

**Deferred Maintenance, Renewal, and Repair**

**FY2018 Request: \$5,000,000**  
**Reference No: 45326**

**AP/AL:** Appropriation  
**Category:** University  
**Location:** Statewide  
**Impact House District:** Statewide (HD 1-40)  
**Estimated Project Dates:** 07/01/2017 - 06/30/2022

**Project Type:** Deferred Maintenance  
**House District:** Statewide (HD 1-40)  
**Contact:** Michelle Rizk  
**Contact Phone:** (907)450-8191

**Brief Summary and Statement of Need:**

The University of Alaska (UA) owns and maintains more than 400 buildings across the State, totaling over 7 million gross square feet, with an adjusted value of over \$3 billion. Deferred Maintenance funding has been, unquestionably, one of the single most important investments the state has made in UA. A prolonged deferred maintenance backlog increases the risk of mission failure. Funding for deferred maintenance will continue the momentum built over the last several years and works toward a sustainable funding strategy for UA facilities.

<b>Funding:</b>	<u>FY2018</u>	<u>FY2019</u>	<u>FY2020</u>	<u>FY2021</u>	<u>FY2022</u>	<u>FY2023</u>	<u>Total</u>
1197 AK Cap Inc	\$5,000,000						\$5,000,000
<b>Total:</b>	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$5,000,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input checked="" type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

**Operating & Maintenance Costs:**

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	0
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Prior Funding History / Additional Information:**

- Sec1 Ch18 SLA2014 P78 L29 SB119 \$12,000,000
- Sec1 Ch18 SLA2014 P78 L32 SB119 \$2,503,000
- Sec1 Ch18 SLA2014 P79 L4 SB119 \$4,270,000
- Sec1 Ch18 SLA2014 P79 L7 SB119 \$500,000
- Sec1 Ch16 SLA2013 P97 L24 SB18 \$30,000,000
- Sec1 Ch17 SLA2012 P152 L3 SB160 \$450,000
- Sec1 Ch17 SLA2012 P152 L10 SB160 \$37,500,000
- Sec1 Ch5 SLA2011 P117 L30 SB46 \$2,000,000
- Sec1 Ch5 SLA2011 P118 L18 SB46 \$87,500,000
- Sec4 Ch43 SLA2010 P14 L18 SB230 \$37,500,000
- Sec1 Ch15 SLA2009 P37 L4 SB75 \$3,200,000
- Sec10 Ch29 SLA2008 P80 L25 SB221 \$3,000,000
- Sec10 Ch29 SLA2008 P80 L27 SB221 \$23,742,948
- Sec13 Ch29 SLA2008 P173 L9 SB221 \$20,079,652
- Sec4 Ch30 SLA2007 P117 L26 SB53 \$8,000,000
- Sec4 Ch30 SLA2007 P118 L11 SB53 \$475,000

**Project Description/Justification:**

**University of Alaska  
FY2018 Priority Deferred Maintenance (DM) and  
Renewal and Repurposing (R&R) Projects  
State Appropriations (in thousands of \$)**

**UAA DM and R&R Total \$3,260.0**

**UAA Main Campus**

Campus Building Envelope & Roof Systems Renewal 960.0

Campus Building Interior & Systems Renewal 900.0

Campus Exterior Infrastructure and Signage Renewal 800.0

**UAA Main Campus Subtotal 2,660.0**

**UAA Community Campuses**

KPC Campus Renewal 179.8

Kodiak College Campus Renewal 99.5

PWSC Campus Renewal 85.2

Mat-Su Campus Renewal 189.8

KPC Kachemak Bay Campus Renewal 45.6

**UAA Community Campuses Subtotal 600.0**

**UAF DM and R&R Total \$6,228.0**

**UAF Main Campus**

Building Envelope & Roof Systems Renewal 2,300.0

Fairbanks Campus Building Interior & Systems Renewal 2,700.0

Campus Infrastructure and Signage Renewal 528.0

Regulatory Compliance - ADA, Title IX, & Transgender 300.0

**UAF Main Campus Subtotal 5,828.0**

**UAF Community Campus**

Rural Community Campus Renewal 300.0

Community & Technical College Renewal 100.0

**UAF Community Campus Subtotal 400.0**

**UAS DM and R&R Total \$512.0**

**UAS Main & Community Campuses**

Juneau Campus R&R 512.0

**DM and R&R Total \$10,000.0**

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FY2018 Priority Deferred Maintenance (DM) and  
Renewal & Repurposing (R&R) Project Descriptions

UAA Main Campus**UAA Campus Building Envelope & Roof Systems Renewal**

GF: \$960.0, NGF: \$0.0, Total: \$960.0

This project will address campus-wide deferred maintenance and renewal and renovation requirements for building envelope and roof systems. It will include roof repair and replacement, doors, windows, vapor barriers, siding, weatherization, insulation; and other building envelope issues.

**UAA Campus Building Interior & Systems Renewal**

GF: \$900.0, NGF: \$0.0, Total: \$900.0

Many of the original buildings on the UAA Campus were constructed in the early- to mid-1970s and the building systems are beginning to fail and are no longer adequate for the current demands and require replacement or upgrading. The Mechanical, Electrical and HVAC systems in particular fall into this category. Replacement parts for many of these systems are no longer available. The older systems are very expensive to operate due to their low efficiencies. Replacement of these systems would allow for increased energy efficiencies and better environmental control throughout the building. This project will replace failing piping, inadequate electrical systems, inefficient lighting, boilers, fans, deficient VAV boxes and upgrade the building automation system controls.

**UAA Campus Exterior Infrastructure and Signage Renewal**

GF: \$800.0, NGF: \$0.0, Total: \$800.0

The UAA campus is over 30 years old and many of the roads, trails, sidewalks, parking areas, curbs and gutters are part of the original construction or have been impacted by construction, repair and renovation projects over the years. This results in uneven surfaces, lack of adequate sidewalks and other deficiencies that pose a safety hazard or are increasingly susceptible to additional damage. Increased enrollment and subsequent staffing increases dictate a need to upgrade and repair these surfaces in order to maintain a safe and effective environment for students, staff and the public, as well as a need to provide adequate exterior wayfinding signage.

UAA Community Campuses**KPC Campus Renewal**

GF: \$179.8, NGF: \$0.0, Total: \$179.8

The Kenai River Campus includes four buildings built between 1971 and 1983. Each building is of different quality having been constructed using different construction methods and materials, and energy efficiencies. With the exception of some painting and the Ward Building renewal in 2005, the exteriors of these buildings have not been upgraded since they were built. A number of roofs are at or have exceeded their life cycle at the Kenai River Campus. Some roofs contain asbestos products which will require some abatement prior to replacement. The campus is spending too much money on utility costs due to the inefficiencies of the old buildings. With rapidly increasing utility costs, the energy savings realized by this renewal would be significant. Some of the original methods of construction included single pane windows, door glass, and aluminum store fronts that do not block the cold and increase utility costs and extreme campus-user discomfort during the extreme winters. Many of the entrances are not covered and allow the buildup of ice and snow at the critical slip/trip

points at the building entrances. In addition to gaining additional instruction space and significantly increased energy efficiencies, this project will create a positive first impression for visitors and prospective students.

The McLane Building additions were all constructed between 1972 and 1976 and the original air handling units are in place. The air handling equipment and associated duct work in these buildings cannot supply the quantities of air required by current mechanical standards. The University needs to replace the heat plant and air handling equipment for these facilities prior to a catastrophic failure results in and emergency replacement.

Funding allocated to this project will allow the campus to correct the most urgent campus renewal requirements.

**Kodiak College Campus Renewal**

GF: \$99.5, NGF: \$0.0, Total: \$99.5

The buildings on the Kodiak Campus were constructed in the early to mid-1970s. The exteriors are painted wood siding that are being impacted by the exposure to the extreme climate conditions of Kodiak. The original windows suffer from worn seals that cause air infiltration. The mechanical and electrical systems are in need of renewal to meet the increased student demand and increased use of new technology. Roofing repairs are required, specifically for the Campus Center. Parking lot lighting repair and upgrades are required until the Kodiak Road Realignment and Exterior Lighting project is completed. Improvements to layout and design will increase space efficiency and allow for replacement of worn and outdated fixed equipment.

Funding allocated to this project will allow the campus to correct the most urgent campus renewal requirements.

**PWSC Campus Renewal**

GF: \$85.2, NGF: \$0.0, Total: \$85.2

The Growden-Harrison building was originally build shortly after the 1964 earthquake as an Elementary school and was added onto in a piecemeal fashion in the following years. This has resulted in aging mechanical, electrical, HVAC systems that are currently undersized for the facility and have included the use of asbestos containing materials. The piecemeal additions have resulted in draining

and weathering problems that adversely impact the building envelope.

Funding allocated to this project will allow the campus to correct the most urgent campus renewal requirements.

**Mat-Su Campus Renewal**

GF: \$189.8, NGF: \$0.0, Total: \$189.8

This project will address campus-wide deferred maintenance issues and renewal and renovation requirements for the Mat-Su Campus.

Funding allocated to this project will allow the campus to correct the most urgent campus renewal requirements.

**KPC Kachemak Bay Campus Renewal**

GF: \$45.6, NGF: \$0.0, Total: \$45.6

A significant portion of the Kachemak Bay Campus Building was originally built in 1988 as a post office. The roof and mechanical/electrical systems are original and were not updated as part of the campus addition in 2006.

Funding allocated to this project will allow the campus to correct the most urgent campus renewal requirements.

UAF Main Campus**UAF Building Envelope & Roof Systems Renewal**

GF: \$2,300.0, NGF: \$0.0, Total: \$2,300.0

Projects within this category will address deferred maintenance and renewal and renovation requirements for building envelope and roof systems. They include roof repair and replacement, doors, windows, vapor barriers, painting, siding, weatherization, insulation, foundations, and other building envelope issues.

**UAF Fairbanks Campus Building Interior & Systems Renewal**

GF: \$2,700.0, NGF: \$0.0, Total: \$2,700.0

Many of the buildings in the UAF system were constructed in the 1960s and 1970s and the building interiors and systems are in very poor shape and beginning to fail; they are no longer adequate for the current demands and require replacement or upgrading. The mechanical, electrical and HVAC systems

in particular fall into this category. Replacement parts for many of these systems are no longer available. Many of the systems are expensive to operate due to their low efficiencies. Replacement of these systems will allow for increased energy efficiencies, more attractive interiors, and better environmental control throughout UAF's facilities. Projects in this category will replace failing piping, inadequate electrical systems, inefficient lighting, damaged finishes, fans, deficient VAV boxes and upgrade the building automation system controls.

**UAF Campus Infrastructure and Signage Renewal**

GF: \$528.0, NGF: \$0.0, Total: \$528.0

The severe Fairbanks climate takes a toll on the many roads, trails, sidewalks, parking areas, curbs and gutters across our campus creating uneven surfaces, lack of adequate sidewalks and other deficiencies that pose a safety hazard or are increasingly susceptible to additional damage. Repairing and upgrading these surfaces is required in order to maintain a safe, accessible, and effective environment for students, staff and the public. Adequate exterior wayfinding signage is critical to creating a safe and accessible campus.

**UAF Regulatory Compliance - ADA, Title IX, & Transgender**

GF: \$300.0, NGF: \$0.0, Total: \$300.0

Complying with regulations including the Americans with Disabilities Act and Title IX, and accommodating transgender students, staff and faculty is a top priority at UAF. Remaining in compliance requires an on-going effort to modify and upgrade exterior hardscapes, elevators, building passageways, toilet and locker rooms, signage and security infrastructure.

UAF Community Campuses

**Rural & Community Renewal**

GF: \$300.0, NGF: \$0.0, Total: \$300.0

Funding for renewal and regulatory compliance requirements at CRCD facilities including Bristol Bay Campus, Chukchi Campus, Kuskokwim Campus, Northwest Campus, Interior Alaska Campus, and Brooks Building.

**Community & Technical College Renewal**

GF: \$100.0, NGF: \$0.0, Total: \$100.0

Funding for renewal and regulatory compliance requirements at Community & Technical College (CTC) facilities including CTC's main building (604 Barnette Street), Bunnell House and UAF Aviation Facility.

UAS Main & Community Campuses

**Juneau Campus R&R**

GF: \$512.0, NGF: \$0.0, Total: \$512.0

This funding will address the following high priority needs across the Juneau campus: Auke Lake pedestrian guardrail replacement; Anderson building-replace saltwater piping in vault; Hendrickson building-replace mansard; Soboleff building-replace ceramics studio overhead door and elevator; Mourant building-replace exterior windows; Egan library-replace siding; Marine technology building-renew or replace welding shop smoke eliminator and replace fire alarm panel; and Marine Core building-replace motor control center and curtain wall system.