

Other Additional Information

A brief description of AWCC: The Alaska Wildlife Conservation Center (AWCC) is a federally recognized 501(c) 3 non-profit incorporated in December 1999. The AWCC is dedicated to preserving Alaska's wildlife through conservation, public education and quality animal care. AWCC is a wildlife park with a gift shop on the premises. The current gift shop is in a two-story log building with a loft above the second floor. The 18 acre fenced brown bear exhibit, which is the largest in the country, and a one acre Wildlife Habitat Incentive Pond are part of the 170 acres currently in the park. The AWCC, provides education and interpretive programs to visitors and school groups, contains over 225 animals, which include brown bears, black bears, elk, caribou, musk ox, moose, deer, bald eagle, lynx, wood bison, fox, porcupine, and owls. The Center is approximately 50 miles south of Anchorage on the only highway leading out of south Anchorage. One of the most visited attractions in Alaska, Portage Glacier, is just 5 miles further south of AWCC.

This investment and facility location is positioned to serve Anchorage, Kenai and the Matsu communities. Portage is a hub connecting to the ports of Anchorage, Seward and Whittier.

The Vision for the Future

The development of a Business Plan is solidly rooted in the vision of the AWCC Board of Directors. This plan incorporates two long-term goals based on building a culture of wildlife conservation and on making Alaska a recognized leader in bear ecology and bear science.

AWCC's Long-Term Goal for 2017

"By 2017, The AWCC will be a fully functioning "Education Campus" centered around bear ecology, bear science and STEM."

AWCC's Long-Term Goal for 2016

"The AWCC is host to the 2016 World Bear Conference sponsored by the International Bear Association for Research and Management, in partnership with the Alaska's visitor industry".



In pursuit of both long-term goals, AWCC leadership and management will also actively work towards achieving short- and mid-term goals that relate to three over-arching areas of concern:

- 1) Ensuring organizational health and financial resilience for the AWCC.
- 2) The development of physical and programmatic infrastructure to support a STEM-based "Campus Culture"
- 3) Solidifying AWCC's role as "the" recognized resource in the state and across the globe for stewardship of wildlife resources, respecting all wildlife user groups such as subsistence hunting and watchable wildlife groups.

During 2014, the most relevant short-term goal will be the completion and presentation of this Business Plan for Sustainability.

The Need for support

The work of the AWCC is based on three over-arching and inter-related needs with respect to preserving Alaska's wildlife resources: research and conservation, accessibility, and education. Each is identified briefly below:

Community Need One: *There needs to be a place in Alaska where people are thinking about bears all the time, with a conservation focus.* Similarly, there is no place in Alaska where genetic research on bears can be undertaken, particularly with regard to polar bears.

Community Need Two: *There is no place in Alaska providing an accessible, safe, and affordable bear experience.* People want to view bears – people who live here and people who visit here. The AWCC is a popular destination for Alaska residents looking for a place to spend a day. It has been documented as one of the top five tourist destinations in the state with 185,000 visitors in 2012 and 200,000 in 2013. Glaciers, native history, art, and marine wildlife are well represented by interpretive centers, but Alaska has not yet established a facility to specifically present bears (wildlife?), a subject that draws hundreds of thousands to this state. The AWCC campus will fill is void.

Community Need Three: *There needs to be a place in Alaska focused on the interplay of wildlife conservation and education.* The AWCC, in conjunction with active school partnerships, is uniquely positioned to provide an outdoor classroom experience with an indoor component, rather than the standard inside classroom experience with an outdoor component. With a new facility, AWCC will be able to provide its important programs all the time, year-round.

Economic and Social Return on Investment:

In meeting the needs identified in the prior section, the Alaska Wildlife Conservation Center provides a variety of programs. The centerpiece of the AWCC is the wildlife park.

Conservation: An area of focus within conservation is the Wood Bison Reintroduction Project. After more than 100 years of extinction in Alaska, wood bison have found their way back to the state. The initial members of the AWCC herd arrived in November 2003 from the Yukon Territory in Canada, and are part of a wood bison recovery program designed to reintroduce the species to Alaska. AWCC is home to the only wood bison herd in the United States and is working closely with the Alaska Department of Fish & Game to reintroduce them into the wild. The first wood bison calves born in the state of Alaska in over 100 years were born at AWCC in 2005. Since then, dozens more have been born. The herd in 2013 numbered 140 bison, with 40 calves expected in 2014.

A significant part of the conservation work at AWCC involves conducting research on bear populations. As a supporting partner to the Alaska Department of Fish and Game in delivering education outreach and public education awareness, on the message of bear-human conflict, conservation and management.

Education: AWCC's programs involve education at all levels – from K-12 to adults and researchers. In collaboration with Bear Trust International, the AWCC has developed a Bear Book, Volume 1 and 2, which is used in many different educational venues. The AWCC also conducts in-class programs on other species. All curricula advance STEM – Science, Technology, Engineering and Math goals. For educators, the AWCC offers continuing education credit for teachers, and help to expand their professional careers, and become “expert teachers.” For students, the educational opportunities provide a unique way to link Alaska's wildlife resources with STEM. For school districts, teachers have a place where they can demonstrate their “expert teacher” status.

Specific location advantages for STEM:

- Oceanography
- Tides
- Glaciology
- Geology
- Topography
- Weather
- Wind
- Border bio region
- Sustainable energy potential including wind, tidal, ground source heat
- All in one location close to Anchorage



Portage Valley Aerial View

Quality Animal Care: Some of the most practical work at the AWCC involves quality animal care and helping to ensure the health of animal ambassadors, their habitats, and their species. Sharing that information and process with visitors is an important part of building a culture of conservation in Alaska and beyond.

The Future – Sustainability of the AWCC and the Interpretive Research Facility

The future of AWCC, and its ability to provide meaningful programs and impacts targeting conservation, education, and research, is dependent on the development of a sustainable facility that will meet the needs of AWCC now and far into the future.

Benefit to the Community – The Socioeconomic Return on Investment

There is a significant return on an investment in the AWCC Interpretive Research facility, including the following:

- **Increased awareness of and reduced human/ bear conflicts**
- Satisfying the need for a world-class wildlife facility in Alaska.
- Providing an educational center for South Central Alaska School District students.
- Enhancing Alaska as an internationally recognized venue for wildlife research
- Getting kids invested in science with an exciting, relevant curriculum.
- **Helping build Alaska's economic engine around tourism**
- **Promoting Alaska's tourism economy both large and small.**



Stakeholder Analysis

Major stakeholders involved in identifying the need for BEARS include:

- US Forest Service
- Alaska Department of Fish and Game
- Girdwood 2020
- Residents of Girdwood and Anchorage
- The visitor industry
- School districts across the region
- The University of Alaska system and campuses
- Alaska Native Regional Corporations

Community and Stakeholder Support

AWCC has worked in partnership with many local and regional organizations and enjoys a significant level of community and stakeholder support for its efforts. The following actions concretely demonstrate this high level of support:

- AWCC Board of Directors unanimously approved a resolution in support of a new facility.
- Representatives of Girdwood and Anchorage groups, organizations, and special interests were invited to a community meeting with our interpretive consultants to gather input on what the Center should include.
- U.S. Forest Service negotiated a memorandum of understanding with AWCC.
- Community fundraisers have raised initial planning dollars.
- Sourdough Development Services, Inc. signed a fixed price to lease the land to AWCC for 20-years with option to purchase.
- Construction materials for Phase I were donated.
- Contractors on BEARS have donated a portion of their costs to the project.
- AWCC board members have made cash donations.
- Phase has been substantially completed, and Phase II construction is underway.

Highly Sustainable Infrastructure

As part of the development of a solid Business Plan for Sustainability, the AWCC board and staff are working to create sustainable infrastructure that will support the mission of the facility and be self-sustaining.

Developing sustainable infrastructure will involve concentrating on several important areas:

- Sustainable Human Resources
 - To ensure a reliable, expert staff is in place to conduct programs and manage and maintain the facility
- Committed Governance and Leadership
 - Retain a strong board of committed Alaskans who will provide strategic direction and fiscal oversight for the project and the facility
- Solid Management
 - To manage the day-to-day operations of the organization and the facility
- Sustainable Revenue
 - To make the AWCC and the new facility completely self-sustaining on its own revenue.
 - Most of the revenue will be earned through entrance fees and gift shop sales, coupled with other grant income and donated support.
 - Solid financial projections going out three to five years will be a critical component of the business plan.



Sharing Alaska's Wildlife while providing an exciting education experience in an engaging world-class facility in South-central Alaska.



ROM ESTIMATE (REVISION 1)
AWCC BEARS CENTER PROJECT
PORTAGE, ALASKA

PREPARED FOR:

Z Architects
811 Timberline Drive
Girdwood, Alaska 99587

January 16, 2014



HMS Project No.: 13123

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE

DRAWINGS AND DOCUMENTS

Level of Documents: Concept design drawings and narratives
Date: August 1, 2013
Provided By: Z Architects of Girdwood Alaska

RATES

Pricing is based on current material, equipment and freight costs.

Labor Rates: A.S. Title 36, working 60 hours per week
Labor Premium Time: 16.70% (included with unit rates)

BIDDING ASSUMPTIONS

Contract: Standard construction contract without restrictive bidding clauses.
Bidding Situation: Competitive bids assumed. Both project to be bid as separate contracts.
Bid Date: Spring 2014
Start of Construction: Summer 2014
Months to Complete: Within (12) months of completion including lead time for procurement, submittals, etc.

EXCLUDED COSTS

1. A/E design fees
2. Administrative and management costs
3. Furniture, furnishings and equipment (except those specifically included)
4. Remediation of contaminated soils or abatement of any hazardous materials

GENERAL

When included in HMS Inc.'s scope of services, opinions or estimates of probable construction costs are prepared on the basis of HMS Inc.'s experience and qualifications and represent HMS Inc.'s judgment as a professional generally familiar with the industry. However, since HMS Inc. has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, HMS Inc. cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from HMS Inc.'s opinions or estimates of probable construction cost.

This estimate assumes normal escalation based on the current economic climate. While the recent global economic downturn appears to be moderating, it remains unclear how its effects and subsequent economic recovery will affect construction costs. HMS Inc. will continue to monitor this, as well as other international, domestic and local events, and the resulting construction climate, and will adjust costs and contingencies as deemed appropriate.

HMS Project No.: 13123

GROSS FLOOR AREA

Bears Center

11,000 SF

HMS Project No.: 13123

ROM COST SUMMARY

	Total Cost	Cost Per SF	Area
1. BEAR CENTER	\$ 7,265,435	\$ 660.49 /SF	11,000 SF

HMS Project No.: 13123

1. BEAR CENTER	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
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Note: All work within 5'0" of building footprint. All other site improvements, fencing, etc. excluded.

CORE AND SHELL CONSTRUCTION

Site work 3'0" NFS fill over organics, compacted	3,227	CY	25.50	82,289
4" water line connected to existing system including trenching, etc.	150	LF	220.00	33,000
4" sewer main system	200	LF	185.00	37,000
1,000 gallon fuel oil tank and piping	1	LOT	9500.00	9,500
___ KVA transformer pad and grounding	1	EA	12500.00	12,500
Power and connection to existing system service	200	LF	34.00	6,800
Data/communication lines connected to existing system	300	LF	27.00	8,100

Foundations

8" diameter x 30'0" piles embedded 27'0" deep on 15'0"x15'0" grid	50	EA	2750.00	137,500
12"x18" deep grade beams	750	LF	49.50	37,125
6" structural slab	11,000	SF	9.75	107,250
Extra for auditorium steps	2,415	SF	5.50	13,283

Superstructure

6 3/4"x24" custom heavy timber roof beams	1,500	LF	46.00	69,000
4"x8" purlins 48" o/c	2,704	LF	9.20	24,877
2"x4" T&G roof decking	12,100	SF	6.80	82,280
1/2" plywood diaphragm	12,100	SF	1.55	18,755

Exterior Closure

Exterior wall construction	5,324	SF	41.00	218,284
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1. BEAR CENTER	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
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CORE AND SHELL CONSTRUCTION (Continued)

Exterior Closure (Continued)

Doors and curtain wall system	1,332	SF	98.00	130,536
Insulated Roofings 60 mil EPDM roofing and flashings, etc.	12,100	SF	16.25	196,625

Interior Construction

1 LOT With Interior Build-Out

Mechanical

Plumbing	1	LOT		With Interior Build-Out
Basic HVAC system	11,000	SF	45.00	495,000
Fire protection	11,000	SF	7.50	82,500

Electrical

Electrical service and distribution	11,000	SF	5.50	60,500
Light, power and special systems	1	LOT		With Interior Build-Out

Furniture/Furnishings

Fixed casework, chairs etc.	1	LOT		With Interior Build-Out
Exhibits, etc.	1	LOT		<u>By Others</u>

SUBTOTAL CORE AND SHELL CONSTRUCTION:

\$ 1,862,704

Front of House Areas

Main entry	380	SF	200.00	76,000
Coat storage	100	SF	90.00	9,000
Exhibit galleries	3,650	SF	270.00	985,500
150 person auditorium	2,415	SF	315.00	760,725
Exhibit gallery space	1,230	SF	270.00	332,100

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1. BEAR CENTER	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
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INTERIOR BUILD-OUT (Continued)

Front of House Areas (Continued)

Men's toilets	160	SF	300.00	48,000
Women's toilets	335	SF	300.00	100,500
Janitor closet	15	SF	150.00	2,250

Back of House Areas

Walk-in freezer	100	SF	245.00	24,500
Food prep area	135	SF	425.00	57,375
Employee lounge/catering kitchen	220	SF	350.00	77,000
Employee toilet	70	SF	300.00	21,000
Office	65	SF	150.00	9,750
Back of house circulation	65	SF	110.00	7,150
Storage	165	SF	135.00	22,275
Mechanical and electrical room	600	SF	280.00	168,000
Main circulation	1,475	SF	125.00	184,375
Loose furniture and furnishings	1	LOT		FFE

SUBTOTAL INTERIOR BUILD-OUT: \$ 2,885,500

TOTAL CORE AND SHELL AND INTERIOR BUILD-OUT: \$ 4,748,204

General Conditions, Overhead and Profit 1,519,425

Contingencies Design Unknowns 752,115

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1. BEAR CENTER	QUANTITY	UNIT	UNIT RATE \$	TOTAL \$
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Escalation to 2015 Bids at 3.50% Per Annum
 (12 months)

3.50%

245,691

TOTAL CONSTRUCTION COST (SPRING 2015 BID):

\$ 7,265,435

COST PER SQUARE FOOT:

\$ 660.49 /SF

GROSS FLOOR AREA:

11,000 SF