

James R. Johnsen, Ed.D.
President
Butrovich Bldg, Ste. 202, 910 Yukon Drive
P.O. Box 755000, Fairbanks, AK 99775-5000
Phone: (907) 450-8000; Fax: (907) 450-8012
Email: ua.president@alaska.edu
www.alaska.edu



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May 16, 2016

The Honorable Mark Neuman
Co-Chair House Finance Committee
State Capitol, Room 505
Juneau, AK 99801

sent via Representative.Mark.Neuman@akleg.gov

Re: UA Deferred Maintenance Funding

Dear Representative Neuman:

We spoke on Saturday afternoon and you asked me to provide a list of critical projects that \$10 million in deferred maintenance funding would go toward and the impact of not receiving deferred maintenance funding this year. Thank you for this opportunity.

While the University of Alaska (UA) continues to look for ways to reduce its building footprint and operating costs, UA is responsible for maintaining over 400 buildings with an average age of over 32 years and deferred maintenance/renewal & repurposing (DM/R&R) in excess of \$1 billion.

In the current budget environment, UA is shifting from a reliable annual DM/R&R appropriation to an unknown appropriation this fiscal year and limited appropriations expected in the near future. UA is actively working to re-prioritize maintenance projects at the main and community campuses to make the best use of the remaining funding. In light of on-going State budget issues, we are exercising caution by not spending all of the maintenance funding too quickly without knowing when additional funding will become available, or when the next facilities emergency will occur. Each \$1 not spent to address facility maintenance issues now, costs \$3 to \$5 more in the future.

The \$10 million would be distributed across the UA system toward the most critical projects. UAA would receive approximately 33%, UAF 62% and UAS 5%.

University of Alaska Anchorage (UAA)

1) Campus Building Envelope & Roof Systems Renewal (\$1,418,400)

Funding will replace the Professional Studies building roof that has a persistent leak and many attempts at patching have been temporary. Funding will also be used to design the next set of critical roofs to be replaced.

2) Interior Building Interior & Systems Renewal (\$500,000)

Funding would go toward the Social Sciences building energy project focused on fans, controls, lighting and ceiling grid system renewal. Much of the lighting in this building (halls, stairways and corridors) is old T-12 lamps and is not on switches, which means they are on most of the time. New technology using LED lights and motion sensors and switches will reduce the operating costs of this building.

3) Campus Exterior Infrastructure (\$250,000)

Funding would go to continue repairs to the failed storm drain system on East campus and to inspect and prioritize the storm drains on west campus. There is a section of road on West Campus Drive that is riddled with patched pavement that needs to be resurfaced.

4) Energy Modules 1 and 2 Mechanical (\$250,000)

Funding is required to continue to replace old controls, emergency generation equipment, pumps and valves in two energy modules. They have been worked on over the last several years but still have a few years to go before they have been reconditioned. They each provide the gas distribution, heat, cooling and emergency power for one or more of buildings. EM1 supports the Wells Fargo Sports Center and Student Union. EM2 provides heating and cooling to the Natural Science building.

5) Consortium Library Mechanical Upgrades (\$220,000)

The funding allocated to the old library cores will be applied toward the first phase of this nearly \$20M project and will start the first core of four mechanical cores in the building providing heating and ventilation to the 40 year old portion of the building.

UAA Community Campuses

At the community campuses renewal projects such as replacement of boilers, air handling equipment, computer room air conditioning units, fire system replacement, roof replacement, parking lot resurfacing, and exterior lighting conversion to LEDs.

Kenai Peninsula College Campus Renewal (\$240,000)

Kodiak College Campus Renewal (\$130,000)

Prince William Sound College Campus Renewal (\$70,000)

Mat-Su College Campus Renewal (\$120,000)

Kenai Peninsula College Kachemak Bay Campus Renewal (\$50,000)

Without deferred maintenance funding this year, UAA's deferred maintenance backlog will continue to grow at an increased rate. DM funding helps to stave off big bills/disasters in the very near future; and allows UAA to attend to emergency infrastructure failures and building system equipment overdue for replacement. Facilities staff do what they can to keep facilities limping along with patches and temporary repairs however, not every failure can be patched which will cause systems, infrastructure, and or building(s) to be taken out of service until they can be repaired.

University of Alaska Fairbanks (UAF)

1) ADA Accessible Restrooms (\$650,000)

Current the Americans with Disabilities Act (ADA) requires equal access to restroom facilities for disabled people. In order to comply with this regulation, UAF is working to complete the installation of at least one ADA accessible restroom in each building on campus. Currently there are four buildings (Forestry, Irving 1, Nordic House, and O'Neill) left without an accessible restroom. This funding completes ADA accessible restrooms in the two buildings that serve the most students (Irving 1 and O'Neill).

2) Rasmuson Library East Elevator Upgrade (\$490,000)

This elevator is the highest priority on the list of elevator upgrades. The elevator has a battery system that is no longer supported and is a safety concern. The design is funded and almost complete. This additional funding would allow the project to be completed.

3) Great Hall/Library Restroom Upgrade (\$500,000)

The restrooms in the Library opposite the Kayak meeting room, which are heavily utilized both by library patrons and by Great Hall event attendees, are worn and are in need of a complete overhaul.

4) Bunnell Building Darkrooms Renovation (\$489,900)

The darkrooms in the Bunnell Building are heavily utilized by the journalism department. These rooms are experiencing mold issues that require removal of walls and cabinetry to address the issue.

5) Old University Park West Wing Energy Retrofit (\$450,000)

The Old University Park building was built in the 1950s as an elementary school and was decommissioned by the school district in the 1990s. To make the west wing usable, the single pane, badly fitting windows should be replaced, and the HVAC system should be upgraded. This building could be well utilized as business incubator hub space as it has accessible parking. Currently the space is underutilized as a storage facility.

6) Recarpeting/Painting Wood Center Student Multi-Level Lounge (\$225,000)

The Wood Center Multi-Level Lounge is a heavily utilized space, hosting numerous events weekly. The finishes are seriously worn.

7) Residence Life Phase I Plumbing Renovation (\$550,000)

The campus dormitories are older buildings and the plumbing has seen heavy use over 50 years. Skarland Hall had a plumbing failure several years ago, and the two other buildings in the same complex are at risk of the same failure. In some buildings the sewer mains need to be replaced, the restrooms in most buildings need to be renovated.

8) General classroom interior finishes upgrades (\$500,000)

The funding will be used for repainting and recarpeting classrooms in the campus core.

9) Exterior Lighting Upgrades (\$300,000)

The project will change out old fixtures to LED in the campus core to increase visibility and student safety, reduce energy consumption by 70%, and reduce maintenance issues. The project will also complete design work to replace exterior lighting at the Moore-Bartlett-Skarland residence life complex.

10) West Ridge Large Animal Pen Relocation (\$650,000)

The Large Animal Pens located behind the Irving I building that have been used for many years have recently been deemed too small to meet current animal welfare codes. Bear research has been suspended until the pens can be relocated to the Large Animal Research Station property off of Yankovich Road.

11) West Ridge Classroom Renovation (\$440,000)

The classrooms in the Arctic Health and Irving Buildings each serve multiple teaching programs. The classrooms have inefficient, long and narrow layouts, broken furniture, and very old technology. Programs such as agricultural sciences, forestry, neurology, and fish biology are taught in these highly utilized classrooms. This funding will allow modernization of at least one of these classrooms.

12) West Ridge Deferred Maintenance General (\$515,000)

There are numerous potential projects. One possible project is renovation of now vacant space within in the Irving I Building to house the Toolik Lake Project Team that has been housed for many years in Atco trailers.

13) Patty Center Plumbing Upgrades (\$50,000)

The Patty Center experienced a plumbing failure this spring. The sewer lines have been very heavily utilized by the public, intramural, and athletic programs housed in this building. Repairs have been made, but sewer cleanouts still need to be installed across the complex.

UAF Community Campuses

Community and Technical College (\$152,700)

Upgrade worn interior infrastructure and finishes.

Kuskokwim Campus

Exterior Electrical Repairs (\$60,000)

Identify and repair/replace damaged portions of the exterior electrical system supply power to exterior lights and headbolt heaters.

Exterior Painting Yupik Museum Library and Cultural Center (\$125,000)

The exterior paint on this building has failed. The building was last painted 25 years ago.

Bristol Bay Campus

Connect to Dillingham Steam Heat (\$35,000)

Funds will be applied toward the connection of the Bristol Bay Campus buildings to local power utility excess steam heat.

Northwest Campus

Nagozruk Building Ventilation Upgrades (\$65,000)

The Northwest Campus' main administration building overheats during the summer months.

Modify the existing Heat Recovery Ventilator and ductwork to increase supply air into the building.

UAF has plans to spend the majority of its remaining DM funds this summer on immediate needs projects. Given the uncertainty around future DM funding, the remaining funding will be held to address things that may break this next year and emergencies.

University of Alaska Southeast (UAS)

The top DM priorities for UAS are roof replacement and student housing site lighting improvements.

1) Roof Replacement (\$324,000)

UAS has roof replacement needs at the Hamilton building in Ketchikan and the Novatney building and the downtown Technical Education Center in Juneau. The most urgent roof project is the Novatney building. Should funds be available after addressing that need, UAS would move forward on another one of the roof projects.

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2) Student Housing Site Lighting (\$180,000)

If there wasn't enough funding to complete another roof project, UA would likely address one of the phases of the site lighting project. The site lighting project increases light levels, improves campus reduces energy costs and increases functional life.

UAS has made space reduction and maintenance and repair (M&R) an institutional priority in recent years. Consequently, UAS facilities are in excellent condition and we are able to efficiently address issues as they arise through routine M&R. Unfortunately, because many of our buildings were constructed 30 to 50 years ago, we are reaching the expected end-of-life for a number of building systems including boilers, roofs, waterlines, etc. This is a critical time for UAS. If we do not receive funding to replace these systems, we will develop issues which cannot be addressed routinely and UAS facility spending will shift into reactive (and expensive) crisis management as core systems start to fail unexpectedly.

In closing, we appreciate your commitment to this wise investment.

Sincerely,



James R. Johnsen
President, University of Alaska

cc: Rep. Steve Thompson (sent via Representative.Steve.Thompson@akleg.gov)