

SB

121

SFIN

FILE

SENATE FINANCE COMMITTEE REPORT

DATE: 3/22/95

FURTHER:

3-28-95
DATE TURNED INTO OFFICE: 3-28-95

The Finance Committee considered SENATE BILL NO. 121

"An Act making an appropriation for deferred maintenance for the University of Alaska; and providing for an effective date."

and recommends:

- be replaced with _____ CS _____ (_____)
- adopt previous _____ CS _____ (_____)
- attached amendment(s)
- adopt Letter of Intent by _____ Committee
- further referral to the _____ Committee

Senate Bill:

- same title
- new title
- House Bill:**
- same title
- technical change
- new: SCR _____

| SIGNING DO PASS | DP | OTHER RECOMMENDATIONS | NR | DNP | AM |
|------------------------------|----|-----------------------|----|-----|----|
| <i>[Signature]</i> | ✓ | <i>[Signature]</i> | ✓ | | |
| <i>[Signature]</i> | ✓ | <i>[Signature]</i> | ✓ | | |
| <i>[Signature]</i> | ✓ | <i>[Signature]</i> | ✓ | | |
| <i>[Signature]</i> | ✓ | <i>[Signature]</i> | ✓ | | |
| Co-Chair: <i>[Signature]</i> | ✓ | | | | |
| Co-Chair: <i>[Signature]</i> | ✓ | | | | |

NEW FISCAL NOTE(S):

Department Date Zero Fiscal

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PREVIOUS FISCAL NOTE(S):*

Department Date Zero Fiscal

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APPROPRIATION -- no fiscal note

*Include fiscal notes accompanying Governor's bill

ALASKA STATE CHAMBER OF COMMERCE

Resolution 95-10

University of Alaska Deferred Maintenance

WHEREAS, the University of Alaska has been unable to fund its needs for maintenance and code compliance since FY83; and

WHEREAS, during the past 12 years the amount received for the above purposes has been approximately 38% of the necessary funds requested from the legislature by the board of Regents; and

WHEREAS, the need for deferred maintenance in parts of the system is so severe that further delay will adversely impact teaching, research, and public service; and

WHEREAS, the University of Alaska Board of Regents has given this need its highest priority; and

WHEREAS, the Alaska State Legislature has addressed this problem, with the House passing enabling legislation and the Senate looking favorably on the issue, yet letting it die in committee at the end of the 1994 session;

THEREFORE BE IT RESOLVED that the Alaska State Chamber of Commerce give active support for legislation providing for a method of funding deferred maintenance for the University of Alaska statewide system as expressed in the University of Alaska prioritized capital budget for 1995.

ADOPTED

December 9, 1994

BY Pamela Neal
Pamela Neal
President

BY Paul Richards
Paul Richards
Chair, Board of Directors

SB 121 UNIVERSITY OF ALASKA DEFERRED MAINTENANCE
BY SENATORS HALFORD, Sharp, Miller, Pearce

The University of Alaska Board of Regents continues to have deferred maintenance as its top funding priority. Years of inadequate maintenance budgets have resulted in numerous facility system failures that are disrupting programs, increasing operational expenses and jeopardizing safety. Premature facility failure will result if these conditions are not addressed. The state of Alaska has invested hundreds of millions of dollars in university infrastructure, representing over 40 percent of all state facilities. If the state does not move quickly to resolve the growing maintenance problems, the value of this significant investment will be lost and replacement unfeasible.

After years of insufficient funding, the University's deferred maintenance backlog has grown to \$157,455,382. Every campus in the system has deferred maintenance projects, although the majority are at the Fairbanks campus. UAF is the oldest campus in the state, with an average building age of nearly 25 years. A summary of the deferred maintenance projects by major administrative unit is:

| | |
|---|---------------|
| University of Alaska Anchorage (Campuses: Anchorage, Kenai, Kodiak, Homer, Mat-Su, Prince William Sound) | \$ 39,815,146 |
| University of Alaska Fairbanks (Campuses: Fairbanks, Bethel, Nome, Kotzebue, Kodiak, Seward, Dillingham, Palmer) | \$113,363,214 |
| University of Alaska Southeast (Campuses: Juneau, Sitka, Ketchikan) | \$ 4,277,022 |

Of the total deferred maintenance backlog, approximately \$35 million is for residential facilities, and the balance is for classrooms, offices, and laboratories.

Many misperceptions exist about the deferred maintenance problem, including the myth that the University systematically reallocated funds from maintenance accounts, thus creating the problem through bad management. The causes of the deferred maintenance backlog are as follows:

1. From 1980 to 1994, the university's total plant asset increased by 243 percent and increased in size by 145 percent in terms of square footage. During this period of rapid expansion, the operating budgets for building operation, maintenance and renewal remained relatively flat. There were few incremental increases in operating budgets for new structures coming on-line. This reduced the amount available for maintenance and renewal and replacement. The result is a current shortfall in building maintenance systemwide of \$3.8 million and for building renewal and replacement, \$5.8 million.

contact:

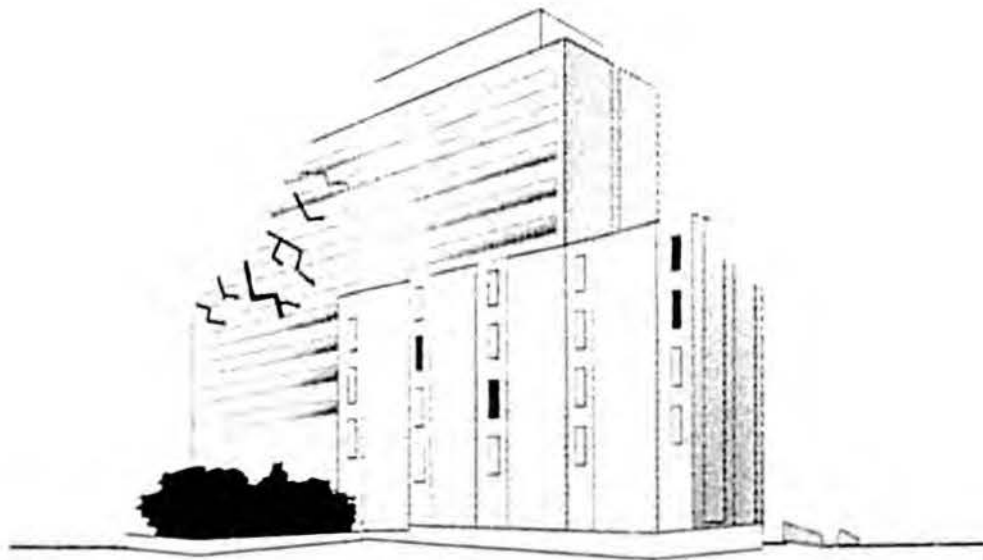
Wendy Redman
University Relations
463-3086/474-7582

2. Utility rates increased, from 1980 to 1994, approximately 3 percent per year. Increments to budgets, as a rule, did not keep pace with these increments.
3. University buildings have continued to age. As buildings pass the 20 year mark, the amount needed for building system renewal and replacement climbs rapidly. A 20 year old building with a replacement cost of \$10.0 million needs twice as much for renewal and replacement retrofitting as a 10 year old building valued at \$10 million. The Fairbanks campus, with an average building age of 24.4 years, has 157 buildings 20 years of age or older. The UAA Anchorage campus has seven buildings that are 20 years or older; the Juneau campus has three buildings past 20 years; and the Ketchikan campus has two buildings past 20 years. If renewal and replacement is not funded annually, systems wear out, then become deferred maintenance problems.
4. In FY86, approximately \$1.4 million was removed from the maintenance category and put into maintaining the academic programs at UAF. This was quickly rectified. By FY87 maintenance budget was back to pre-86 levels in absolute dollars. There has only been one major increase to plant maintenance since: At UAF in FY94, approximately \$1.0 million was added to plant maintenance.
5. The methods of quantifying deferred maintenance and operating budget needs for maintenance and renewal and replacement have just been developed in the last five years. At this point in time, it is still an emerging discipline. The federal government did a study, showing that the total operations and maintenance for facilities cost from 2 to 4 percent of the plant value. Nationally, colleges and universities have a plant value estimated at \$300 billion, but deferred maintenance is estimated to be a \$60 billion problem, of which \$20 billion is judged critical, i.e., 20 percent of replacement value is deferred maintenance backlog; 7 percent of replacement value is critical. At UA, \$156 million, or 19 percent, of replacement value is viewed as critical deferred maintenance.

In FY95 the University operating budget is the same as it was in FY94 -- \$169 million. During the same decade, student enrollment has increased by 20%, inflation has decreased purchasing power by 20%, and demands for expensive technology enhancements have placed tremendous strain on the University operating budget. Therefore, while it is true that the University did not diminish its operating maintenance funds during the past decade, neither were they able to make sufficient increases in the budgets to keep pace with inflation and aging facilities.

During the past three years, the University of Alaska has aggressively pursued the allocation of operating funds to prevent deferred maintenance from growing. Policies are in place that require the campuses to secure, through new appropriations or reallocation of existing resources, sufficient funds to maintain the buildings according to the formula requirement. A six-year plan for full funding of renewal and replacement operating funds is also in place. These allocations will be in place by 2001 and will assure sufficient funds to replace building systems on a scheduled basis.

The University's future is tied to resolving the backlog of deferred maintenance and legally mandated code corrections. For the past three years, the University has been seeking legislative support to address the problem. Proposals for cash and/or bonding have been put forward, all to no avail. While policy issues are involved with the determination of a funding source, it is crucial that the problem be addressed in a significant way this session. National experts predict that approximately 6 years are needed from the identification of the funding source to the completion of the backlog of deferred maintenance. Phased funding, with a guaranteed source of funding future phases is essential and a logical solution to funding the backlog.



University of Alaska Deferred Maintenance

Prepared by
Statewide Office of Facilities
January 1995

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Position Paper
on
Deferred Maintenance
University of Alaska

The University of Alaska Board of Regents continues to have deferred maintenance as its top funding priority. Years of inadequate maintenance budgets have resulted in numerous facility system failures that are disrupting programs, increasing operational expenses and jeopardizing safety. Premature facility failure will result if these conditions are not addressed. The state of Alaska has invested hundreds of millions of dollars in university infrastructure, representing over 40 percent of all state facilities. If the state does not move quickly to resolve the growing maintenance problems, the value of this significant investment will be lost and replacement unfeasible.

The University of Alaska's first capital request using the title "Deferred Maintenance" was in FY91, wherein the university requested \$3.8 million and received \$2.3 million. Prior to that time, there were numerous requests for repair, deferred maintenance, remodeling, renovation and code compliance. In the eleven years between FY83 and FY94, \$338.0 million was requested, but only \$99.0 million was received, through the legislative appropriation process.

The causes of the deferred maintenance backlog are as follows:

1. From 1980 to 1994, the university's total plant asset increased by 243 percent and increased in size by 145 percent in terms of square footage. During this period of rapid expansion, the operating budgets for building operation, maintenance and renewal remained relatively flat. There were few incremental increases in operating budgets for new structures coming on-line. This reduced the amount available for maintenance and renewal and replacement. The result is a current shortfall in building maintenance systemwide of \$3.8 million and for building renewal and replacement, \$5.8 million.
2. Utility rates increased, from 1980 to 1994, approximately 3 percent per year. Increments to budgets, as a rule, did not keep pace with these increases.
3. University buildings have continued to age. As buildings pass the 20-year mark, the amount needed for building system renewal and replacement climbs rapidly. A 20-year old building with a replacement cost of \$10.0 million needs twice as much for renewal and replacement retrofitting as a 10-year old building valued at \$10 million. The Fairbanks campus, with an average building age of 24.4 years, has 157 buildings 20 years of age or older. The UAA Anchorage campus has seven buildings that are 20 years or older; the Juneau campus has three buildings past 20 years; and the Ketchikan campus has two buildings past 20 years. If renewal and replacement is not funded annually, systems wear out, then become deferred maintenance problems.

4. In FY86, approximately \$1.4 million was removed from the maintenance category and put into maintaining the academic programs at UAF. This was quickly rectified. By FY87 maintenance budget was back to pre-86 levels in absolute dollars. There has only been one major increase to plant maintenance since: at UAF in FY94, approximately \$1.0 million was added to plant maintenance.
5. The methods of quantifying deferred maintenance and operating budget needs for maintenance and renewal and replacement have just been developed in the last five years. At this point in time, it is still an emerging discipline. National expert Dr. Harvey Kaiser reports that there is very little consistency nationally on how campuses budget for maintenance and renewal and replacement. In summary, the federal government did a study, and the results were that the total operations and maintenance for facilities cost from 2 to 4 percent of the plant value. Nationally, colleges and universities have a plant value estimated at \$300.0 billion, but deferred maintenance is estimated to be a \$60.0 billion problem, of which \$20.0 billion is judged critical, i.e., 20 percent of replacement value is deferred maintenance backlog; 7 percent of replacement value is critical. At UA, \$157.5 million, or 19 percent, of replacement value is viewed as critical deferred maintenance.

Plant Valuation

The university has used a method of plant valuation based on the original capital investment as well as other major capital investments that have been added to the facility over the years. An escalation factor derived from the Means Cost Data is applied each year to escalate the value of the buildings to today's replacement value. Infrastructure has been included in the calculation only if it was part of the original building construction. Complete historical records of stand-alone infrastructure investments are not available. Attachment A shows the value of UAF, UAA and UAS, based on new construction for each building type. The results show a slightly higher value. For operating budget calculations, it has been agreed to continue using the original values escalated to current year.

Past Funding

In FY94, the university received \$14,239,600. It was distributed as follows:

| | |
|-----|---------------|
| UAA | \$ 1,714,600 |
| UAS | \$ 450,000 |
| UAF | \$ 12,075,000 |

Attachment B shows the projects that have been accomplished with these funds.

Summary

The University of Alaska is aggressively pursuing allocating operating funds to prevent deferred maintenance from growing. Policies are drafted so that in three years the operating budget will have sufficient funds to maintain the buildings according to the formula requirement. A six-year plan for full funding of renewal and replacement operating funds is also drafted. If this plan is realized, sufficient funds will be in place to replace buildings systems on a scheduled basis by 2001. This will be accomplished through reallocation and appropriation.

National experts predict that approximately 5 years are needed from the identification of the funding source to the completion of the backlog of deferred maintenance. Phased funding, with a guaranteed source of funding future phases is essential and a logical solution to funding the backlog.

The current deferred maintenance backlog is \$157,455,382. The previous total of \$153.8 million, reported in the spring of 1993, did not include the infrastructure in all cases. Recognition of the need for upkeep of infrastructure has resulted in part of the increase. Causes of deferred maintenance shown in Items 1, 2, 3 and 4 above contributed to this increase as well. With such underfunding, more systems have worn out and new projects have been identified. Attachment C shows the projects submitted by MAUs for proposed bond funding. Summaries of projects by MAU by campus by building are shown in Attachments D through F.

Action

After many years of failure in securing a cash solution to the deferred maintenance problem, the university is seeking a bonding option that would involve the issuance of University of Alaska and AHFC bonds. While a cash solution would be best, current state finances suggest this is not a likely option. The proposed legislation authorizes the issuance of \$75 million in bonds with the expectation that the balance of the deferred maintenance backlog will be addressed in future years. With AHFC's mandate to provide financing for state housing projects, they are charged in the legislation with the issuance of \$30 million for the university's housing facilities. The balance of the bonds, \$45 million, would be issued as university bonds for use on non-housing projects. While the legislation anticipates general fund appropriations for the annual debt service, there is no obligation that such appropriations be made. The university bonds will be secured by a pledge of non-general fund university receipts. In the event appropriations for annual debt service are not made in future years, the university will make debt payments from university receipts and adjust other university programs appropriately.

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Campus Value Based on New Construction by Building Type

| | Fairbanks Campus | | | | | | Anchorage Camp. 1 | | | | | | Juneau Campus | | | | | | |
|-----------------------------------|------------------|--------------------|-----------------|------------------|--------------|--------------------|-------------------|--------------------|------------------|------------|--------------------|----------------|----------------|--------------------|-----------------|------------|--------------|-------------------|--|
| | Area | Percent of Assign. | Distribution of | | Value | | Area | Percent of Assign. | Distribution of | | Value | | Area | Percent of Assign. | Distribution of | | Value | | |
| | | | Non Assign. | Total Area | Per Sq. Foot | Current Value | | | Non Assign. | Total Area | Per Sq. Foot | Current Value | | | Non Assign. | Total Area | Per Sq. Foot | Current Value | |
| Assignible | | | | | | | | | | | | | | | | | | | |
| Classrooms | 92,017 | 3.1% | 27,971 | 79,569 | 200 | 15,917,592 | 85,915 | 7.5% | 31,231 | 97,148 | 200 | 18,429,199 | 18,419 | 7.9% | 5,289 | 23,904 | 200 | 4,700,812 | |
| General Use | 171,292 | 10.3% | 90,775 | 292,037 | 200 | 52,407,452 | 83,145 | 8.5% | 29,395 | 122,540 | 200 | 24,597,939 | 11,490 | 4.9% | 3,390 | 14,950 | 200 | 2,971,015 | |
| Health Care | 3,490 | 0.2% | 1,834 | 5,294 | 200 | 1,589,179 | 895 | 0.1% | 410 | 1,275 | 200 | 282,453 | 150 | 0.1% | 44 | 194 | 200 | 56,160 | |
| Laboratory Etc | 307,571 | 18.6% | 183,024 | 470,595 | 200 | 141,128,544 | 194,448 | 22.1% | 82,130 | 296,578 | 200 | 85,972,798 | 48,031 | 20.5% | 14,049 | 82,072 | 200 | 18,822,780 | |
| Office | 269,210 | 17.4% | 152,782 | 440,872 | 200 | 88,194,418 | 215,159 | 24.5% | 101,814 | 317,102 | 200 | 82,440,572 | 25,794 | 14.9% | 10,079 | 44,272 | 200 | 8,894,551 | |
| Residential | 381,181 | 23.0% | 202,040 | 583,221 | 150 | 87,483,181 | 120,211 | 13.7% | 59,957 | 177,169 | 150 | 26,575,174 | 73,505 | 31.4% | 21,512 | 95,078 | 150 | 14,291,694 | |
| Special Use | 174,304 | 10.5% | 92,389 | 266,692 | 250 | 66,672,912 | 78,120 | 8.9% | 37,014 | 115,134 | 250 | 28,782,452 | 1,152 | 0.5% | 227 | 1,490 | 250 | 272,544 | |
| Shop | 110,512 | 6.7% | 58,578 | 169,095 | 200 | 22,819,030 | 87,890 | 7.7% | 22,209 | 109,189 | 200 | 20,027,881 | 24,090 | 14.5% | 8,989 | 41,049 | 200 | 3,909,725 | |
| Support | 180,294 | 9.7% | 84,957 | 245,241 | 200 | 49,048,104 | 49,249 | 5.8% | 23,224 | 72,582 | 200 | 14,519,410 | 13,295 | 5.7% | 3,895 | 12,170 | 200 | 2,432,829 | |
| Unclassified | 8,045 | 0.4% | 3,204 | 8,249 | 200 | 1,649,415 | 3,222 | 0.4% | 1,590 | 4,812 | 200 | 989,925 | 0 | 0.0% | 0 | 0 | 200 | 0 | |
| Total Assignible | 1,954,951 | | | | | | 878,444 | | | | | | 224,400 | | | | | | |
| Non Assignible | | | | | | | | | | | | | | | | | | | |
| Bldg. Serv. Area | 54,184 | | | | | | 27,390 | | | | | | 7,722 | | | | | | |
| Circulation Area | 274,229 | | | | | | 209,810 | | | | | | 27,090 | | | | | | |
| Mechanical Area | 187,999 | | | | | | 49,900 | | | | | | 15,527 | | | | | | |
| Structural Area | 290,545 | | | | | | 129,112 | | | | | | 24,727 | | | | | | |
| Total Non Assignible | 877,122 | | | | | | 418,212 | | | | | | 69,566 | | | | | | |
| Total | 2,832,073 | | 877,122 | 2,531,994 | | | 1,294,657 | | 1,294,657 | | | 293,966 | | 203,032 | | | | | |
| Current Value CMI | | | | | | 528,159,230 | | | | | 284,814,272 | | | | | | | 82,154,091 | |
| Infrastructure | | | | | | 87,722,247 | | | | | 28,481,477 | | | | | | | 5,818,281 | |
| Total Current Campus Value | | | | | | 605,881,477 | | | | | 313,295,749 | | | | | | | 87,972,372 | |
| Current Value CB* | | | | | | 489,090,547 | | | | | 211,180,200 | | | | | | | 54,215,272 | |
| Infrastructure | | | | | | 87,722,247 | | | | | 28,481,477 | | | | | | | 5,818,281 | |
| Total Current Campus Value | | | | | | 576,812,794 | | | | | 239,661,727 | | | | | | | 60,033,553 | |

* Current values calculated using U.S. Means Index and Investment cost listed in the university's space database.

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DEFERRED MAINTENANCE EXPENDITURES

AS OF
AUGUST 1994

UNIVERSITY OF ALASKA ANCHORAGE
FY94 DEFERRED MAINTENANCE (CAPITAL)

| | PROJECT TITLE | BUDGET | EXPENDED/ OBLIGATED | STATUS |
|--------|--|---------------------|------------------------|------------------|
| 651451 | AI FUME HOOD EXHAUST MODIFICATIONS | 183,507 00 | 183,507 00 | Complete 9/30/94 |
| 651453 | AI KPC BOILER REPLACEMENT MCLANE BLDG. | 303,848 00 | 27,396 00 | Award in Process |
| 651455 | AI PRIMARY POWER | 487,500 00 | 487,500 00 | Complete 9/30/94 |
| 651457 | AI BLDG. K INTERIOR REPLACEMENT | 835,933 00 | 835,900 00 | Complete 9/30/94 |
| 651459 | AI SHORT BLDG. REVISIONS | 184,045 00 | 184,045 00 | Complete 9/30/94 |
| | | <u>1,714,833 00</u> | <u>1,378,347 00</u> | |

UNIVERSITY OF ALASKA FAIRBANKS
FY94 DEFERRED MAINTENANCE (CAPITAL)

| | PROJECT TITLE | BUDGET | EXPENDED/ OBLIGATED | STATUS |
|--|---------------------------------|----------------------|------------------------|--------------------------------|
| | AIRC HV SWITCHGEAR | 4350,000 00 | 4309,344 32 | In construction |
| | ROOF RECONSTRUCTION PHASE II | 9,080,584 00 | 8,710,700 00 | In construction |
| | MUSEUM CHILLER | 175,000 00 | 175,393 04 | Complete |
| | GREENING FLOOR | 100,000 00 | 528 47 | Re Bid October 1994 |
| | HAZMAT EXTERIOR | 100,000 00 | 98,807 03 | Project in Final Close Out |
| | MOORE/BARILETT/SKARLAND UPGRADE | 825,000 00 | 549,710 15 | Project in Final Close Out |
| | UTIL LATHROP VAULT | 50,000 00 | 49,883 14 | Complete |
| | UTIL BOILER 2 ID FAN | 127,438 00 | 127,438 81 | Complete |
| | UTIL HV UPGRADE | 193,000 00 | 192,843 62 | Complete |
| | UTIL ASH SYSTEM | 218,000 00 | 214,932 01 | Complete |
| | UTIL VENT PHASE I | 19,000 00 | 14,092 05 | Complete |
| | UTIL BOILER ID FAN | 125,000 00 | 124,743 17 | Complete |
| | WOOD CENTER EXTERIOR | 75,000 00 | 0 00 | Project to Bid Feb. 1995 |
| | CAMPUS WIDE ALARM REPORTING | 300,000 00 | 38,048 85 | Project in Design |
| | CAMPUS WIDE ROADWAY/PARKING | 23,000 00 | 22,500 00 | Complete |
| | CAMPUS WIDE LUST | 175,000 00 | 17,812 53 | Project on going as identified |
| | HEADBOLT HEATERS | 40,000 00 | 30,740 84 | Complete |
| | AELS AG HVAC | 75,000 00 | 48,852 44 | second project in design |
| | PALMER HOUSING HEATING | 30,000 00 | 29,810 93 | Complete |
| | BETHEL WINDOW/DOOR | 55,000 00 | 48,823 99 | Complete |
| | NORTHWEST ELECTRICAL UPGRADE | 135,000 00 | 122,777 91 | Complete |
| | TV - BURNELL HOUSE FLOORING | 8,000 00 | 8,845 44 | Complete |
| | | <u>12,075,000 00</u> | <u>10,932,011 60</u> | |

UNIVERSITY OF ALASKA JUNEAU
FY94 DEFERRED MAINTENANCE (CAPITAL)

| | PROJECT TITLE | BUDGET | EXPENDED/ OBLIGATED | STATUS |
|--|--|-------------------|------------------------|---|
| | KETCHIKAN, ROBERTSON BLDG BOAT SHOP ROOF & CORRIDOR RECONSTRUCTION | 193,200 00 | 188,300 00 | Complete |
| | FIRE MARCHALL MANDATES | | 10,300 00 | Complete |
| | UNDERGROUND TANKS, TESTING/REPLACEMENT | 19,800 00 | 0 00 | Early Tested OK |
| | HAMILTON PARKING LOT REPAIRS | 1,600 00 | 850 00 | Complete |
| | KETCHIKAN, HEAT ELEC, VENT REPAIR, REPLACE HAMILTON & ROBERTSON CODE EMERGENCY LIGHT & ELECTRICAL REPAIR | 335,600 00 | 20,550 00 | Broken into smaller projects Under Construction |
| | PAIR, ZIEGLER HAMILTON, ROBERTSON MCH REPAIRS PAIR, ZIEGLER ELECTRICAL | | | 152,480 est. To be Re Bid 22,000 est. To be Re Bid |
| | | <u>450,000 00</u> | <u>124,186 00</u> | |

ATTACHMENT B

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University of Alaska Deferred Maintenance

| | Non-Residential Projects | Residential Projects |
|---------------------------------------|-----------------------------|-------------------------|
| Anchorage Campus | 8,172,400 | 3,100,533 |
| Kodiak College | 696,200 | |
| Kenai Peninsula Campus | 713,000 | |
| Mat-Su Campus | 753,200 | |
| PWS Community Campus | 752,000 | 53,000 |
| University of Alaska Anchorage | 11,086,800 | 3,153,533 * |
| | | |
| Fairbanks Campus | 26,717,687 | 22,878,522 |
| Bristol Bay Campus | 79,500 | |
| Chukchi Campus | 122,000 | |
| Interior Campus | 549,000 | |
| Kuskokwim Campus | 350,000 | 150,000 |
| Northwest Campus | 71,000 | |
| AFES Fairbanks | 665,000 | |
| AFES Mat-Su | 225,000 | |
| Palmer Research Center | 365,000 | |
| Seward Marine Center | 240,000 | |
| University of Alaska Fairbanks | 29,384,187 | 23,028,522 * |
| | | |
| Juneau Campus | 1,058,300 | 542,800 |
| Ketchikan Campus | 383,800 | |
| Sitka Campus | 300,000 | |
| University of Alaska Southeast | 1,742,100 | 542,800 * |
| | | |
| Total Deferred Maintenance | 42,213,087 | 26,724,855 * |
| | | |
| Bond Issuance Costs | 750,000 | 525,000 * |
| Required Debt Reserve | 2,036,913 | 2,750,145 * |
| | | |
| Total Bond Issue | 45,000,000 | 30,000,000 |

* Pending final agreement with AHFC on issuance costs and reserve requirements.

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University of Alaska Anchorage
 FY95 Deferred Maintenance
 Bond Request By Campus By Building

| Campus | Building Name | Non-Residential Projects | Residential Projects | Cumulative by Campus |
|--------|---|-----------------------------|-------------------------|-------------------------|
| AC | K | 2,654,050 | | 2,654,050 |
| AC | SHORT | 1,677,650 | | 4,331,700 |
| AC | CAS | 3,840,700 | | 8,172,400 |
| AC | STUDENT HOUSING NO. 1 | | 849,357 | 9,021,757 |
| AC | STUDENT HOUSING NO. 2 | | 433,127 | 9,454,884 |
| AC | STUDENT HOUSING NO. 3 | | 416,827 | 9,871,711 |
| AC | STUDENT HOUSING NO. 4 | | 414,827 | 10,286,538 |
| AC | STUDENT HOUSING NO. 5 | | 414,827 | 10,701,365 |
| AC | STUDENT HOUSING NO. 6 | | 400,408 | 11,101,773 |
| AC | TEMPLEWOOD A | | 72,060 | 11,173,833 |
| AC | TEMPLEWOOD B | | 41,140 | 11,214,973 |
| AC | TEMPLEWOOD C | | 14,490 | 11,229,463 |
| AC | TEMPLEWOOD D | | 14,490 | 11,243,953 |
| AC | TEMPLEWOOD E | | 14,490 | 11,258,443 |
| AC | TEMPLEWOOD F | | 14,490 | 11,272,933 |
| | Anchorage Campus Totals | 8,172,400 | 3,100,533 | 11,272,933 |
| KOC | BENNY BENSON | 440,100 | | 440,100 |
| KOC | VO-TECH | 256,100 | | 696,200 |
| | Kodiak Campus Totals | 696,200 | | 696,200 |
| PWSCC | SITE, PWSCC | 105,000 | | 105,000 |
| PWSCC | GROUDEN-HARRISON | 647,000 | | 752,000 |
| PWSCC | SITE, PWSCC HOUSING | | 53,000 | 805,000 |
| | Prince William Sound Comm. College Totals | 752,000 | 53,000 | 805,000 |
| MSC | KERTTULA | 753,200 | | 753,200 |
| KPC | MCLANE | 713,000 | | 713,000 |
| | Total University of Alaska Anchorage | 11,086,800 | 3,153,533 | 14,240,333 |

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University of Alaska Fairbanks
 FY95 Deferred Maintenance
 Bond Request By Campus By Building

| Campus | Building Name | Non-Residential Projects | Residential Projects | Cumulative By Campus |
|--------|---------------------------------|-----------------------------|-------------------------|-------------------------|
| FC | AHRC | 1,400,000 | | 1,400,000 |
| FC | ATKINSON | 110,000 | | 1,510,000 |
| FC | BALLAINE PARKING LOT | 960,000 | | 2,470,000 |
| FC | BARTLETT HALL | | 2,504,856 | 4,974,856 |
| FC | BUNNELL BUILDING | 1,940,000 | | 6,914,856 |
| FC | CHANCELLOR'S RESIDENCE | | 40,660 | 6,955,516 |
| FC | CHANDALAR 714 | | 176,069 | 7,131,585 |
| FC | CHANDALAR 715 | | 104,482 | 7,236,067 |
| FC | CHANDALAR 716 | | 159,127 | 7,395,194 |
| FC | CHANDALAR 717 | | 104,482 | 7,499,676 |
| FC | CHATANIKA 707 | | 116,789 | 7,616,465 |
| FC | CHAPMAN YUKON DRIVE | 40,000 | | 7,656,465 |
| FC | COAL LAB | 25,000 | | 7,681,465 |
| FC | COLUMBIA CIRCLE SEWER MAIN | 255,000 | | 7,936,465 |
| FC | COLVILLE 709 | | 72,884 | 8,009,349 |
| FC | COLVILLE 710 | | 95,609 | 8,104,958 |
| FC | COLVILLE 711 | | 118,855 | 8,223,813 |
| FC | COMMONS PLAZA | 41,000 | | 8,264,813 |
| FC | DUCKERING | 1,386,000 | | 9,650,813 |
| FC | ELVEY | 1,878,000 | | 11,528,813 |
| FC | FINE ARTS (FS311, FS312, FS313) | 2,014,000 | | 13,542,813 |
| FC | GEIST MUSEUM | 1,137,000 | | 14,679,813 |
| FC | GRUENING | 1,442,000 | | 16,121,813 |
| FC | GARDEN APARTMENTS I | | 34,588 | 16,156,401 |
| FC | GARDEN APARTMENTS II | | 43,562 | 16,199,963 |
| FC | HARWOOD HALL | | 1,563,510 | 17,763,473 |
| FC | HESS VILLAGE 753 | | 435,198 | 18,198,671 |
| FC | HESS VILLAGE 754 | | 852,695 | 19,051,366 |
| FC | HESS VILLAGE 755 | | 506,260 | 19,557,626 |
| FC | HESS VILLAGE 756 | | 226,220 | 19,783,846 |
| FC | HESS VILLAGE 757 | | 347,438 | 20,131,284 |
| FC | HESS VILLAGE 758 | | 527,531 | 20,658,815 |
| FC | HESS VILLAGE 759 | | 283,477 | 20,942,292 |
| FC | HESS VILLAGE 760 | | 502,236 | 21,444,528 |
| FC | HESS VILLAGE 761 | | 283,477 | 21,728,005 |
| FC | HESS VILLAGE 762 | | 347,438 | 22,075,443 |
| FC | IRVING I | 1,237,000 | | 23,312,443 |
| FC | IRVING II | 948,952 | | 24,261,395 |
| FC | LATHROP HALL | | 2,070,348 | 26,331,743 |
| FC | MCINTOSH HALL | | 1,016,906 | 27,348,649 |
| FC | MOORE HALL | | 2,443,777 | 29,792,426 |
| FC | NERLAND HALL | | 1,363,459 | 31,155,885 |

University of Alaska Fairbanks
 FY95 Deferred Maintenance
 Bond Request By Campus By Building

| Campus | Building Name | Non-Residential Projects | Residential Projects | Cumulative By Campus |
|--------|----------------------------|-----------------------------|-------------------------|-------------------------|
| FC | O'NEILL | 2,276,000 | | 33,431,885 |
| FC | PATTY CENTER | 844,000 | | 34,275,885 |
| FC | PLAZA | 76,000 | | 34,351,885 |
| FC | RASMUSON LIBRARY | 1,570,000 | | 35,921,885 |
| FC | SAC 774 | | 349,756 | 36,271,641 |
| FC | SAC 775 | | 161,757 | 36,433,398 |
| FC | SAC 776 | | 293,111 | 36,726,509 |
| FC | SIGNERS' HALL | 340,000 | | 37,066,509 |
| FC | SKARLAND HALL | | 1,289,550 | 38,356,059 |
| FC | STEVENS HALL | | 1,153,208 | 39,509,267 |
| FC | STUART HALL | | 897,991 | 40,407,258 |
| FC | TANANA DRIVE ROADWAY | 983,000 | | 41,390,258 |
| FC | TILLY COMMONS | 2,488,056 | | 43,878,314 |
| FC | SOUTH UPPER DORMS | 107,000 | | 43,985,314 |
| FC | UTILITIES | 610,000 | | 44,595,314 |
| FC | WALSH HALL | | 927,019 | 45,522,333 |
| FC | WHITTAKER | 274,286 | | 45,796,619 |
| FC | WICKERSHAM HALL | | 1,464,197 | 47,260,816 |
| FC | WOOD CENTER | 2,167,393 | | 49,428,209 |
| FC | YUKON DRIVE | 168,000 | | 49,596,209 |
| | Fairbanks Campus Totals | 26,717,687 | 22,878,522 | 49,596,209 |
| AF | AFES FAIRBANKS | 665,000 | | 665,000 |
| BB | BRISTOL BAY CAMPUS (FS006) | 79,500 | | 79,500 |
| CC | CHUKCHI CAMPUS (CC101) | 122,000 | | 122,000 |
| IC | RED BUILDING | 209,000 | | 209,000 |
| IC | SWINE/GREENHOUSE | 90,000 | | 299,000 |
| IC | DOWNTOWN CENTER | 250,000 | | 549,000 |
| | Interior Campus Totals | 549,000 | | 549,000 |
| KU | VOC-TECH BUILDING | 164,000 | | 164,000 |
| KU | KU101-104 | 150,000 | | 314,000 |
| KU | KU104 | 36,000 | | 350,000 |
| KU | JOHN SACKETT HALL | | 150,000 | 500,000 |
| | Kuskokwim Campus Totals | 350,000 | 150,000 | 500,000 |
| MV | MATSU AFES | 225,000 | | 225,000 |

University of Alaska Fairbanks
 FY95 Deferred Maintenance
 Bond Request By Campus By Building

| Campus | Building Name | Non-Residential Projects | Residential Projects | Cumulative By Campus |
|--------------------------------------|--------------------------------|-----------------------------|-------------------------|-------------------------|
| NW | BOOKSTORE (NW009) | 5,000 | | 5,000 |
| NW | EMILY BROWN BLDG (NW008) | 20,000 | | 25,000 |
| NW | BOAT SHOP\STORAGE BLDG (NW014) | 6,000 | | 31,000 |
| NW | ARTHUR NAGOZUK BLDG (NWC01) | 15,000 | | 46,000 |
| NW | SATELLITE B | 25,000 | | 71,000 |
| | Northwest Campus Totals | 71,000 | | 71,000 |
| PL | OFFICE/LAB (PL101) | 365,000 | | 365,000 |
| SE | DOCK | 30,000 | | 30,000 |
| SE | YELLOW LAB (SE102) | 60,000 | | 90,000 |
| SE | DONALD W HOOD (SE105) | 50,000 | | 140,000 |
| SE | MARINE SCIENCES (SE103) | 30,000 | | 170,000 |
| SE | HOOD/K M RAE (SE105, SE106) | 50,000 | | 220,000 |
| SE | K M RAE CENTER (SE106) | 20,000 | | 240,000 |
| | Seward Marine Center Totals | 240,000 | | 240,000 |
| Total University of Alaska Fairbanks | | 29,384,187 | 23,028,522 | 52,412,709 |

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University of Alaska Southeast
 FY95 Deferred Maintenance
 Bond Request By Campus By Building

| Campus Building Name | | Non-Residential Projects | Residential Projects | Cumulative by Campus |
|--------------------------------------|---------------------------------|-----------------------------|-------------------------|-------------------------|
| JC | Soboleff | 22,700 | | 22,700 |
| JC | Marine Core | 240,000 | | 262,700 |
| JC | Whitehead | 30,000 | | 292,700 |
| JC | Hendrickson | 165,000 | | 457,700 |
| JC | Student Housing | | 542,800 | 1,000,500 |
| JC | Anderson | 157,300 | | 1,157,800 |
| JC | Auke Lake | 133,300 | | 1,291,100 |
| JC | Bill Ray | 107,200 | | 1,398,300 |
| JC | Jones (Day Care) | 125,000 | | 1,523,300 |
| JC | Stover (Physical Plant Offices) | 19,000 | | 1,542,300 |
| JC | Juneau | 58,800 | | 1,601,100 |
| | Juneau Campus Totals | 1,058,300 | 542,800 | 1,601,100 |
| KET | Ziegler | 20,000 | | 20,000 |
| KET | Paul | 147,000 | | 167,000 |
| KET | Paul/Ziegler/Robertson | 216,800 | | 383,800 |
| | Ketchikan Campus Totals | 383,800 | | 383,800 |
| SC | 332 | 300,000 | | 757,700 |
| Total University of Alaska Southeast | | 1,742,100 | 542,800 | 2,284,900 |

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**FY95 Deferrred Maintenance
MAU Summary**

| | Non-Residential Projects | Residential Projects | Total Projects |
|---|-----------------------------|-------------------------|--------------------|
| University of Alaska Anchorage | 35,687,661 | 4,127,485 | 39,815,146 |
| University of Alaska Fairbanks | 82,580,500 | 30,782,714 | 113,363,214 |
| University of Alaska Juneau | 3,710,222 | 566,800 | 4,277,022 |
| University of Alaska Deferred Maintenance Total | <u>121,978,383</u> | <u>35,476,999</u> | <u>157,455,382</u> |

SENATE FINANCE COMMITTEE REPORT

DATE: 3/22/95

FURTHER:

DATE TURNED INTO OFFICE: 3-28-95

The Finance Committee considered **SENATE BILL NO. 121**

"An Act making an appropriation for deferred maintenance for the University of Alaska; and providing for an effective date."

and recommends:

- be replaced with _____ CS _____ (_____)
- adopt previous _____ CS _____ (_____)
- attached amendment(s)
- adopt Letter of Intent by _____ Committee
- further referral to the _____ Committee

Senate Bill:

same title

new title

House Bill:

same title

technical change

new: SCR _____

| SIGNING <u>DO PASS</u> | DP | OTHER RECOMMENDATIONS | NR | DNP | AM |
|------------------------------|----|-----------------------|----|-----|----|
| <i>[Signature]</i> | ✓ | <i>[Signature]</i> | ✓ | | |
| <i>[Signature]</i> | ✓ | <i>[Signature]</i> | ✓ | | |
| <i>[Signature]</i> | ✓ | <i>[Signature]</i> | ✓ | | |
| <i>[Signature]</i> | ✓ | <i>[Signature]</i> | ✓ | | |
| Co-Chair: <i>[Signature]</i> | ✓ | | | | |
| Co-Chair: <i>[Signature]</i> | ✓ | | | | |

NEW FISCAL NOTE(S):

Department Date Zero Fiscal

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PREVIOUS FISCAL NOTE(S):*

Department Date Zero Fiscal

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APPROPRIATION -- no fiscal note

*include fiscal notes accompanying Governor's bill

SENATE COMMITTEE REPORT
First Committee of Referral

DATE: 3/9/95

FURTHER: Finance

Date of 5-Day Notice: 3/15/95
(in accordance with Uniform Rule 23)

DATE TURNED INTO OFFICE: 3-22-95

gmk HESS Committee considered SB 121

Making an appropriation for deferred maintenance for the University of Alaska; ~~and~~

No Fiscal - app

and recommends:

- be replaced with _____ CS _____
- adopt previous _____ CS _____
- attached amendment(s)
- adopt Letter of Intent by _____ Committee
- further referral to the _____ Committee

- Senate Bill:
 - same title
 - new title
- House Bill:
 - same title
 - technical title
 - new: SCR* _____

| SIGNING DO PASS | DP | OTHER RECOMMENDATIONS | NR | DNP | AM |
|-------------------------|-------------------------------------|-------------------------|-------------------------------------|-----|----|
| <i>Mike Miller</i> | <input checked="" type="checkbox"/> | <i>Judith G. Sato</i> | <input checked="" type="checkbox"/> | | |
| | | <i>Dby Ellis</i> | <input checked="" type="checkbox"/> | | |
| | | <i>Robert D. Hansen</i> | <input checked="" type="checkbox"/> | | |
| | | | | | |
| | | | | | |
| CHAIR <i>Lyle Green</i> | <input checked="" type="checkbox"/> | | | | |

NEW FISCAL NOTE(S):

| Department | Date | Zero | Fiscal |
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PREVIOUS FISCAL NOTE(S):*

| Department | Date | Zero | Fiscal |
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APPROPRIATION -- no fiscal note

*include fiscal notes accompanying Governor's bill