physical development opportunities into the next century.

CRCD campuses continue to make lasting differences in the communities they serve. In 2005 the community campuses combined graduated over 300 students, the majority of whom lived in high demand job areas. We continue to build key partnerships with school districts, health corporations, tribal, municipal and local governments. It is through these partnerships that we are able to offer quality training and community workshops which will result in a better quality of life for our communities.

With higher education in the United States undergoing significant transformations, new ways of receiving and disseminating information, innovative teaching techniques, and state-of-the-art initiatives require new facilities and environments. These campus Master Plans directly address these issues, as well as post secondary education for our students.

Mission Statement

The Bristol Bay Campus, College of Rural and Community Development of the University of Alaska Fairbanks, seeks to provide educational opportunities through which Alaskans, particularly Alaska Natives and rural residents, are empowered to effect social and economic changes in their communities as well as to protect and enrich the quality of their lives and culture.



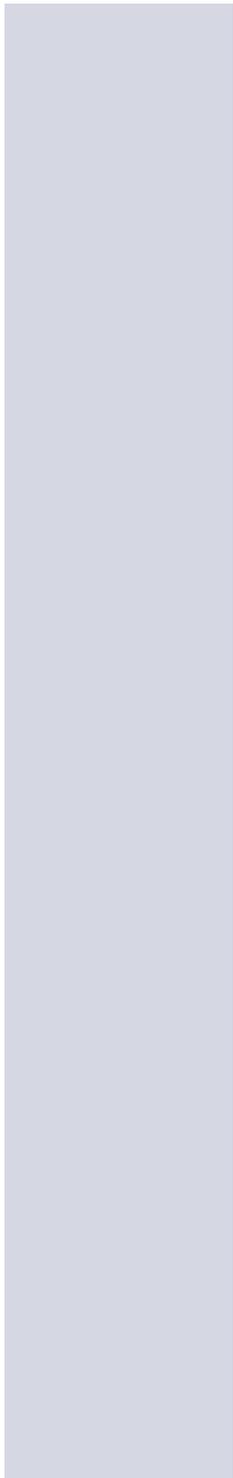


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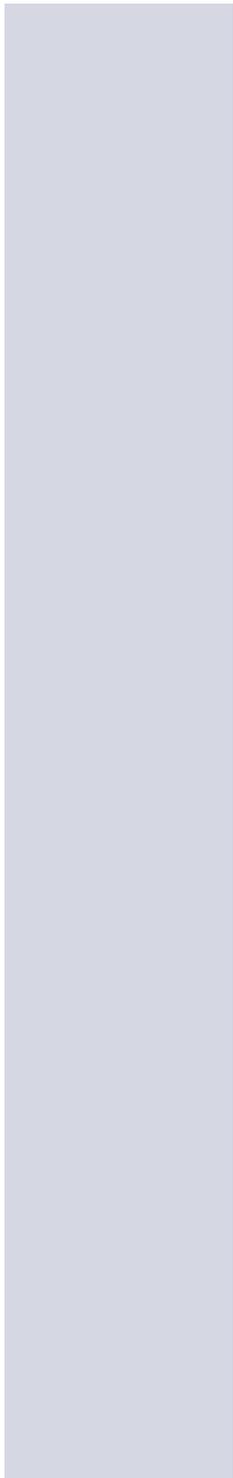
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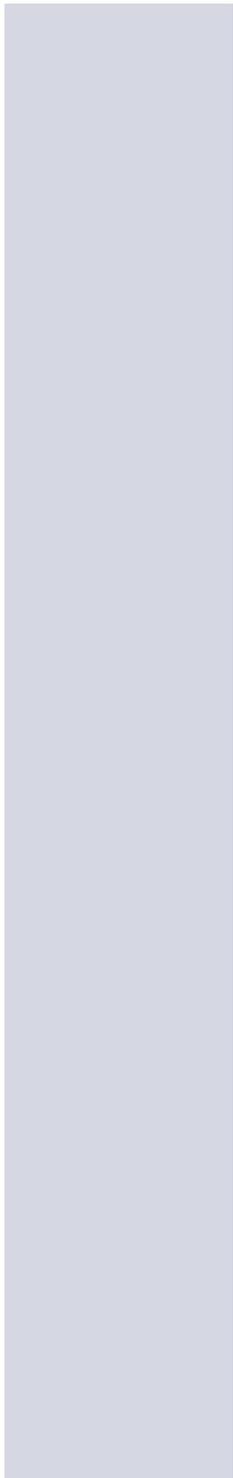


Executive Summary **1**

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1. Executive Summary

Introduction

The preparation of a master plan for the Bristol Bay Campus is designed to guide future development, while recognizing the importance of the local community, the University of Alaska Fairbanks, and Bristol Bay regional connections.

Vision

The Bristol Bay Campus of the future will have a definitive organization and order, with the main campus at Dillingham, several outreach centers, and ultimately, connection to all communities in the Bristol Bay region. The main campus will grow physically by expansion off the current site or relocation to a new site. The entire campus will grow as a “virtual campus” through digital and satellite communications to facilitate distance learning.

Purpose

The master plan will be a guide for evolution and development of facilities and infrastructure that support the educational and curricula goals of the Bristol Bay Campus. It is intended to be a living document, responsive and evolving as the campus grows and continues to develop. It will be available on-line to support and reinforce the goals and visions of the Bristol Bay Campus.

Goals

Development of the Bristol Bay Campus in accordance with its mission statement will be facilitated by a campus which:

- Provides efficient and attractive facilities for the students, faculty and staff
- Develops a positive connection between the community and the campus
- Reinforces “partnerships” for mutual benefits
- Respects and strives for regional connections

Actions

Development of the campus should action plans for short and long terms. Short term action plan components include:

- Identification of potential additional properties for expansion in Dillingham,
- Identification of potential additional vocational technical learning spaces,
- Identification of potential housing for faculty, students and itinerants,
- Parking expansion at the adjacent city owned parcel,
- Upgrades to distance learning infrastructure,
- Expansion of existing outreach centers,
- and creation of additional outreach centers in outlying communities.

Long term action plan development must address future expansion, and therefore assess the options of relocating to a new larger site versus maintaining the current main campus and procuring and developing nearby properties for expansion.

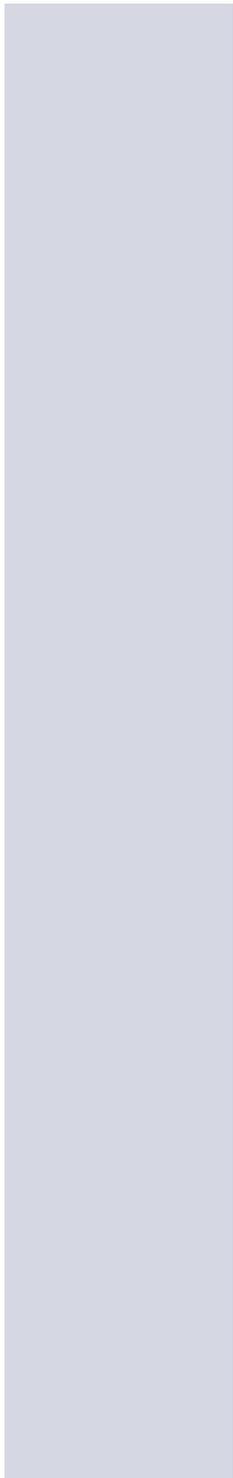


Master Planning Process **2**

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2. Master Planning Process

Purpose

The University of Alaska Fairbanks and the College of Rural and Community Development (CRCDD), in moving towards envisioned growth and expansion of educational programs, has prescribed a master planning effort for each rural campus to assure that the requisite physical facilities will be available to support future academic goals.

Process and Participants

To facilitate and develop the master plan for the Bristol Bay Campus, UAF contracted a consultant, USKH, Inc., a multidisciplinary firm offering architecture, engineering, land surveying, and planning, to assess current conditions and program needs, as well as develop conceptual level planning guidelines and options for the campus. The main campus is located in Dillingham, Alaska, and outreach centers are located in King Salmon and Togiak, Alaska. The development of the master plan is an interactive process involving the campus staff and faculty, the UAF Division of Design and Construction (DDC), and the consultant, Marc Wohlford, P.E., is the DDC Project Manager, and has been the prime UAF representative at work sessions and during the planning process.

An initial kick-off meeting and visioning work session was held in Dillingham on February 23, 2006, with the following persons in attendance:

Dr. Deborah McLean-Nelson, Director BBC
Marc Wohlford, UAF DD&C
Todd Fritze, BBEDC
Gerold Watland, DCSD
Mary Cavalier-Wassing, UAF BBC
Sharon Swope, UAF BBC
Johanna Boucher, UAF Retired
Gina Pope, Community Member on BBC Council

Deanna Harden, BBC Advisory Council
Pearl Strub, BBC Advisory Council
Eldon Davidson, SAVEC
Mary Jane Nelson
Steve Nobson, King Salmon
Greg Kingsley, Pilot Point
Gary Pohl, USKH

Vision for the Future

The Bristol Bay Campus serves the Bristol Bay region.

Key Issues

The current site limits future growth. Expansion of the existing campus versus relocation to a new larger site.

Improvement and expansion of infrastructure. Networking of the outreach centers and outlying communities to further the commitment to distance learning.

Development of additional vocational technical opportunities through new facilities or partnerships will be required to meet campus objectives.

Residential facilities for students, faculty and itinerants at the campus are non-existent, and limit future growth opportunities.

Planning Goals

- Establish the needs and future vision for the campus.
- Identify crucial decisions and opportunities.
- Establish a phased plan for short term implementation.
- Establish a vision for physical facilities and infrastructure that will support long term educational goals and growth opportunities.

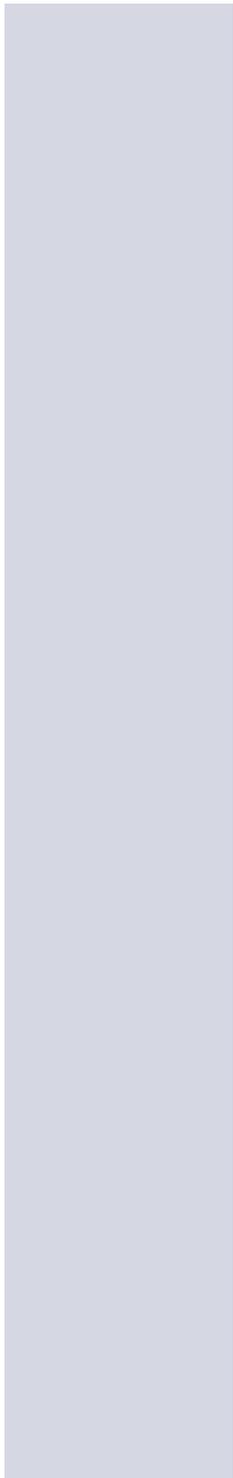
Introduction to the Campus

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3 Introduction to the Campus

The Bristol Bay Campus is unique; it comes from a humble background, but it is energized and growing with a “can do” attitude and the support of the communities in the Bristol Bay region. The current composition of the student body at the campus is 68 percent Alaska Native and 98 percent local residents. The campus has no dormitory facilities, and students who are not resident in Dillingham attend class by distance delivery methods in cooperation with the Center for Distance Education at UAF. Most students are part time, and many of the classes are scheduled for evening hours.

The Bristol Bay Campus serves a total of 31 communities in the Bristol Bay region, none of which are connected by road system. Most travel between communities is by air. The Bristol Bay region is located in southwest Alaska. Its regional boundaries under the Alaska Native Claims Settlement Act (ANSCA) extend about 350 miles north to south and about 230 miles east to west, and cover about 50,000 square miles (approximately the size of the State of Ohio).

The Bristol Bay Campus facility is physically located in Dillingham, a fishing community situated on Alaska’s southwest coast, about 320 miles west of Anchorage. The Dillingham area is characterized by a transitional climate, with an average high temperature of about 62 degrees Fahrenheit in July and an average low temperature of about 8 degrees Fahrenheit in February. Annual precipitation is about 25 inches, with an annual total snowfall of about 71 inches.

In spring of 2006, the Bristol Bay Campus had twelve staff members, seven faculty members, and a director. The campus academically offers seven certificate programs, one Associate degree program, ten Associate of Applied Science degree programs, four Bachelor degree programs and one Master degree program. The Bristol Bay Campus is working in partnership with Southwest Vocational Education Center (SAVEC) to bring more vocational/ technical training to the residents of Bristol Bay. Offerings include building construction trades.

The main Dillingham campus is located in a single building at 527 Seward Street, and outreach centers are located in Togiak and King Salmon, Alaska.

Campus goals include:

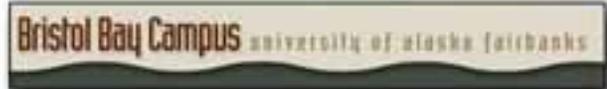
- Strengthen the campus' self-sufficiency by increasing academic programs, institutional management and fiscal stability.
- Provide opportunities for access and continued academic growth for students of the Bristol Bay region.
- Promote professional growth of faculty and staff to provide an effective educational environment.
- Increase effective distance education and instructional time using a variety of multimedia.

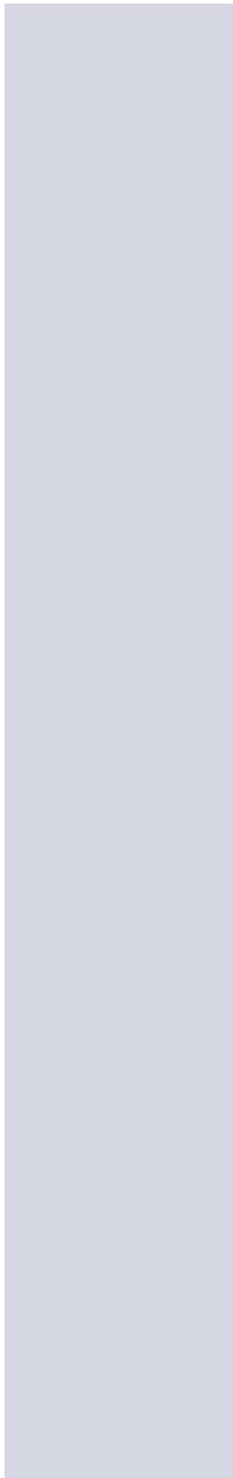
The Bristol Bay campus enjoys partnerships with various entities, including:

- SAVEC
- Bristol Bay Native Association
- Bristol Bay Regional Corporation
- Alaska Department of Labor
- Northern Dynasty Minerals Ltd.
- EDA
- USDA
- Title 3
- NOAA
- HUD
- UAA Nursing and Early Childhood Development

Development of the Campus **4**

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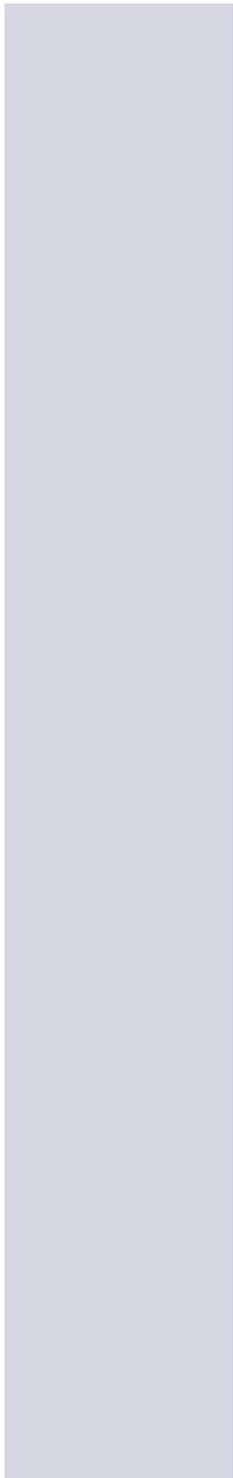
4 Development of the Campus

Bristol Bay Campus began with the construction of a 4,600 sq. ft. facility built in 1981. The existing facility had three classrooms, a computer lab, offices, storage, and other support spaces. This facility was overcrowded and the campus made multi-function use of the limited space.

On June 6, 2003 construction of a new 6,000 sq. ft. addition and simultaneous remodeling of the existing facility began. The total project cost was estimated at \$3.5 million. Phase 1 (\$2.5 million) included the construction of a new 1,200 sq. ft. vocational lab/alternative energy center, classroom and conference room; chemistry lab; a major remodel of the existing facility into classrooms and computer labs; and construction of a 4,800 sq. ft. south addition “unfinished shell”. Phase 1 totaling \$2.5 M (74%) of the total project price tag was funded primarily from the State of Alaska FY02 Capital Appropriation in the amount of \$1,425,000. In addition, UAF committed to contributing \$425,000. In 2002, the people of the State of Alaska voted on \$704,000 more for the project in the General Obligation Bond.

Phase 2 is funded by EDA grant, Title III Renovation funds and funds from the state. Phase 2 will convert the unfinished shell into administrative offices, faculty offices, student common areas and a reception area showcasing student and faculty accomplishments along with artifacts, arts, and crafts from local villages. It also will house an admissions/registration suite, student services, financial aid, audio-conference rooms, and student lounge. Phase 2 funding was needed to convert an overcrowded and multi-function space into an efficient multi-use space and essential community facility. Phase 2 construction began on May 8, 2006 for the completion of the phased renovation and addition project, after it was awarded in March of 2006 to Concor Construction, with substantial completion scheduled for September of 2006.

The campus has also developed in a “virtual” sense, and is committed to distance learning, facilitated by support from the Center for Distance Education at UAF.

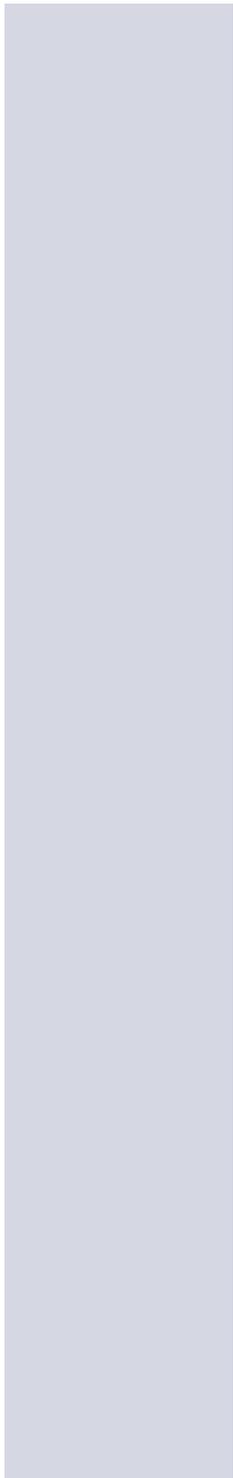


Facility Condition Survey **5**

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5 Facility Condition Survey

The Bristol Bay Campus site grounds encompass about one acre in a mixed commercial and residential area bounded by Seward Street on the east, the City of Dillingham Public Library/Museum and D Street on the south, a City lot and Curyung Tribal Council Building on the west, and Dillingham High School on the north. The nearest surface water is Nushagak Bay, about 1,500 feet south of the site. The land surrounding the primary building is mostly flat, although the topography immediately west of the building slopes steeply towards the Curyung Tribal Council building on the adjacent property to the west, and a retaining wall is located to the north of the primary building adjacent to the high school.

The parking lot is currently shared with the Public Library/Museum, and contains spaces for approximately 20 vehicles, 16 of which are dedicated and striped parking stalls, including two accessible stalls. There is a need for additional parking during peak use periods.

The eastern portion of the site exhibits marginal drainage at the courtyard area encompassed by the original building and the new addition, as a large portion of the building roof drains to this area, and the slope away from the building is minimal.



*Aerial View of the existing main campus, Dillingham.
The floorplan (p. 5-3) and table1 (p. 5-4) contain the existing
space analysis data.*

The facility is currently under construction for the completion of a phased renovation and addition project, the last phase of which was awarded in March of 2006 to Concor Construction. Upon substantial completion, scheduled for September of 2006, the main Dillingham campus will be housed in a fully renovated and expanded facility of 10,600 gross square feet. Consequently, the facility will be in very good condition throughout. The principal deficiency at the campus is room for expansion at the site.

Distance learning is a major facet of the campus, and technologies include phone lines, e-mail and Internet based programs including Blackboard, Illuminate Live, and Blogger, along with the use of SmartBoards. The use of these methods is limited by slow (lack of bandwidth) and sometimes unreliable service. Fairbanks based instruction is not as good as it could be if higher speed connections were available. Video conferencing requires lots of bandwidth and uses up most of the Internet service when in use. Currently, the campus is served by a T-1 line via satellite upload/download, and the line will be doubled by the end of summer 2006, and video conferencing be put on a separate channel. The outreach centers are not on the same providers, and the outlying villages are not on line. Some of the villages have Starband satellite connections, which are not as fast as a DSL, and which have latency issues for certain types of applications.

UAF Bristol Bay Campus Space Analysis

	Room	Function	Existing Area
BR-100V1	Vestibule	Circulation	54.00
BR-100L1	Lobby	Circulation	379.00
BR-100C1	Corridor	Circulation	386.00
BR-100C2	Corridor	Circulation	436.00
BR-100U1	U/M	Utility	134.00
BR-101	BBC Office	Office	150.00
BR-102	BBC Office	Office	139.00
BR-103	BBC Office	Office	394.00
BR-104	BBC Study	Classroom	216.00
BR-104C	BBC Study	Classroom	45.00
BR-104D	BBC Study	Classroom	45.00
BR-100U2	HUB	Utility	28.00
BR-104A	BBC Study	Classroom	43.00
BR-104B	BBC Study	Classroom	44.00
BR-105	BBC Offsv	Office	230.00
BR-105A	BBC Office	Office	87.00
BR-106	BBC Office	Office	71.00
BR-107	BBC Office	Office	154.00
BR-108	BBC Office	Office	106.00
BR-110	BBC Office	Office	108.00
BR-111	BBC Office	Office	112.00
BR-112	BBC Office	Office	108.00
BR-113	BBC Offsv	Storage	135.00
BR-114	BBC Office	Office	111.00
BR-115	BBC Office	Office	108.00
BR-116	BBC Office	Office	99.00
BR-117	BBC Office	Office	114.00
BR-119	BBC Office	Office	100.00
BR-100M1	Publav (Bathroom)	Bathroom	91.00
BR-100W1	Publav	Bathroom	120.00
BR-100J1	Janitor	Utility	18.00
BR-125	BBC Lounge	Activity	225.00
BR-127	BBC CMPSV-C	Classroom-Computer	185.00

<i>Continued</i>	Room	Function	Existing Area
BR-128	BBC Class	Classroom	311.00
BR-130	BBC Class	Classroom	312.00
BR-133	BBC CMP-C	Classroom-Computer	513.00
BR-134	BBC Class	Classroom	498.00
BR-136	BBC CLSLB	Classroom-Lab	1082.00
BR-100U3	U/M	Utility	89.00
BR-100U3A	U/M	Utility	138.00
BR-100U4A	HUB	Utility	50.00
BR-100U4	U/M	Utility	181.00
BR-100M2	Publav	Bathroom	104.00
BR-100W2	Publav	Bathroom	104.00
BR-138	BBC Class	Classroom	98.00
BR-100V2	Vest	Circulation	69.00
BR-100C3	Corridor	Circulation	266.00
BR-141	BBC Offsv	Storage	90.00
BR-145	BBC Class	Classroom	277
BR-146	BBC Office	Office	102.00
BR-147	BBC Class	Classroom	134
BR-148	BBC Class	Classroom	95.00
BR-149	BBC Class	Classroom	172.00
BR-150	CRA Class	Classroom	98.00
			9558.00

Table 1: Summary of Existing Spaces at Main Campus, Dillingham

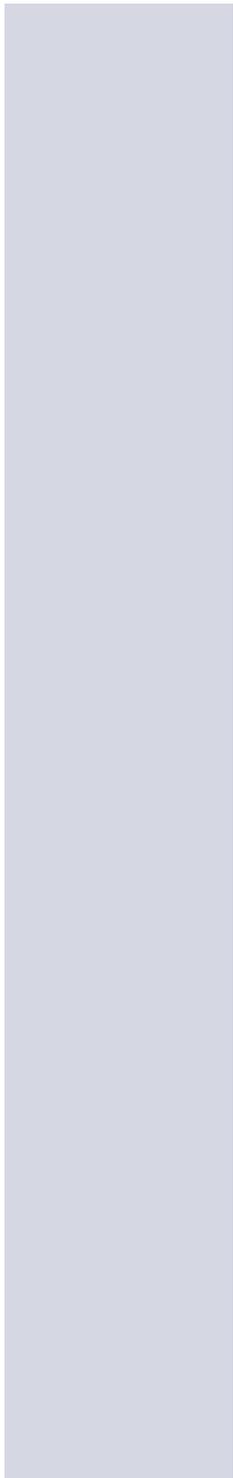
Trends and Issues in Space Planning

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6 Trends and Issues in Space Planning

The Bristol Bay Campus has made effective use of a “virtual campus” program that links faculty and students together using distance delivery, correspondence, itinerant faculty and traditional methods. This has successfully combined the main campus with students located in outlying communities. In addition, the campus has partnered with a variety of other entities to pool and share resources and facilities. Programs which are remotely located from the main campus include the Adult Basic Education (ABE)/GED and MAP programs, now in separate buildings in Dillingham, and vocational technical programs with SAVEC located in King Salmon. Space planning for the Bristol Bay Campus should inherently consider planning on several levels: main campus space, outreach center space, shared partnership space, and overall virtual space.

During the February 2006 work session, a variety of potential additional space needs were identified, including:

- Office space
- Instructional space
- Library space
- Student study space
- Consolidation of the ABE/GED within the facility
- Faculty lounge
- Itinerant facilities (showers, transient quarters)
- Assembly area
- Environmental sciences laboratories
- Welding, small engine and boat repair shop (welding now taught at a local shop)
- Culinary lab (now taught at a local bed and breakfast)
- Dormitory space for students
- Faculty and staff housing

The future of the Bristol Bay campus is very much tied to the region, with exceptional opportunities for marine, oceanographic and environmental sciences, and vocational technical career paths supporting regional industries such as fisheries and natural resources. Currently, numerous community based classes through various partnerships and grants are offered ranging from hydrology to GIS to wind energy to social sciences and rural human health.

At the current site, expansion of the facility would be problematic due to the limited site area and lack of suitable adjacent properties for expansion. The expansion of parking on the City parcel to the southwest has been envisioned and designed, and once developed, would be shared with other entities.

Additional properties for expansion include a ten acre parcel zoned for educational use. The parcel is located on Emperor Way, which could provide a location for long term expansion or development of a new main campus. There is also a privately owned parcel of vacant land located to the northeast across from the High School on Seward Street.



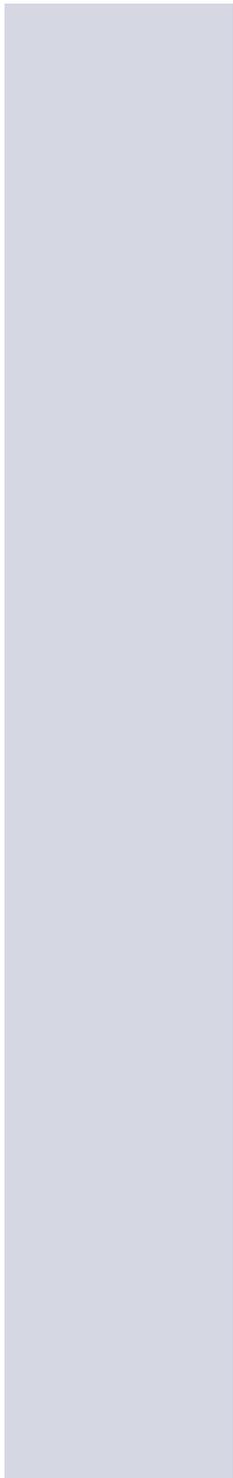
Campus Master Plan Development

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7 Campus Master Plan Development

With the completion of the Phase 2 construction project, the existing Bristol Bay Campus main facility will likely conclude the development of the existing site in terms of building area addition. Provisions for additional space would require additional property, as further expansion on the site, while not impossible (e.g. vertical expansion), would be difficult and likely inadvisable.

Development of the campus at the current site will continue in terms of electronic communications infrastructure to facilitate distance learning and communication with the University of Alaska Fairbanks, the outreach centers at Togiak and King Salmon, and ultimately the outlying communities in the Bristol Bay region. This development will be dependent in part upon satellite technology and available service from satellite internet providers.

Additional parking at the site has been designed, with a total of 26 new stalls located on the adjacent City of Dillingham parcel, and the construction of the new parking will be dependent on available funding. The city must also approve the land lease prior to construction of the lot.

Partnerships offer potential opportunities for campus development off the main site, and should be considered.

From its “Comprehensive Plan”, City of Dillingham goals include:

1. Encourage coordination between the University of Alaska Bristol Bay Campus, the Dillingham School District, Southwest Regions School District, the Bristol Bay Borough School District, the Lake and Peninsula Borough School District, and the City of Dillingham in developing a plan for future school facility and staff needs.
2. Work with the University of Alaska Bristol Bay Campus, to assess feasible sites for a post secondary, vocational/technical training facility that serves residents of the city and region of Dillingham.

Local partnerships will be necessary in the short term to provide vocational technical shop and laboratory space, as is currently utilized for welding and culinary classes.

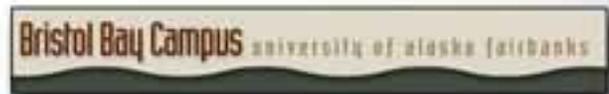
The partnership with SAVEC may potentially facilitate the use of surplus building facilities at the outreach center at King Salmon Air Force Base.

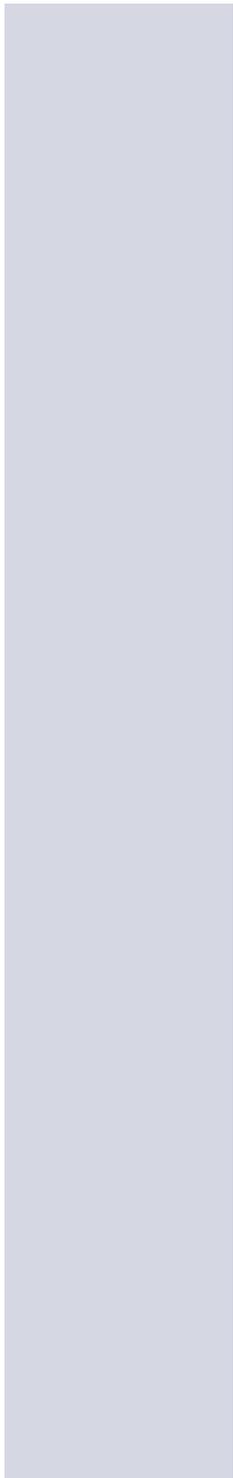
Infrastructure to support distance learning will continue to expand as new technologies become available, and as providers develop higher bandwidth services.



A New Campus Plan 8

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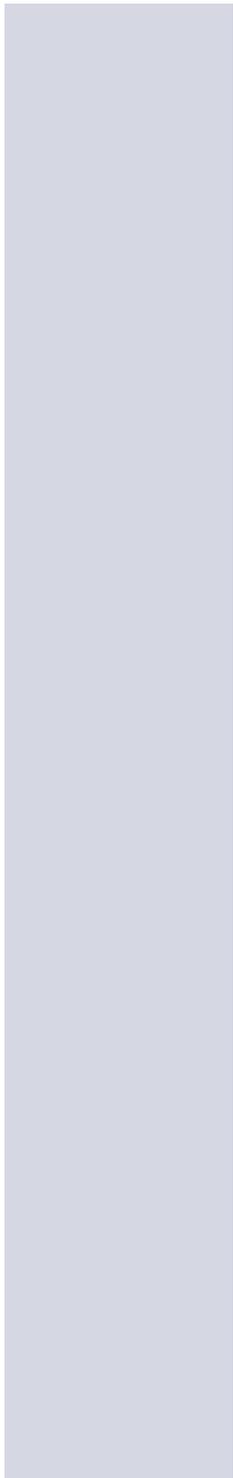


8 A New Campus Plan

Short term growth will best be facilitated by continuing the numerous partnerships now enjoyed by the Bristol Bay Campus, and by ramping up distance learning capabilities in terms of infrastructure and programs. Upon completion of the current construction contract, additional funding may be available for additional projects at the campus. Options would include the expansion of parking, or the development of additional communications infrastructure. The expansion of the two existing outreach centers, and development of new outreach centers can also facilitate short term growth. Candidate communities for two new outreach centers include New Stuyahok, and either Pilot Point or Port Heiden.

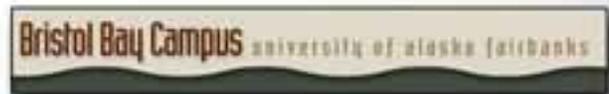
Over the long term, options would include the relocation and consolidation of the campus to a new site, or procurement of additional nearby or adjacent properties for expansion. Costs for either of these long term options would be significant, and planning efforts should consider the merits of each and identify a preferred direction for growth. The first option of relocating to a new site, such as the 10 acre site on Emperor Way, would in effect be the construction of a new campus and associated infrastructure, a significant step. Such an undertaking could be equated to the development recent K-12 schools being constructed in southwest Alaska, which range upwards of \$30 million. The second option would allow smaller steps to implement, for example, the procurement of additional property on Seward Street for the construction of student dormitories and itinerant housing.

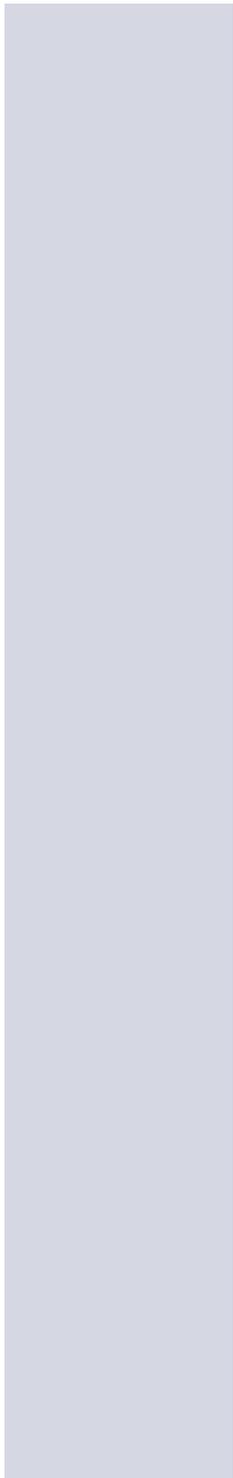
Regardless of the physical campus plan, the “virtual” campus should continue to grow and expand in terms of locations to be connected, speed of connection, and development of distance education methods. Planning efforts for digital infrastructure should continue in parallel with planning for the physical campus, and with the potential expansion and addition of outreach centers. In all likelihood, major funding for a significant campus expansion or relocation is years away, and perhaps the best intermediate strategy for the campus is to plan for networking within the Bristol Bay region. The development of satellite and/or microwave communications infrastructure is outside the realm of the University, as Internet and telephone services are purchased from various providers. However, where identified needs exist and potential partnerships with providers or grant based funding are possibilities, the University should consider its opportunities.



Implementation and Phasing **9**

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9 Implementation and Phasing

Steps and schedule for implementing actions of the Bristol Bay Campus master plan include short and long term facilities and infrastructure development to support the educational program.

Short Term (1 to 5 years)

- Construct additional parking at main campus
- Develop communications infrastructure
- Expand outreach centers and Togiak and King Salmon
- Additional outreach centers at New Stuyahok and either Pilot Point or Port Heiden
- Identify vocational technical partnerships in Dillingham
- Identify nearby properties for potential expansion of the existing campus in Dillingham

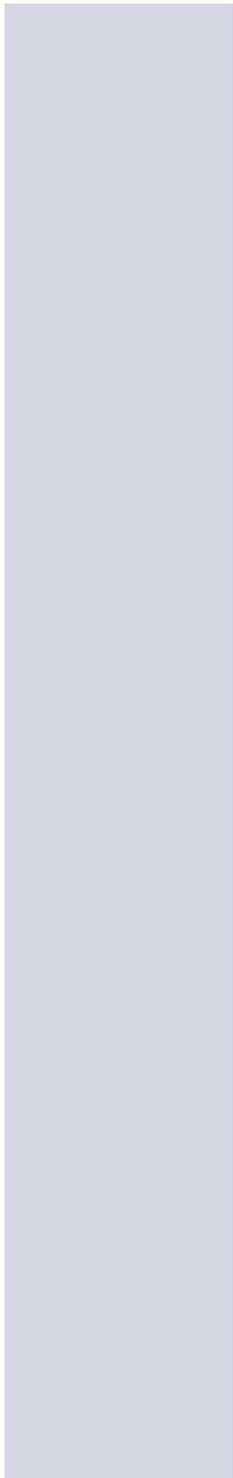
Long Term (5 to 20 years)

Development of a long term master plan will recognize the current site limitations for expansion, and evaluate two options for future expansion:

- Option 1 – Relocate, consolidate and expand at a new site
- Option 2 – Procure nearby properties for expansion

On-going

- Improve distance learning connection to University of Alaska Fairbanks
- Develop distance learning expansion to outlying communities



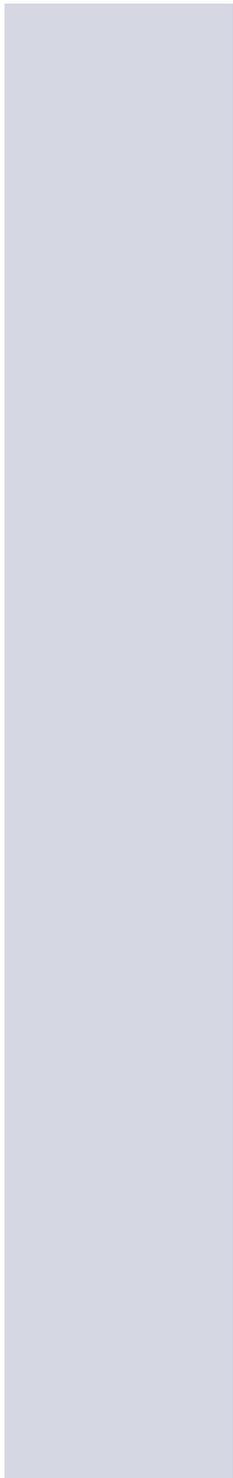
The New Campus Map

10

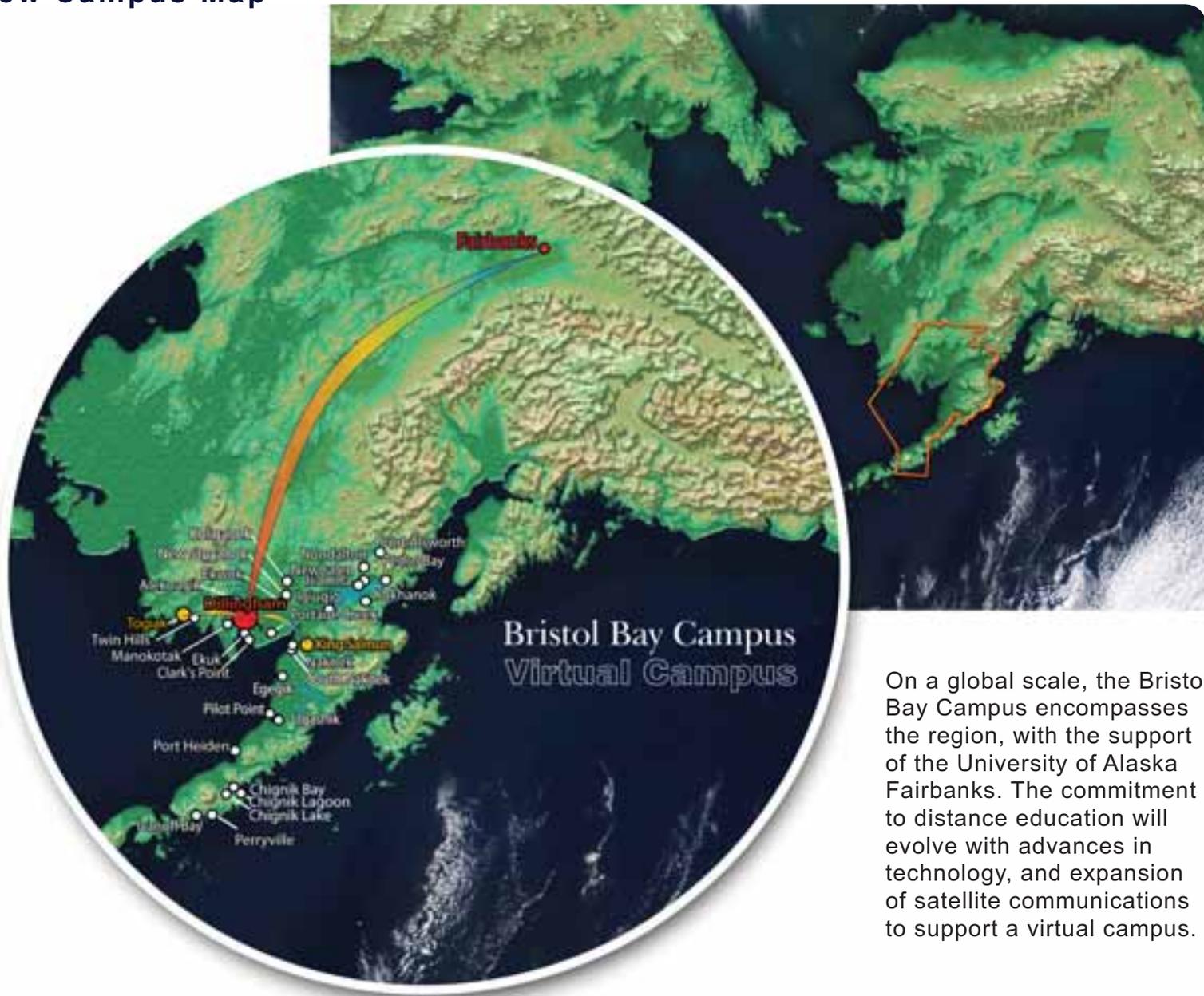
University
of
Alaska
Fairbanks
2006

Bristol Bay Campus university of alaska fairbanks





10 The New Campus Map



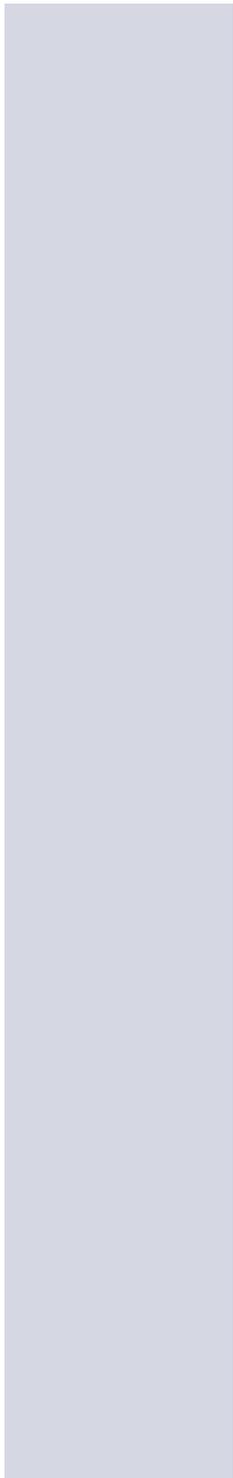
On a global scale, the Bristol Bay Campus encompasses the region, with the support of the University of Alaska Fairbanks. The commitment to distance education will evolve with advances in technology, and expansion of satellite communications to support a virtual campus.

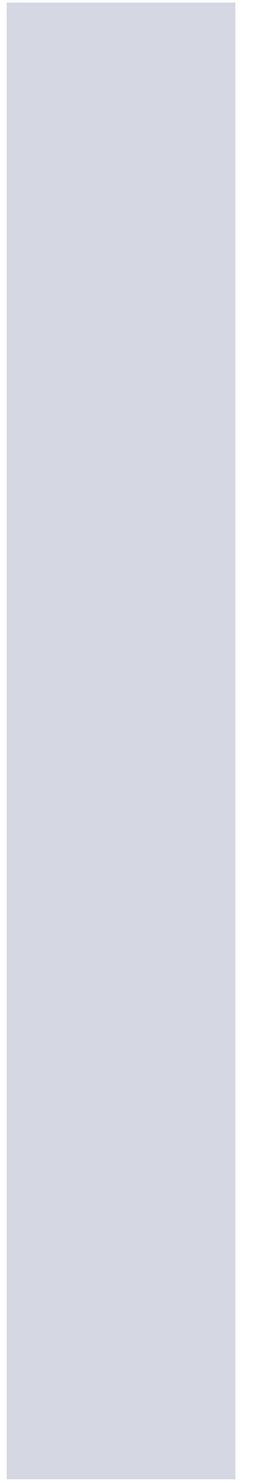


On a local scale, the short term map of the Dillingham main campus will remain similar to the current map, with the addition of parking at the City parcel to the west, and potential expansion to nearby properties.



Short term campus development plan







Bristol Bay Campus Master Plan

University of Alaska Fairbanks
2006