NORTHWEST CAMPUS
UNIVERSITY OF ALASKA FAIRBANKS

NORTHWEST CAMPUS MASTER PLAN

University of Alaska Fairbanks

2006

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Planning Team:
Bezek Durst Seiser, Inc.

Introduction

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 finally, 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 a master's degree 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 with professional planning consultants to develop conceptual Master Plans for each rural campus.

After a year of collaborative planning activity involving campus faculty, staff and 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 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 had over 300 graduates, the majority of which were 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 that 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 and post secondary education for our students.

Bernice Joseph, Executive Dean

UAF College of Rural and Community Development

Acknowledgements

(To be filled in by UAF)

UNIVERSITY OF ALASKA FAIRBANKS, NORTHWEST CAMPUS MISSION STATEMENT:

Northwest Community College was created by act of the State Legislature and began offering classes in 1976. NWCC became a branch of the University of Alaska Fairbanks in 1987 as Northwest Campus UAF but kept its community college mission as a foremost goal

The organization of the rural campuses into their own college, the College of Rural Alaska, and the priority that UAF gave to the development of a cross-regional network and a highly qualified instructional faculty have been critical to NWC's continued viability. The mission of Northwest Campus College of Rural Alaska UAF is to provide higher education to the people of the Bering Straits Region and to other rural regions through tele-communications links.

According to our mission statement, the college will:

- *Offer programs to assist in the economic develop of the region, in particular, the 15 Alaska Native villages served by NWC.*
- *Provide programs of college instruction for students who wish to continue their formal education, with particular emphasis on distance delivery systems and developmental skills.*
- *Offer programs that meet the educational needs of individuals who are career oriented, and require skills for employability.*
- *Assist in economic and community development in the region, seeking to enhance the quality of individual, family and community social and cultural life.*
- *Cooperate with other agencies, employers, and schools for closer coordination and sharing of facilities and programs.*

In all of its programs, the college places special emphasis on preparing rural residents for leadership positions. Northwest Campus Program of Study In keeping with its mission as the provider of post-secondary education on the Seward Peninsula of the Bering Straits region, NWC offers educational opportunities ranging from adult basic education to one-year certificate and two-year degree programs.

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EXECUTIVE SUMMARY

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1. Executive Summary

INTRODUCTION

The NWC master plan is designed to guide and shape the physical environment of the branch community campus located in Nome, Alaska, serving the Bering Strait Region. The NWC master plan (long-term) will guide campus growth and change and govern future decisions related to the physical environment of this remote UAF facility.

The NWC master plan is part of a broader planning effort that ties us to the College of Rural and Community Development and UAF's academic plan, strategic plan and accreditation self-study. Previous planning responded to opportunities or convenience, but did not plan for future sustainability. The current master plan seeks to establish a vision for our campus that is practical, achievable and tied to a clear implementation schedule.

Our Region

UAF Northwest Campus serves 15 Alaska Native Inuit villages in the surrounding 36,000 square miles, an area the size of the state of Indiana.

VISION

The NWC master plan strives to create a collegial environment that supports the community college mission of NWC. The plan creates an avenue for the campus to reflect the presence of the University of Alaska Fairbanks to rural Alaska.

PURPOSE

The NWC master plan is a guide for campus growth and change. The plan addresses existing and anticipated conditions, desire, program and space demands. The NWC Advisory Council and the Campus Director will use the plan to develop and evaluate capital funding requests, as well as future planning needs. The plan will be incorporated into the UAF Master Plan, which will be reviewed annually, with updates made every five years and a full review required every ten years.

GOALS

The goals of the NWC master plan are designed to achieve a positive presence in higher education in rural Alaska. These goals are:

I. Enhance and maintain the overall appearance of the campus to create an efficient and attractive environment that will attract students, faculty, staff and partners.

II. Create a Research Center by redesigning and revitalizing existing space to better serve the needs of researchers in the state.

III. Continue work toward consortium library construction.

ACTIONS

I. Enhance and maintain the overall appearance of the campus to create an efficient and attractive environment that will attract students, faculty, staff and partners.

- Attractive Appearance (Outside)

  A. Improve overall quality of Building Maintenance

  B. Paint buildings

  C. Landscaping/flowers/mowing

  D. Improve and maintain all campus walkways.

  E. Improve campus access by paving parking lot

  F. Provide direction and information signs throughout campus that are clear and consistent in theme, location, and design.

G. Continue to improve Handicapped access

H. Maintain lighting throughout campus that maximizes safety, enhances community access

I. Maintain consistent snow removal

- Efficient & Functional (inside)

A. Improve quality of overall Custodial Cleaning Services

B. Maintain adequate lighting

C. Paint all needy walls

D. Offices need soundproofing, lighting, climate control, appropriate electrical/ internet connections, adequate phones

E. Revitalize and refresh bathrooms

II. Create a Research Center by redesigning and revitalizing existing space (and equipment) to better serve the needs of researchers traveling and working in Bering Strait Region.

A. Reorganize existing furniture arrangements

B. Inventory all items

C. Create resource material storage

D. Proper storage for toxics & chemicals

E. Proper storage for samples/specimens

F. Accommodate researchers needs as they arise

III. Continue work toward consortium library construction.

A. Search for funding resources for consortium library

B. Contact UAF library for assistance with funding, organization, and planning

C. Continue conversations with City

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MASTER PLANNING PROCESS

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2. Master Planning Process

PROJECT SCOPE

The University of Alaska Fairbanks, Facilities Services, Division of Design and Construction contracted Bezek Durst Seiser in May 2005 to conduct an Architectural Concept Master Plan update of the UAF Northwest Campus, located in Nome, Alaska. The campus has had significant maintenance attention since the previous study was conducted in the summer of 2002. College of Rural and Community Development requested an update of the study to explore some options to improve the campus, and to develop a cost estimate for an expanded consortium library in collaboration with the City of Nome.

This report is a summary of the options and recommendations generated through this project. Cindy Ward, UAF DDC Contract Manager, participated in the planning site visit and report review.

CONCEPTUAL MASTER PLANNING

Dan Seiser of Bezek Durst Seiser met with the Campus Director and Cindy Ward at the Northwest Campus in Nome to discuss his ideas and concerns for improving the campus for students, staff and the community. The four principal campus development issues that were discussed were:

- Expanding and upgrading the library facilities to meet modern teaching and learning needs for the students and at the same time expanding the potential for community involvement and engagement with the campus through creating a consortium library that would consolidate library functions of the City of Nome with the Northwest Campus. The current Northwest Campus collection of resource materials is very dated and the cramped layout is not conducive for study and research. The current City of Nome library: Kegoayah Koza, is very small and cramped for a community of over 3,500, with no room for expanding the collection, very little room for adults and children to study or participate in library programs. The Northwest campus and the community would both benefit from a

consortium library, similar to the one in Bethel at the Kuskokwim Campus, and that potential federal and private grant funding for construction of such a facility has been identified. As part of this study, BDS Inc. subcontracted with Gaylin Fuller to prepare a preliminary space needs study for the Northwest Campus and the City of Nome library. Mr. Fuller is a former library director with rural libraries around Alaska and had recently been hired on a temporary basis by the Northwest Campus to review and reorganize the current collection. Mr. Fuller's planning document is attached to this report along with a facsimile of the Home Page for the Nome Municipal Library

- Providing a better campus environment for students and staff by adding toilet facilities and an enclosed corridor between the four classroom structures behind the main campus building. Currently there are only toilet facilities in buildings 01, 08 and 016. An enclosed link, containing toilet facilities between classroom buildings 003, 004, 005, 006, which contain the most heavily used classrooms, is desirable, particularly for the many night classes, when the main buildings with toilets are locked and winter storms make the exterior walks a challenge to use.

- Providing a better campus environment for students and staff by finding room for a student/staff lounge for on campus study, lunch or dinner breaks and informal meetings. Almost all of the assignable heated space on campus is currently utilized for instruction, meetings or office functions.

Improving access to building 016, which was recently acquired by the campus so it better relates to the inner campus pedestrian links and to alleviate the steep slopes at the current entrances, which are hazardous on icy winter days.

The recommendations and development phasing options for these issues are discussed in the body of this report.

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INTRODUCTION TO THE CAMPUS

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3. Introduction to the Campus

STUDENT PROFILE

The typical student at NWC is female in her mid thirties. The majority of NWC's students are part-time or less, generally working full-time. Normal semester headcount varies from 300-400 students, depending on current bust-boom cycle.

NWC offers and supports a variety of certificates, associate, bachelor, and masters degrees. Several NWC programs are highlighted on the following page:

PROGRAM	FACILITY NEED
K-12 Teacher Professional Development Program	Partnerships with school districts to utilize their space when courses offered at a distance.
Para-professional Program	Partnership with school districts to utilize their space when courses offered at a distance.
Range Management and Reindeer Husbandry Certificate	Campus lab facilities. Faculty office. Resource material storage. (Research Center)
Workforce Preparation & Village Based Training	Partnerships with regional entities to address up coming projects in construction trades and mining occupation opportunities. Access needed to Nome-Beltz shop facilities. Partnership with regional entities to utilize the OMT Lab on NW Campus.
Developmental Math Program	Place in identified regional communities where students can study and be tutored as needed.
Title III	Outreach program. Locate new learning center facilities within region.
UAF Marine Advisory Program (MAP)	Campus lab facilities. Faculty office. Resource material storage. (Research Center)
Rural Human Services Program	Partnership with regional health corporation to utilize their facilities.
Rural Development Program	Partner with regional Native organizations to identify potential program candidates.
CISCO Lab	Smart classrooms. Updated and maintained technology lab.
Social Work Program	Partner with regional health corporation for student use of their facilities.

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DEVELOPMENT OF THE CAMPUS

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4. Development of the Campus

The first campus building was constructed on campus in 1974, which is now the library, and housed administrative offices and a classroom. In 1976, two buildings behind the library were added, which now house the art/ceramics program as of 2004. In 1978 NWC acquired a military KD building that is now used by Kawerak, ABE administration and NWC for warm storage (previously housed Alaska Cooperative Extension faculty and staff, bilingual grant program staff, Ed faculty, and Tech Prep Grant Program). In 1979 NWC acquired other KD buildings that were using a boat shop and wood shop. In the early 1980's NWC purchased cold storage facilities from Les Keller (old Delmonico facility). The main administrative building (Nagozruk Building) was built in 1980 and dedicated in April 1981. Four additional satellite classrooms were added in 1982 and were built by NWC carpentry students, under the direction of Instructor Fordyce Logan. In 1989, NWC was able to trade some property that the University had near the Arctic Lighterage tank farm, for two lots in front of the main administrative building (and one lot across the street from the campus), giving NWC its current parking lot. In 2004 NWC purchased the Leonard Seppala Building from Nome Public Schools that now houses Alaska Cooperative Extension, as well as provides classroom space for NWC. Since 2005, NWC has had an active memorandum of agreement (MOA) to use the shop facilities at Nome-Beltz High School for classes.

The rapid campus growth is historically due to the land claims settlement and the oil pipeline. With the cost of oil being high, and the State of Alaska reaping the financial benefits of the oil flowing, money became available in Alaska to expand the services of the University of Alaska to the rural regions in Alaska (1970's). Separate State appropriations to the rural campuses allowed for direct funding.

In 1987, when Alaska experienced tightening of oil revenue, NWC lost its status as a community college and merged with UAF, a four-year, degree-granting institution. Since this merger, the focus has changed from a community college mission (which NWC was able to maintain) to more of a degree serving institution (aspects of the larger unit NWC has merged with). As faculty retired, positions were absorbed within the system and not refilled. NWC facilities became vacant as faculty to teach the programs left (boat shop, wood shop, welding lab, flight simulator classroom, and computer lab).

NWC serves the 16 regional communities of the Bering Strait Region. The Bering Strait Region consists of the area surrounding the Norton Sound, the Seward Peninsula, and two inhabited islands. As with much of rural Alaska, most communities are Alaska Native and existed a priori to western contact. Community population's range from 133 to 757 and each village remains connected to cultural traditions, lifestyles, and beliefs. The regions general population is 75% Alaska Native, with regional communities being 95% Alaska Native. NWC has four active rented learning centers in Shishmaref, Savoonga, Unalakleet, and White Mountain (currently being utilized by Bering Strait School District after their high school burned down in February 2006).

EXISTING CONDITIONS

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5. Existing Conditions

CAMPUS BUILDINGS

The UAF Northwest Campus consist of fourteen one-story wood frames structures. Eleven of the buildings (Buildings 1-10 and 16) are currently utilized by the Northwest Campus for academic instruction, office, and administrative purposes. Seven of the buildings are relatively small in size and accommodate only one or two classrooms. The two largest buildings: 01 and 08, and the recently acquired building 016, have the only toilet facilities on campus. Buildings 01 and 08 are the only buildings on campus that are supported on engineered thermal piles. The remaining buildings are mounted on braced insulated pads or skids. Building 07 has domestic water and gray water waste connection. These three buildings are linked by an above ground wood frame utiliduct connection to the Nome municipal water and sewer services. Building 16 is also directly connected to the Nome municipal water and sewer services. Buildings 09 and 010 have been recently combined and renovated for fine arts / visual arts and ceramics programs with water, sink waste, and heat services supplied from the adjacent building 08.

The wood frame classroom and academic buildings appear to have been constructed under typical 1970-1980 rural Alaska conditions of arctic school facility construction technology, utilizing modest building systems and limited capital funding. The small size of most of the buildings is testament to the incremental growth of the campus with limited capital resources and the utilization of a basic construction trades training program for construction.

Elevated exterior boardwalks link most of these buildings together to form the “core” of the campus and are used to support utility service connections (heating fuel, hydronic heat and telecom) between buildings.

One of the structures (building 016) is currently used for the Alaska Cooperative Extension programs. The remaining 3 facilities are used for storage purposes and currently do not have any utility hookups and are supported on unbraced dunnage or pads. One of these building contains a wood shop with nice equipment. The campus is working on plans to put this facility back into operation.

CAMPUS SITE

The campus is located on the east end of town, on the edge of the main business district and surrounded by residential homes, small and medium size apartments and adjacent to a thriving hotel. The campus property consists of a cluster of contiguous lots of varying sizes and shapes within one city block, with only the north boundary forming an almost continuous line from east to west. The campus extends east west from Moore Way to Campbell Way and has partial frontage on East Front Street – which serves as Nome's main street. The campus land also includes two lots on the water side of East Front Street. The property is relatively flat with vegetation limited to a grass sod area surrounding building 1. The remaining site is compacted dirt over permafrost, which during warm weather is muddy, with some standing water under most of the buildings. The property is bisected from East to West by a 20- foot wide utility easement that is currently used for overhead community power distribution. A gravel parking pad is provided on the south side adjacent to East Front Street. Additional parking and vehicle access is available from Moore Way and Campbell Way. The current placement of campus buildings, neighborhood fences and elevated walks prevents vehicles from driving through the campus. The campus is located within 1 block of the shore of Norton Sound. Storm surges and wind driven waves has caused flooding of Front Street and erosion damage to property directly across Front Street from the campus. Any new construction will need to be designed to mitigate the potential for storm surge flood damage to the facility and infrastructure.

FACILITY CONDITION SUMMARY

The 2002 Facility Conditions Survey was not updated at this time. However, all of the critical life-safety recommendations and most of the major facility maintenance and functional improvement recommendations that were made in the 2002 appear to have been implemented. The main building has had new windows, siding and signage installed.

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TRENDS AND ISSUES IN SPACE PLANNING

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6. Trends and Issues in Space Planning

NWC anticipates an increase in degrees seeking students because these programs are offered at a high frequency and through distance delivery formats. Hence there is little need for additional classroom space to support these programs. However, this trend has pushed us away from the non- traditional student who is seeking workforce training. Northwest Campus' mission clearly indicates that workforce preparation is central to its partnerships and regional development. Consequently, even though Northwest Campus does not have the full time faculty to support vocational education programs, the facilities are readily available through partnerships. It is anticipated that NWC will see a need for more vocational programs within the region. NWC is planning for the State's next big regional boom, the gas pipeline. If the gas pipeline happens, our constituents need to be trained to take these jobs. Mining has again become economically feasible within the Bering Strait Region and it is anticipated that there will be 120 new jobs in 2006. Seventeen administrative staff will be needed for mining, with 60-63 mining operating and maintenance positions and 43 milling operating and maintenance positions. NWC will have to find qualified adjuncts to teach a mining curriculum. Northwest Campus does not have full-time vocational faculty, but if funding for staff could be found, additional office space would be needed.

NWC buildings are very old and consequently deferred maintenance needs continue to grow. Since NWC faculty are grouped in one large room that is divided into small 10 ft. by 10 ft. cubicles, any additional faculty will add to the current issue of inadequate office space. Any future remodeling or building needs to address this issue.

As state funding has tightened, NWC has begun to seek more grant dollars. Finding grant resources that adequately fund indirect costs can be difficult and/or grants without indirect costs, tax already stretched, existing general fund resources. NWC must carefully seek grants that have indirect and take into consideration the limited faculty space that currently exist. Consideration must also be taken into the amount of storage required for grant documentation that must be maintained.

Given that Bering Strait Region attracts hundreds of researchers from state, national, and international circumpolar projects, and the current increased local interest in regionally relevant research, NWC sees a need to create a Research Center to consolidate and assist in the dissemination of research information throughout the region.

The City of Nome and NWC are experiencing a continued trend of shrinking budgets. It is to everyones advantage to pool resources to address like needs. One such need is the improvement of library facilities and services. In the current Conceptual Master Plan Update, June 2005 NWC has mapped out the development of a consortium library on campus. This plan would allow NWC to pool resources with the City and design a library that neither could afford to build or operate independently. The location of the library on campus would make it geographically central to the core residential neighborhoods in Nome. Having the campus accessible to more community members would also increase the potential for new students.

NWC space challenges will continue. Things NWC can do to improve space utilization includes: 1) better utilization of existing space, 2) more evaluation of space needs, and 3) prioritization of those needs. Quantifying and prioritizing departmental space needs on campus will allow for better planning and use of campus resources.

PLANNING OPPORTUNITIES

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7. Planning Opportunities

NORTHWEST CAMPUS / CITY OF NOME CONSORTIUM LIBRARY

The current campus library, Building 008, The Emily Brown Building, was constructed in the1970s as the original Northwest Community College main facility. With the construction or acquisition of other campus buildings the 2400 GSF building was modestly renovated to accommodate the campus library, librarians office and photography darkroom. It also contains a small distance learning classroom, and toilet facilities – a rarity on this campus. The building boiler room and utility room provides the power and space heating of buildings 009 and 010 and the sink plumbing for building 010. The gas filled thermo-pile system that supports the building is an early arctic foundation technology system that has suffered from severe marine environment corrosion. The thermo piles were recently refinished and serviced but are near the end of projected service life. The foundation system will need to be replaced within the next decade. This will require disconnecting the building utilities and walks and jacking the building up and relocating it on new pilings.

The Campus library is currently not staffed full-time and has limited contemporary resource materials. Because of its lack of full-time staffing to be open and available and the poor quality of it's current collection and limited study space it is underutilized by students and staff. The Nome municipal library (Kegoayah Koza Library) is currently housed on the upper floor of a small municipal building located in downtown Nome, adjacent to several bars. It is very cramped with little space for library patrons. However, due to the efforts of its professional staff the city library has a good collection, offers many library related programs and services and has significant patronage by children and adults in the community.

NWC feels that it would be a desirable asset to the campus and the community to have a larger combined campus and municipal library. It would provide students and the community with a convenient, spacious, well staffed facility with the resources to maintain a good collection. Better library related services could be supported under a joint operating agreement between the campus and the city. NWC feels locating the facility on the campus would be a great asset to both the campus and the surrounding community. The location would also be more geographically central to the core in-town residential neighborhoods of Nome.

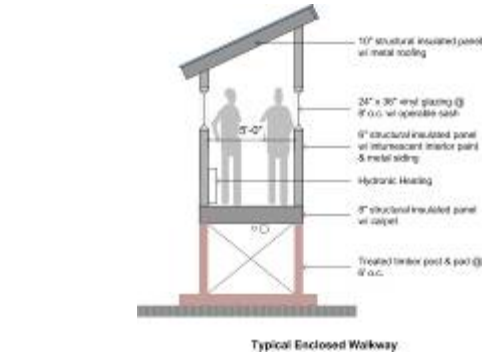
The campus and the community each currently have about 1,800 GSF for library collections that contain 16,180 items and 17,465 items respectively. Under typical contemporary library space allocation standards each of the libraries should each be between 4,000 and 5,000 GSF –with the municipal library being on the larger size due to separate spaces for adults and children. Gaylin Fuller's planning recommendation is for a combined facility of about 8,000 SF to house a combined collection of 30,000 items with space for adult and children's activities, administrative space, support space, and space for toilets and utilities. The smaller combined facility size reflects the efficiency of shared reading areas, administrative, support, toilets and utility spaces. The currently campus library building location is well situated adjacent to Front Street to provide convenient community and campus access. However, the current building has only 2,400 SF and was not originally designed to the floor loading standards of a library and is on thermo-piles that need replacement due to age. The toilet rooms are also too small to provide adequate handicapped access. Expanding the size of the existing facility to roughly double its current gross size at its current location is not considered cost effective or practical due to adjacent buildings, property lines and utility right-of-ways and the capacity and age of the existing foundation system.

BDS recommends that the existing library facility (Building 008) be moved to be a more accessible and functional component of the campus, and the existing site used to construct a new larger consortium library or classroom library facility with direct internal connections to the adjacent main campus building and for an enclosed transition from grade to the elevated building floor level. Relocating Building 008 also allows for the anticipated replacement of the pilling support system. The relocation of the building will allow for it to provide convenient new academic and student support space as well as convenient access to toilets. The art studio spaces in the adjacent buildings 09 and 010 could also be readily relocated to maintain service connections to the adjacent facility.

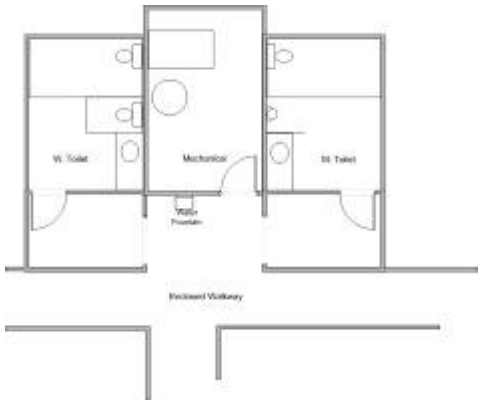
According to the Nome Library Building Proposal program information, the proposed 8,070 SF consortium library would contain the following programmatic areas:

- Collection Space — 3,320 SF
  (Child, Youth, Adult, Reference, Alaska Collection, + Future Growth)
- Patron Seating — 900 SF
  (Children Section, Adult Section)
- Staff Work Areas — 560 SF
  (Offices, Collection Processing)
- Computer Access Stations — 650 SF
- Special Use Space — 1,040 SF
  (copying, staff support, conference rooms, special storage, displays)
- Non-Assignable Space — 1,600 SF
  (mechanical, toilets, telecom, janitor, vestibules)

It is recommended that the campus and the City initiate further discussions on the potential of a community consortium library. If such a facility were determined to be viable, the next step would be to develop a memorandum of agreement on capital and operations funding issues before additional physical infrastructure work is authorized for design and/or construction.



Typical Enclosed Walkway



CAMPUS ENCLOSED WALKWAYS AND TOILET FACILITIES

Buildings 003, 004, 005, 006 contain the most heavily used instructional classrooms and computer labs on the campus. A majority of the classes are conducted in the afternoons and evenings. The 4 buildings lack any sanitation facilities or domestic plumbing. The nearest toilet facilities are located in the main building or building 008. Both of these facilities are often locked during evening hours so an instructor has to escort a student to the locked facility to use the toilets. The classrooms and/or computer lab in each building are accessed from a small vestibule from the outdoor elevated boardwalks. There is not any place to wait or study outside of the classrooms or to have access to a beverage or water when the main building is closed in the evening. NWC would like to see the boardwalk between facilities enclosed for weather and dust protection and connected to adjacent toilet facilities. The linkage would also facilitate centralizing the heating system for the four facilities for maintenance and operational efficiencies. Currently, building 003 and 004 share a heating system, as does buildings 005 and 006. The buildings are currently located across the boardwalk link in pairs about 12 feet apart, with about 50 feet of space between each pair of buildings. Each of the four buildings is supported on individual post and pad foundations with the boardwalks on separate independent post and pads. An enclosed corridor linkage between the buildings will need to allow some differential movement between the buildings. An enclosed corridor will need to be heated, constructed with fire resistant materials and have emergency lighting and smoke detection systems installed to comply with fire and life-safety codes. The relocation of Building 008 as discussed in this report can provide the needed toilet facilities, student study space and serve as a central heating plant for the combined facilities.

It is recommended that the campus initiate further engineering and design work to determine the feasibility of relocating buildings 008, 009, and 010 with appropriate foundation and utility connections.

CAMPUS BOARDWALKS

The boardwalks on campus provide a 5 feet wide concourse above the soggy uneven ground between the main classroom facilities. The users describe the walks as very slippery during freezing weather and that the campus does not have heavy duty mechanized snow removal equipment or adequate staffing to deal with hard drifted snow after a storm. The boardwalks have had recent attention to correct damaged or missing planking and railings. A costly, long-term solution would be to pile mount all buildings and surcharge the site over insulation to have at grade access with potential for enclosed linkages.

A NEW CAMPUS PLAN

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8. A New Campus Plan

The basic academic programs and community service functions of the institution have changed or grown based on needs, federal and state funded training initiatives, changing funding resources and the talents and interests of the campus faculty and staff. Deficiencies noted as part of the Master Planning are the lack of adequate distance learning delivery space, small meeting space, student services space and office space.

The remaining buildings and boardwalk are currently not arranged to facilitate logical growth, program changes or facilitate expanded on-campus parking. The two vacant lots on the south side of Front Street are directly exposed to storm surges from the adjacent Norton Sound.

The campus Cooperative Extension programs are housed in the recently acquired building 016, which is located on the west side of the campus. The facility has functional classroom, office, and toilet facilities. The building entrance locations on Moore Way are treacherous in cold weather due to steep icy grades from the street. A new entrance ramp on the east side of Building 016 would facilitate better linkage to the campus and safer building access.

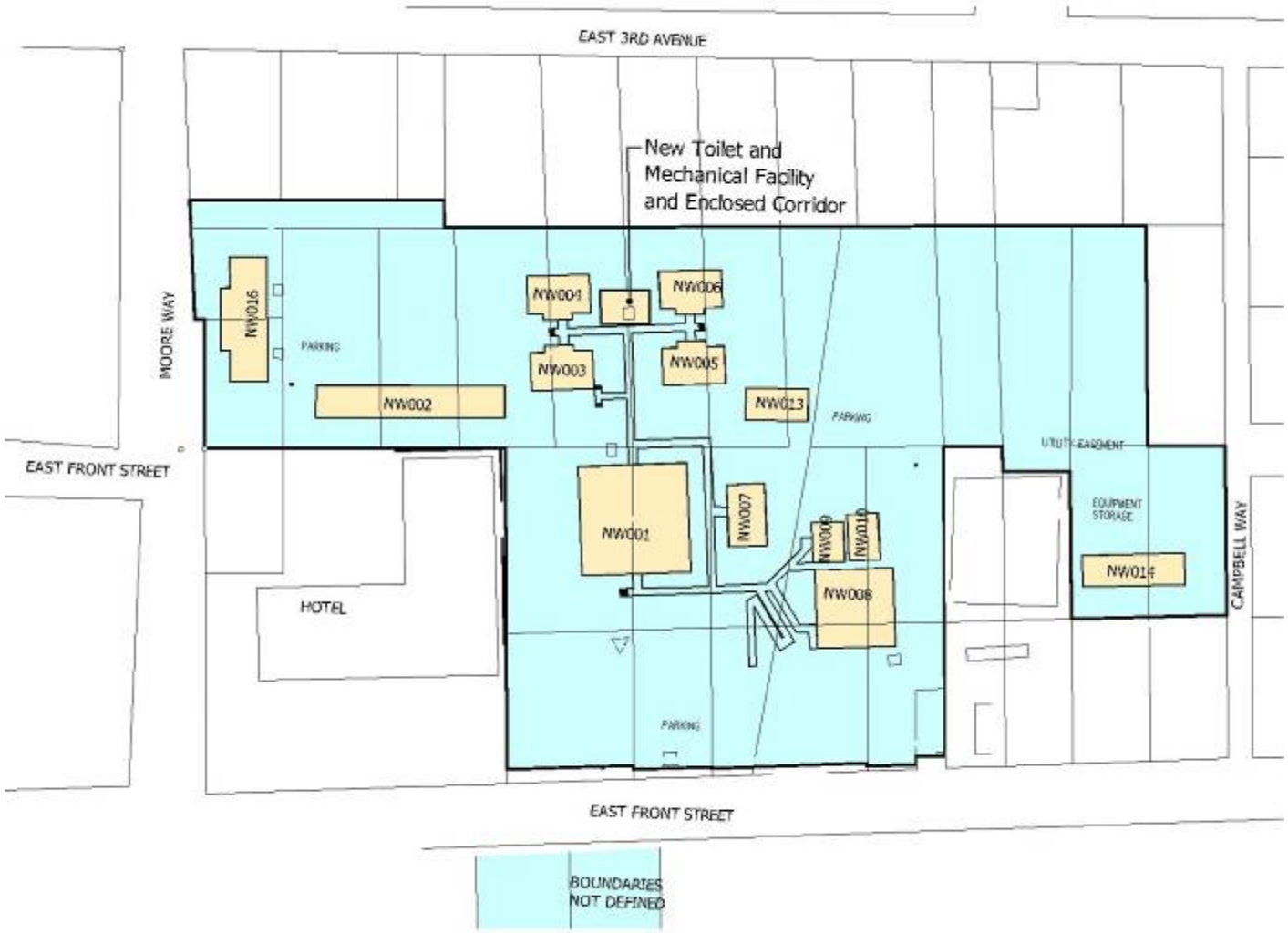
Adult Education offices and testing areas are located in a portion of building 002, which is made of renovated cold storage bunkers sitting on wood cribbing. The building is not handicapped accessible and does not have toilet facilities.

Existing Campus Site Plan

OPTION 01-REVISED PROPOSED CAMPUS SITE PLAN

Option 01 adds a new toilet and mechanical building and enclosed walks between the four classroom facilities. The toilet rooms would be ADA accessible and connected via heated utiliduct to the municipal sewer connection adjacent to NW001. The 150 LF of enclosed walks would be built with structural insulated panels with glazed openings and the interior would be finished in fire-resistant finishes and monitored with a fire detection system. The mechanical plant would replace the existing two plants that heat these four buildings. The new toilet/mechanical facility would be approximately 500-600 SF and could be constructed off-site in modules and cost about $2,500,000 - $3,000,000 depending on size and extent of enclosed walks and type of foundation system selected: post and pad (cheaper but subject to seasonal movement) or pilling (more expensive, no seasonal movement).

The proposed site plan eliminates building 002, and rearranges the other buildings to facilitate program growth and site access and parking.

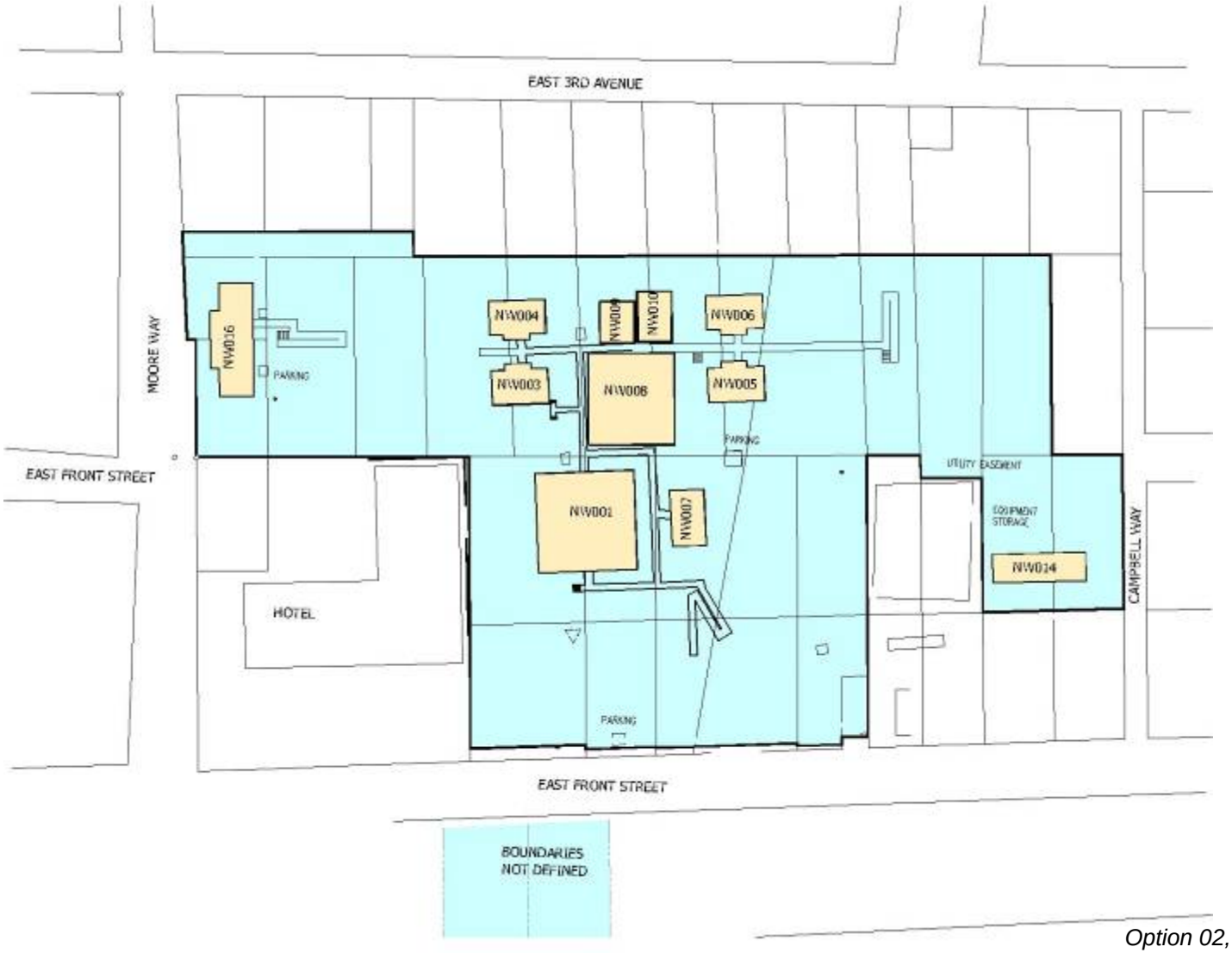

EAST 3RD AVENUE
New Toilet and
Mechanical Facility
and Enclosed Corridor
MOORE WAY
EAST FRONT STREET
NW016
PARKING
NW002
NW004
NW003
NW006
NW005
NW013
PARKING
NW001
NW007
NW009
NW010
NW008
HOTEL
PARKING
UTILITY EASEMENT
EQUIPMENT
STORAGE
NW014
CAMPBELL WAY
EAST FRONT STREET
BOUNDARIES
NOT DEFINED

Option 01

OPTION 02, PHASE 1

Option 2, phase 1 initiates the relocation of building 008 (existing library) and adjacent art room buildings which will provide toilet facilities, student lounge/study space and mechanical services for the adjacent 4 classrooms. Buildings 005 and 006 would be moved to provide space for inserting buildings 008, 009 and 010. The relocation will provide an opportunity to replace the existing aging foundation system for building 008 and to provide space for future development of a consortium library on the campus. In the meantime the library function would remain in building 008. The walkway between buildings would also be enclosed and heated. The relocation of buildings and new foundation for building 008 is estimated to cost $700,000 to $1,200,000 depending on the extent of enclosed walks and utility work.

The proposed site plan eliminates building 002, and rearranges the other buildings to facilitate program growth and site access and parking.



Option 02, Phase 1

OPTION 02, PHASE 2

Option 02, Phase 2: Subject to further programming and planning, a proposed 8,000- 8,200 SF campus and community library adjacent to building 001 and major renovation of relocated buildings 008 and 007 and construction of enclosed corridor links is recommended to satisfy the program deficiencies discussed above. The new would also provide an enclosed at-grade main entrance to the campus facilities. This project and related campus modifications and planning would cost at least $5,000,000 in 2006 dollars. Additional planning and programming is recommended to verify the capital requirements.

The proposed site plan eliminates building 002, and rearranges the other buildings to facilitate program growth and site access and parking.

Option 02, Phase 2

A

APPENDIX I

University
of
Alaska
Fairbanks

2006

Appendix I

By Gaylin S. Fuller, consultant (July 26, 2005)

LIBRARY SPACE PROGRAM FOR NOME, ALASKA

In approaching this proposed building I have considered the following factors:

1. Current building space and collections.
2. Projections for future growth.
3. Service space needs and requirements.
4. The American Disabilities Act requirements for libraries.
5. Various book stack height requirements.
6. Space optional areas for possible inclusions.
7. Extra items to be considered in estimating costs.

There are six major areas or types of library space to be considered:

1. Collection space
2. User seating space
3. Staff work areas
4. Computer use space
5. Special use space
6. Non-assignable space

1. Collection Space

CURRENT COLLECTIONS

In Nome, Alaska, there are currently two libraries, which this proposal is considering combining into one new building. The Northwest College Campus Library had 16,180 items or volumes as of October 2004. The Kegoayah Koza Public Library currently has 17,465 items or volumes for a combined total of 33,645 volumes or items.

If these collections were combined, it is anticipated that about 10% would be duplicates and could be weeded out. This process would make the combined collections total about 30,000 items.

It should be noted that the totals given are “item” counts or “volume” counts, and not “title” counts, which would always be less because of duplicates being in the collection.

In the following summary I have designated the Kegoayah Koza library as “KK” and the North West Campus library as “NWC”.

COLLECTION	NUMBER OF ITEMS	LIBRARY
Easy Books (Young children)	2,476	KK
Juvenile (Young adult)	4,249	KK
Alaska Collection	2,566	KK
	2,046	NWC
Reference Collection	194	KK
	639	NWC
Fiction and Literature	1,378	KK
	1,200	NWC
All Other Categories	6,602	KK
(Adult lever non-fiction etc.)	12,295	NWC
TOTAL	**33,645 Volumes**	

CURRENT COLLECTIONS, WITH SPACE NEEDED, INCLUDING AISLES

CATEGORY	BOOK STACK HEIGHT	ITEMS		SQ/FT
Easy Books	42 Inches	2,476		400
Juvenile Coll.	72 Inches	4,249		600
Alaska Coll.	90 Inches	4,612		500
Reference	42 Inches	833		300
All Others	90 Inches	21,475		1,200
Current Magazines & Newspapers	72 Inches	70	subscriptions	120
Map Cases, Display Cases, Atlas Cases, Vertical Files, Paperback Racks, Dictionary Stands, etc.				200
TOTALS:		**33,645**		**3320 sq/ft**

These recommendations include aisle space, shelving space, and ADA compliant spacing. I am not recommending compact shelving for this library. The floor strength for compact shelving goes up dramatically increasing construction costs for a library on pilings. If one small area could be built with sufficient strength and maintained at perfect floor level, it would be a possibility for reducing the overall floor square footage. Compact shelving is a possibility for lesser-used materials, Compact shelving is commonly used for seasonal collections, AV storage, and warehousing some little used materials. These do not apply very dramatically to this proposed library.

Various shelving sizes were considered. The only shelving height sizes that could be flexible are the Alaska collections and the Adult collections. If these shelves were raised to 90 inches, approximately 250 square feet of floor space could be cut out. Higher shelving may be cost prohibitive using earthquake-proof shelving.

The recommended industry standard for collection space is 10 volumes per square foot. This figure does include flexibility for long-term expansion for up to 20 years. Typically the bottom and top shelves are not used very much until the collections expand.

2. User Seating Space

(Projected user seating includes chairs, tables, and aisle space).

SEATING AREA	SQ/FT REQUIRED
15 Adult General Seating Spaces	450
15 Children's Section General Seating	450
TOTAL seating space proposed:	**900 sq/ft**

3. Staff Work Areas

STAFF WORK AREA	SQ/FT REQUIRED
Staff room for processing books and other materials	200
Office space for 3 librarians	360
(Librarian, circulation, and Inter-library loan)	
TOTAL staff work area proposed:	**560 sq/ft**

4. Computer Use Space

COMPUTER STATIONS	SPACE NEEDED	SQ/FT
5 Adult Stand-up Stations	10 sq/ft per station	100
10 Adult Sit-down Stations	40 sq/ft per station	400
5 Children's computer Stations	30 sq/ft per station	150
TOTAL computer use space:	**650 sq/ft**	

Some of these stations could be combined with lounge furniture.

5. Special Use Space (Optional)

PROPOSED SPACE	SQ/FT
1. Photo copy room	50
2. Two study rooms for small groups	240
3. Staff lockers and coat closets	40
4. Staff lounge	100
5. Public meeting room/teleconference center without tables, capacity 25 people (with tables, add 100 sq/ft)	250
6. Children's program area, for book talks, etc. (It could double as the meeting room)	250
7. Microfilm cabinets	10
8. Display cases, 2 @ 50 sq/ft	100
Total special use space:	**1040 sq/ft**

By combining the children's program and meeting room, the space could be reduced to 790 sq/ft.

6. Non-Assignable Space

Approximate Non-assignable Space (Including heating, mechanical, rest rooms, etc.)	1600 sq/ft
Total building projected space requirements:	**8070 sq/ft**

Current space in the two libraries combined is approximately 4,300 square feet. The public library has 1800 with almost non-existent seating space for patrons and if they buy a new book they must discard one to make room for it.

General guidelines for space allocations and computations are as follows:

1. Occupancy space requirements are usually calculated at 50 sq/ft per person. State regulations may vary, but 50 sq/ft per person is normal in reading room areas, and 7-8 sq/ft per person is commonly used for meeting rooms without fixed seats.

2. Live load capacity for book stack areas must be at least 150 pounds per square foot. Because library collections grow over time and librarians tend to shift and move book stacks as the collections grow, the entire library should be a minimum of 150 pounds per square foot.

3. Americans with Disabilities Act has a minimum requirement for book stack aisles of 36 inches, but recommends 42 inches. This refers to a wheelchair patron being able to turn around. By going with the 36 inch aisles, it is required to have an open space at the end of the book stacks for turning wheelchairs around, as opposed to butting them up against a wall. This will cause some modifications in how book stacks are arranged, and how earthquake proof shelving will be attached to the floor.

4. Because the proposal is for a combined public and college library, the space allocations and user needs vary from what each library would require separately. In addition this library will be serving many students in outlying villages, with supplementary materials for their classes, and inter-library loans for books and materials. This is not a major space factor but an inter-library loan office would be a great help.

5. The recommended industry standard for collection space is 10 volumes per square foot. This figure does include flexibility for long-term expansion for up to 20 years. Typically the bottom and top shelves are not used until the collections expand. I considered various shelving heights and settled on those recommended. The supplier of earthquake proof shelving I consulted recommended that 90 inch shelving was their maximum height. With the majority of the materials owned by the two libraries in the adult categories I chose to recommend the 90-inch shelving. This along with careful arrangement of the book stacks, and the use of 36-inch aisles would allow the collection space allocation to be dropped by 300-500 total sq/ft.

Final Comments

There are several miscellaneous items that should be given consideration with this building that could affect cost.

1. Coat or Cloakroom: Nome folks wear parkas and boots and need a place to put them.

2. It is important for the library to have an after-hours book drop. This should be in a weatherproof area if possible. It would be preferred that this be a drive up drop for patron convenience. This may require some additional site preparation when the library is on pilings.

3. A sturdy flagpole is recommended for the outside of the building.

4. A satellite dish should be on the roof or on a separate tower for communications and to send and receive classes.

5. There should be humidity and temperature controlled space or cabinet for rare and unique document preservation.

6. Consideration should be given to a separate room for Alaska collections, Iditarod collections etc. This often aids the library with funding by naming the room after a wealthy family or possibly a native corporation.

7. The public library is using the Dewey Decimal System and the North West College Campus is using the Library of Congress System to catalog and shelve their books. I suspect it will take a minimum of $2.00 per book to make the conversion. I would recommend that the books all go into the university system and be cataloged in the Library of Congress System.

8. I would very much like to see this building erected. The two libraries are expensive to maintain separately and they sometimes find they are in competition for patrons. Over the long term, reduced staff costs would help both entities, and patrons would enjoy larger collections and be very proud of their facility.

Report on my visit to Utah State University, July 21, 2005

I visited Utah State University on Thursday, July 21, and was taken on a tour of the library area by John Elsweiler. He is the Associate Librarian in charge of the new library building project. The construction is nearly finished, and they hope to move into the new section in August, 2005.

Of particular interest were their earthquake proof shelving, and their raised access flooring.

The entire library has raised access flooring with about 14 inches of space between the concrete floor and the raised floor, which is supported by a steel framework.

The earthquake proof shelving is bolted to the steel framework, and appeared to be extremely solid. This method makes the floor space exceptionally flexible, because all air ducts, wiring, computer cables, etc. go in between the two floors. Whether or not the system could work in Nome is an architectural question. One of the unique features of the system was the ability to locate or relocate computer outlets, shelving, heat vents, etc. as needed in the future.

The International Building Code of 2003 has mapped every state with their earthquake potential or rating in various areas of the state. This rating factor will affect the type of floor anchoring required for shelving. I am trying to get a copy of the IBC Code to see what the Nome area is rated. Your office may already have a copy.

My quotes for shelving came from the company “Spacesaver”. They are major players in earthquake proof shelving. Further information, if needed, can be obtained by reaching their sales representative: Dave Amidon, Phone 801-994-6326, Salt Lake City, Utah. I believe they also have a Seattle office.

NORTHWEST CAMPUS MASTER PLAN

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