

Background

The Hendrickson Renovation is the first phase of construction of the *Campus Modifications* project. The Campus Modifications project seeks to increase the longevity and operational efficiency of very old building systems throughout the campus while realizing opportunities to create a vibrant, collaborative student centered campus community through reorganizing space use and resource sharing throughout campus, in line with the UAS Mission and Core Values.

Based on the 2012 Campus Master Plan recommendations (approved in April 2013 by the UA Board of Regents), the *Campus Modifications* project identified a plan to effectively reorganize space for space efficiency while upgrading major building systems. A planning and design team was hired to assess space needs and make recommendations. The Campus Organization Plan can be found on the Facilities website.

A set of Planning *Principles, Objectives and Strategies* were developed during this phase to guide the Design Team. The following is a partial list applicable to the Hendrickson Renovation project; the full list of Principles, Objectives and Strategies are found on the Facilities website.

The second phase of the *Campus Modifications* project is to upgrade building systems in Whitehead Building while creating coherent, contiguous, navigable spaces at the School of Arts and Sciences (*anticipated completion 2017*).

Planning Principles:

- Use space more **efficiently**
- “Right to **Light**”
- Create spaces that **encourage collaboration**
- Create a coherent and **easily navigable campus** accessible to all
- **Enhance** the function of all spaces
- **Improve** building performance

Planning Strategies:

- **Re-purpose** Space
- **Group offices** by School/Department
- **Relocate IT** to open space in Whitehead
- Locate offices on upper levels, larger spaces and classrooms at lower levels
- Locate conference rooms within office suites
- Retrofit buildings for improved **energy efficiency**

Hendrickson Renovation Project Scope

The project will replace the aging mechanical and electrical systems with energy efficient heating and electrical systems, including an air to water heat pump (an efficient, energy saving source of heating the building). The floor plans incorporate open office plans and collaborative gathering spaces for building occupants and visitors. Large and small conference rooms are planned for the two floors, including a flexible room for group video conferencing.

The upper floor of Hendrickson Building co-locates the Chancellor’s and Provost’s offices into a shared suite and will also house related administrative functions including Human Resources, Business Services and Budget and Grants. Currently, these functions are spread out throughout the two annexes and the BAS building.

The lower floor consolidates the various functions of the Information Technology (IT) department. Additionally, it will house the office of the Vice Chancellor for Administrative Services. The IT department is currently spread throughout Whitehead, Egan Library and the BAS buildings.

Consolidation of the spaces creates an effective and efficient use of space, the ability to share resources and serves to create a easily navigable campus and accessible *wayfinding* to the Chancellor and Provost suite.

Hendrickson Renovation Quick Facts

- UA BOR Schematic Design approval 2014
- Construction Contract Award June 30, 2015
- Substantial Completion Date: April 21, 2016
- Total renovated space: about 11,100 sf
- Total project budget: \$5,371,000

Design Team:

NorthWind Architects, Evelyn Rousso
R&M Engineers (structural design)
Murray & Associates (mechanical design)
Begenyi Electrical Engineering (electrical design)

Contractor Team:

Alaska Commercial Contractors Inc. (GC)
Behrends Mechanical
Houstons Electric
Southeast Fire Protection
Rainbow Builders, Inc.