

ALASKA LEGISLATURE SPECIAL COMMITTEE / SUBJECT FILES 8672

2547 SCOMM 111: DEFERRED MAINTENANCE TASK FORCE, 1997

TABLE OF CONTENTS

Dimensions of the Problem	p.1
Components of the Proposal	p.2
Proposal	p. 3
Amendments: establishing 2 funds	p. 3-4
Exclusions	p. 5
Appropriations	p.6
Unfunded mandates	p.7
Mandatory contributions	p.8-10
Bad manager clause	p.11
Proration	p.12-13
Repayment	p.14
Use	p.15
Priorities	p.16-17
UA	p.18
Other Legislative Considerations	p.19-20
Definitions	p.21-23

DIMENSIONS OF THE PROBLEM

The nightmare of deferred maintenance for the University of Alaska is well known. Becoming more well known, but still fairly hidden, are mirror images of that problem within some school districts, and for State-owned facilities of various State agencies.

If the annual roughly \$100,000,000 capital appropriation is given over to this problem until resolved, there will literally be no new construction of any sort for years, perhaps decades. This in turn would choke off and destroy the economic prosperity of Alaska.

Deferred maintenance exists because at some point in the past, someone made a bad decision, delaying to an unknown future a given task or expense. The "why" for each such decision are as numerous as the occurrences. Laying blame for past actions might be historically interesting, but is futile for purposes of problem resolution.

However, declaring that deferred maintenance is **the consequence of a bad decision** is important. School districts, the university, and State agencies, as well as all of government, must become fully aware of their role of responsibility and accountability.

Therefore, a solution to the problem must include elements which hold managers responsible.

For school districts, it is critical that local control be retained and strengthened. Thus any solution must involve local voters.

For the university, the problem has assumed runaway proportions, and therefore requires massive funding in the immediate future.

There is a universal problem in public administration in the lack of reward and incentive for good management. Indeed, public funding procedures with lapsing requirements impose penalties for good management and reward instead the poor manager. It would be good to include in the solution to deferred maintenance an element of reward for the good manager and a lack of reward for the poor manager.

A major and growing problem is one of divisiveness between urban and rural Alaska. One critical component of this bitterness and resentment lies in the fact that organized municipalities are required to make a contribution to their school districts, while the unorganized areas are fully funded by the State, generally to a higher amount per student in total.

In addressing the issue of deferred maintenance care should be taken that both in fact and in perception, all areas of the State are treated equally, and that all are required to make contribution and repayment, to the same set of rules.

Finally, we should not impose a penalty on all Alaskans for the poor decisions of a few individuals. Use of the Permanent Fund or any part thereof to address problems of deferred maintenance would be doing exactly that. Therefore this proposed solution avoids the Permanent Fund.

COMPONENTS OF THE PROPOSAL

There are three components to the proposal. These are a resolution ^①amending the state constitution by establishing two dedicated funds, ^②a startup appropriation, and the ^③elements that should be included in the accompanying statutory changes.

The statutory component includes a special element for the University of Alaska, comprised of a one-time appropriation, special repaying, and a land title transfer giving UA the potential revenue source for repayment.

At the conclusion there are definitions of maintenance and deferred maintenance. It will be important to codify in legislation clear and unequivocal definitions of maintenance, deferral, and deferred maintenance. Legislators may also wish to define Equipment and New Construction, as these form part of the overall proposal.

PROPOSAL

Create two funds, with school districts and the university in one and state agencies in the other fund. These funds are to serve as the funding mechanism for paying for deferred maintenance costs. Unneeded money can then be used for equipment and new construction. Participants in the funds are also required contributors, and must make repayment as money is used. If they are good managers of their facilities, they have the incentive of funding availability for equipment or new construction. If they are poor managers, they have a fiscal disincentive in increased contributions and clear exposure to their boss - voters, Regents, or Governor and Legislature.

The proposal includes incentives, rewards, fiscal prudence, flexibility, and elements of local control and self-reliance. It has longterm potential both directly in the area of deferred maintenance, and secondarily in new construction as good management occurs.

AMENDMENTS: DRAFT TEXT

ESTABLISHING TWO DEDICATED FUNDS

There shall be established a dedicated fund called the Educational Facilities Fund which shall be funded by any tobacco tax, mandatory contributions from all school districts, voluntary contributions from municipalities and school districts, appropriations of the Legislature, gifts and donations, and all earned interest income of the fund. The Educational Facilities Fund shall be for the exclusive purpose of school facilities deferred maintenance, new construction and educational equipment. The University of Alaska is considered an educational facility for use of this fund. Money from this fund shall be appropriated by the Legislature, subject to statutory requirements established by the Legislature. Debt incurred to this fund by school districts shall be considered bonded indebtedness, subject to the statutes and procedures affecting bonded indebtedness.

There shall be established a dedicated fund called State Facilities Fund, which shall be funded by all fuel taxes, alcohol taxes, mandatory contributions of State agencies, voluntary contributions of State agencies, gifts and donations, appropriations of the Legislature and earned interest income of the fund. The State Facilities Fund shall be for the exclusive purpose of deferred maintenance and new construction of state facilities. The University of Alaska shall not be considered a State agency for use of this fund. Money from this fund shall be appropriated by the Legislature, subject to statutory requirements established by the Legislature.

Each paragraph would be a Section in Article XV of the constitution.

Tobacco taxes for the EFF, and alcohol taxes for the SAF, were arbitrarily but deliberately selected, so that there would be known, projected outside revenue in addition to mandatory contributions. Fuel taxes were objectively selected, in that fuel users generally use one or more of the major State transportation facilities and therefore contribute to incurred maintenance costs.

In any given year, depending upon the conditions of State revenues, the Legislature may wish to make large, medium or small additional appropriations to this fund, dependent also upon the circumstances of need of the fund in the given year.

Allowance for gifts and contributions gives individuals, trusts, and corporations an opportunity to make donations, either of a specific or a general nature, benefiting a cherished function or aspect of Alaska.

The University of Alaska is an educational institution, and for some instances, is also considered an agency of the State. However, UA is operated by the Board of Regents, and there is no university seat on the Governor's cabinet, the CEO being selected by and working to the direction of the Regents and not the Governor.

Like school districts, the university does not have the authority to raise revenues through taxation, and is dependent upon a Legislative body for operating and capital appropriations and the authority to spend.

It therefore is on a more equal footing in the company of school districts, than in the company of State agencies that report to and are a part of the administration of the Governor.

Though neither an apple (school district) nor orange (state agency) the university is most like the apple for purposes of these funds, and most likely to receive fair treatment in the company of the apples.

Draw-downs by school districts should be treated identically to bonded indebtedness, therefore requiring a vote of local citizens. Meeting this requirement ensures that school districts are pursuing goals of residents who have willingly committed a portion of future school funds for repayment of such commitment.

It is critical for the retention of local control.

EXCLUSIONS FROM THE DEDICATED FUNDS

MUNICIPALITIES

Organized municipalities have authority under Title 29 to impose, levy and raise taxes, of several varieties. In addition, they may incur bonded indebtedness, with a vote of the people. Therefore, they hold the ability to raise the necessary revenues. In addition, they have the authority under Title 29 to purchase, build, and manage in good order any facilities their governing body has chosen to so acquire and maintain.

If the duly elected local officials fail to raise sufficient revenues, fail to properly budget, and/or fail to properly maintain publically acquired facilities, they must be held accountable. That accountability can only occur at the local level, by a vote of local residents.

It is **not the responsibility** of the State to ordain an adequate funding mechanism upon local municipalities, to ensure that they can and do have adequate funds on hand to handle deferred maintenance.

It would be inappropriate to amend the constitution of the State to provide a fund for the facilities maintenance of municipalities.

NON-PROFIT ORGANIZATIONS DEPENDENT ON STATE FUNDING

It is not the responsibility of the State to manage and fund the facilities occupied or used by non-profit organizations, no matter what their contributions to the wellbeing or quality of life of Alaskans.

FACILITIES OF THE STATE OCCUPIED BY NON-PROFITS

Facilities in this category would fall into the second, State Agency Facilities Fund, regardless of who the actual occupants of a given facility may be. Leasees have a legal right and expectation to adequate maintenance; it is the responsibility of the lessor (the State Agency) to fulfill that obligation, both in order to fulfill the terms of the lease, and also to fulfill the responsibility to properly manage and serve as steward for public property.

APPROPRIATION

The Legislature would pass an appropriation that would contain an effective date clause contingent upon approval of the dedicated funds amendment by voters. This appropriation would contain:

\$250,000,000 to the Educational Facilities Fund

\$200,000,000 to the State Agencies Facilities Fund

from the Constitutional Budget Reserve Fund.

These appropriations serve as "starters", or "priming the pump" funds.

Their size gives notice, in advance, to school districts, the university, State agencies, and the citizens of Alaska, of the seriousness of the intent of the Legislature. These funds, with this start, are clearly intended to address the actual dimensions of the problem, not merely to bandaid things until another election is safely passed.

By passage prior to a vote of the people on the amendment, the Legislature helps to persuade citizens of the real value of such funds. It also confers a certain "ownership" upon the citizens within each and every school district, and upon the university and its considerable body of faculty, staff, students, and alumni supporters.

I would recommend that if different numbers are considered, that they be larger rather than smaller.

The Educational Facilities Fund amount is expressed as a larger amount because of the overwhelming pressing need of the university, and of some school districts, for immediate relief.

The State Agency Facility Fund, however, cannot be significantly smaller, because of the sheer volume of State facilities and their impinging upon every aspect of all citizens' lives, private, economic and public.

UNFUNDED MANDATES

To avoid the imposition of unfunded mandates, the Legislature should include, in the Formula Funding, sufficient increase to provide any first-year cost increase being imposed upon school districts.

One-time increases should be placed in the operating budgets of the university and of State agencies.

Thereafter, there should not be any special, additional increases to either the Formula or to operating budgets, for the purposes of funding these costs.

Budgetary constraints have already placed difficulties on school districts, the university, and some state agencies. Alaska has joined other states in opposing unfunded mandates being imposed by the federal government (and federal courts have upheld lawsuits which came about by non-compliance), and Alaska should not in turn, hypocritically, be imposing a new unfunded mandate upon school districts (and municipalities) with this proposed solution.

MANDATORY CONTRIBUTIONS

SCHOOL DISTRICTS

The Legislature would establish by statute a percentage that each and all school districts shall pay, each year. This shall be a percentage of the Formula Funding of that fiscal year, received by that school district. All districts shall pay the same percentage.

Example: School District Alpha receives \$1,000,000 in FY 00, from the Formula Funding. The mandatory contribution percent is set at 1%. Therefore Alpha pays \$10,000.

However, there shall also be established by the Legislature a **maximum dollar contribution**. This figure shall be calculated for each school district, each year, and shall be a fixed percentage of the total replacement value of all facilities of that school district. Each school district maximum dollar amount shall be calculated using the same fixed percentage, and the percentage should not change from year to year, unless extraordinary experiences show the Legislature the original percentage to be inadequate.

Example: School District Alpha has two schools, with a total replacement value in FY 00 of \$10,000,000. The Maximum Dollar Contribution has been set at 5%. Therefore, the maximum needed on deposit for Alpha is \$50,000.

Once a **maximum dollar contribution** is attained by a school district, and not drawn down by useage, a school district shall discontinue mandatory contributions but may continue voluntary contributions.

Example: School District Alpha receives a proration of \$23,500 at the startup, from Legislative appropriations and first-year tobacco taxes. In FY 00 they contribute \$10,000, in FY 01 they contribute \$10,000 again, raising the total deposit to \$43,500, and in addition, tobacco taxes and interest come to \$4,000, making a total of \$47,500. In FY 02, Alpha could contribute the full \$10,000, or limit themselves to \$2,500, or they could select a voluntary amount over \$2,500.

Each time a school district makes a withdrawal, using part or all of its portion of the fund, it must again resume mandatory contributions until the maximum dollar contribution is again attained.

Example: In FY 03, Alpha requests a draw-down of \$25,000 to purchase computer equipment. The Legislature makes this appropriation, and voters approve the indebtedness. In FY 04, Alpha begins repayment of the draw, and in addition, being below the Maximum Contribution, is again contributing the full \$10,000 for that fiscal year.

For purposes of the maximum dollar contribution, all funds assigned to the school district are counted. Thus, for example, tobacco taxes apportioned to that school district count as part of its total on deposit, and therefore toward the calculated maximum dollar contribution necessary.

School districts are prohibited under current law from building up unused funds from year to year, beyond a small amount. It is therefore very difficult for a school board to make longterm plans, or to properly save necessary funds for major capital expenditures that are in fact part of an orderly, longterm maintenance cost, such as boiler replacements, or replumbing pipes.

School districts which do not incur deferred maintenance costs will be able to use this fund to make orderly, longterm capital reserves available, and will be able to plan accordingly.

It is pointless to require that a school district continue to make mandatory contributions past a certain reasonable point. However, while advantage may not be used by all school districts, some districts may see a value in building their account beyond the mandatory size, and there are sound reasons for encouraging such conservative and cautious savings.

UNIVERSITY OF ALASKA

The university does not receive Formula Funding. A percentage could be applied to the current replacement value of existing facilities. If the same percentage is used on UA as was used for school districts, the resultant cost would be unfairly high for the university. An additional second percentage could be included in the calculation, in order to achieve both fairness and a reasonable outcome. Alternatively, a much lower single percentage could be used.

Example: In FY 00, UA would pay 1%, as does Alpha School District. However, the 1% is applied to replacement value, not a non-existent Formula Funding. As this produces an unfair amount, a second percentage is also used. Given replacement value of \$1 billion, the formula might be:

$$1\% \times \$1,000,000,000 \times .25 = \$2,500,000$$

A maximum mandatory contribution amount should be provided, using the method identical to that of school districts. When the maximum mandatory contribution is achieved, the university may voluntarily continue contributions. When a draw-down reduces the ownership below the maximum, mandatory contributions would again be reimposed.

Example: Given \$1,000,000,000 value and a 5% figure as used for Alpha, UA would then have a Maximum Contribution of \$50,000,000.

If the percentage is true and fair for school districts, it would be likewise true and applicable for university facilities. Without Formula Funding, however, there must be a different figure to apply the percentage to; the Legislature after trial and study by Legislative Audit should determine the second factor in this calculation.

There is additionally the sound-management question of what a reasonable maximum amount should be in relation to replacement cost.

The needs for longterm savings, and the constraints of funds lapsing (in this instance, to the State) place the same difficulties on university administrators as those experienced by school districts. Under current conditions, there are penalties rather than rewards for good stewards, and there is no means for a good executive to plan and prepare for longterm needs, either in maintenance or in other equipment needs. The EFF offers, through voluntary donations, the opportunity for the sound executive to both prepare longterm plans and provide the funding as/when needed and expected.

There is a further issue the Legislature may wish to consider. Should the EFF as it applies to UA be a single fund, or should it be divided into four funds so that individual chief executives can be held accountable? (Divisions would be UAA, UAF, UAS, and Statewide, each an "owner" of some proportion of total facilities.)

STATE AGENCIES

The Legislature should establish a mandatory fixed percentage for each State Agency, again calculated by being applied to the current replacement value of State-owned existing facilities occupied by that State Agency. That is, State Agencies should be treated identically to the university in the calculation, with each agency standing alone for the value of its facilities.

Example: Military Affairs owns and uses a total replacement value of \$5,000,000 while DNR owns and uses \$400,000,000. The amounts of mandatory contribution will therefore differ though the calculation is the same:

MA: $\$5,000,000 \times 1\% \times .25 = \$12,500$

DNR: $\$400,000,000 \times 1\% \times .25 = \$1,000,000$

While all State agencies would be paying the same mandatory percentage, each would result in a different dollar amount, predicated upon the value of the facilities owned by that particular agency.

BAD MANAGER CLAUSE

The Legislature should consider adding a Bad manager clause. This clause would cause an increase in the Maximum Mandatory Contribution, triggered by sequential years of increasing deferred maintenance.

Example: Alpha school district has an increasing volume of deferred maintenance three years in a row. Their Maximum Mandatory Contribution is calculated at \$50,000. Because of triggering the "Bad manager" clause, this is now increased to \$60,000 (a 20% increase or penalty).

Conversely, when good management practices are then installed, there should be a corresponding mechanism for eliminating the Bad Manager clause and restoring the original Maximum Mandatory Contribution.

Example: Alpha hires a new physical plant superintendent, and brings facilities to current maintenance within two years, maintains at that for another year. Alpha is then returned to a Maximum amount of \$50,000.

PRO-RATION OF REVENUES

MANDATORY CONTRIBUTIONS: Each mandatory contribution shall be designated upon receipt to the ownership of the contributor.

Example: School District Alpha contributes \$10,000. \$10,000 is deposited or assigned to Alpha.

VOLUNTARY MUNICIPAL CONTRIBUTIONS: Each contribution shall be designated to the school district of that municipality.

Example: The City of Alpha contributes \$500. This \$500 is deposited or assigned to Alpha school district.

TAX REVENUES, EARNED INTEREST INCOME: All tax revenues and all earned interest income shall be pro-rated amongst and between all school districts and the University of Alaska in proportion to their calculated mandatory contributions for that year with the assumption that all shall be contributing 100% regardless of whether one or more is actually contributing less. Thus, a school district whose mandatory contribution amounts to 1% of the total calculated mandatory contribution shall receive credit and ownership of 1% of the tax revenues and earned interest income for that year.

Example: \$40,000,000 in tobacco taxes occur in FY 00. Beta school district's mandatory contribution of \$10,000 is precisely .1% (one tenth of one percent) of the total mandatory contributions calculated for FY 02. Therefore, Alpha's pro-rated share of tobacco taxes is .1%, or \$40,000.

An identical methodology should be followed for the State Agency Facility Fund.

The Legislature should designate a specific date upon which deposits are made showing ownership of funds. Preferably this should be in advance of the finalized budget cycle, either of the Legislature, or of school districts, or in conjunction with some other logical date, such as the fiscal year cycle.

GIFTS AND DONATIONS. For the ongoing sanity of State Accountants and auditors, gifts and donations should only be accepted as "to all" and should therefore be distributed in manner identical to tax revenues. That is, a donor may not make a gift or donation which is to a limited recipient. Any such donor has access to a direct gift to either the university or a specific school district.

Example: The richest man in Beta dies, leaving \$1,000,000 to the Educational Facilities Fund. This is prorated amongst all districts and UA, and therefore Beta school district receives \$1,000.

LEGISLATIVE APPROPRIATIONS: Each stands on its own as specified within the terms of that particular legislation.

Example: Because of particular circumstances, the Legislature makes an appropriation providing \$10,000 to Alpha school district, \$50,000 to Beta school district, and \$100,000 to UA. Other educational facilities were not affected by these particular circumstances and were excluded.

REPAYMENT

SCHOOL DISTRICTS

School districts are required to repay the full amount of any draw-down, over a period of time no greater than 20 years.

Repayment may include taxes, voluntary contributions, gifts, donations, legislative appropriations, and earned interest income, but at least 25% of the total debt must come directly from the school district.

UNIVERSITY OF ALASKA

The university is required to repay the full amount of any draw-down, over a period of time no greater than 20 years for normal draws, and no greater than 30 years for the special \$145,000,000 amount.

Repayment may include taxes, voluntary contributions, gifts, donations, legislative appropriations, and earned interest income, but at least 25% of the total debt must come directly from the university, for normal draws. For the initial special \$145,000,000 amount, 100% of lands revenue shall be required until the debt is paid in full regardless of what percentage such revenues may comprise.

STATE AGENCIES

State agencies are required to repay the full amount of any draw-down, over a period of time no greater than 20 years.

Repayment may include taxes, voluntary contributions, legislative appropriations, and earned interest income, but at least 25% of the total debt must come directly from the State agency.

REPAYMENT = COST OF MONEY AMT?
UA: 145m Special Approp.

USE OF THE FUND

SCHOOL DISTRICTS.

A school district may request up to 100% of its ownership in the fund. The request must meet the following conditions:

1. All funding is for deferred maintenance, or
2. All maintenance is current within the district, and the request is for educational equipment or new construction. And
3. Local voters approve the request after the Legislature has passed an appropriation.

UNIVERSITY OF ALASKA

The university may request up to 100% of its ownership in the fund. The request must meet the following conditions:

1. All funding is for deferred maintenance. or
2. All maintenance is current, and the request is for educational equipment or new construction. and
3. The Board of Regents have approved the request and subsequently accept the appropriation after the Legislature passes an appropriation.

In addition, a special start-up set of conditions are established for UA. See subsequent separate page.

STATE AGENCIES

State agencies may include requests for use of their funds for deferred maintenance, in their capital appropriations requests. The requests must be for deferred maintenance, or if the agency is fully current on maintenance, may be for equipment or new construction.

BOTH FUNDS, ALL USERS

Any use of funds for equipment or new construction must leave a remaining balance equal to two years of mandatory contribution

1)

2)

PRIORITIES

The Legislature should establish in statute a set of priorities that would be applied to requests for use of the fund. Deferred maintenance should have a set of priorities, and then Equipment, and then New Construction.

Deferred Maintenance

- life-safety hazard

- use of facility (ie: heater dysfunctional)

- threat of cascade to life-safety

 - to inability to use facility

 - to greater cost

- other deferred maintenance

Equipment

- equity

- advancement of program or mission

- enhancement

New Construction

- life safety issue

- unhoused, or unmet need

- equity

- advancement of program or mission

- enhancement

The requestor should demonstrate, in the request, both the category of priority, and the lack of any higher priorities extant for that requestor.

There is a further issue of concern, which is the extent, within any one year, that the Legislature wishes the total fund to be drawn down.

Example: All owners of the fund request 100% draw-down in a given year, which would deplete the fund balance to zero. Is there a minimal remaining balance the Legislature wishes to retain?

The Legislature may wish to request Legislative Audit to provide a "prudent rule" opinion on this matter.

Further, should this apply to the total fund, or to the total fund and the individual owner funds, or only to any given individual owner fund?

UNIVERSITY OF ALASKA

SPECIAL APPROPRIATION

A special appropriation to the fund of \$145,000,000 should be made, designated to the University of Alaska.

These monies may be drawn down and used at a rate of \$35,000,000 per year until exhausted.

These monies must be fully repaid by the university.

UNIVERSITY LANDS

New legislation would transfer 350,000 acres of State lands to the university. The university would then begin efforts to earn revenues from these additional lands. All revenues after expenses shall go, 100%, to repaying the \$145,000,000.

Once repayment has been completed, revenues from these lands shall be required to pay, on a first-priority, that year's Mandatory Contribution to the Educational Facilities Fund.

These mandates should apply, to whatever extent possible, to any lands transferred in the future to the university from the federal government.

OTHER CONSIDERATIONS

LONGTERM CONSIDERATIONS

There are three possible outcomes of the fund, over the long term.

The fund may grow exponentially in size, beyond its original need for deferred maintenance. In this instance, the use for Equipment and for New Construction handles any such growth in the fund.

The fund may meet the original need in the area of deferred maintenance, with little for Equipment or New Construction. While very good managers may still be able to use the fund for the latter two, the majority would then turn to current methods for funding those needs.

The fund may not acquire sufficient money to meet deferred maintenance needs. Any such failure would have several lines of defense by the Legislature:

- * recalculation and reset of the Mandatory Contribution percent
- * increase in the Maximum Mandatory Contribution
- * changes in allowable uses
- * appropriations
- * changes in specified tax amounts
- * changes in repayment terms and conditions

The Legislature may have to make periodic adjustments to the various components of the fund's terms and conditions, to make it smoothly functional.

OTHER CAPITAL APPROPRIATIONS

The Legislature has been striving for an annual capital appropriation of roughly \$100,000,000. The establishment of these two dedicated funds, and any use thereof, should be considered as separate and apart from other capital appropriation requests.

The existence of the funds and their ongoing use will obviously influence which items the Legislature chooses to fund with other appropriations. However, it is anticipated that the funds would add a dimension, not reduce existing funding.

EMERGENCY CLAUSE

The Legislature should provide an emergency clause for itself in the statutes, which would allow for special use circumstances affecting the fund, allowing for an appropriation invoking that clause without also requiring a statutory change to permit such appropriation.

DEFINITIONS

MAINTENANCE

Maintenance: the scheduled routine of cleaning, reconditioning, upkeep, replacement, repair and general retention of physical facilities in operational, useable, safe condition. May be required daily, monthly, annually, or to a longer schedule of expected-life. Each part of a facility has its own maintenance schedule requirements, and the component parts their own expected-life.

Example: The toilet and toilet seat need to be cleaned daily, as does the floor of the bathroom where the toilet is installed. The tile flooring may have a weekly or monthly waxing schedule, and annual grout cleaning. Its life expectancy might be 50-80 years. The toilet might have a life expectancy of 30 years, while the toilet seat is given 5 years. Replacement of the seat after 5 years, the toilet after 30 years, and the tile flooring after 55 years are all regular maintenance costs.

DEFERRED MAINTENANCE

Deferred: Put off and postponed from its expected normal date of accomplishment to a future date, whether planned and specified, or uncertain and undesignated.

Example: A trip intended for May first is deferred to May 15.

Deferred maintenance: Routine tasks necessary to keep a physical facility in safe, operational condition, which task(s) has been removed from its scheduled or reasonably expected date of accomplishment, and set aside to be considered for completion at some named or unnamed future date, and the cascading consequences stemming from such deferral.

Example: The toilet is not replaced after 30 years. At the 35th year, the toilet bowl cracks and leaks water onto the tile floor, where temperatures cause the water to freeze in the interstices of the grouting. The tiles are cracked by the forming ice. Therefore, replacement of the broken toilet is deferred maintenance, cascading onto the deferred maintenance costs of replacing the tile floor in its 35th year instead of its 50th-80th year.

MAINTENANCE TIME PERIODS

Routine: These are tasks generally done on a daily or weekly basis.

Example: Cleaning.

Periodic: These are tasks generally done on a monthly or quarterly basis.

Example: Roof gutter cleaning and inspections.

Annual: These are tasks scheduled to be accomplished once a year, or once each fixed-number operational hours.

Example: Change of oil and oil filters after 1000 or 3000 miles; testing of fire alarms once each September.

Longer-term: These are tasks, generally associated with major efforts or replacement, which either give considerable prolongation of life of the subject item, or renew its life entirely.

Example: Replacement of hot water heater.

Life cycle: Every physical element of a facility has its own unique life cycle. At the time of new construction, or at any point thereafter, proper inspection, and research with manufacturer or building engineer, can provide a reasonably precise period of expectation.

Good maintenance practices can extend the life cycle; bad maintenance practices will shorten the life cycle.

There are consequences which accrue if a life cycle is allowed to expend itself before replacement occurs. Some of these consequences are negligible; others are extremely expensive, as cascades occur to other, peripheral portions of the facility.

Any facility can have a complete schedule built, for all of its component parts, with current replacement costs extended, to provide any manager with a clear picture of the necessary annual reserves that must be built up, in order to retain that facility in ongoing, safe, useage operational condition.

EXTRAORDINARY EVENTS

A facility can be altered, damaged, or destroyed by an extraordinary event, such as fire, earthquake, flood, explosion, or other catastrophic occurrence.

Every public facility of the State, the University, and the school districts should have in force catastrophic insurance, which provides replacement costs, for all facilities.

The costs associated with the damage resulting from a catastrophic or extraordinary event should be covered by these insurance policies. They are not by definition *deferred maintenance*.

An extraordinary series of cascading events could conceivably flow from the deferral of a particular maintenance task, resulting in major damage or complete destruction of a facility. The costs associated with the damage resulting from such a cascade would be by definition *deferred maintenance* and are in addition unlikely to be covered by an insurance policy as the costs stem from the neglect of and failure to act by the owner-manager of the facility.

Example: The roof requires hot tar reroofing every fifth year. This task is deferred for several years, resulting in a major leak, which causes the heater to go out during the winter. The pipes freeze and burst; the floors are damaged beyond repair. The leak also damages the roof trusses, which subsequently break under an excessive snow load the following winter. This collapses in turn the interior walls both load-bearing and non-load bearing, breaking all windows, distorting all casements, and distorting, warping and destroying all doors and door jambs. Plumbing fixtures are frozen, and crack from the resultant ice, as does the water heater. The cement foundation in turn is frozen, then damaged by the freezing ice. Leaks even get onto the rebar in the cement, and start the process of destruction through rusting. All electrical systems short out, and some portions are torn from their hangers, distorted in that tearing. The fuse box is crushed.

University of Alaska

Deferred Maintenance Overview

November 5, 1997

University of Alaska FY99 Budget Request

Deferred Maintenance: #1

Deferred Maintenance - Overview

DRAFT

- **How the problem started:**

The university currently has a deferred maintenance backlog of over \$160 million dollars. This problem, which is not unique to either the university or the state, developed over a number of years and for a number of reasons. These include:

- The 1980s and early 1990s marked a period of rapid capital expansion for the university. Operating budgets, on the other hand, remained relatively flat and there were few incremental increases for new structures coming on-line. Increased operating costs for new facilities coupled with fixed cost increases for existing facilities reduced the amount available for maintenance and repair (M&R).
- Concurrently, existing university facilities continued to age. As buildings age, the amount needed for M&R climbs rapidly as components require increased maintenance. For example, a 20-year old building requires twice the annual expenditures for M&R than does a 10-year old building with the same value.
- In FY86, approximately \$1.4 million was removed from maintenance budgets and reallocated into maintaining the academic programs at UAF. This was quickly rectified and by FY87 the maintenance budget was back to pre-FY86 levels. State support to the university over this same two-year period decreased by over \$24 million or 14%.
- Deferred maintenance results not just from lack of adequate annual M&R, but also from the natural deterioration of facilities. While replacement of shorter-term facility components should be incorporated into the operating budget, replacement of major components such as roofs, electrical and mechanical systems, and building exteriors generally require capital funding. Capital appropriations for major renovation projects, however, have been limited and sporadic. The absence of adequate capital appropriations for renewal and replacement (R&R) during the 1980s and early 1990s contributed greatly to the accumulated deferred maintenance problem at the university.
- The methods of quantifying and linking operating M&R and R&R to deferred maintenance is still relatively new. It was not until the early 1990s that a formulaic approach was adopted to estimate the "right" amount of funds that should be spent annually on M&R and R&R to prevent the backlog of deferred maintenance.

University of Alaska FY99 Budget Request

Deferred Maintenance: #1

Deferred Maintenance - Overview (continued):

- **University efforts to correct the problem:**

In absence of adequate capital budgets and recognizing that deferred maintenance on university facilities can only be controlled if adequate annual expenditures are made on building maintenance, the Board of Regents in FY93 mandated that budget deficits in M&R be eliminated.

While since FY94 the university has more than adequately funded M&R, in absence of adequate capital budgets it has also been forced to expand the scope of its operating budget to include expenditures for major renovations that would more appropriately be funded through the capital budget. This kind of drain on the operating budget is very difficult, particularly in a period of declining support. No other state agency or public entity fully funds major renovation projects through its annual operating budget; it is unreasonable to think that the university can accomplish this without greatly harming instructional programs.

In accordance with the Board of Regents' commitment to try to fund the formulaic requirements for both M&R and R&R and in spite of budget reductions totaling \$7.9 million since FY94, university units have internally reallocated funds from non-maintenance budgets, increasing annual expenditures for M&R and R&R by \$7.6 million or 84%. Further, M&R/R&R budgets as a percentage of total state support increased from just over 5% in FY93 to nearly 10% in FY98. (Deferred Maintenance, #2)

In FY98, state support to the university decreased by \$3.4 million or 2% below FY97. This reduction notwithstanding, the Board of Regents directed that FY98 minimum budgets for M&R/R&R not be reduced below FY97 minimum budget levels. However, the Board deferred for one year the additional \$2.5 million that would have been reallocated to M&R and R&R under the Board's policy commitment.

- **Legislative appropriations:**

The Board of Regents' highest priority need for the last several years has been funding to reduce or eliminate the backlog of deferred maintenance. In 1994 the university compiled its first comprehensive assessment of the problem, identifying over \$150 million in specific deferred maintenance needs. The original list has since been updated to reflect inflation or better information, projects funded and completed, and/or further deterioration of

University of Alaska FY99 Budget Request

Deferred Maintenance: #1

Deferred Maintenance - Overview (continued):

facilities. At the current time, the university estimates that it has a remaining deferred maintenance backlog of approximately \$161 million.

Since FY93, the university has tried several different approaches in its attempts to inform the legislature and obtain funding to reduce or eliminate its backlog of deferred maintenance. These efforts have had only limited success, especially during the last two years. As a result, the university's deferred maintenance problem continues to grow as inflation and additional facility components reach or exceed their life cycle at a rate in excess of the annual capital appropriation and internal funding for renewal and replacement.

Board of Regents' capital requests and legislative appropriations for deferred maintenance since FY93 are summarized in the following table (Deferred Maintenance, #3).

- **FY99 Capital request for deferred maintenance and code compliance:**

The Board of Regents' FY99 capital request includes \$160,834.1 for systemwide deferred maintenance and code compliance. This represents the amount needed to eliminate the backlog of deferred maintenance on university facilities, based on November 1997 estimates.

Although the full amount is shown as an FY99 request, the university recognizes that the spread of capital appropriations for deferred maintenance over the next several years depends in large part upon the approval of a bonding package or similar funding mechanism. There are in fact bills pending in the current legislature that take this approach, and the university is supportive of their intent. Moreover, the university believes that a major capital investment over the next few years for deferred maintenance and code compliance, coupled with increased funding for building maintenance in the operating budget and modest capital appropriations in future years for major renovation projects, will allow the university to not only eliminate its deferred maintenance backlog within a reasonable time frame but also to prevent it from recurring.

University of Alaska FY99 Budget Request
Deferred Maintenance: #2

DRAFT

**University Investment in University Facilities
Maintenance & Repair/Renewal & Renovation as % of State Support
FY93 Actuals - FY98 Minimum Budget
(in thousands)**

	FY93	FY94	FY95	FY96	FY97	FY98 Minimum Budget*	\$ Change FY93-FY98	% Change FY93-FY98
State Appropriation*	\$170,409.2	\$174,815.6	\$172,633.4	\$171,580.0	\$170,346.6	\$166,934.5	(\$3,474.7)	-2.0%
Actual M&R/R&R Expenditures	\$9,021.4	\$13,037.0	\$14,394.7	\$15,570.3	\$16,741.1	\$16,594.3	\$7,572.9	83.9%
M&R/R&R Expenditures as % of State Appropriation	5.3%	7.5%	8.3%	9.1%	9.8%	9.9%		
Calculated/Formula Need:								
M&R	\$12,215.4	\$12,542.2	\$13,002.9	\$13,035.5	\$13,935.9	\$14,514.2	\$2,298.8	18.8%
R&R	9,570.5	9,685.3	10,343.9	11,331.1	12,480.2	13,618.6	\$4,048.1	42.3%
Total Calculated M&R/R&R	\$21,785.9	\$22,227.5	\$23,346.8	\$24,366.6	\$26,416.1	\$28,132.8	\$6,346.9	29.1%

- * State appropriations include general funds and Alaska Science & Technology Foundation (ASTF) funds. The FY98 GF/ASTF authorized budget is \$166,934.5, a decrease of \$3.4 million or 2% below FY97. This budget reduction notwithstanding, the Board of Regents has directed that FY98 minimum budgets for M&R and R&R not be reduced below FY97 minimum budget levels. However, the Board deferred for one year the incremental amount that would have been reallocated for M&R/R&R under current Board policy.

University of Alaska FY99 Budget Request
Deferred Maintenance: #3

University of Alaska
Deferred Maintenance Capital Requests and Appropriations
FY93 - FY98
(in thousands)

DRAFT

		<u>Board of Regents' Request</u>	<u>Legislative Appropriation</u>
Notes			
(1)	FY93	25,877.5	2,275.0
(1)	FY94	33,737.0	14,239.6
(2)	FY95	10,404.3 75,000.0	0.0
(3)	FY96	75,000.0	29,500.0
(4)	FY97	133,200.0	6,125.0
(1)	FY98	35,000.0	5,600.0
(4)	FY99	160,834.10	n/a
Total Legislative Appropriation FY93-FY98:			<u><u>\$57,739.6</u></u>

- (1) BOR requests in FY93, FY94 and FY98 proposed spreading full funding for deferred maintenance over six years. This approach has not been favorably accepted by the Legislature.
- (2) The FY95 BOR request included funding for code compliance and annual renewal and replacement. In addition, the Governor submitted legislation on behalf of the university to bond \$75 million for university deferred maintenance. No funding was received for either code compliance or deferred maintenance in FY95.
- (3) Bonding bills submitted by the Governor in 1994 were carried over to the 1995 legislature. The legislature did not approve the bonding proposals, but did appropriate \$29.5 million from Alaska Housing Finance Corporation reserves for university deferred maintenance.
- (4) The amounts requested in FY97 and FY99 represent the full amount of the university's deferred maintenance needs based on best estimates at that time.

University of Alaska
Unfunded Deferred Maintenance by MAU
(in thousands)

DRAFT

MAU	Non-Residential			Residential			Totals		
	FY96	FY97	FY98	FY96	FY97	FY98	FY96	FY97	FY98
UAA	33,729.0	35,917.5	38,592.4	2,733.0	2,638.0	3,273.0	36,462.0	38,555.5	41,865.4
UAF	77,244.0	112,951.9	105,258.7	16,421.0	10,898.4	10,898.4	93,665.0	123,850.3	116,157.1
UAS	2,863.0	2,038.5	2,142.2	220.2	669.4	669.4	3,083.2	2,707.9	2,811.6
Total UA	113,836.0	150,907.9	145,993.3	19,374.2	14,205.8	14,840.8	133,210.2	165,113.7	160,834.1

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA ANCHORAGE**

Draft

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
1	ANC	CAS	10 - 25	RENOVATE LOBBY/CORRIDOR	200,000	200,000
2	ANC	LIBRARY	10 - 25	REPLACE CARPET, 2nd FLOOR	375,000	575,000
3	ANC	ALLIED HEALTH	10 - 25	ADDITIONAL HEATING COILS & CTRLS	50,000	625,000
4	ANC	ALLIED HEALTH	10 - 25	REPAIR/REPLACE VAV BOXES	35,000	660,000
5	ANC	ALLIED HEALTH	10 - 25	REPLACE BOILERS	50,000	710,000
6	ANC	MCDONALD	10 - 25	REPLACE LIGHT FIXTURES	160,000	870,000
7	ANC	MCDONALD	10 - 25	REPLACE VAT FLOORING	150,000	1,020,000
8	ANC	MCDONALD	10 - 25	REPAIR RESTROOMS	175,000	1,195,000
9	ANC	MONSERUD	10 - 25	REPLACE CEILING TILE	135,000	1,330,000
10	ANC	MONSERUD	10 - 25	REPLACE LIGHT FIXTURES	90,000	1,420,000
11	ANC	MONSERUD	10 - 25	REPLACE VAT FLOORING	150,000	1,570,000
12	ANC	MONSERUD	10 - 25	REPAIR RESTROOMS	175,000	1,745,000
13	ANC	WILLIAMSON	10 - 25	REPLACE BOILERS/HEATING EQUIPMENT	75,000	1,820,000
14	ANC	WILLIAMSON	10 - 25	BOILER COMBUSTION/VENTILATION AIR	65,000	1,885,000
15	ANC	ALLIED HEALTH	10 - 25	PAINT/SEAL EXTERIOR	120,000	2,005,000
16	MSC	OKESON	26 - 28	PAINT, CARPET LIBRARY LOWER LEVEL	65,000	2,070,000
17	KPC	GOODRICH	8	REPLACE HVAC COMPONENTS	195,000	2,265,000
18	ANC	DIPLOMACY	10 - 25	REPLACE LOBBY CARPET	20,000	2,285,000
19	KOC	ALC	6	UPGRADE HVAC CONTROLS	75,000	2,360,000
20	MSC	KERTTULA	26 - 28	PAINT EXTERIOR	50,000	2,410,000
21	MSC	OKESON	26 - 28	PAINT/SEAL EXTERIOR, PH II	50,000	2,460,000
22	MSC	KERTTULA	26 - 28	REPAIR PARAPET WALLS & FLASHING	300,000	2,760,000
23	MSC	OKESON	26 - 28	REPAIR PARAPET WALLS & FLASHING	300,000	3,060,000
24	ANC	HARTLIEB	10 - 25	REPLACE LIGHT FIXTURES	120,000	3,180,000
25	ANC	HARTLIEB	10 - 25	REPLACE VAT FLOORING	150,000	3,330,000
26	ANC	HARTLIEB	10 - 25	REPAIR RESTROOMS	225,000	3,555,000
27	ANC	7&A	10 - 25	REPAIR/REPLACE HVAC SYSTEM, PH II	200,000	3,755,000
28	ANC	ALLIED HEALTH	10 - 25	PAINT INTERIOR	100,000	3,855,000
29	ANC	ALLIED HEALTH	10 - 25	REPAIR/REPLACE HARDWARE	100,000	3,955,000
30	ANC	ALLIED HEALTH	10 - 25	REPLACE CARPET, PH II	85,000	4,040,000
31	ANC	LIBRARY	10 - 25	REPAIR RESTROOMS	350,000	4,390,000
32	ANC	SCIENCE	10 - 25	REPLACE GALVANIZED DOMESTIC WATER PIPING	250,000	4,640,000
33	KOC	VO-TECH	6	REPAIR/REPLACE HVAC CONTROLS	75,000	4,715,000
34	KOC	VO-TECH	6	REPAIR ROOF DRAIN	10,000	4,725,000
35	KOC	VO-TECH	6	REPAIR HVAC SYSTEM, PH III	25,000	4,750,000
36	ANC	VARIOUS	10 - 25	REPAIR NATURAL GAS DISTRIBUTION SYSTEM	50,000	4,800,000
37	ANC	DIPLOMACY	10 - 25	REPAIR HVAC CONTROLS	250,000	5,050,000
38	MSC	CAMPUS-WIDE	26 - 28	REPAIR ROADS/STREET/PARKING	200,000	5,250,000
39	KOC	BENNY BENSON	6	REPAIR ELECTRICAL SYSTEM	61,000	5,311,000
40	KOC	BENNY BENSON	6	REPAIR CENTRAL HTG PLANT/DDC CTRLS	150,000	5,461,000
41	KOC	BENNY BENSON	6	REPAIR BATHROOM VENTILATION	8,000	5,469,000
42	ANC	ADMIN	10 - 25	REPLACE CARPET, PH II	190,000	5,659,000
43	ANC	CAMPUS CENTER	10 - 25	REPAIR CEILING SUPPORT SYSTEM	100,000	5,759,000
44	ANC	SPORTS CENTER	10 - 25	REPAIR CEILING SUPPORT SYSTEM	100,000	5,859,000
45	ANC	K	10 - 25	REPLACE ROOF, PH II	550,000	6,409,000
46	ANC	CAS	10 - 25	REPLACE ELEVATOR CONTROLS	50,000	6,459,000
47	ANC	WILLIAMSON	10 - 25	REPLACE ROOF	335,000	6,794,000
48	PWS	GROUDEN-HARRISON	35	REPAIR DOMESTIC WATER TREATMENT SYSTEM	20,000	6,814,000
49	PWS	GROUDEN-HARRISON	35	REPAIR BUILDING INSULATION	250,000	7,064,000
50	PWS	GROUDEN-HARRISON	35	REPLACE WINDOWS	40,000	7,104,000

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA ANCHORAGE**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
51	ANC	ARTS	10 - 25	REPAIR OUTSIDE AIR DAMPERS	15,000	7,119,000
52	ANC	VARIOUS	10 - 25	REPLACE SPINE ROOF	400,000	7,519,000
53	KPC	MCLANE	8	REPAIR ELECTRICAL SYSTEM	74,000	7,593,000
54	ANC	AVIATION CMLX	10 - 25	REPAIR PAVING & EXTERIOR	100,000	7,693,000
55	ANC	LIBRARY/VARIOUS	10 - 25	REPAIR/REPLACE TELEPHONE EQUIP. PH I	400,000	8,093,000
56	KPC	WARD	8	REPAIR ROOF	240,000	8,333,000
57	KPC	VARIOUS	8	REPAIR EMCS-FIRE MONITORING/SECURITY	180,000	8,513,000
58	ANC	ENGINEERING	10 - 25	REPLACE ENTRY GRATES	5,000	8,518,000
59	KPC	BROCKEL	8	REPAIR ENTRY	26,000	8,544,000
60	KPC	MCLANE	8	REPAIR SPRINKLER SYSTEM	44,000	8,588,000
61	KPC	MCLANE	8	REPAIR FIRE PROTECTION SYSTEM	20,000	8,608,000
62	ANC	MONSERUD	10 - 25	REPLACE PNEUMATIC CONTROLS	100,000	8,708,000
63	ANC	7&A	10 - 25	REPAIR FIRE SPRINKLER SYSTEM	150,000	8,858,000
64	ANC	VARIOUS	10 - 25	CORRECT FIRE PROTECTION DEFICIENCIES	200,000	9,058,000
65	ANC	VARIOUS	10 - 25	REPLACE EMERGENCY EXIT SIGNS	75,000	9,133,000
66	KPC	CAMPUS-WIDE	8	REPAIR FIRE PUMP SYSTEM	95,000	9,228,000
67	MSC	KERTTULA	26 - 28	REPAIR ROOF	511,000	9,739,000
68	KOC	ALC	6	REPAIR/REPLACE WINDOWS	25,000	9,764,000
69	ANC	LIBRARY	10 - 25	DDC STATIC CTRLS, LOW TEMP ALARMS	75,000	9,839,000
70	ANC	LIBRARY	10 - 25	REPAIR HVAC SYSTEM/CONTROLS	200,000	10,039,000
71	ANC	LIBRARY	10 - 25	SAFETY RAILS AND PLATFORMS, PLENUMS	50,000	10,089,000
72	ANC	WAREHOUSE	10 - 25	REPAIR VENTILATION DEFICIENCIES	75,000	10,164,000
73	ANC	CAS	10 - 25	REPAIR FIRE PROTECTION SYSTEM	120,000	10,284,000
74	ANC	SPORTS CENTER	10 - 25	REPLACE ROOF	1,400,000	11,684,000
75	ANC	SPORTS CENTER	10 - 25	REPAIR POOL GUTTERS & FILTER TANK	150,000	11,834,000
76	ANC	SPORTS CENTER	10 - 25	REPLACE ALUMINUM POOL	2,500,000	14,334,000
77	ANC	CAMPUS CENTER	10 - 25	REPAIR HVAC SYSTEM	115,000	14,449,000
78	ANC	CAS	10 - 25	REPLACE INTERIOR FINISHES, PH I	1,500,000	15,949,000
79	ANC	CAS	10 - 25	REPLACE LIGHT FIXTURES	185,000	16,134,000
80	ANC	SCIENCE	10 - 25	REPLACE LIGHT FIXTURES	90,000	16,224,000
81	ANC	ENGINEERING	10 - 25	REPAIR CURTAIN WALLS	56,500	16,280,500
82	ANC	ENGINEERING	10 - 25	REPAIR/SEAL EXTERIOR WINDOWS	356,000	16,636,500
83	ANC	ADMIN	10 - 25	REPAIR OVERHANG	235,000	16,871,500
84	ANC	CAMPUS CENTER	10 - 25	REPAIR RESTROOMS	220,000	17,091,500
85	ANC	SHORT	10 - 25	REPLACE LIGHTS/CEILING SYSTEM, PH II	190,000	17,281,500
86	ANC	SHORT	10 - 25	REPLACE INTERIOR FINISHES, PH II	285,000	17,566,500
87	ANC	SHORT	10 - 25	REPAIR/REPLACE DOORS/HARDWARE	130,000	17,696,500
88	ANC	SHORT	10 - 25	REPAIR/REPLACE VAT FLOORING	63,000	17,759,500
89	ANC	SCIENCE	10 - 25	REPAIR EMERGENCY POWER	35,000	17,794,500
90	ANC	AUTO/DIESEL	10 - 25	REPAIR MECHANICAL SYSTEM	225,000	18,019,500
91	ANC	AUTO/DIESEL	10 - 25	REPAIR/REPLACE EXHAUST HOODS	35,000	18,054,500
92	ANC	MCDONALD	10 - 25	REPLACE INTERIOR FINISHES	532,000	18,586,500
93	ANC	MCDONALD	10 - 25	REPLACE DOORS AND HARDWARE	100,000	18,686,500
94	ANC	ARTS	10 - 25	REPAIR/REPLACE HUMIDIFICATION SYSTEM	65,000	18,751,500
95	KOC	VARIOUS	6	REPAIR SIDEWALKS & PARKING	25,000	18,776,500
96	ANC	SPORTS CENTER	10 - 25	REPAIR/REPLACE GYM FLOOR, PH I	125,000	18,901,500
97	KOC	BENNY BENSON	6	REPLACE HALLWAY CARPET	10,000	18,911,500
98	KOC	BENNY BENSON	6	REPAIR INTERIOR/REPLACE FLOORING	50,000	18,961,500
99	KOC	ALC	6	REPLACE BATHROOM FLOORING	30,000	18,991,500
100	ANC	K	10 - 25	REPAIR FIRE PROTECTION SYSTEM, PH II	70,000	19,061,500

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA ANCHORAGE**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
101	ANC	MCDONALD	10 - 25	REPAIR ENTRY	300,000	19,361,500
102	ANC	AUTO/DIESEL	10 - 25	REPLACE LIGHTING	25,000	19,386,500
103	ANC	ARTS	10 - 25	REPAIR HARDWARE	35,000	19,421,500
104	ANC	ARTS	10 - 25	REPAIR ENTRY DOORS	32,000	19,453,500
105	ANC	AUTO/DIESEL	10 - 25	REPAIR/REPLACE DOORS/HARDWARE	56,000	19,509,500
106	ANC	AUTO/DIESEL	10 - 25	REPAIR RESTROOMS	125,000	19,634,500
107	ANC	HARTLIEB	10 - 25	REPAIR FIRE SPRINKLER SYSTEM	100,000	19,734,500
108	ANC	HARTLIEB	10 - 25	REPAIR FIRE DETECTION SYSTEM	225,000	19,959,500
109	ANC	ALLIED HEALTH	10 - 25	REPAIR FIRE ALARM SYSTEM	70,000	20,029,500
110	ANC	MONSERUD	10 - 25	REPLACE CARPET	78,000	20,107,500
111	ANC	MONSERUD	10 - 25	REPLACE INTERIOR FINISHES	341,000	20,448,500
112	ANC	AUTO/DIESEL	10 - 25	REPAIR FIRE SPRINKLER SYSTEM	100,000	20,548,500
113	ANC	EM-1	10 - 25	REPLACE EMERGENCY GENERATOR	75,000	20,623,500
114	ANC	EM-2	10 - 25	REPLACE EMERGENCY GENERATOR	75,000	20,698,500
115	PWS	GROUDEN-HARRISON	35	REPAIR FLOOR STRUCTURAL PROBLEMS	25,000	20,723,500
116	MSC	KERTTULA	26 - 28	REPLACE CEILING TILE	180,000	20,903,500
117	ANC	CUDDY	10 - 25	SEAL EXTERIOR	161,000	21,064,500
118	ANC	SHORT	10 - 25	REPAIR ENTRY	25,000	21,089,500
119	KOC	VARIOUS	6	REPAIR INTERIOR FINISHES	75,000	21,164,500
120	KPC	WARD	8	REPAIR FIRE PROTECTION SYSTEM	90,000	21,254,500
121	ANC	WILLIAMSON	10 - 25	PAINT THEATER AND LOBBY	40,000	21,294,500
122	ANC	WILLIAMSON	10 - 25	REPAIR/REPLACE CEILING	750,000	22,044,500
123	ANC	WILLIAMSON	10 - 25	REPAIR/REPLACE DOORS AND HARDWARE	250,000	22,294,500
124	KPC	CAMPUS-WIDE	8	REPAIR PARKING LOTS	1,030,000	23,324,500
125	KPC	CAMPUS-WIDE	8	REPAIR SURFACE DRAINAGE SYSTEMS	150,000	23,474,500
126	ANC	7&A	10 - 25	REPLACE ROOF	95,000	23,569,500
127	ANC	7&A	10 - 25	OSHA APPR ROOF LADDER & HATCH	25,000	23,594,500
128	ANC	7&A	10 - 25	REPLACE CEILING SYSTEM	35,000	23,629,500
129	HOM	CAMPUS-WIDE	7	REPAIR SITE DRAINAGE	85,000	23,714,500
130	ANC	SHORT	10 - 25	REPAIR RESTROOMS	175,000	23,889,500
131	ANC	ENGINEERING	10 - 25	REPLACE CARPET	98,000	23,987,500
132	ANC	CAMPUS CENTER	10 - 25	REPAIR/REPLACE ROOF	470,000	24,457,500
133	ANC	SPORTS CENTER	10 - 25	REPLACE BRANCH HEATING LINES	100,000	24,557,500
134	KPC	BROCKEL	8	REPLACE LIGHTING	70,000	24,627,500
135	KPC	WARD	8	REPAIR GREENHOUSE	180,000	24,807,500
136	ANC	VARIOUS	10 - 25	RETROFIT INTERIOR LIGHTING	69,400	24,876,900
137	ANC	BOOKSTORE	10 - 25	REPLACE LIGHT FIXTURES	50,000	24,926,900
138	ANC	BOOKSTORE	10 - 25	REPAIR/REPLACE CEILING	20,000	24,946,900
139	ANC	CAS	10 - 25	REPLACE ROOF, PH II	300,000	25,246,900
140	ANC	SHORT	10 - 25	SEAL EXTERIOR	25,000	25,271,900
141	ANC	MCDONALD	10 - 25	REPAIR/REPLACE MISC MECHANICAL	30,000	25,301,900
142	ANC	SHORT	10 - 25	REPAIR/REPLACE ELECTRICAL PANELS	125,000	25,426,900
143	ANC	K	10 - 25	REPAIR/REPLACE LIGHT FIXTURES PH II	65,000	25,491,900
144	KPC	BROCKEL	8	REPAIR FIRE PROTECTION SYSTEM	40,000	25,531,900
145	ANC	SPORTS CENTER	10 - 25	REPLACE REFRIGERATION PIPING, ICE RINK	100,000	25,631,900
146	ANC	SPORTS CENTER	10 - 25	REPAIR/REPLACE ICE RINK BOARDS	121,000	25,752,900
147	ANC	AUTO/DIESEL	10 - 25	SEAL EXTERIOR	60,000	25,812,900
148	ANC	K	10 - 25	REPLACE CORRIDOR WALLS	1,500,000	27,312,900
149	ANC	SPORTS CENTER	10 - 25	REPLACE JOGGING TRACK TILES	150,000	27,462,900
150	ANC	SPORTS CENTER	10 - 25	REPAIR/REPLACE GYM FLOOR, PH II	300,000	27,762,900

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA ANCHORAGE**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
151	ANC	HARTLIEB	10 - 25	REPAIR/REPLACE DOORS/HARDWARE	125,000	27,887,900
152	ANC	LIBRARY	10 - 25	REPAIR EXTERIOR SURFACES	50,000	27,947,900
153	ANC	ADMIN	10 - 25	REPLACE HUMIDIFICATION SYSTEM	150,000	28,097,900
154	PWS	GRCUDEN-HARRISON	35	REPAIR/REPLACE HVAC SYSTEM	100,000	28,197,900
155	PWS	GROUDEN-HARRISON	35	REPAIR/REPLACE PLUMBING	53,000	28,250,900
156	ANC	MONSERUD	10 - 25	REPAIR EXTERIOR REPAIR/REPLACE WINDOWS	46,000	28,296,900
157	ANC	CUDDY	10 - 25	REPAIR/REPLACE SOLID WASTE DISPOSAL SYSTEM	40,000	28,336,900
158	ANC	ARTS	10 - 25	REPAIR RESTROOMS	220,000	28,556,900
159	ANC	AUTO/DIESEL	10 - 25	REPAIR ROOF	375,000	28,931,900
160	ANC	HARTLIEB	10 - 25	REPLACE INTERIOR FINISHES, PH II	196,000	29,127,900
161	ANC	WILLIAMSON	10 - 25	REPAIR WALLS	500,000	29,627,900
162	MSC	SNCDGRASS	26 - 28	REPAIR ROOF FLASHINGS	75,000	29,702,900
163	MSC	SNCDGRASS	26 - 28	PAINT INTERIOR/EXTERIOR	100,000	29,802,900
164	ANC	AVIATION CMLPX	10 - 25	REPAIR/REPLACE BOILER	40,000	29,842,900
165	ANC	AVIATION CMLPX	10 - 25	REPAIR MECHANICAL SYSTEMS	67,000	29,909,900
166	ANC	SCIENCE	10 - 25	REPAIR FUME HOODS	20,000	29,929,900
167	ANC	SCIENCE	10 - 25	REPLACE MECHANICAL SYSTEM CTRLS	45,000	29,974,900
168	MSC	KERTTULA	26 - 28	REPAIR CONTROLS/BALANCE HVAC SYSTEM	176,000	30,150,900
169	MSC	OKESON	26 - 28	REPAIR HVAC SYSTEM, DDC CTRLS	150,000	30,300,900
170	ANC	ALLIED HEALTH	10 - 25	REFINISH INTERIOR	100,000	30,400,900
171	ANC	AVIATION CMLPX	10 - 25	REPAIR ROOF	575,000	30,975,900
172	ANC	MCDONALD	10 - 25	REPAIR LECTURE HALL INTERIORS	65,000	31,040,900
173	KPC	GOODRICH	8	REPAIR/REPLACE FLOOR	16,000	31,056,900
174	KPC	GOODRICH	8	REPAIR/REPLACE DOORS/HARDWARE	20,000	31,076,900
175	KPC	GOODRICH	8	REPAIR ENTRY	40,000	31,116,900
176	ANC	EM-1	10 - 25	CORRECT COOLING SYSTEM DEFICIENCIES	25,000	31,141,900
177	KPC	MCLANE	8	REPAIR SIDING	63,000	31,204,900
178	ANC	SPORTS CENTER	10 - 25	REPAIR/REPLACE BLEACHER DRIVE MOTORS	30,000	31,284,900
179	MSC	OKESON	26 - 28	PAINT INTERIOR WALLS	15,000	31,299,900
180	KPC	WARD	8	REPAIR ENTRY	13,000	31,312,900
181	KPC	WARD	8	RECOAT EXTERIOR	35,000	31,348,900
182	ANC	ARTS	10 - 25	REPAIR/REPLACE CARPET	290,000	31,638,900
183	ANC	ARTS	10 - 25	REPAIR ACOUSTICAL COVERINGS	35,000	31,673,900
184	KOC	VO-TECH	6	REPLACE DOMESTIC WATER PIPING	40,000	31,713,900
185	ANC	VARIOUS	10 - 25	REPAIR ASPHALT PAVING	400,000	32,113,900
186	KPC	MCLANE	8	REPLACE LIGHTING	90,000	32,203,900
187	PWS	CAMPUS-WIDE	35	REPAIR PARKING LOT	60,000	32,263,900
188	HOM	KACHEMAK	7	REPAIR ROOF	180,000	32,443,900
189	KOC	VO-TECH	6	REPAIR/REPLACE CEILINGS & LIGHTING	50,000	32,493,900
190	ANC	CAS	10 - 25	REPLACE INTERIOR FINISHES, PH II	775,000	33,268,900
191	ANC	SCIENCE	10 - 25	REPAIR HALLWAYS/REPLACE CARPET	100,000	33,368,900
192	ANC	K	10 - 25	SEAL EXTERIOR	24,000	33,392,900
193	ANC	MONSERUD	10 - 25	REPLACE ROOF	370,000	33,762,900
194	ANC	ENGINEERING	10 - 25	REPAIR ROOF, PH II	582,000	34,344,900
195	ANC	LIBRARY	10 - 25	REPLACE ROOF	800,000	35,144,900
196	ANC	CAMPUS CENTER	10 - 25	REPLACE HUMIDIFICATION SYSTEM	150,000	35,294,900
197	ANC	SPORTS CENTER	10 - 25	REPLACE HUMIDIFICATION SYSTEM	150,000	35,444,900
198	ANC	CAMPUS CENTER	10 - 25	REPAIR SLIDING PARTITIONS	150,000	35,594,900
199	ANC	SPORTS CENTER	10 - 25	REPAIR SAUNAS	125,000	35,719,900
200	ANC	SHORT	10 - 25	REPLACE ROOF	255,000	35,974,900

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA ANCHORAGE**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
201	ANC	K	10 - 25	REPLACE VIDEO CABLE TRAYS	68,000	36,042,900
202	ANC	SPORTS CENTER	10 - 25	REPLACE FLOOR COVERINGS	115,000	36,157,900
203	ANC	SPORTS CENTER	10 - 25	REPAIR/REPLACE DANCE FLOOR	61,000	36,218,900
204	KPC	GOODRICH	8	REPAIR FIRE PROTECTION SYSTEM	18,000	36,236,900
205	MSC	KERTTULA	26 - 28	REPAIR SIDEWALKS	25,000	36,261,900
206	MSC	OKESON	26 - 28	REPLACE ROOF	663,000	36,924,900
207	KOC	ALC	6	REPLACE LOUNGE CARPET	15,000	36,939,900
208	ANC	CUDDY	10 - 25	REPAIR/REPLACE KITCHEN EQUIPMENT	120,000	37,059,900
209	PWS	GROUDEN-HARRISON	35	REPLACE CARPET	100,000	37,159,900
210	PWS	GROUDEN-HARRISON	35	REPAIR INTERIOR LIGHTING SYSTEMS	25,000	37,184,900
211	KOC	BENNY BENSON	6	REPLACE ROOF	510,000	37,694,900
212	ANC	K	10 - 25	REPAIR DANCE FLOOR AIR VENT	5,000	37,699,900
213	ANC	LIBRARY	10 - 25	REPAIR PARKING LOT	612,500	38,312,400
214	ANC	SCIENCE	10 - 25	REPAIR ARCTIC ENTRY	70,000	38,382,400
215	MSC	KERTTULA	26 - 28	REPAIR BIOLOGY LAB BENCH	25,000	38,407,400
216	ANC	ENGINEERING	10 - 25	REPLACE COMPUTER COOLING	95,000	38,502,400
217	ANC	EM-1	10 - 25	REPLACE ROOF	45,000	38,547,400
218	ANC	EM-2	10 - 25	REPLACE ROOF	45,000	38,592,400

UAA NON-RESIDENTIAL DEFERRED MAINTENANCE TOTALS

38,592,400

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
1	FAI	DUCKERING	29 - 34	Cooling System Repairs	530,000		530,000
1	FAI	DUCKERING	29 - 34	Cooling System Repairs	700,000		1,230,000
1	FAI	DUCKERING	29 - 34	Replace Air Handling Equipment	1,785,000		3,015,000
1	FAI	DUCKERING	29 - 34	Replace propane, RO and air piping Provide isolation valves for equipment, individual utilities, etc.	300,000		3,315,000
1	FAI	DUCKERING	29 - 34	Hydronic System Repairs	162,750		3,477,750
1	FAI	DUCKERING	29 - 34	Replace Sewer Lines in Basement	168,000		3,645,750
1	FAI	DUCKERING	29 - 34	Replace Outdoor Lighting Fixtures	95,000		3,740,750
1	FAI	DUCKERING	29 - 34	Repair /replace Lighting	35,000		3,775,750
1	FAI	DUCKERING	29 - 34	Replace Curtain Wall Panels	498,750		4,274,500
1	FAI	DUCKERING	29 - 34	Repair and Paint Concrete Walls	1,460,000		5,734,500
1	FAI	DUCKERING	29 - 34	Floor Covering Replacement	75,000		5,809,500
1	FAI	DUCKERING	29 - 34	Ceiling Repairs	600,000		6,409,500
1	FAI	DUCKERING	29 - 34	ADA Improvements	60,000		6,469,500
1	FAI	DUCKERING	29 - 34	Code Corrections	183,750		6,653,250
DUCKERING FY98 APPROPRIATION					1,584,500		8,237,750
					(\$4,500,000)		3,737,750
1				DUCKERING TOTAL:		3,737,750	3,737,750
2	FAI	RASMUSON LIB	29 - 34	HVAC System Repair/Repairs	5,800,000		9,537,750
2	FAI	RASMUSON LIB	29 - 34	Photo Lab Repair/Repairs	250,000		9,787,750
2	FAI	RASMUSON LIB	29 - 34	Walking Deck Waterproofing	75,000		9,862,750
2	FAI	RASMUSON LIB	29 - 34	Exterior Envelope Repairs	950,000		10,812,750
2	FAI	RASMUSON LIB	29 - 34	Emergency Power System and Electrical Repairs	550,000		11,362,750
2	FAI	RASMUSON LIB	29 - 34	Floor Covering Replacement	875,000		12,237,750
2	FAI	RASMUSON LIB	29 - 34	Interior Wall Finishes	750,000		12,987,750
2	FAI	RASMUSON LIB	29 - 34	Suspended Ceiling System Repair	850,000		13,837,750
2	FAI	RASMUSON LIB	29 - 34	Repair Water/Fire Lines	175,000		14,012,750
2	FAI	RASMUSON LIB	29 - 34	Repair and Replace Lighting System	685,380		14,698,130
2	FAI	RASMUSON LIB	29 - 34	ADA Improvements incidental to DM work	350,000		15,048,130
2	FAI	RASMUSON LIB	29 - 34	Electrical / Sewer / Water Repairs	375,000		15,423,130
2	FAI	RASMUSON LIB	29 - 34	Door and Hardware Replacement	116,000		15,539,130
2				RASMUSON LIBRARY TOTAL:		11,801,380	15,539,130
				Repair / replace Area and Theatre Lighting			
3	FAI	FINE ARTS	29 - 34	Systems	375,000		15,914,130
3	FAI	FINE ARTS	29 - 34	HVAC System Repairs - Theater	1,500,000		17,414,130
3	FAI	FINE ARTS	29 - 34	Exterior Insulation/VB Replacement - Theater	175,000		17,589,130
3	FAI	FINE ARTS	29 - 34	Electrical System Repairs - Theater	150,000		17,739,130
3	FAI	FINE ARTS	29 - 34	Floor Covering Replacement - Theater	600,000		18,339,130
3	FAI	FINE ARTS	29 - 34	Ceiling Repairs	600,000		18,939,130
3	FAI	FINE ARTS	29 - 34	Door & Hardware Replacement - Theater	45,000		18,984,130
3	FAI	FINE ARTS	29 - 34	Repair Area and Concert Hall Lighting Systems	360,000		19,344,130
3	FAI	FINE ARTS	29 - 34	HVAC System Repairs - Music	1,100,000		20,444,130
3	FAI	FINE ARTS	29 - 34	Mechanical Room Floors Repairs - Music	36,000		20,480,130
3	FAI	FINE ARTS	29 - 34	Floor Covering Replacement - Music	400,000		20,880,130
3	FAI	FINE ARTS	29 - 34	Interior Finishes Repairs - Music	170,000		21,050,130
3	FAI	FINE ARTS	29 - 34	Ceiling Repairs	400,000		21,450,130
3	FAI	FINE ARTS	29 - 34	Door & Hardware Replacement - Music	60,000		21,510,130
3	FAI	FINE ARTS	29 - 34	Electrical System Repairs / reconfiguration	250,000		21,760,130
3	FAI	FINE ARTS	29 - 34	HVAC System Repairs - Art	1,500,000		23,260,130
3	FAI	FINE ARTS	29 - 34	Floor Covering Replacement - Art	300,000		23,560,130
3	FAI	FINE ARTS	29 - 34	Ceiling Repairs	300,000		23,860,130
3	FAI	FINE ARTS	29 - 34	Darkroom/HVAC Repair	80,000		23,940,130
3	FAI	FINE ARTS	29 - 34	Site Drainage Emergency Repairs	72,010		24,012,140
3				FINE ARTS TOTAL:		8,473,010	24,012,140
				Repair / Replace Plumbing systems (sewer, hot and cold water)			
4	FAI	BROOKS	29 - 34	hot and cold water)	252,600		24,264,740
4	FAI	BROOKS	29 - 34	Repair / Replace Electrical System	199,975		24,464,715
4	FAI	BROOKS	29 - 34	Replace Lighting	199,975		24,664,690
4	FAI	BROOKS	29 - 34	Exterior Restoration / Insulation / Windows	350,000		25,014,690
4	FAI	BROOKS	29 - 34	Replace Roof	165,000		25,179,690
4	FAI	BROOKS	29 - 34	Floor Covering Replacement	210,500		25,390,190

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
4	FAI	BROOKS	29 - 34	Door and Hardware Replacement	110,000		25,500,190
4	FAI	BROOKS	29 - 34	Ceiling Replacement	193,660		25,693,850
4	FAI	BROOKS	29 - 34	Replace west side of building sidewalks	20,000		25,713,850
4	FAI	BROOKS	29 - 34	Ventilation Distribution System	568,350		26,282,200
4	FAI	BROOKS	29 - 34	Repair utilities	300,000		26,582,200
4	FAI	BROOKS	29 - 34	ADA Elevator / Restrooms	1,200,000		27,782,200
4	FAI	BROOKS	29 - 34	Replace outdoor lighting fixtures	20,000		27,802,200
4	FAI	BROOKS	29 - 34	Code Corrections	390,480		28,192,680
4				BROOKS TOTAL:		4,180,540	28,192,680
5	FAI	AHRC	29 - 34	HVAC Equipment Replacement	2,785,000		30,977,680
5	FAI	AHRC	29 - 34	Replace Fume Hoods	1,760,000		32,737,680
5	FAI	AHRC	29 - 34	Rehabilitate Bldg Drain Piping	200,000		32,937,680
5	FAI	AHRC	29 - 34	Sewer Main Distr. Repairs (MH K)	356,000		33,293,680
5	FAI	AHRC	29 - 34	Ventilation Distribution Repairs	334,200		33,627,880
5	FAI	AHRC	29 - 34	Hydronic System Repairs	334,200		33,962,080
5	FAI	AHRC	29 - 34	Replace Service Transformers	90,000		34,052,080
5	FAI	AHRC	29 - 34	Repair / replace Lighting	529,150		34,581,230
5	FAI	AHRC	29 - 34	Recaulk Penthouse Exterior Panels	90,000		34,671,230
5	FAI	AHRC	29 - 34	Replace Floor Coverings	1,114,000		35,785,230
5	FAI	AHRC	29 - 34	ADA Improvements	192,450		35,977,680
5	FAI	AHRC	29 - 34	Repair services within laboratories	1,250,000		37,227,680
5	FAI	AHRC	29 - 34	Animal Quarters repairs	75,000		37,302,680
5	FAI	AHRC	29 - 34	Code Corrections	1,290,000		38,592,680
5				AHRC TOTAL:		10,400,000	38,592,680
6	FAI	O'NEILL	29 - 34	Restoration/Drainage and Surfacing	252,000		38,844,680
6	FAI	O'NEILL	29 - 34	Propane Storage Repairs	67,200		38,911,880
6	FAI	O'NEILL	29 - 34	HVAC Equipment Repair	1,633,500		40,545,380
6	FAI	O'NEILL	29 - 34	Electrical Switchgear Renovation	96,000		40,641,380
6	FAI	O'NEILL	29 - 34	Repair /replace Lighting	287,375		40,928,755
6	FAI	O'NEILL	29 - 34	Exterior Repairs and additional insulation	250,000		41,178,755
6	FAI	O'NEILL	29 - 34	Ceiling Replacement	230,000		41,408,755
6	FAI	O'NEILL	29 - 34	Floor Covering Replacement	605,000		42,013,755
6	FAI	O'NEILL	29 - 34	ADA Improvements	105,875		42,119,630
6	FAI	O'NEILL	29 - 34	Foundation Repairs	66,000		42,185,630
6	FAI	O'NEILL	29 - 34	Structural Roof Deck Repairs	360,000		42,545,630
6	FAI	O'NEILL	29 - 34	Code Corrections	157,300		42,702,930
6				O'NEILL TOTAL:		4,110,250	42,702,930
				Storm Drain Repairs (No. & East of O'Neill & Irving)			
7	FAI	IRVING I	29 - 34	& Irving)	38,400		42,741,330
7	FAI	IRVING I	29 - 34	HVAC Equipment Replacement	600,000		43,341,330
7	FAI	IRVING I	29 - 34	Lab Ventilation Repair	1,500,000		44,841,330
7	FAI	IRVING I	29 - 34	Chiller System Repairs	500,000		45,341,330
7	FAI	IRVING I	29 - 34	Plumbing System Repairs	75,000		45,416,330
7	FAI	IRVING I	29 - 34	Electrical System Repairs	192,000		45,608,330
7	FAI	IRVING I	29 - 34	Replace Lighting	315,068		45,923,398
7	FAI	IRVING I	29 - 34	Replace Exterior Lighting	35,000		45,958,398
7	FAI	IRVING I	29 - 34	Exterior Envelope Repairs	150,000		46,108,398
7	FAI	IRVING I	29 - 34	Ceiling System Replacement	610,235		46,718,633
7	FAI	IRVING I	29 - 34	Floor Covering Replacement	663,300		47,381,933
7	FAI	IRVING I	29 - 34	ADA Improvements	116,078		47,498,011
7	FAI	IRVING I	29 - 34	Elevator Rehabilitation	150,000		47,648,011
7	FAI	IRVING I	29 - 34	Upgrade Service Transformer	75,000		47,723,011
7	FAI	IRVING I	29 - 34	Code Corrections	1,836,768		49,559,779
7				IRVING I TOTAL:		6,856,849	49,559,779
8	FAI	IRVING II	29 - 34	Lab Ventilation Repair	800,000		50,359,779
8	FAI	IRVING II	29 - 34	High Voltage Repair	180,000		50,539,779
8	FAI	IRVING II	29 - 34	Secondary Voltage Repairs/Repair	300,000		50,839,779
8	FAI	IRVING II	29 - 34	Replace lighting	108,300		50,948,079
8	FAI	IRVING II	29 - 34	Fenestration Renovation	75,000		51,023,079
8	FAI	IRVING II	29 - 34	Exterior Envelope Repairs	200,000		51,223,079
8	FAI	IRVING II	29 - 34	Foundation Waterproofing	85,000		51,308,079
8	FAI	IRVING II	29 - 34	Ceiling Replacement	209,760		51,517,839
8	FAI	IRVING II	29 - 34	Floor Covering Replacement	228,000		51,745,839
8	FAI	IRVING II	29 - 34	ADA Improvements	39,900		51,785,739
8	FAI	IRVING II	29 - 34	Elevator Repairs	75,000		51,860,739
8	FAI	IRVING II	29 - 34	HVAC System Repairs	200,000		52,060,739
8	FAI	IRVING II	29 - 34	Code Corrections	59,280		52,120,019

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
8				IRVING II TOTAL:		2,560,240	52,120,019
9	FAI	GRUENING	29 - 34	HVAC System Repair	2,750,000		54,870,019
9	FAI	GRUENING	29 - 34	Lighting Control System Repairs	310,000		55,180,019
9	FAI	GRUENING	29 - 34	Door & Hardware Replacement	97,800		55,277,819
9	FAI	GRUENING	29 - 34	Repair Walls	438,300		55,716,119
9	FAI	GRUENING	29 - 34	Plumbing System Repairs	295,000		56,011,119
9	FAI	GRUENING	29 - 34	Repair/Replace Electrical Systems	325,000		56,336,119
				Exterior Envelope Crack Repair/Window			
9	FAI	GRUENING	29 - 34	Sealing	131,000		56,467,119
9	FAI	GRUENING	29 - 34	Repair Water/Fire Lines	157,000		56,624,119
9	FAI	GRUENING	29 - 34	Electrical Switchgear Renovation	220,000		56,844,119
9	FAI	GRUENING	29 - 34	Storm Drain Repairs	122,050		56,966,169
9	FAI	GRUENING	29 - 34	Replace Stairwell Incandescent to HPS	42,000		57,008,169
9	FAI	GRUENING	29 - 34	Elevator Repairs	225,000		57,233,169
				GRUENING TOTAL:		5,113,150	57,233,169
10	FAI	PATTY CENTER	29 - 34	HVAC System Repair	1,200,000		58,433,169
				Restore Exterior Wall Envelope/Vapor			
10	FAI	PATTY CENTER	29 - 34	Barrier	100,000		58,533,169
10	FAI	PATTY CENTER	29 - 34	Ceiling Replacement	200,000		58,733,169
10	FAI	PATTY CENTER	29 - 34	Repair Entrances	120,000		58,853,169
				Electrical Secondary Distribution			
10	FAI	PATTY CENTER	29 - 34	Renovation	175,000		59,028,169
10	FAI	PATTY CENTER	29 - 34	Floor Covering Replacement	105,950		59,134,119
10	FAI	PATTY CENTER	29 - 34	Door & Hardware Replacement	35,000		59,169,119
10	FAI	PATTY CENTER	29 - 34	Rifle Range Walking Deck Replacement	75,000		59,244,119
10	FAI	PATTY CENTER	29 - 34	Main Entrance Walking Deck Repairs	60,000		59,304,119
				Pool & Support Systems			
10	FAI	PATTY CENTER	29 - 34	Repair/Replacement	2,500,000		61,804,119
				Replace Service Conductors and Add			
10	FAI	PATTY CENTER	29 - 34	cableway	50,000		61,854,119
10	FAI	PATTY CENTER	29 - 34	Site Drainage Emergency Repairs	69,000		61,923,119
10	FAI	PATTY CENTER	29 - 34	Sewer Main Distr. Repairs (collection)	242,000		62,165,119
				PATTY CENTER TOTAL:		4,931,950	62,165,119
11	FAI	PATTY ICE ARENA	29 - 34	HVAC System Repair	750,000		62,915,119
11	FAI	PATTY ICE ARENA	29 - 34	Floor Covering Repairs	210,000		63,125,119
11	FAI	PATTY ICE ARENA	29 - 34	Wall Surface Repairs	136,000		63,261,119
11	FAI	PATTY ICE ARENA	29 - 34	Ice Refrigeration System Repairs	125,500		63,386,619
11	FAI	PATTY ICE ARENA	29 - 34	Door / Hardware Repairs	85,250		63,471,869
				PATTY ICE ARENA TOTAL:		1,306,750	63,471,869
12	FAI	GEIST MUSEUM	29 - 34	Darkroom HVAC Repair	80,000		63,551,869
12	FAI	GEIST MUSEUM	29 - 34	HVAC Controls repairs	250,000		63,801,869
12	FAI	GEIST MUSEUM	29 - 34	Repair Flashing	100,000		63,901,869
12	FAI	GEIST MUSEUM	29 - 34	Foundation Waterproofing	175,000		64,076,869
12	FAI	GEIST MUSEUM	29 - 34	Exterior Wall/Window Repairs	130,000		64,206,869
12	FAI	GEIST MUSEUM	29 - 34	Exterior Wall Vapor Barrier Repairs	300,000		64,506,869
12	FAI	GEIST MUSEUM	29 - 34	Repair/Replace Electrical Systems	100,000		64,606,869
12	FAI	GEIST MUSEUM	29 - 34	Floor Covering Replacement	200,000		64,806,869
12	FAI	GEIST MUSEUM	29 - 34	Repair/Replace Security System	110,000		64,916,869
12	FAI	GEIST MUSEUM	29 - 34	Fire Alarm Repairs	100,000		65,016,869
12	FAI	GEIST MUSEUM	29 - 34	Architectural Finishes repairs	167,000		65,183,869
12	FAI	GEIST MUSEUM	29 - 34	Skylight Repairs	150,000		65,333,869
12	FAI	GEIST MUSEUM	29 - 34	Lighting Repairs	152,000		65,485,869
				GEIST MUSEUM TOTAL:		2,014,000	65,485,869
13	FAI	AFES FARM	29 - 34	Replace Roof Herder's Residence	10,000		65,495,869
13	FAI	AFES FARM	29 - 34	Repair Herder's Residence	16,000		65,511,869
13	FAI	AFES FARM	29 - 34	Replace Roof Barn	180,000		65,691,869
13	FAI	AFES FARM	29 - 34	Replace Roof Maintenance Shop	40,000		65,731,869
13	FAI	AFES FARM	29 - 34	Replace Roof Visitor Center	15,000		65,746,869
				Replace Roof & Soffitt Green House			
13	FAI	AFES FARM	29 - 34	Complex	162,000		65,908,869
13	FAI	AFES FARM	29 - 34	Replace Roof Feed Mills/Repair Walls	70,000		65,978,869
13	FAI	AFES FARM	29 - 34	Repair Envelope - Barn	75,000		66,053,869
13	FAI	AFES FARM	29 - 34	Repair Visitor Center	44,000		66,097,869
				Repair and replace Water Lines/Fire			
13	FAI	AFES FARM	29 - 34	Protection	250,000		66,347,869
13	FAI	AFES FARM	29 - 34	Rehab Animal Waste Collection. System	90,000		66,437,869
13	FAI	AFES FARM	29 - 34	Repair/Repair Overhead Dist. Wiring	79,000		66,516,869

**FY98 DEFERRED MAINTENANCE
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UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
13	FAI	AFES FARM	29 - 34	Repair deteriorating exterior lighting	25,000		66,541,869
				Sewer Main Distribution Repairs(Parks Hwy			
13	FAI	AFES FARM	29 - 34	Crossing)	215,000		66,756,869
				Sewer Main Distribution Repairs(W Tanana			
13	FAI	AFES FARM	29 - 34	Dr/AK RR)	204,000		66,960,869
13	FAI	AFES FARM	29 - 34	Storm Drain Repairs	28,000		66,988,869
13				AFES FARM TOTAL:		1,503,000	66,988,869
14	FAI	CONSTIT. HALL	29 - 34	Window Replacement	250,000		67,238,869
14	FAI	CONSTIT. HALL	29 - 34	Exterior Surface Restoration	250,000		67,488,869
14	FAI	CONSTIT. HALL	29 - 34	Exterior Envelope Repairs	150,000		67,638,869
14	FAI	CONSTIT. HALL	29 - 34	Floor Covering Replacement	78,000		67,716,869
14	FAI	CONSTIT. HALL	29 - 34	Door Repairs / Replacement	167,000		67,883,869
14	FAI	CONSTIT. HALL	29 - 34	Wall surface repairs	54,500		67,938,369
14	FAI	CONSTIT. HALL	29 - 34	Heating System Repairs	210,000		68,148,369
14	FAI	CONSTIT. HALL	29 - 34	Electrical system repairs	150,000		68,298,369
14	FAI	CONSTIT. HALL	29 - 34	Plumbing system repairs	79,450		68,377,819
14	FAI	CONSTIT. HALL	29 - 34	Ceiling repairs	136,630		68,514,449
14				CONSTITUTION HALL TOTAL:		1,525,580	68,514,449
15	FAI	EIELSON	29 - 34	HVAC Repairs	750,000		69,264,449
15	FAI	EIELSON	29 - 34	Exterior Window Repairs / replacement	250,000		69,514,449
15	FAI	EIELSON	29 - 34	Electrical System Repairs	250,000		69,764,449
15	FAI	EIELSON	29 - 34	Floor Covering Replacement	64,000		69,828,449
15	FAI	EIELSON	29 - 34	Door & Hardware Replacement	40,000		69,868,449
15	FAI	EIELSON	29 - 34	Plumbing System Repairs	45,000		69,913,449
15	FAI	EIELSON	29 - 34	Fire Alarm repairs / modifications	81,000		69,994,449
15	FAI	EIELSON	29 - 34	Hydronic System Repairs	150,000		70,144,449
15	FAI	EIELSON	29 - 34	Modify and repair South Entry Lighting	25,000		70,169,449
15	FAI	EIELSON	29 - 34	Replace Deteriorating Exterior Lighting	30,000		70,199,449
15				EIELSON TOTAL:		1,685,000	70,199,449
16	FAI	ELVEY	29 - 34	Lighting Controls Renovation/Replacement	500,000		70,699,449
16	FAI	ELVEY	29 - 34	Electrical Control and Distribution Repairs	250,000		70,949,449
16	FAI	ELVEY	29 - 34	Exterior Column Repairs	120,000		71,069,449
16	FAI	ELVEY	29 - 34	HVAC System Repairs	2,500,000		73,569,449
16	FAI	ELVEY	29 - 34	Foyer/Annex Roof/Termination	100,000		73,669,449
16	FAI	ELVEY	29 - 34	Exterior Envelope Repairs	450,000		74,119,449
16	FAI	ELVEY	29 - 34	Foundation Waterproofing	100,000		74,219,449
16	FAI	ELVEY	29 - 34	Floor Covering Replacement	900,000		75,119,449
16	FAI	ELVEY	29 - 34	Ceiling Repairs	900,000		76,019,449
16	FAI	ELVEY	29 - 34	Exterior Walkway Reconstruction	90,000		76,109,449
16	FAI	ELVEY	29 - 34	Exterior Steps Reconstruction	50,000		76,159,449
16	FAI	ELVEY	29 - 34	Replace service transformers	90,000		76,249,449
16	FAI	ELVEY	29 - 34	Hydronic System Repairs	800,000		77,049,449
16	FAI	ELVEY	29 - 34	Sewer Main Distr. Repairs (MH K)	368,050		77,417,499
16				ELVEY TOTAL:		7,218,050	77,417,499
17	FAI	INTER CAMPUS-HARPER	29 - 34	Electrical Repair	145,000		77,562,499
17	FAI	INTER CAMPUS-HARPER	29 - 34	Repair/Replace ACM Panels	95,000		77,657,499
17	FAI	INTER CAMPUS-HARPER	29 - 34	Renovate HBO System	75,000		77,732,499
17	FAI	INTER CAMPUS-HARPER	29 - 34	Replace/Relocate Sewer Lift Station	15,000		77,747,499
17	FAI	INTER CAMPUS-HARPER	29 - 34	Renovate Exterior Window System	38,000		77,785,499
17	FAI	INTER CAMPUS-HARPER	29 - 34	Floor covering replacement / repairs	165,150		77,950,649
17	FAI			INTERIOR CAMPUS-HARPER TOTAL:		533,150	77,950,649
18	FAI	HEALTH/SAFETY	29 - 34	HVAC Renovation	350,530		78,301,179
18	FAI	HEALTH/SAFETY	29 - 34	Electrical System Repair	185,000		78,486,179
18	FAI	HEALTH/SAFETY	29 - 34	Ceiling Repair	110,000		78,596,179
18	FAI	HEALTH/SAFETY	29 - 34	Floor Covering Replacement	180,000		78,776,179
18	FAI	HEALTH/SAFETY	29 - 34	Wall Repairs/Patch & Paint	87,000		78,863,179
18	FAI	HEALTH/SAFETY	29 - 34	Door & Hardware Replacement	22,000		78,885,179
18	FAI	HEALTH/SAFETY	29 - 34	Plumbing System Repairs	135,000		79,020,179
18	FAI			HEALTH/SAFETY TOTAL:		1,069,530	79,020,179
19	FAI	WOOD CENTER	29 - 34	HVAC System Repair	725,000		79,745,179

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19	FAI	WOOD CENTER	29 - 34	Building Envelope Vapor Barrier	100,000		79,845,179
19	FAI	WOOD CENTER	29 - 34	Roof Replacement/Repairs	50,000		79,895,179
19	FAI	WOOD CENTER	29 - 34	Repair Kitchen walk-in Coolers	60,000		79,955,179
19	FAI	WOOD CENTER	29 - 34	Replace Hot Water Heater	55,000		80,010,179
19	FAI	WOOD CENTER	29 - 34	Main Entrance Walking Deck Repairs	50,000		80,060,179
19	FAI	WOOD CENTER	29 - 34	Lighting/Controls Repairs	300,000		80,360,179
19	FAI	WOOD CENTER	29 - 34	Floor Covering Replacement	120,000		80,480,179
19	FAI	WOOD CENTER	29 - 34	Ceiling Repairs	200,000		80,680,179
19	FAI	WOOD CENTER	29 - 34	Wall Finishes	240,000		80,920,179
19	FAI	WOOD CENTER	29 - 34	Door & Hardware Replacement	125,000		81,045,179
19	FAI	WOOD CENTER	29 - 34	Lift Station Repairs	25,000		81,070,179
19	FAI	WOOD CENTER	29 - 34	Plumbing Piping Repair	165,000		81,235,179
19	FAI	WOOD CENTER	29 - 34	Electrical Repairs	150,000		81,385,179
19	FAI	WOOD CENTER	29 - 34	Replace Aluminum Feeder Cables	50,000		81,435,179
19	FAI	WOOD CENTER	29 - 34	Ballroom PA System Repairs	55,000		81,490,179
19	FAI	WOOD CENTER	29 - 34	Bathroom Fixture Replacement	43,000		81,533,179
19	FAI			WOOD CENTER TOTAL:		2,513,000	81,533,179
20	PALMER	AFES FARM	26 - 28	HVAC Repair	100,000		81,633,179
20				AFES PALMER FARM TOTAL:		100,000	81,633,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Alarm System Repairs	20,000		81,653,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Repair / Replace Lighting System	30,000		81,683,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Emergency Lighting Repairs	5,000		81,688,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Exterior Lighting Rehabilitation	2,000		81,690,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Heating System Boiler Replacement	65,000		81,755,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Rehabilitate Restrooms	10,000		81,765,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Realign Exterior Doors	500		81,765,679
20	DLHAM	BRISTOL BAY CAMPUS	39	Paint Walls	5,000		81,770,679
20				BRISTOL BAY CAMPUS TOTAL:		137,500	81,770,679
20	KOTZ	CHUKCHI CMP	37	Exterior Rehabilitation	35,000		81,805,679
20	KOTZ	CHUKCHI CMP	37	Replace Exterior Windows	70,000		81,875,679
20	KOTZ	CHUKCHI CMP	37	Replace Flooring and Interior Finishes	35,000		81,910,679
20	KOTZ	CHUKCHI CMP	37	Replace Suspended Ceiling System	40,000		81,950,679
20	KOTZ	CHUKCHI CMP	37	Roof & Chimney Repairs	12,000		81,962,679
20	KOTZ	CHUKCHI CMP	37	Water System Repairs	35,000		81,997,679
20	KOTZ	CHUKCHI CMP	37	Replace Fire Alarm	38,800		82,036,479
20		CHUKCHI CAMPUS-INTERIOR CAMPUS-		CHUKCHI CAMPUS TOTAL:		265,800	82,036,479
20	FAI	DTC	29 - 34	HVAC Renovation	45,000		82,081,479
20	FAI	DTC	29 - 34	Elevator Infiltration Control	15,000		82,096,479
20	FAI	DTC	29 - 34	Flooring Replacement	95,000		82,191,479
20	FAI	DTC	29 - 34	DTC Window Replacement	175,000		82,366,479
20	FAI	DTC	29 - 34	Restoration of Drainage & Surfacing	184,000		82,550,479
20				INTERIOR CAMPUS TOTAL:		514,000	82,550,479
20	BETHEL	KUSKOKWIM CMP	39	Shop Repairs (Voc-Tec)	1,250,000		83,800,479
20	BETHEL	KUSKOKWIM CMP	39	Roof Repairs	50,000		83,850,479
20	BETHEL	KUSKOKWIM CMP	39	Back-up Boiler Repairs	26,000		83,876,479
20	BETHEL	KUSKOKWIM CMP	39	Fire Alarm System Repair	150,000		84,026,479
20	BETHEL	KUSKOKWIM CMP	39	Foundation Rehabilitation	55,000		84,081,479
20	BETHEL	KUSKOKWIM CMP	39	Window Replacement	20,000		84,101,479
20	BETHEL	KUSKOKWIM CMP	39	Window Replacement	20,000		84,121,479
20	BETHEL	KUSKOKWIM CMP	39	Repair Main Entry	55,000		84,176,479
20	BETHEL	KUSKOKWIM CMP	39	Rehabilitate Mechanical Room	75,000		84,251,479
20	BETHEL	KUSKOKWIM CMP	39	Rehabilitate Foundation	55,000		84,306,479
20				KUSKOKWIM CAMPUS TOTAL:		1,756,000	84,306,479
20	MATSU	AFES FARM	26 - 28	Pump & Controls Replacement	125,000		84,431,479

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20	MATSU	AFES FARM	26 - 28	Water Supply/Distribution System Repairs	200,000		84,631,479
20	MATSU	AFES FARM	26 - 28	Venting System Rehabilitation	10,000		84,641,479
20	MATSU	AFES FARM	26 - 28	Renovate Exterior Envelope	25,000		84,666,479
20	MATSU	AFES FARM	26 - 28	Floor Replacement	15,000		84,681,479
20	MATSU	AFES FARM	26 - 28	Controls Rehabilitation	200,000		84,881,479
20				MATSU AFES FARM TOTAL:		575,000	84,881,479
20	NOME	NORTHWEST CMP	38	Boiler Replacement	120,000		85,001,479
20	NOME	NORTHWEST CMP	38	Window & Door Replacement	5,000		85,006,479
20	NOME	NORTHWEST CMP	38	Floors, Walls & Ceiling Repairs	20,000		85,026,479
20	NOME	NORTHWEST CMP	38	Window & Door Replacement	6,000		85,032,479
20	NOME	NORTHWEST CMP	38	Replace Doors & Hardware	15,000		85,047,479
20	NOME	NORTHWEST CMP	38	Interior Finishes Replacement	25,000		85,072,479
20	NOME	NORTHWEST CMP	38	Flooring Replacement	8,000		85,080,479
20	NOME	NORTHWEST CMP	38	Repair Greenhouse	9,000		85,089,479
20	NOME	NORTHWEST CMP	38	Flooring Replacement	5,000		85,094,479
20	NOME	NORTHWEST CMP	38	Flooring Replacement	5,000		85,099,479
20	NOME	NORTHWEST CMP	38	Flooring Replacement	5,000		85,104,479
20	NOME	NORTHWEST CMP	38	HVAC Repairs	75,000		85,179,479
20	NOME	NORTHWEST CMP	38	Flooring Replacement	5,000		85,184,479
20	NOME	NORTHWEST CMP	38	Exterior Envelope Renovation	10,000		85,194,479
20	NOME	NORTHWEST CMP	38	Window Replacement	30,000		85,224,479
20	NOME	NORTHWEST CMP	38	Flooring Replacement	5,000		85,229,479
20				NORTHWEST CAMPUS (NOME) TOTAL:		348,000	85,229,479
20	PALMER	RESEARCH CTR	26 - 28	Interior Surface Rehabilitation	250,000		85,479,479
20	PALMER	RESEARCH CTR	26 - 28	Roof Replacement	40,000		85,519,479
20	PALMER	RESEARCH CTR	26 - 28	Exterior Restoration	75,000		85,594,479
20	PALMER	RESEARCH CTR	26 - 28	Interior Rehabilitation	80,000		85,674,479
20	PALMER	RESEARCH CTR	26 - 28	HVAC Repairs	250,000		85,924,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	20,000		85,944,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	28,000		85,972,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	28,000		86,000,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	20,000		86,020,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	20,000		86,040,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	20,000		86,060,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	20,000		86,080,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	28,000		86,108,479
20				PALMER RESEARCH CENTER TOTAL:		879,000	86,108,479
20	SEWARD	MARINE CENTER	8	Roof Repairs	180,000		86,288,479
20	SEWARD	MARINE CENTER	8	HVAC Repairs	50,000		86,338,479
20	SEWARD	MARINE CENTER	8	Laboratory Furnishings Renovation	10,000		86,348,479
20	SEWARD	MARINE CENTER	8	New Wet Labs Drain	20,000		86,368,479
20	SEWARD	MARINE CENTER	8	Exterior Lighting	15,000		86,383,479
20	SEWARD	MARINE CENTER	8	Restroom Rehabilitation	30,000		86,413,479
20	SEWARD	MARINE CENTER	8	Replace Carpet (213 S4)	12,000		86,425,479
20	SEWARD	MARINE CENTER	8	Aquaculture Pond Repair	20,000		86,445,479
20	SEWARD	MARINE CENTER	8	Furnace Repairs/Heating Repair	25,000		86,470,479
20	SEWARD	MARINE CENTER	8	Entryway Repairs	50,000		86,520,479
20	SEWARD	MARINE CENTER	8	Exterior Lighting Repairs	20,000		86,540,479
20				SEWARD MARINE CENTER TOTAL:		432,000	86,540,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Exterior Window Repairs	35,000		86,575,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Floor Covering Repairs	25,000		86,600,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Replace Hot Water Heating Piping	15,000		86,615,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Replace Bathroom Fixtures	28,000		86,643,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Repair Fire Alarm System	7,000		86,650,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Hydronic Heating System Repairs	175,000		86,825,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Paint Exterior Surfaces	15,000		86,840,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Replace Interior Lighting	55,000		86,895,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Overhead Door Replacement	75,000		86,970,479

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Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
21	FAI	WHITTAKER (Fire Dept)	29 - 34	HVAC System Repairs	190,000		87,160,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Electrical Repairs	40,000		87,200,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Interior Finishes Repairs	35,000		87,235,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Door & Hardware Replacement	40,000		87,275,479
21				WHITTAKER TOTAL:		735,000	87,275,479
22	FAI	BUNNELL HOUSE	29 - 34	Exterior Painting	10,000		87,285,479
22	FAI	BUNNELL HOUSE	29 - 34	Electrical Repairs	30,000		87,315,479
22	FAI	BUNNELL HOUSE	29 - 34	Roof Reconstruction	25,000		87,340,479
22	FAI		29 - 34	BUNNELL HOUSE TOTAL:		65,000	87,340,479
23	FAI	SIGNERS' HALL	29 - 34	Darkroom HVAC Repair	40,000		87,380,479
23	FAI	SIGNERS' HALL	29 - 34	Fire Alarm Repair	45,000		87,425,479
23	FAI	SIGNERS' HALL	29 - 34	Floor Covering Repairs	65,000		87,490,479
23	FAI	SIGNERS' HALL	29 - 34	Repair Wall Finishes	85,000		87,575,479
23	FAI	SIGNERS' HALL	29 - 34	Replace Exterior Windows	70,000		87,645,479
23	FAI	SIGNERS' HALL	29 - 34	HVAC System Repairs	233,000		87,878,479
23	FAI	SIGNERS' HALL	29 - 34	Lighting System Repair	135,000		88,013,479
23	FAI	SIGNERS' HALL	29 - 34	Door & Hardware Replacement	100,360		88,113,839
23			29 - 34	SIGNERS' TOTAL:		773,360	88,113,839
24	FAI	UNIV PARK	29 - 34	Repair Fire Alarm System	54,000		88,167,839
24	FAI	UNIV PARK	29 - 34	Roof Stabilization Repairs	150,000		88,317,839
24	FAI	UNIV PARK	29 - 34	Interior Finishes Repairs	25,000		88,342,839
24	FAI		29 - 34	UNIVERSITY PARK TOTAL:		229,000	88,342,839
25		ROADS/SITE/SEWER					88,342,839
25	FAI	AMBLER LANE	29 - 34	Repair Roadway Drainage/Subgrade	269,000		88,611,839
25	FAI			AMBLER LANE TOTAL:		269,000	88,611,839
25	FAI	BALLAINE PARKING LOT	29 - 34	Repair Stairway/Lot Lighting	34,000		88,645,839
25				BALLAINE PARKING LOT TOTAL:		34,000	88,645,839
25	FAI	CHANDALAR EXTERIOR	29 - 34	Correct Deficiencies/Condition/ Subgrade/Drainage	171,000		88,816,839
25	FAI			CHANDALAR EXTERIOR TOTAL:		171,000	88,816,839
25	FAI	CHANDALAR/ COOPER ST	29 - 34	Repair Roadway Drainage/Subgrade	183,000		88,999,839
25	FAI			CHANDALAR/COOPER ST. TOTAL:		183,000	88,999,839
25	FAI	CHAPMAN YUKON DRIVE	29 - 34	Replace Deteriorating Exterior Lighting	40,000		89,039,839
25				CHAPMAN YUKON DRIVE TOTAL		40,000	89,039,839
25	FAI	COLUMBIA CIRCLE EXTERIOR	29 - 34	Reconstruct Sewer Main to Harwood Hall	255,000		89,294,839
25				COLUMBIA CIRCLE EXTERIOR TOTAL:		255,000	89,294,839
25	FAI	COMMONS PLAZA	29 - 34	Replace Deteriorating Exterior Lighting	41,000		89,335,839
25	FAI			COMMONS PLAZA TOTAL:		41,000	89,335,839
25	FAI	COPPER STREET	29 - 34	Repair Roadway Drainage/Subgrade	379,000		89,714,839
25				COPPER STREET TOTAL:		379,000	89,714,839
25	FAI	DEER YARD	29 - 34	Electrical Distribution Repairs	275,000		89,989,839
25				DEER YARD TOTAL:		275,000	89,989,839
25	FAI	DENALI LANE WALKWAY	29 - 34	Deficiencies/Condition/ Subgrade/Drainage	167,000		90,156,839
25				DENALI LANE WALKWAY TOTAL:		167,000	90,156,839
25	FAI	FAIRBANKS ST	29 - 34	Repair Roadway Drainage/Subgrade	326,000		90,482,839
25	FAI	FAIRBANKS ST	29 - 34	Repair "Dip" in Roadway	209,000		90,691,839
25				FAIRBANKS STREET TOTAL:		535,000	90,691,839
25	FAI	GEIST RD SEWER	29 - 34	Sewer Main Distr. Repairs (Geist)	364,000		91,055,839
25				Reconstruct Sewer Main to Central			
25	FAI	GEIST RD SEWER	29 - 34	Campus	310,000		91,365,839
25				GEIST ROAD SEWER TOTAL:		674,000	91,365,839
25				Replace Deteriorating Exterior			
25	FAI	HAIDA	29 - 34	Lighting/Stevens	29,000		91,394,839
25	FAI	HAIDA	29 - 34	Replace Deteriorating Exterior Lighting	30,000		91,424,839
25				HAIDA TOTAL:		59,000	91,424,839
25	FAI	HARWOOD EXTERIOR	29 - 34	Site Drainage Emergency Repairs	53,000		91,477,839
25				HARWOOD EXTERIOR TOTAL:		53,000	91,477,839

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
25	FAI	HESS VILLAGE EXTERIOR	29 - 34	Replace Deteriorating Exterior Lighting	31,000		91,508,839
25	FAI	HESS VILLAGE EXTERIOR	29 - 34	Replace Transformers & Service Entrances	50,000		91,558,839
25	FAI	HESS VILLAGE EXTERIOR	29 - 34	Replace Deteriorating Exterior Lighting	33,000		91,591,839
25	FAI	HESS VILLAGE EXTERIOR	29 - 34	Restoration/Drainage and Surfacing	421,000		92,012,839
25	FAI	HESS VILLAGE EXTERIOR	29 - 34	Replace Deteriorating Exterior Lighting	25,000		92,037,839
25	FAI	HESS VILLAGE EXTERIOR	29 - 34	Deficiencies/Condition/Subgrade/Drainage	116,000		92,153,839
25				HESS VILLAGE EXTERIOR TOTAL:		676,000	92,153,839
25	FAI	KOBUK AVE. WALKWAY	29 - 34	Correct Deficiencies/Condition/Subgrade/Drainage	128,000		92,281,839
25				KOBUK AVE. WALKWAY TOTAL:		128,000	92,281,839
25	FAI	KUSKOKWIM WAY	29 - 34	Replace Deteriorating Exterior Lighting	36,000		92,317,839
25	FAI	KUSKOKWIM WY/TANANA LP	29 - 34	Repair Roadway Drainage/Subgrade	251,000		92,568,839
25				KUSKOKWIM WAY/TANANA LOOP TOTAL:		287,000	92,568,839
25	FAI	LARS VIEWING PARK. LOT	29 - 34	Restoration/Drainage and Surfacing	25,000		92,593,839
25	FAI			LARS VIEWING PARK. LOT TOTAL:		25,000	92,593,839
25	FAI	MOORE EXTERIOR	29 - 34	Restoration/Drainage and Surfacing	215,000		92,808,839
25				MOORE EXTERIOR TOTAL:		215,000	92,808,839
25	FAI	NENANA PARKING LOT	29 - 34	Storm Drain Repairs	48,000		92,856,839
25				NENANA PARKING LOT TOTAL:		48,000	92,856,839
25	FAI	NOATAK PARKING LOT	29 - 34	Restoration/Drainage and Surfacing	294,000		93,150,839
25	FAI			NOATAK PARKING LOT TOTAL:		294,000	93,150,839
25	FAI	PLAZA	29 - 34	Storm Drain Repairs (Gruening & Library)	51,000		93,201,839
25				PLAZA TOTAL:		51,000	93,201,839
25	FAI	POWER PLANT SITE	29 - 34	Site Drainage Emergency Repairs/Exter. Drive	23,000		93,224,839
25	FAI	POWER PLANT SITE	29 - 34	Sewer Main Distribution Repairs	368,000		93,592,839
25				POWER PLANT SITE TOTAL:		391,000	93,592,839
25	FAI	SAC EXTERIOR	29 - 34	Replace Deteriorating Exterior Lighting	25,000		93,617,839
25				SAC EXTERIOR TOTAL:		25,000	93,617,839
25	FAI	TAKU	29 - 34	Storm Drain Repairs/Drive	117,000		93,734,839
25	FAI	TAKU	29 - 34	Restoration/Drainage and Surfacing/Parking Lot	387,000		94,121,839
25	FAI	TAKU	29 - 34	Taku Parking Lot Rehabilitation	125,000		94,246,839
25				TAKU PARKING LOT TOTAL:		629,000	94,246,839
25	FAI	TANANA DRIVE	29 - 34	Repair Roadway Drainage/Subgrade	329,000		94,575,839
25	FAI	TANANA DRIVE	29 - 34	Sewer Main Distribution Repairs	381,000		94,956,839
25	FAI	TANANA DRIVE	29 - 34	Deficiencies/Condition/ Subgrade/Drainage	238,000		95,194,839
25	FAI	TANANA LOOP	29 - 34	Replace Deteriorating Exterior Lighting	35,000		95,229,839
25				TANANA DRIVE/LOOP TOTAL:		983,000	95,229,839
25	FAI	UPPER DORM SITE	29 - 34	Re:Incandescent Soffitt Lites w/HPS	25,000		95,254,839
25	FAI	UPPER DORM SITE	29 - 34	Restoration/Drainage and Surfacing	107,000		95,361,839
25	FAI	UPPER DORM SITE	29 - 34	Replace Deteriorating Exterior Lighting/Parking Lot	39,000		95,400,839
25	FAI	UPPER/LOWER DORMS SITE	29 - 34	Correct Deficiencies/Condition/Subgrade/Drainage	259,000		95,659,839
25				UPPER/LOWER DORMS SITE TOTAL:		430,000	95,659,839
25	FAI	WALSH EXTERIOR	29 - 34	Site Drainage Emergency Repairs/NW	19,000		95,678,839
25	FAI	WALSH EXTERIOR	29 - 34	Replace Deteriorating Exterior Lighting	30,000		95,708,839
25				WALSH EXTERIOR TOTAL:		49,000	95,708,839
25	FAI	WICKERSHAM /WOOD CENTER	29 - 34	Sewer Main Distribution Repairs (Discharge @ MH30)	222,000		95,930,839
25				WICKERSHAM/WOOD CENTER TOTAL:		222,000	95,930,839
25	FAI	YUKON DRIVE	29 - 34	Storm Drain Repairs	87,000		96,017,839
25	FAI	YUKON DRIVE	29 - 34	Correct Deficiencies/Condition/Subgrade/Drainage	157,000		96,174,839
25				YUKON DRIVE TOTALS:		244,000	96,174,839
26	FAI	HESS COMMONS	29 - 34	Repair Roof Soffit	2,583		96,177,422

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
26	FAI	HESS COMMONS	29 - 34	Replace Windows	29,087		96,206,509
26	FAI	HESS COMMONS	29 - 34	Recaulk	2,461		96,208,970
26	FAI	HESS COMMONS	29 - 34	Replace Exterior Doors	34,656		96,243,626
26	FAI	HESS COMMONS	29 - 34	Replace Window/Trim	1,485		96,245,111
26	FAI	HESS COMMONS	29 - 34	Replace Window Hardware	936		96,246,047
26	FAI	HESS COMMONS	29 - 34	Paint Exterior Surfaces	3,299		96,249,346
26	FAI	HESS COMMONS	29 - 34	Replace/Repair Fixtures	9,940		96,259,286
26	FAI	HESS COMMONS	29 - 34	Replace Lighting Fixtures	11,556		96,270,842
26	FAI	HESS COMMONS	29 - 34	Relight Kitchen Area	7,455		96,278,297
26	FAI	HESS COMMONS	29 - 34	Fire Alarm Detection	95,655		96,373,952
26	FAI	HESS COMMONS	29 - 34	Replace Vinyl Floor Covering	7,267		96,381,219
26	FAI	HESS COMMONS	29 - 34	Replace Toilet Room Accessories	14,093		96,395,312
26	FAI	HESS COMMONS	29 - 34	Replace Window Coverings	1,251		96,396,563
26	FAI	HESS COMMONS	29 - 34	Replace Base Molding	4,567		96,401,130
26	FAI	HESS COMMONS	29 - 34	Repair Door/Window Trim	1,237		96,402,367
26	FAI	HESS COMMONS	29 - 34	Refinish Interior Walls	9,974		96,412,341
26	FAI	HESS COMMONS	29 - 34	Repair Handrails	834		96,413,175
26	FAI	HESS COMMONS	29 - 34	Repair Acoustic Ceiling	15,885		96,429,060
26	FAI	HESS COMMONS	29 - 34	Replace Baseboard Heater Covers	1,473		96,430,533
26	FAI	HESS COMMONS	29 - 34	Replace Exterior Handrail	2,589		96,433,122
26	FAI	HESS COMMONS	29 - 34	Repair Exterior Concrete Stair	855		96,433,977
26	FAI	HESS COMMONS	29 - 34	Repair Garbage Fencing	5,961		96,439,938
26	FAI	HESS COMMONS	29 - 34	Repair Rock Facade	54,400		96,494,338
26	FAI	HESS COMMONS	29 - 34	Replace Pump Disconnect/Starters	4,326		96,498,664
26	FAI	HESS COMMONS	29 - 34	Repairs Breaker Coordination & Meters	45,175		96,543,839
26	FAI	HESS COMMONS	29 - 34	Replace Restroom Fixtures	21,000		96,564,839
26	FAI	HESS COMMONS	29 - 34	HVAC Repairs	75,000		96,639,839
26				HESS COMMONS TOTAL:		465,000	96,639,839
				Waterproof Utilidor/Surface/ Groundwater leaks			
27	FAI	UTILIDOR	29 - 34	leaks	56,000		96,695,839
				Waterproof Utilidor/Surface/ Groundwater leaks			
27	FAI	UTILIDOR	29 - 34	leaks	41,000		96,736,839
				Waterproof Utilidor/Surface/ Groundwater leaks			
27	FAI	UTILIDOR	29 - 34	leaks	37,000		96,773,839
				Waterproof Utilidor/Surface/ Groundwater leaks			
27	FAI	UTILIDOR	29 - 34	leaks	35,000		96,808,839
				Waterproof Utilidor/Surface/ Groundwater leaks			
27	FAI	UTILIDOR	29 - 34	leaks	36,000		96,844,839
27				UTILIDOR TOTALS:		205,000	96,844,839
28	FAI	UTILITIES	29 - 34	Compressed Air System Repairs	65,000		96,909,839
28	FAI	UTILITIES	29 - 34	Geist Well Water Line Replacement	150,000		97,059,839
28	FAI	UTILITIES	29 - 34	Distribution Piping	100,000		97,159,839
28	FAI	UTILITIES	29 - 34	R/O Repairs	55,000		97,214,839
28	FAI	UTILITIES	29 - 34	Boiler Feed Pump Rebuild	75,000		97,289,839
28	FAI	UTILITIES	29 - 34	Boiler Communications Upgrade	160,000		97,449,839
28				UTILITIES TOTAL:		605,000	97,449,839
		ATKINSON (Power Plant)					
29	FAI	ATKINSON (Power Plant)	29 - 34	Fire Alarm System Repairs	110,000		97,559,839
29	FAI	ATKINSON (Power Plant)	29 - 34	Code Corrections	1,300,000		98,859,839
29				ATKINSON TOTAL:		1,410,000	98,859,839
30	FAI	PHYSICAL PLANT	29 - 34	Renovate HVAC System	2,000,000		100,859,839
30	FAI	PHYSICAL PLANT	29 - 34	Renovate Secondary Electrical System	150,000		101,009,839
30	FAI	PHYSICAL PLANT	29 - 34	Exterior Cladding Repairs	50,000		101,059,839
30	FAI	PHYSICAL PLANT	29 - 34	Floor Covering Replacement	70,000		101,129,839
30	FAI	PHYSICAL PLANT	29 - 34	Door & Hardware Replacement	50,000		101,179,839
30	FAI	PHYSICAL PLANT	29 - 34	Plumbing System Repairs	150,000		101,329,839
30	FAI	PHYSICAL PLANT	29 - 34	Sewage Lift Station Repairs	20,000		101,349,839
30	FAI	PHYSICAL PLANT	29 - 34	Fire Alarm Repair	176,000		101,525,839
30	FAI	PHYSICAL PLANT	29 - 34	Replace transformers & service entrance	45,000		101,570,839
30	FAI	PHYSICAL PLANT	29 - 34	Restoration/Drainage and Surfacing	284,000		101,854,839
30	FAI	PHYSICAL PLANT	29 - 34	Code Corrections	3,403,861		105,258,700
30				PHYSICAL PLANT TOTAL:		6,398,861	105,258,700
UAF NON-RESIDENTIAL DEFERRED MAINTENANCE TOTALS					105,258,700		

**FY98 DEFERRED MAINTENANCE
NON RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA SOUTHEAST**

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
1	Marine Core Bldg	4	Sandblast & Repaint Overpass-Bridge No. 1585	72,000	72,000
2	Soboleff Bldg	4	Replace Original Boiler	45,000	117,000
3	Anderson Bldg	4	Replace Access Ramp & Fire Escape	55,400	172,400
4	Soboleff Bldg	4	Replace Air Diffusers and Ceiling Tiles	50,878	223,278
5	Hendrickson Bldg	4	Replace Track Wall - Room 205	5,600	228,878
6	Bill Ray Center	4	Repair Asphalt & Seal Lot & Relocate Lot Lighting	65,000	293,878
7	Auke Lake South Access R	4	Repair & Replace Road Surface	90,500	384,378
8	Anderson Bldg	4	Repair Foundation Drainage	36,358	420,736
9	Anderson Bldg	4	Repair & Stripe Parking Lot	28,605	449,341
10	Soboleff Bldg	4	Replace Siding Sections & Repaint	27,952	477,293
11	Novatney Bldg	4	Insulate 1st Fl. Exterior Walls	16,377	493,670
12	Novatney Bldg	4	Replace Original Boiler	45,000	538,670
13	Marine Core Bldg	4	Repaint Interior	14,557	553,227
14	Bill Ray Center	4	Replace Exterior Doors	16,377	569,604
15	Bill Ray Center	4	Retile Restroom Walls & Floors	27,400	597,004
16	Anderson Bldg	4	Replace Pressure Waste Lines	25,956	622,960
17	Hendrickson Bldg	4	Repair & Repaint Exterior Surfaces	14,650	637,610
18	Auke Lake Site	4	Repair Pedestrian Paths	46,958	684,568
19	Marine Core Bldg	3	Replace UST	23,320	707,888
20	Marine Core Bldg	3	Replace Exterior Sheet Metal One Side	49,131	757,019
21	Marine Core Bldg	3	Recarpet Classroom	21,836	778,855
22	Anderson Bldg	4	Replace Asphalt Drive & Lot	32,754	811,609
23	Anderson Bldg	4	Replace Carpet 2nd Fl Offices/Classrooms	29,044	840,653
24	Anderson Bldg	4	Repair & Repaint Exterior Siding	27,000	867,653
25	Soboleff Bldg	4	Retile Walls & Floors Restrooms	20,600	888,253
26	Bill Ray Center	3	Replace Original Boilers	45,000	933,253
27	Anderson Bldg	4	Repaint Interior	29,044	962,297
28	Bill Ray Center	4	Replace Carpet	54,590	1,016,887
29	Marine Tech Bldg	4	Repaint Interior	11,646	1,028,533
30	Marine Tech Bldg	4	Install Light Covers	7,279	1,035,812
31	Anderson Bldg	4	Replace Damage Ceiling Tiles & Floor Baseboards	8,734	1,044,546
32	Anderson Bldg	4	Replace Walk-In Refer Comp.	15,370	1,059,916
33	Anderson Bldg	4	Replace Fence & Rail	15,285	1,075,201
34	Bill Ray Center	4	Reinstall Fence	23,293	1,098,494
35	Mourant Bldg	4	Repair Roof Gutter	16,218	1,114,712
36	Mourant Bldg	4	Repair Concrete At Entry	4,367	1,119,079
37	Mourant Bldg	4	Repair Window Hardware	7,279	1,126,358
38	Mourant Bldg	4	Remove Campus Street Lights From Bldg Transfor	24,500	1,150,858
39	Auke Lake Site	4	Replace Sewage Lift Station	65,000	1,215,858
40	Hendrickson Bldg	4	Replace Interior Lighting	10,190	1,226,048
41	Hendrickson Bldg	4	Replace Damaged Ceiling Tiles	4,367	1,230,415
42	Knode House	4	Replace Roof	9,301	1,239,716
43	Anderson Bldg	4	Repair Acid Neutralizer Pit	19,716	1,259,432
44	Whitehead Bldg	4	Repair OS Pedestrian Deck	30,000	1,289,432
Juneau Campus Subtotals				\$1,289,432	

KETCHIKAN

CAMPUS

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
1	Ziegler Bldg	1	Replace Electric Heat Phases II	107,623	107,623
2	Ziegler Bldg	1	Replace & Pave Parking Lot	85,000	192,623

**FY98 DEFERRED MAINTENANCE
NON RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA SOUTHEAST**

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
3	Ziegler Bldg	1	Replace Finishes	66,436	259,059
4	Paul Bldg	1	Replace Finishes	66,436	325,495
5	Ziegler Bldg	1	Replace Roof	132,500	457,995
6	Paul Bldg	1	Replace Roof	159,000	616,995
7	Robertson Bldg	1	Grade & Pave Parking Lot	93,000	709,995
8	Ziegler Bldg	1	Replace CeilingTile & Demountable Walls	25,000	734,995
9	Paul Bldg	1	Replace CeilingTile	33,000	767,995
Ketchikan Campus Subtotals				\$767,995	

SITKA

CAMPUS

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
1	Hanger 332	2	Parking Apron Repairs/Mark Roadway	84,800	84,800
Sitka Campus Subtotals				\$84,800	

UAS NON-RESIDENTIAL DEFERRED MAINTENANCE TOTALS

\$2,142,227

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA ANCHORAGE**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
1	ANC	STUDENT HSG	10 - 25	REPLACE ELECTRONIC LOCKSETS, PH II	500,000	500,000
2	ANC	STUDENT HSG #1	10 - 25	REPAIR FIRE ALARM SYSTEM	98,000	598,000
3	ANC	TEMPLEWOOD	10 - 25	REPAIR/REPLACE DOORS & LOCK SYSTEM	210,000	808,000
4	ANC	TEMPLEWOOD	10 - 25	REPAIR FIRE ALARM SYSTEM	62,000	870,000
5	ANC	TEMPLEWOOD	10 - 25	ENTRANCE SITEWORK/AREA LANDSCAPING	385,000	1,255,000
6	PWS	COPPER BASIN	35	REPLACE GALV DOMESTIC WATER PIPING	50,000	1,305,000
7	PWS	CORDOVA	35	REPLACE GALV DOMESTIC WATER PIPING	50,000	1,355,000
8	PWS	VALDEZ	35	REPLACE GALV DOMESTIC WATER PIPING	50,000	1,405,000
9	ANC	STUDENT HSG	10 - 25	REPAIR HEATING SYSTEM	250,000	1,655,000
10	ANC	STUDENT HSG	10 - 25	REPAIR ROOFS, PH II	275,000	1,930,000
11	PWS	VALDEZ	35	REPAIR BOILER COMBUSTION AIR/VENTILATION	10,000	1,940,000
12	PWS	CORDOVA	35	REPAIR BOILER COMBUSTION AIR/VENTILATION	10,000	1,950,000
13	ANC	STUDENT HSG	10 - 25	REPLACE ELECTRONIC LOCKSETS, PH III	300,000	2,250,000
14	ANC	STUDENT HSG #1	10 - 25	REPAIR/REPLACE BOILERS	28,000	2,278,000
15	PWS	COPPER BASIN	35	REPAIR/REPLACE WINDOWS	15,000	2,293,000
16	PWS	CORDOVA	35	REPAIR/REPLACE WINDOWS	15,000	2,308,000
17	PWS	VALDEZ	35	REPAIR/REPLACE ROOF	130,000	2,438,000
18	PWS	VALDEZ	35	REPAIR/REPLACE WINDOWS	15,000	2,453,000
19	PWS	HOUSING	35	REPAIR SITE DRAINAGE/PAVING	55,000	2,508,000
20	PWS	CORDOVA	35	REPAIR/REPLACE LIGHTING	10,000	2,518,000
21	ANC	STUDENT HSG	10 - 25	REPAIR/REPLACE WINDOWS/WEATHER SEAL	165,000	2,683,000
22	ANC	STUDENT HSG #1	10 - 25	REPAIR/REPLACE SHUT-OFF VALVES	5,000	2,688,000
23	ANC	STUDENT HSG	10 - 25	REFINISH DOORS/FRAMES	110,000	2,798,000
24	ANC	TEMPLEWOOD	10 - 25	REPAIR/REPLACE GARAGE DOORS	65,000	2,863,000
25	ANC	STUDENT HSG	10 - 25	REPAIR/RESURFACE PARKING LOTS	80,000	2,943,000
26	ANC	STUDENT HSG	10 - 25	REPAIR/REPLACE SIDEWALKS	55,000	2,998,000
27	ANC	TEMPLEWOOD	10 - 25	REPAIR/RESURFACE PARKING LOT	50,000	3,048,000
28	ANC	TEMPLEWOOD	10 - 25	REPAIR/REPLACE LIGHT FIXTURES	65,000	3,113,000
29	ANC	TEMPLEWOOD	10 - 25	REPAIR SITE DRAINAGE	35,000	3,148,000
30	ANC	TEMPLEWOOD	10 - 25	REPAIR/REPLACE EXTERIOR LIGHTING	25,000	3,173,000
31	PWS	CORDOVA	35	REPAIR/REPLACE BOILER	50,000	3,223,000
32	PWS	VALDEZ	35	REPAIR/REPLACE BOILER	50,000	3,273,000

UAA RESIDENTIAL DEFERRED MAINTENANCE TOTALS

3,273,000

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
1	TILLY COMMONS	29 - 34	HVAC System Repairs	750,000		750,000
1	TILLY COMMONS	29 - 34	Electrical Renovation/Emergency Power	1,000,000		1,750,000
1	TILLY COMMONS	29 - 34	Replace Exterior Doors	57,059		1,807,059
1	TILLY COMMONS	29 - 34	Freight Elevator Repairs	136,658		1,943,717
1	TILLY COMMONS	29 - 34	Pad Mounted Transfer Service	56,595		2,000,312
1	TILLY COMMONS	29 - 34	Replace Fire Alarm System	77,722		2,078,034
1	TILLY COMMONS	29 - 34	Refinish Interior Walls	40,000		2,118,034
1	TILLY COMMONS	29 - 34	Acoustical Tile Ceilings/Basement	48,080		2,166,114
1	TILLY COMMONS	29 - 34	Replace ceramic/quarry tile	236,349		2,402,463
1	TILLY COMMONS	29 - 34	Renovate Exterior Envelope	135,000		2,537,463
1	TILLY COMMONS	29 - 34	Replace Floor Coverings	75,000		2,612,463
1	TILLY COMMONS	29 - 34	Mechanical Room Repairs	193,160		2,805,623
1	TILLY COMMONS	29 - 34	Replace Exterior Ramps/Sidewalks	156,263		2,961,886
1	TILLY COMMONS	29 - 34	Install Floor drains	2,187		2,964,073
1	TILLY COMMONS	29 - 34	Install Vacuum Break	1,151		2,965,224
1	TILLY COMMONS	29 - 34	Replace Pipe Insulation	6,090		2,971,314
1	TILLY COMMONS	29 - 34	Grease Interceptors and Ducts	113,112		3,084,426
1	TILLY COMMONS	29 - 34	Drain Line Replacement	82,933		3,167,359
1	TILLY COMMONS	29 - 34	Replace Deter. Exterior Lighting	32,000		3,199,359
1	TILLY COMMONS	29 - 34	Repair Loading Dock	23,000		3,222,359
1			TILLY COMMONS TOTAL:		3,222,359	3,222,359
2	WALSH HALL (12 units)	29 - 34	Entry Grates	2,844		3,225,203
2	WALSH HALL	29 - 34	Entry Stairs	34,892		3,260,095
2	WALSH HALL	29 - 34	Kitchen Exhaust Fan	8,852		3,268,947
2	WALSH HALL	29 - 34	Kitchen Cabinet Appliances	111,468		3,380,415
2	WALSH HALL	29 - 34	Mechanical Room Pipe Insulation	961		3,381,376
2	WALSH HALL	29 - 34	Paint Exterior Surfaces	14,103		3,395,479
2	WALSH HALL	29 - 34	Paint & Patch Ceilings	13,501		3,408,980
2	WALSH HALL	29 - 34	Refinish Interior Walls	10,012		3,418,992
2	WALSH HALL	29 - 34	Relocate Vent	5,524		3,424,516
2	WALSH HALL	29 - 34	Repair Mechanical / Electrical	57,621		3,482,137
2	WALSH HALL	29 - 34	Repair Roof Soffit	2,285		3,484,422
2	WALSH HALL	29 - 34	Replace Exterior Door	8,010		3,492,432
2	WALSH HALL	29 - 34	Replace Base Mold	9,273		3,501,705
2	WALSH HALL	29 - 34	Replace Exhaust Fan	22,466		3,524,171
2	WALSH HALL	29 - 34	Replace Fire Alarm System	38,580		3,562,751
2	WALSH HALL	29 - 34	Replace Gypsumboard	13,715		3,576,466
2	WALSH HALL	29 - 34	Replace Hydronic Heating	144,813		3,721,279
2	WALSH HALL	29 - 34	Replace Interior Doors	64,672		3,785,951
2	WALSH HALL	29 - 34	Replace Relites	4,879		3,790,830
2	WALSH HALL	29 - 34	Replace Toilet Fixtures	41,000		3,831,830
2	WALSH HALL	29 - 34	Replace Trim	12,000		3,843,830
2	WALSH HALL	29 - 34	Replace Windows	147,611		3,991,441
2	WALSH HALL	29 - 34	Replace Window Hardware	3,042		3,994,483
2	WALSH HALL	29 - 34	Replace Window/Trim	4,456		3,998,939
2	WALSH HALL	29 - 34	Rewire House	85,000		4,083,939
2	WALSH HALL	29 - 34	Replace Ceramic/Quarter Tile	15,654		4,099,593
2	WALSH HALL	29 - 34	Replace Vinyl Floor Covering	1,661		4,101,254
2	WALSH HALL	29 - 34	Wood Siding	28,124		4,129,378
2	WALSH HALL	29 - 34	Replace Shower Stalls	10,000		4,139,378
2	WALSH HALL	29 - 34	Additional Scope of Work	72,981		4,212,359
2			WALSH HALL TOTAL:		990,000	4,212,359
3	STUART HALL (12 units)	29 - 34	Entry Stairs	4,892		4,217,251
3	STUART HALL	29 - 34	Handrail Ends	8,852		4,226,103
3	STUART HALL	29 - 34	Kitchen Exhaust Fans	11,468		4,237,571
3	STUART HALL	29 - 34	Kitchen Cabinet/Appliances	28,000		4,265,571
3	STUART HALL	29 - 34	Mechanical Repairs	114,103		4,379,674
3	STUART HALL	29 - 34	Mechanical Room Pipe Insulation	13,501		4,393,175

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
3	STUART HALL	29 - 34	Paint Exterior Surfaces	10,012		4,403,187
3	STUART HALL	29 - 34	Paint & Patch Ceilings	5,524		4,408,711
3	STUART HALL	29 - 34	Refinish Interior Walls	50,000		4,458,711
3	STUART HALL	29 - 34	Replace Exterior Door	9,273		4,467,984
3	STUART HALL	29 - 34	Replace Base Mold	22,466		4,490,450
3	STUART HALL	29 - 34	Replace Baseboard Heater Cover	38,580		4,529,030
3	STUART HALL	29 - 34	Replace Fire Alarm System	144,313		4,673,843
3	STUART HALL	29 - 34	Replace Gypsumboard	64,672		4,738,515
3	STUART HALL	29 - 34	Replace Relites	41,000		4,779,515
3	STUART HALL	29 - 34	Replace Toilet Fixture	55,337		4,834,852
3	STUART HALL	29 - 34	Replace Trim	21,635		4,856,487
3	STUART HALL	29 - 34	Replace Window	147,511		5,004,098
3	STUART HALL	29 - 34	Replace Window Hardware	2,308		5,006,906
3	STUART HALL	29 - 34	Replace Window/Trim	4,456		5,011,362
3	STUART HALL	29 - 34	Replace Vinyl Floor Covering	1,788		5,013,150
3	STUART HALL	29 - 34	Repairs Egress / Exiting	38,000		5,051,150
3	STUART HALL	29 - 34	Wood Siding	35,200		5,086,350
3	STUART HALL	29 - 34	Replace Shower Stalls	14,000		5,100,350
3	STUART HALL	29 - 34	Replace Laundry Room Equipment	10,000		5,110,350
3	STUART HALL	29 - 34	Additional Scope of Work	102,009		5,212,359
3			STUART HALL TOTAL:		1,000,000	5,212,359
	HARWOOD HALL (36					
4	units)	29 - 34	Replace Vent Fans	1,208		5,213,567
4	HARWOOD HALL	29 - 34	Replace Window	47,665		5,261,232
4	HARWOOD HALL	29 - 34	Replace Trim	63,051		5,324,283
4	HARWOOD HALL	29 - 34	Paint Exterior Surfaces	21,199		5,345,482
4	HARWOOD HALL	29 - 34	Rewire	335,046		5,680,528
4	HARWOOD HALL	29 - 34	Replace Lights	951		5,681,479
4	HARWOOD HALL	29 - 34	Replace Vinyl Floor Covering	139,317		5,820,796
4	HARWOOD HALL	29 - 34	Replace Doors	252,980		6,073,776
4	HARWOOD HALL	29 - 34	Refinish Interior Walls	90,048		6,163,824
4	HARWOOD HALL	29 - 34	Patch & Paint Ceilings	26,357		6,190,181
4	HARWOOD HALL	29 - 34	Replace Exterior Door Hardware	2,570		6,192,751
4	HARWOOD HALL	29 - 34	Replace Base Molding	33,087		6,225,838
4	HARWOOD HALL	29 - 34	Kitchen Cabinets/Appliances	301,371		6,527,709
4	HARWOOD HALL	29 - 34	Replace Toilet Fixtures	110,674		6,638,383
4	HARWOOD HALL	29 - 34	Refinish Baseboard	4,274		6,642,657
4	HARWOOD HALL	29 - 34	Replace Shower Enclosures	25,000		6,667,657
4	HARWOOD HALL	29 - 34	Replace Laundry Room Equipment	5,000		6,672,657
4			HARWOOD HALL TOTAL:		1,460,298	6,672,657
	COPPER LANE 514					
5	(Campus Ministry)	29 - 34	Kitchen Exhaust Fan	681		6,673,338
5	COPPER LANE 514	29 - 34	Repair Roof Soffit	654		6,673,992
5	COPPER LANE 514	29 - 34	Replace Exterior Door	1,340		6,675,332
5	COPPER LANE 514	29 - 34	Replace Windows	11,812		6,687,144
5	COPPER LANE 514	29 - 34	Replace Fuel Tank	15,000		6,702,144
5	COPPER LANE 514	29 - 34	Shingle Roofing	15,811		6,717,955
5	COPPER LANE 514	29 - 34	Entry Stairs	4,200		6,722,155
5	COPPER LANE 514	29 - 34	Kitchen Cabinet/Appliances	3,827		6,725,982
5	COPPER LANE 514	29 - 34	Paint & Patch Ceilings	1,913		6,727,895
5	COPPER LANE 514	29 - 34	Refinish Interior Walls	3,754		6,731,649
5	COPPER LANE 514	29 - 34	Replace Carpet	5,339		6,736,988
5	COPPER LANE 514	29 - 34	Replace Gypsumboard	14,509		6,751,497
5	COPPER LANE 514	29 - 34	Replace Interior Door	1,601		6,753,098
5	COPPER LANE 514	29 - 34	Replace Vinyl Floor Covering	1,050		6,754,148
5	COPPER LANE 514	29 - 34	Replace Sinks	1,247		6,755,395
5	COPPER LANE 514	29 - 34	Replace Toilet Fixtures	2,329		6,757,724
5			COPPER LANE 514 TOTAL:		85,067	6,757,724

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	ost Est. as o 11/01/97	Facility Total	Cumul. Total
	COPPER LANE 515					
6	(Honors House)	29 - 34	Kitchen Exhaust Fan	681		6,758,405
6	COPPER LANE 515	29 - 34	Repair Roof Soffit	654		6,759,059
6	COPPER LANE 515	29 - 34	Replace Exterior Door	1,340		6,760,399
6	COPPER LANE 515	29 - 34	Replace Windows	11,812		6,772,211
6	COPPER LANE 515	29 - 34	Shingle Roofing	15,811		6,788,022
6	COPPER LANE 515	29 - 34	Entry Stairs	4,200		6,792,222
6	COPPER LANE 515	29 - 34	Kitchen Cabinet/Appliances	3,827		6,796,049
6	COPPER LANE 515	29 - 34	Paint & Patch Ceilings	1,913		6,797,962
6	COPPER LANE 515	29 - 34	Refinish Interior Walls	3,754		6,801,716
6	COPPER LANE 515	29 - 34	Replace Carpet	5,339		6,807,055
6	COPPER LANE 515	29 - 34	Replace Gypsumboard	14,509		6,821,564
6	COPPER LANE 515	29 - 34	Replace Interior Door	1,601		6,823,165
6	COPPER LANE 515	29 - 34	Replace Vinyl Floor Covering	1,050		6,824,215
6	COPPER LANE 515	29 - 34	Replace Sinks	1,247		6,825,462
6	COPPER LANE 515	29 - 34	Replace Toilet Fixtures	2,329		6,827,791
6			COPPER LANE 515 TOTAL:		70,067	6,827,791
	COPPER LANE 517					
7	(Single)	29 - 34	Kitchen Exhaust Fan	681		6,828,472
7	COPPER LANE 517	29 - 34	Repair Roof Soffit	654		6,829,126
7	COPPER LANE 517	29 - 34	Replace Exterior Door	1,340		6,830,466
7	COPPER LANE 517	29 - 34	Replace Windows	11,812		6,842,278
7	COPPER LANE 517	29 - 34	Shingle Roofing	15,811		6,858,089
7	COPPER LANE 517	29 - 34	Entry Stairs	4,200		6,862,289
7	COPPER LANE 517	29 - 34	Kitchen Cabinet/Appliances	3,827		6,866,116
7	COPPER LANE 517	29 - 34	Paint & Patch Ceilings	1,913		6,868,029
7	COPPER LANE 517	29 - 34	Refinish Interior Walls	3,754		6,871,783
7	COPPER LANE 517	29 - 34	Replace Carpet	5,339		6,877,122
7	COPPER LANE 517	29 - 34	Replace Gypsumboard	14,509		6,891,631
7	COPPER LANE 517	29 - 34	Replace Interior Door	1,601		6,893,232
7	COPPER LANE 517	29 - 34	Replace Vinyl Floor Covering	1,050		6,894,282
7	COPPER LANE 517	29 - 34	Replace Sinks	1,247		6,895,529
7	COPPER LANE 517	29 - 34	Replace Toilet Fixtures	2,329		6,897,858
7			COPPER LANE 517 TOTAL:		70,067	6,897,858
	COPPER LANE 518					
8	(Single)	29 - 34	Kitchen Exhaust Fan	681		6,898,539
8	COPPER LANE 518	29 - 34	Repair Roof Soffit	654		6,899,193
8	COPPER LANE 518	29 - 34	Replace Exterior Door	1,340		6,900,533
8	COPPER LANE 518	29 - 34	Replace Windows	11,812		6,912,345
8	COPPER LANE 518	29 - 34	Shingle Roofing	15,811		6,928,156
8	COPPER LANE 518	29 - 34	Entry Stairs	4,200		6,932,356
8	COPPER LANE 518	29 - 34	Kitchen Cabinet/Appliances	3,827		6,936,183
8	COPPER LANE 518	29 - 34	Paint & Patch Ceilings	1,913		6,938,096
8	COPPER LANE 518	29 - 34	Refinish Interior Walls	3,754		6,941,850
8	COPPER LANE 518	29 - 34	Replace Carpet	5,339		6,947,189
8	COPPER LANE 518	29 - 34	Replace Gypsumboard	14,509		6,961,698
8	COPPER LANE 518	29 - 34	Replace Interior Door	1,601		6,963,299
8	COPPER LANE 518	29 - 34	Replace Vinyl Floor Covering	1,050		6,964,349
8	COPPER LANE 518	29 - 34	Replace Sinks	1,247		6,965,596
8	COPPER LANE 518	29 - 34	Replace Toilet Fixtures	2,329		6,967,925
8			COPPER LANE 518 TOTAL:		70,067	6,967,925
	COPPER LANE 519					
9	(Single)	29 - 34	Kitchen Exhaust Fan	681		6,968,606
9	COPPER LANE 519	29 - 34	Repair Roof Soffit	654		6,969,260
9	COPPER LANE 519	29 - 34	Replace Exterior Door	1,340		6,970,600
9	COPPER LANE 519	29 - 34	Replace Windows	11,812		6,982,412
9	COPPER LANE 519	29 - 34	Shingle Roofing	15,811		6,998,223
9	COPPER LANE 519	29 - 34	Entry Stairs	4,200		7,002,423
9	COPPER LANE 519	29 - 34	Kitchen Cabinet/Appliances	3,827		7,006,250

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
9	COPPER LANE 519	29 - 34	Paint & Patch Ceilings	1,913		7,008,163
9	COPPER LANE 519	29 - 34	Refinish Interior Walls	3,754		7,011,917
9	COPPER LANE 519	29 - 34	Replace Carpet	5,339		7,017,256
9	COPPER LANE 519	29 - 34	Replace Gypsumboard	14,509		7,031,765
9	COPPER LANE 519	29 - 34	Replace Interior Door	1,601		7,033,366
9	COPPER LANE 519	29 - 34	Replace Vinyl Floor Covering	1,050		7,034,416
9	COPPER LANE 519	29 - 34	Replace Sinks	1,247		7,035,663
9	COPPER LANE 519	29 - 34	Replace Toilet Fixtures	2,309		7,037,992
9			COPPER LANE 519 TOTAL:		70,067	7,037,992
	COPPER LANE 520					
10	(Copper Lane House)	29 - 34	Kitchen Exhaust Fan	681		7,038,673
10	COPPER LANE 520	29 - 34	Repair Roof Soffit	654		7,039,327
10	COPPER LANE 520	29 - 34	Replace Exterior Door	1,340		7,040,667
10	COPPER LANE 520	29 - 34	Replace Windows	11,812		7,052,479
10	COPPER LANE 520	29 - 34	Shingle Roofing	15,811		7,068,290
10	COPPER LANE 520	29 - 34	Entry Stairs	4,200		7,072,490
10	COPPER LANE 520	29 - 34	Kitchen Cabinet/Appliances	3,827		7,076,317
10	COPPER LANE 520	29 - 34	Paint & Patch Ceilings	1,913		7,078,230
10	COPPER LANE 520	29 - 34	Refinish Interior Walls	3,754		7,081,984
10	COPPER LANE 520	29 - 34	Replace Boiler/Heating System	50,000		7,131,984
10	COPPER LANE 520	29 - 34	Replace Fuel Oil Tank	15,000		7,146,984
10	COPPER LANE 520	29 - 34	Replace Carpet	5,339		7,152,323
10	COPPER LANE 520	29 - 34	Replace Gypsumboard	14,509		7,166,832
10	COPPER LANE 520	29 - 34	Replace Interior Door	1,601		7,168,433
10	COPPER LANE 520	29 - 34	Replace Vinyl Floor Covering	1,050		7,169,483
10	COPPER LANE 520	29 - 34	Replace Sinks	1,247		7,170,730
10	COPPER LANE 520	29 - 34	Replace Toilet Fixtures	2,329		7,173,059
10			COPPER LANE 520 TOTAL:		135,067	7,173,059
11	GARDEN APTS 1	29 - 34	Reroof Building	20,994		7,194,053
11	GARDEN APTS 1	29 - 34	Replace Roof Flashing	2,808		7,196,861
11	GARDEN APTS 1	29 - 34	Replace Exterior Siding	26,512		7,223,373
11	GARDEN APTS 1	29 - 34	Replace Windows/Window Trim	20,280		7,243,653
11	GARDEN APTS 1	29 - 34	Replace 3' x 6'-8" Exterior Door	5,951		7,249,604
11	GARDEN APTS 1	29 - 34	Refinish Interior Walls	2,908		7,252,512
11	GARDEN APTS 1	29 - 34	Replace Interior Doors	22,823		7,275,335
11	GARDEN APTS 1	29 - 34	Replace Vinyl Floor Covering	316		7,275,651
11	GARDEN APTS 1	29 - 34	Replace Ceramic Floor Tile	2,682		7,278,333
11	GARDEN APTS 1	29 - 34	Replace all other flooring	3,413		7,281,746
11	GARDEN APTS 1	29 - 34	Replace cabinets, kitchen	16,900		7,298,646
11	GARDEN APTS 1	29 - 34	Replace Appliances, Kitchens/ Laundrys	5,200		7,303,846
11	GARDEN APTS 1	29 - 34	Replace Fixtures, Bathrooms	3,526		7,307,372
11			GARDEN APTS 1 TOTAL:		134,313	7,307,372
12	GARDEN APTS II	29 - 34	Reroof Building	41,652		7,349,024
12	GARDEN APTS II	29 - 34	Replace Roof Flashing	3,120		7,352,144
12	GARDEN APTS II	29 - 34	Replace Exterior Siding	43,866		7,396,010
12	GARDEN APTS II	29 - 34	Replace Windows/Window Trim	40,560		7,436,570
12	GARDEN APTS II	29 - 34	Replace 3' x 6'-8" Exterior Door	11,903		7,448,473
12	GARDEN APTS II	29 - 34	Refinish Interior Walls	8,774		7,457,247
12	GARDEN APTS II	29 - 34	Replace Interior Doors	49,500		7,506,747
12	GARDEN APTS II	29 - 34	Replace Vinyl Floor Covering	632		7,507,379
12	GARDEN APTS II	29 - 34	Replace Ceramic Floor Tile	5,364		7,512,743
12	GARDEN APTS II	29 - 34	Replace all other flooring	6,825		7,519,568
12	GARDEN APTS II	29 - 34	Replace cabinets, kitchen	33,800		7,553,368
12	GARDEN APTS II	29 - 34	Replace Appliances, Kitchens/ Laundrys	10,400		7,563,768
12	GARDEN APTS II	29 - 34	Replace Fixtures, Bathrooms	7,051		7,570,819
12	GARDEN APTS II	29 - 34	Reroof 2-carports	23,795		7,594,614
12	GARDEN APTS II	29 - 34	Replace Exterior Siding - 2 carports	13,367		7,607,981
12			GARDEN APTS II TOTAL:		300,609	7,607,981

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	ost Est. as o 11/01/97	Facility Total	Cumul. Total
	CHANDALAR 714					
13	(Triplex)	29 - 34	Concrete Valley Gutters	840		7,608,821
13	CHANDALAR 714	29 - 34	Entry Stairs	16,800		7,625,621
13	CHANDALAR 714	29 - 34	Garbage Fencing	840		7,626,461
13	CHANDALAR 714	29 - 34	Kitchen Cabinet/Appliances	10,500		7,636,961
13	CHANDALAR 714	29 - 34	Paint Exterior Surfaces	3,474		7,640,435
13	CHANDALAR 714	29 - 34	Pave Drives	2,520		7,642,955
13	CHANDALAR 714	29 - 34	Pipe Insulation	6,580		7,649,535
13	CHANDALAR 714	29 - 34	Refinish Interior Walls	6,282		7,655,817
13	CHANDALAR 714	29 - 34	Repaint Door/Window Trim	378		7,656,195
13	CHANDALAR 714	29 - 34	Repair Heat Exchanger	700		7,656,895
13	CHANDALAR 714	29 - 34	Repair Roof Soffit	526		7,657,421
13	CHANDALAR 714	29 - 34	Replace Exterior Door	4,200		7,661,621
13	CHANDALAR 714	29 - 34	Replace Base Mold	3,528		7,665,149
13	CHANDALAR 714	29 - 34	Replace Door Hardware	6,300		7,671,449
13	CHANDALAR 714	29 - 34	Replace Heating System	42,000		7,713,449
13	CHANDALAR 714	29 - 34	Replace Roof Flashing	6,216		7,719,665
13	CHANDALAR 714	29 - 34	Replace Toilet Fixture (11)	4,400		7,724,065
13	CHANDALAR 714	29 - 34	Replace Trim	4,200		7,728,265
13	CHANDALAR 714	29 - 34	Replace Window	15,400		7,743,665
13	CHANDALAR 714	29 - 34	Replace Ceramic/Quarter. tile	1,386		7,745,051
13	CHANDALAR 714	29 - 34	Replace Toilet Room Access	1,260		7,746,311
13	CHANDALAR 714	29 - 34	Replace Vinyl Floor Covering	3,262		7,749,573
13	CHANDALAR 714	29 - 34	Shingle Roof	12,537		7,762,110
13	CHANDALAR 714	29 - 34	Waterproof Foundations and Site Drains	19,000		7,781,110
13			CHANDALAR 714 TOTAL:		173,129	7,781,110
14	CHANDALAR 715 (Single)	29 - 34	Concrete Valley Gutters	840		7,781,950
14	CHANDALAR 715	29 - 34	Entry Stairs	5,600		7,787,550
14	CHANDALAR 715	29 - 34	Garbage Fencing	840		7,788,390
14	CHANDALAR 715	29 - 34	Kitchen Cabinet/Appliances	3,500		7,791,890
14	CHANDALAR 715	29 - 34	Paint Exterior Surfaces	3,604		7,795,494
14	CHANDALAR 715	29 - 34	Pave Drives	840		7,796,334
14	CHANDALAR 715	29 - 34	Pipe Insulation	6,825		7,803,159
14	CHANDALAR 715	29 - 34	Refinish Interior Walls	3,606		7,806,765
14	CHANDALAR 715	29 - 34	Repaint Door/Window Trim	378		7,807,143
14	CHANDALAR 715	29 - 34	Repair Heat Exchanger	700		7,807,843
14	CHANDALAR 715	29 - 34	Repair Roof Soffit	546		7,808,389
14	CHANDALAR 715	29 - 34	Replace Exterior Door	1,400		7,809,789
14	CHANDALAR 715	29 - 34	Replace Base Mold	1,176		7,810,965
14	CHANDALAR 715	29 - 34	Replace Baseboard Heater Cover	5,565		7,816,530
14	CHANDALAR 715	29 - 34	Replace Door Hardware	6,300		7,822,830
14	CHANDALAR 715	29 - 34	Replace Heating System	14,000		7,836,830
14	CHANDALAR 715	29 - 34	Replace Roof Flashing	6,090		7,842,920
14	CHANDALAR 715	29 - 34	Replace Toilet Fixtures	5,600		7,848,520
14	CHANDALAR 715	29 - 34	Replace Trim	1,400		7,849,920
14	CHANDALAR 715	29 - 34	Replace Window	10,500		7,860,420
14	CHANDALAR 715	29 - 34	Replace Ceramic/Quarter Tile	482		7,860,882
14	CHANDALAR 715	29 - 34	Replace Toilet Room Access	420		7,861,302
14	CHANDALAR 715	29 - 34	Replace Vinyl Floor Covering	1,225		7,862,527
14	CHANDALAR 715	29 - 34	Shingle Roof	7,805		7,870,332
14	CHANDALAR 715	29 - 34	Waterproof Foundations and Site Drains	14,280		7,884,612
14			715 CHANDALAR TOTAL:		103,502	7,884,612
	CHANDALAR 716					
15	(Duplex)	29 - 34	Concrete Valley Gutters	840		7,885,452
15	CHANDALAR 716	29 - 34	Entry Stairs	11,200		7,896,652
15	CHANDALAR 716	29 - 34	Garbage Fencing	840		7,907,492
15	CHANDALAR 716	29 - 34	Kitchen Cabinet/Appliances	7,000		7,914,492
15	CHANDALAR 716	29 - 34	Paint Exterior Surfaces	3,825		7,918,317

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
15	CHANDALAR 716	29 - 34	Pave Drives	1,680		7,909,997
15	CHANDALAR 716	29 - 34	Pipe Insulation	7,245		7,917,242
15	CHANDALAR 716	29 - 34	Refinish Interior Walls	5,840		7,923,082
15	CHANDALAR 716	29 - 34	Repaint Door/Window Trim	756		7,923,838
15	CHANDALAR 716	29 - 34	Repair Heat Exchanger	700		7,924,538
15	CHANDALAR 716	29 - 34	Repair Roof Soffit	579		7,925,117
15	CHANDALAR 716	29 - 34	Replace Exterior Door	2,800		7,927,917
15	CHANDALAR 716	29 - 34	Replace Base Mold	2,352		7,930,269
15	CHANDALAR 716	29 - 34	Replace Baseboard Heater Cover	7,287		7,937,556
15	CHANDALAR 716	29 - 34	Replace Door Hardware	12,600		7,950,156
15	CHANDALAR 716	29 - 34	Replace Heating System	28,000		7,978,156
15	CHANDALAR 716	29 - 34	Replace Roof Flashing	6,174		7,984,330
15	CHANDALAR 716	29 - 34	Replace Toilet Fixtures	9,800		7,994,130
15	CHANDALAR 716	29 - 34	Replace Trim	2,800		7,996,930
15	CHANDALAR 716	29 - 34	Replace Window	10,500		8,007,430
15	CHANDALAR 716	29 - 34	Replace Ceramic/Quarter Tile	924		8,008,354
15	CHANDALAR 716	29 - 34	Replace Toilet Room Access	840		8,009,194
15	CHANDALAR 716	29 - 34	Replace Vinyl Floor Covering	5,425		8,014,619
15	CHANDALAR 716	29 - 34	Shingle Roof	11,872		8,026,491
15	CHANDALAR 716	29 - 34	Waterproof Foundations and Site Drains	15,288		8,041,779
15			716 CHANDALAR TOTAL:		157,167	8,041,779
16	CHANDALAR 717 (Single)	29 - 34	Concrete Valley Gutters	840		8,042,619
16	CHANDALAR 717	29 - 34	Entry Stairs	5,600		8,048,219
16	CHANDALAR 717	29 - 34	Garbage Fencing	840		8,049,059
16	CHANDALAR 717	29 - 34	Kitchen Cabinet/Appliances	3,500		8,052,559
16	CHANDALAR 717	29 - 34	Paint Exterior Surface	3,604		8,056,163
16	CHANDALAR 717	29 - 34	Pave Drives	840		8,057,003
16	CHANDALAR 717	29 - 34	Pipe Insulation	6,825		8,063,828
16	CHANDALAR 717	29 - 34	Refinish Interior Walls	3,606		8,067,434
16	CHANDALAR 717	29 - 34	Repaint Door/Window Trim	378		8,067,812
16	CHANDALAR 717	29 - 34	Repair Heat Exchanger	700		8,068,512
16	CHANDALAR 717	29 - 34	Repair Roof Soffit	546		8,069,058
16	CHANDALAR 717	29 - 34	Replace Exterior Door	1,400		8,070,458
16	CHANDALAR 717	29 - 34	Replace Base Mold	1,176		8,071,634
16	CHANDALAR 717	29 - 34	Replace Baseboard Heater Cover	5,565		8,077,199
16	CHANDALAR 717	29 - 34	Replace Door Hardware	6,300		8,083,499
16	CHANDALAR 717	29 - 34	Replace Heating System	14,000		8,097,499
16	CHANDALAR 717	29 - 34	Replace Roof Flashing	6,090		8,103,589
16	CHANDALAR 717	29 - 34	Replace Toilet Fixture	5,600		8,109,189
16	CHANDALAR 717	29 - 34	Replace Trim	1,400		8,110,589
16	CHANDALAR 717	29 - 34	Replace Window	10,500		8,121,089
16	CHANDALAR 717	29 - 34	Replace Ceramic/Quarter Tile	462		8,121,551
16	CHANDALAR 717	29 - 34	Replace Toilet Room Access	420		8,121,971
16	CHANDALAR 717	29 - 34	Replace Vinyl Floor Covering	1,225		8,123,196
16	CHANDALAR 717	29 - 34	Shingle Roof	7,805		8,131,001
16	CHANDALAR 717	29 - 34	Waterproof Foundations & Site Drains	14,280		8,145,281
16			717 CHANDALAR TOTAL:		103,502	8,145,281
	CHANDALAR 718					
17	(Duplex)	29 - 34	Concrete Valley Gutters	840		8,146,121
17	CHANDALAR 718	29 - 34	Entry Stairs	11,200		8,157,321
17	CHANDALAR 718	29 - 34	Garbage Fencing	840		8,158,161
17	CHANDALAR 718	29 - 34	Kitchen Cabinet/Appliances	7,000		8,165,161
17	CHANDALAR 718	29 - 34	Paint Exterior Surfaces	3,325		8,168,986
17	CHANDALAR 718	29 - 34	Pave Drives	1,680		8,170,666
17	CHANDALAR 718	29 - 34	Pipe Insulation	7,245		8,177,911
17	CHANDALAR 718	29 - 34	Refinish Interior Walls	5,840		8,183,751
17	CHANDALAR 718	29 - 34	Repaint Door/Window Trim	756		8,184,507
17	CHANDALAR 718	29 - 34	Repair Heat Exchanger	700		8,185,207

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

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17	CHANDALAR 718	29 - 34	Repair Roof Soffit	579		8,185,786
17	CHANDALAR 718	29 - 34	Replace Exterior Door	2,800		8,188,586
17	CHANDALAR 718	29 - 34	Replace Base Molds	2,352		8,190,938
17	CHANDALAR 718	29 - 34	Replace Baseboard Heater Cover	7,287		8,198,225
17	CHANDALAR 718	29 - 34	Replace Door Hardware	12,600		8,210,825
17	CHANDALAR 718	29 - 34	Replace Heating System	28,000		8,238,825
17	CHANDALAR 718	29 - 34	Replace Roof Flashing	6,174		8,244,999
17	CHANDALAR 718	29 - 34	Replace Toilet Fixture	9,800		8,254,799
17	CHANDALAR 718	29 - 34	Replace Trim	2,800		8,257,599
17	CHANDALAR 718	29 - 34	Replace Window	10,500		8,268,099
17	CHANDALAR 718	29 - 34	Replace Ceramic /Quarter Tile	924		8,269,023
17	CHANDALAR 718	29 - 34	Replace Toilet Room Access	840		8,269,863
17	CHANDALAR 718	29 - 34	Replace Vinyl Floor Covering	5,425		8,275,288
17	CHANDALAR 718	29 - 34	Shingle Roofing	11,872		8,287,160
17	CHANDALAR 718	29 - 34	Waterproof Foundations & Site Drains	15,288		8,302,448
17			718 CHANDALAR TOTAL:		157,167	8,302,448
18	CHANDALAR 719 (Single)	29 - 34	Concrete Valley Gutters	840		8,303,288
18	CHANDALAR 719	29 - 34	Entry Stairs	5,600		8,308,888
18	CHANDALAR 719	29 - 34	Garbage Fencing	840		8,309,728
18	CHANDALAR 719	29 - 34	Kitchen Cabinet/Appliances	3,500		8,313,228
18	CHANDALAR 719	29 - 34	Paint Exterior Surfaces	3,604		8,316,832
18	CHANDALAR 719	29 - 34	Pave Drives	840		8,317,672
18	CHANDALAR 719	29 - 34	Pipe Insulation	6,825		8,324,497
18	CHANDALAR 719	29 - 34	Refinish Interior Walls	3,606		8,328,103
18	CHANDALAR 719	29 - 34	Repaint Door/Window Trim	378		8,328,481
18	CHANDALAR 719	29 - 34	Repair Heat Exchanger	700		8,329,181
18	CHANDALAR 719	29 - 34	Repair Roof Soffit	546		8,329,727
18	CHANDALAR 719	29 - 34	Replace Exterior Door	1,400		8,331,127
18	CHANDALAR 719	29 - 34	Replace Base Molds	1,176		8,332,303
18	CHANDALAR 719	29 - 34	Replace Baseboard Heater Cover	5,565		8,337,868
18	CHANDALAR 719	29 - 34	Replace Door Hardware	6,300		8,344,168
18	CHANDALAR 719	29 - 34	Replace Heating System	14,000		8,358,168
18	CHANDALAR 719	29 - 34	Replace Roof Flashing	6,090		8,364,258
18	CHANDALAR 719	29 - 34	Replace Toilet Fixture	5,600		8,369,858
18	CHANDALAR 719	29 - 34	Replace Trim	1,400		8,371,258
18	CHANDALAR 719	29 - 34	Replace Window	10,500		8,381,758
18	CHANDALAR 719	29 - 34	Replace Ceramic /Quarter Tile	462		8,382,220
18	CHANDALAR 719	29 - 34	Replace Toilet Room Access	420		8,382,640
18	CHANDALAR 719	29 - 34	Replace Vinyl Floor Covering	1,225		8,383,865
18	CHANDALAR 719	29 - 34	Shingle Roofing	7,805		8,391,670
18	CHANDALAR 719	29 - 34	Waterproof Foundations and Site Drains	14,280		8,405,950
18			719 CHANDALAR TOTAL:		103,502	8,405,950
19	CHANDALAR 720 (Duplex)	29 - 34	Concrete Valley Gutters	840		8,406,790
19	CHANDALAR 720	29 - 34	Entry Stairs	11,200		8,417,990
19	CHANDALAR 720	29 - 34	Garbage Fencing	840		8,418,830
19	CHANDALAR 720	29 - 34	Kitchen Cabinet/Appliances	7,000		8,425,830
19	CHANDALAR 720	29 - 34	Paint Exterior Surfaces	3,825		8,429,655
19	CHANDALAR 720	29 - 34	Pave Drives	1,680		8,431,335
19	CHANDALAR 720	29 - 34	Pipe Insulation	7,245		8,438,580
19	CHANDALAR 720	29 - 34	Refinish Interior Walls	5,840		8,444,420
19	CHANDALAR 720	29 - 34	Repaint Door/Window Trim	756		8,445,176
19	CHANDALAR 720	29 - 34	Repair Heat Exchanger	700		8,445,876
19	CHANDALAR 720	29 - 34	Repair Roof Soffit	579		8,446,455
19	CHANDALAR 720	29 - 34	Replace Exterior Door	2,800		8,449,255
19	CHANDALAR 720	29 - 34	Replace Base Molds	2,352		8,451,607
19	CHANDALAR 720	29 - 34	Replace Baseboard Heater Cover	7,287		8,458,894
19	CHANDALAR 720	29 - 34	Replace Door Hardware	12,600		8,471,494

FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS

Priority	Building	Election District	Description	ost Est. as o 11/01/97	Facility Total	Cumul. Total
19	CHANDALAR 720	29 - 34	Replace Heating System	28,000		8,499,494
19	CHANDALAR 720	29 - 34	Replace Roof Flashing	6,174		8,505,668
19	CHANDALAR 720	29 - 34	Replace Toilet Fixture	9,800		8,515,468
19	CHANDALAR 720	29 - 34	Replace Trim	2,800		8,518,268
19	CHANDALAR 720	29 - 34	Replace Window	10,500		8,528,768
19	CHANDALAR 720	29 - 34	Replace Ceramic /Quarter Tile	924		8,529,692
19	CHANDALAR 720	29 - 34	Replace Toilet Room Access	840		8,530,532
19	CHANDALAR 720	29 - 34	Replace Vinyl Floor Covering	5,425		8,535,957
19	CHANDALAR 720	29 - 34	Shingle Roofing	11,872		8,547,829
19	CHANDALAR 720	29 - 34	Waterproof Foundations and Site Drains	15,288		8,563,117
19			720 CHANDALAR TOTAL:		157,167	8,563,117
20	CHANDALAR 721 (Single)	29 - 34	Concrete Valley Gutters	840		8,563,957
20	CHANDALAR 721	29 - 34	Entry Stairs	5,600		8,569,557
20	CHANDALAR 721	29 - 34	Garbage Fencing	840		8,570,397
20	CHANDALAR 721	29 - 34	Kitchen Cabinet/Appliances	3,500		8,573,897
20	CHANDALAR 721	29 - 34	Paint Exterior Surfaces	3,604		8,577,501
20	CHANDALAR 721	29 - 34	Pave Drives	840		8,578,341
20	CHANDALAR 721	29 - 34	Pipe Insulation	6,825		8,585,166
20	CHANDALAR 721	29 - 34	Refinish Interior Walls	3,606		8,588,772
20	CHANDALAR 721	29 - 34	Repaint Door/Window Trim	378		8,589,150
20	CHANDALAR 721	29 - 34	Repair Heat Exchanger	700		8,589,850
20	CHANDALAR 721	29 - 34	Repair Roof Soffit	546		8,590,396
20	CHANDALAR 721	29 - 34	Replace Exterior Door	1,400		8,591,796
20	CHANDALAR 721	29 - 34	Replace Base Molds	1,176		8,592,972
20	CHANDALAR 721	29 - 34	Replace Baseboard Heater Cover	5,565		8,598,537
20	CHANDALAR 721	29 - 34	Replace Door Hardware	6,300		8,604,837
20	CHANDALAR 721	29 - 34	Replace Heating System	14,000		8,618,837
20	CHANDALAR 721	29 - 34	Replace Roof Flashing	6,090		8,624,927
20	CHANDALAR 721	29 - 34	Replace Toilet Fixture	5,600		8,630,527
20	CHANDALAR 721	29 - 34	Replace Trim	1,400		8,631,927
20	CHANDALAR 721	29 - 34	Replace Window	10,500		8,642,427
20	CHANDALAR 721	29 - 34	Replace Ceramic /Quarter Tile	462		8,642,889
20	CHANDALAR 721	29 - 34	Replace Toilet Room Access	420		8,643,309
20	CHANDALAR 721	29 - 34	Replace Vinyl Floor Covering	1,225		8,644,534
20	CHANDALAR 721	29 - 34	Shingle Roofing	7,805		8,652,339
20	CHANDALAR 721	29 - 34	Waterproof Foundations and Site Drains	14,280		8,666,619
20			721 CHANDALAR TOTAL:		103,502	8,666,619
	CHANDALAR 722					
21	(Duplex)	29 - 34	Concrete Valley Gutters	840		8,667,459
21	CHANDALAR 722	29 - 34	Entry Stairs	11,200		8,678,659
21	CHANDALAR 722	29 - 34	Garbage Fencing	840		8,679,499
21	CHANDALAR 722	29 - 34	Kitchen Cabinet/Appliances	7,000		8,686,499
21	CHANDALAR 722	29 - 34	Paint Exterior Surfaces	3,825		8,690,324
21	CHANDALAR 722	29 - 34	Pave Drives	1,680		8,692,004
21	CHANDALAR 722	29 - 34	Pipe Insulation	7,245		8,699,249
21	CHANDALAR 722	29 - 34	Refinish Interior Walls	5,840		8,705,089
21	CHANDALAR 722	29 - 34	Repaint Door/Window Trim	756		8,705,845
21	CHANDALAR 722	29 - 34	Repair Heat Exchanger	700		8,706,545
21	CHANDALAR 722	29 - 34	Repair Roof Soffit	579		8,707,124
21	CHANDALAR 722	29 - 34	Replace Exterior Door	2,800		8,709,924
21	CHANDALAR 722	29 - 34	Replace Base Molds	2,352		8,712,276
21	CHANDALAR 722	29 - 34	Replace Baseboard Heater Cover	7,287		8,719,563
21	CHANDALAR 722	29 - 34	Replace Door Hardware	12,600		8,732,163
21	CHANDALAR 722	29 - 34	Replace Heating System	28,000		8,760,163
21	CHANDALAR 722	29 - 34	Replace Roof Flashing	6,174		8,766,337
21	CHANDALAR 722	29 - 34	Replace Toilet Fixture	9,800		8,776,137
21	CHANDALAR 722	29 - 34	Replace Trim	2,800		8,778,937
21	CHANDALAR 722	29 - 34	Replace Window	10,500		8,789,437

FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
21	CHANDALAR 722	29 - 34	Replace Ceramic /Quarter Tile	924		8,790,361
21	CHANDALAR 722	29 - 34	Replace Toilet Room Access	840		8,791,201
21	CHANDALAR 722	29 - 34	Replace Vinyl Floor Covering	5,425		8,796,626
21	CHANDALAR 722	29 - 34	Shingle Roofing	11,872		8,808,498
21	CHANDALAR 722	29 - 34	Waterproof Foundations and Site Drains	15,288		8,823,786
21			722 CHANDALAR TOTAL:		157,167	8,823,786
22	CHANDALAR 723 (Single)	29 - 34	Concrete Valley Gutters	840		8,824,626
22	CHANDALAR 723	29 - 34	Entry Stairs	5,600		8,830,226
22	CHANDALAR 723	29 - 34	Garbage Fencing	840		8,831,066
22	CHANDALAR 723	29 - 34	Kitchen Cabinet/Appliances	3,500		8,834,566
22	CHANDALAR 723	29 - 34	Paint Exterior Surfaces	3,604		8,838,170
22	CHANDALAR 723	29 - 34	Pave Drives	840		8,839,010
22	CHANDALAR 723	29 - 34	Pipe Insulation	6,825		8,845,835
22	CHANDALAR 723	29 - 34	Refinish Interior Walls	3,606		8,849,441
22	CHANDALAR 723	29 - 34	Repaint Door/Window Trim	378		8,849,819
22	CHANDALAR 723	29 - 34	Repair Heat Exchanger	700		8,850,519
22	CHANDALAR 723	29 - 34	Repair Roof Soffit	546		8,851,065
22	CHANDALAR 723	29 - 34	Replace Exterior Door	1,400		8,852,465
22	CHANDALAR 723	29 - 34	Replace Base Molds	1,176		8,853,641
22	CHANDALAR 723	29 - 34	Replace Baseboard Heater Cover	5,565		8,859,206
22	CHANDALAR 723	29 - 34	Replace Door Hardware	6,300		8,865,506
22	CHANDALAR 723	29 - 34	Replace Heating System	14,000		8,879,506
22	CHANDALAR 723	29 - 34	Replace Roof Flashing	6,090		8,885,596
22	CHANDALAR 723	29 - 34	Replace Toilet Fixture	5,600		8,891,196
22	CHANDALAR 723	29 - 34	Replace Trim	1,400		8,892,596
22	CHANDALAR 723	29 - 34	Replace Window	10,500		8,903,096
22	CHANDALAR 723	29 - 34	Replace Ceramic /Quarter Tile	462		8,903,558
22	CHANDALAR 723	29 - 34	Replace Toilet Room Access	420		8,903,978
22	CHANDALAR 723	29 - 34	Replace Vinyl Floor Covering	1,225		8,905,203
22	CHANDALAR 723	29 - 34	Shingle Roofing	7,805		8,913,008
22	CHANDALAR 723	29 - 34	Waterproof Foundations and Site Drains	14,280		8,927,288
22			CHANDALAR 723 TOTAL:		103,502	8,927,288
	CHANDALAR 724					
23	(Triplex)	29 - 34	Concrete Valley Gutters	840		8,928,128
23	CHANDALAR 724	29 - 34	Entry Stairs	16,800		8,944,928
23	CHANDALAR 724	29 - 34	Garbage Fencing	840		8,945,768
23	CHANDALAR 724	29 - 34	Kitchen Cabinet/Appliances	10,500		8,956,268
23	CHANDALAR 724	29 - 34	Paint Exterior Surfaces	3,936		8,960,204
23	CHANDALAR 724	29 - 34	Pave Drives	2,520		8,962,724
23	CHANDALAR 724	29 - 34	Pipe Insulation	7,455		8,970,179
23	CHANDALAR 724	29 - 34	Refinish Interior Walls	7,338		8,977,517
23	CHANDALAR 724	29 - 34	Repaint Door/Window Trim	588		8,978,105
23	CHANDALAR 724	29 - 34	Repair Heat Exchanger	700		8,978,805
23	CHANDALAR 724	29 - 34	Repair Roof Soffit	596		8,979,401
23	CHANDALAR 724	29 - 34	Replace Exterior Door	4,200		8,983,601
23	CHANDALAR 724	29 - 34	Replace Base Molds	3,528		8,987,129
23	CHANDALAR 724	29 - 34	Replace Baseboard Heater Cover	8,883		8,996,012
23	CHANDALAR 724	29 - 34	Replace Door Hardware	9,800		9,005,812
23	CHANDALAR 724	29 - 34	Replace Heating System	42,000		9,047,812
23	CHANDALAR 724	29 - 34	Replace Roof Flashing	6,216		9,054,028
23	CHANDALAR 724	29 - 34	Replace Toilet Fixture	15,400		9,069,428
23	CHANDALAR 724	29 - 34	Replace Trim	4,200		9,073,628
23	CHANDALAR 724	29 - 34	Replace Window	15,400		9,089,028
23	CHANDALAR 724	29 - 34	Replace Ceramic /Quarter Tile	1,386		9,090,414
23	CHANDALAR 724	29 - 34	Replace Toilet Room Access	1,260		9,091,674
23	CHANDALAR 724	29 - 34	Replace Vinyl Floor Covering	3,458		9,095,132
23	CHANDALAR 724	29 - 34	Shingle Roofing	14,595		9,109,727
23	CHANDALAR 724	29 - 34	Waterproof Foundations and Site Drains	15,792		9,125,519

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
23			CHANDALAR 724 TOTAL:		198,231	9,125,519
	CHANDALAR 726					
24	(Duplex)	29 - 34	Concrete Valley Gutters	840		9,126,359
24	CHANDALAR 726	29 - 34	Entry Stairs	11,200		9,137,559
24	CHANDALAR 726	29 - 34	Garbage Fencing	840		9,138,399
24	CHANDALAR 726	29 - 34	Kitchen Cabinet/Appliances	7,000		9,145,399
24	CHANDALAR 726	29 - 34	Paint Exterior Surfaces	3,825		9,149,224
24	CHANDALAR 726	29 - 34	Pave Drives	1,680		9,150,904
24	CHANDALAR 726	29 - 34	Pipe Insulation	7,245		9,158,149
24	CHANDALAR 726	29 - 34	Refinish Interior Walls	5,840		9,163,989
24	CHANDALAR 726	29 - 34	Repaint Door/Window Trim	756		9,164,745
24	CHANDALAR 726	29 - 34	Repair Heat Exchanger	700		9,165,445
24	CHANDALAR 726	29 - 34	Repair Roof Soffit	579		9,166,024
24	CHANDALAR 726	29 - 34	Replace Exterior Door	2,800		9,168,824
24	CHANDALAR 726	29 - 34	Replace Base Molds	2,352		9,171,176
24	CHANDALAR 726	29 - 34	Replace Baseboard Heater Cover	7,287		9,178,463
24	CHANDALAR 726	29 - 34	Replace Door Hardware	12,600		9,191,063
24	CHANDALAR 726	29 - 34	Replace Heating System	28,000		9,219,063
24	CHANDALAR 726	29 - 34	Replace Roof Flashing	6,174		9,225,237
24	CHANDALAR 726	29 - 34	Replace Toilet Fixture	9,800		9,235,037
24	CHANDALAR 726	29 - 34	Replace Trim	2,800		9,237,837
24	CHANDALAR 726	29 - 34	Replace Window	10,500		9,248,337
24	CHANDALAR 726	29 - 34	Replace Ceramic /Quarter Tile	924		9,249,261
24	CHANDALAR 726	29 - 34	Replace Toilet Room Access	840		9,250,101
24	CHANDALAR 726	29 - 34	Replace Vinyl Floor Covering	5,425		9,255,526
24	CHANDALAR 726	29 - 34	Shingle Roofing	11,872		9,267,398
24	CHANDALAR 726	29 - 34	Waterproof Foundations and Site Drains	15,288		9,282,686
24			CHANDALAR 726 TOTAL:		157,167	9,282,686
	CHANDALAR 727					
25	(Triplex)	29 - 34	Concrete Valley Gutters	840		9,283,526
25	CHANDALAR 727	29 - 34	Entry Stairs	16,800		9,300,326
25	CHANDALAR 727	29 - 34	Garbage Fencing	840		9,301,166
25	CHANDALAR 727	29 - 34	Kitchen Cabinet/Appliances	10,500		9,311,666
25	CHANDALAR 727	29 - 34	Paint Exterior Surfaces	3,474		9,315,140
25	CHANDALAR 727	29 - 34	Pave Drives	2,520		9,317,660
25	CHANDALAR 727	29 - 34	Pipe Insulation	6,580		9,324,240
25	CHANDALAR 727	29 - 34	Refinish Interior Walls	6,282		9,330,522
25	CHANDALAR 727	29 - 34	Repaint Door/Window Trim	378		9,330,900
25	CHANDALAR 727	29 - 34	Repair Heat Exchanger	700		9,331,600
25	CHANDALAR 727	29 - 34	Repair Roof Soffit	526		9,332,126
25	CHANDALAR 727	29 - 34	Replace Exterior Door	4,200		9,336,326
25	CHANDALAR 727	29 - 34	Replace Base Molds	3,528		9,339,854
25	CHANDALAR 727	29 - 34	Replace Baseboard Heater Cover	8,358		9,348,212
25	CHANDALAR 727	29 - 34	Replace Door Hardware	6,300		9,354,512
25	CHANDALAR 727	29 - 34	Replace Heating System	42,000		9,396,512
25	CHANDALAR 727	29 - 34	Replace Roof Flashing	6,216		9,402,728
25	CHANDALAR 727	29 - 34	Replace Toilet Fixture	15,400		9,418,128
25	CHANDALAR 727	29 - 34	Replace Trim	4,200		9,422,328
25	CHANDALAR 727	29 - 34	Replace Window	15,400		9,437,728
25	CHANDALAR 727	29 - 34	Replace Ceramic /Quarter Tile	1,386		9,439,114
25	CHANDALAR 727	29 - 34	Replace Toilet Room Access	1,260		9,440,374
25	CHANDALAR 727	29 - 34	Replace Vinyl Floor Covering	3,262		9,443,636
25	CHANDALAR 727	29 - 34	Shingle Roofing	12,537		9,456,173
25	CHANDALAR 727	29 - 34	Waterproof Foundations and Site Drains	19,000		9,475,173
25			CHANDALAR 727 TOTAL:		192,487	9,475,173
	CHANDALAR 728					
26	(Triplex)	29 - 34	Concrete Valley Gutters	840		9,476,013
26	CHANDALAR 728	29 - 34	Entry Stairs	16,800		9,492,813
26	CHANDALAR 728	29 - 34	Garbage Fencing	840		9,493,653

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	ost Est. as o 11/01/97	Facility Total	Cumul. Total
26	CHANDALAR 728	29 - 34	Kitchen Cabinet/Appliances	10,500		9,504,153
26	CHANDALAR 728	29 - 34	Paint Exterior Surfaces	3,474		9,507,627
26	CHANDALAR 728	29 - 34	Pave Drives	2,520		9,510,147
26	CHANDALAR 728	29 - 34	Pipe Insulation	6,580		9,516,727
26	CHANDALAR 728	29 - 34	Refinish Interior Walls	6,282		9,523,009
26	CHANDALAR 728	29 - 34	Repaint Door/Window Trim	378		9,523,387
26	CHANDALAR 728	29 - 34	Repair Heat Exchanger	700		9,524,087
26	CHANDALAR 728	29 - 34	Repair Roof Soffit	526		9,524,613
26	CHANDALAR 728	29 - 34	Replace Exterior Door	4,200		9,528,813
26	CHANDALAR 728	29 - 34	Replace Base Molds	3,528		9,532,341
26	CHANDALAR 728	29 - 34	Replace Baseboard Heater Cover	8,358		9,540,699
26	CHANDALAR 728	29 - 34	Replace Door Hardware	6,300		9,546,999
26	CHANDALAR 728	29 - 34	Replace Heating System	42,000		9,588,999
26	CHANDALAR 728	29 - 34	Replace Roof Flashing	6,216		9,595,215
26	CHANDALAR 728	29 - 34	Replace Toilet Fixture	15,400		9,610,615
26	CHANDALAR 728	29 - 34	Replace Trim	4,200		9,614,815
26	CHANDALAR 728	29 - 34	Replace Window	15,400		9,630,215
26	CHANDALAR 728	29 - 34	Replace Ceramic /Quarter Tile	1,386		9,631,601
26	CHANDALAR 728	29 - 34	Replace Toilet Room Access	1,260		9,632,861
26	CHANDALAR 728	29 - 34	Replace Vinyl Floor Covering	3,262		9,636,123
26	CHANDALAR 728	29 - 34	Shingle Roofing	12,537		9,648,660
26	CHANDALAR 728	29 - 34	Waterproof Foundations and Site Drains	19,000		9,667,660
26			CHANDALAR 728 TOTAL:		192,487	9,667,660
27	COLVILLE 709 (Single)	29 - 34	Reroof	39,376		9,707,036
27	COLVILLE 709	29 - 34	Repair Roof Soffit	1,597		9,708,633
27	COLVILLE 709	29 - 34	Replace OH Door	2,685		9,711,318
27	COLVILLE 709	29 - 34	Replace Glazing	21,219		9,732,537
27	COLVILLE 709	29 - 34	Paint Exterior Surfaces	5,715		9,738,252
27			COLVILLE 709 TOTAL:		70,592	9,738,252
28	COLVILLE 710 (Single)	29 - 34	Reroof	21,731		9,759,983
28	COLVILLE 710	29 - 34	Replace Roof Flashing/Soffit	3,544		9,763,527
28	COLVILLE 710	29 - 34	Replace Window	20,899		9,784,426
28	COLVILLE 710	29 - 34	Wood Siding	17,947		9,802,373
28	COLVILLE 710	29 - 34	Replace Gypsumboard	3,095		9,805,468
28	COLVILLE 710	29 - 34	Reconstruct Vestibule	6,069		9,811,537
28	COLVILLE 710	29 - 34	Replace Exterior Door	2,670		9,814,207
28	COLVILLE 710	29 - 34	Refinish Interior Walls	6,985		9,821,192
28	COLVILLE 710	29 - 34	Paint Interior Surfaces	4,500		9,825,692
28	COLVILLE 710	29 - 34	Kitchen Appliances	4,172		9,829,864
28	COLVILLE 710	29 - 34	Kitchen Countertops	2,997		9,832,861
28	COLVILLE 710	29 - 34	Repair Drives	1,000		9,833,861
28			COLVILLE 710 TOTAL:		95,609	9,833,861
29	COLVILLE 711 (Single)	29 - 34	Reroof	21,731		9,855,592
29	COLVILLE 711	29 - 34	Replace Roof Flashing/Soffit	3,544		9,859,136
29	COLVILLE 711	29 - 34	Replace Windows	20,899		9,880,035
29	COLVILLE 711	29 - 34	Reconstruct Vestibule	6,069		9,886,104
29	COLVILLE 711	29 - 34	Recalk	370		9,886,474
29	COLVILLE 711	29 - 34	Wood Siding Repairs	17,947		9,904,421
29	COLVILLE 711	29 - 34	Waterproof Foundation	17,272		9,921,693
29	COLVILLE 711	29 - 34	Refinish Interior Walls	6,985		9,928,678
29	COLVILLE 711	29 - 34	Replace Gypsum Board	3,095		9,931,773
29	COLVILLE 711	29 - 34	Replace Interior Door	2,670		9,934,443
29	COLVILLE 711	29 - 34	Kitchen Cabinets	8,827		9,943,270
29	COLVILLE 711	29 - 34	Paint Interior Surfaces	4,500		9,947,770
29	COLVILLE 711	29 - 34	Kitchen Appliances	4,172		9,951,942
29	COLVILLE 711	29 - 34	Repair Spalling Sidewalk	774		9,952,716
29			COLVILLE 711 TOTAL:		118,855	9,952,716
30	TANANA DRIVE 701 (Duplex)	29 - 34	Dielectric Fitting	15,826		9,968,542

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
30	TANANA DRIVE 701	29 - 34	Dryer Vent	633		9,969,175
30	TANANA DRIVE 701	29 - 34	Kitchen Cabinet Appliances	34,298		10,003,473
30	TANANA DRIVE 701	29 - 34	Pipe Insulation	4,129		10,007,602
30	TANANA DRIVE 701	29 - 34	Refinish Interior Walls	11,652		10,019,254
30	TANANA DRIVE 701	29 - 34	Repair Acoustic Ceiling	3,249		10,022,503
30	TANANA DRIVE 701	29 - 34	Repair Roof Soffit	1,457		10,023,960
30	TANANA DRIVE 701	29 - 34	Repair Spalling Sidewalk	2,839		10,026,799
30	TANANA DRIVE 701	29 - 34	Replace Exterior Door	10,679		10,037,478
30	TANANA DRIVE 701	29 - 34	Replace Base Mold	3,079		10,040,557
30	TANANA DRIVE 701	29 - 34	Replace Baseboard Cover Heater	16,203		10,056,760
30	TANANA DRIVE 701	29 - 34	Replace Carpet	36,933		10,093,693
30	TANANA DRIVE 701	29 - 34	Replace Roof Flashing	6,583		10,100,276
30	TANANA DRIVE 701	29 - 34	Replace Toilet Fixture	8,439		10,108,715
30	TANANA DRIVE 701	29 - 34	Replace Window	10,904		10,119,619
30	TANANA DRIVE 701	29 - 34	Replace Vinyl Floor Covering	2,101		10,121,720
30	TANANA DRIVE 701	29 - 34	Shingle Roofing	25,624		10,147,344
30			701 TANANA DRIVE TOTAL:		194,628	10,147,344
	TANANA DRIVE 702					
31	(Duplex)	29 - 34	Dielectric Fitting	15,826		10,163,170
31	TANANA DRIVE 702	29 - 34	Dryer Vent	633		10,163,803
31	TANANA DRIVE 702	29 - 34	Kitchen Cabinet/Appliances	34,298		10,198,101
31	TANANA DRIVE 702	29 - 34	Pipe Insulation	4,129		10,202,230
31	TANANA DRIVE 702	29 - 34	Refinish Interior Walls	11,652		10,213,882
31	TANANA DRIVE 702	29 - 34	Repair Acoustic Ceiling	3,249		10,217,131
31	TANANA DRIVE 702	29 - 34	Repair Roof Soffit	1,457		10,218,588
31	TANANA DRIVE 702	29 - 34	Repair Spalling Sidewalk	2,839		10,221,427
31	TANANA DRIVE 702	29 - 34	Replace Exterior Door	10,679		10,232,106
31	TANANA DRIVE 702	29 - 34	Replace Base Mold	3,079		10,235,185
31	TANANA DRIVE 702	29 - 34	Replace Baseboard Heater Cover	16,203		10,251,388
31	TANANA DRIVE 702	29 - 34	Replace Carpet	36,933		10,288,321
31	TANANA DRIVE 702	29 - 34	Replace Roof Flashing	6,583		10,294,904
31	TANANA DRIVE 702	29 - 34	Replace Toilet Fixture	8,439		10,303,343
31	TANANA DRIVE 702	29 - 34	Replace Window	10,904		10,314,247
31	TANANA DRIVE 702	29 - 34	Replace Vinyl Floor Covering	2,101		10,316,348
31	TANANA DRIVE 702	29 - 34	Shingle Roof	25,624		10,341,972
31			702 TANANA DRIVE TOTAL:		194,628	10,341,972
	TANANA DRIVE 705					
32	(Duplex)	29 - 34	Dielectric Fitting	15,826		10,357,798
32	TANANA DRIVE 705	29 - 34	Dryer Vent	633		10,358,431
32	TANANA DRIVE 705	29 - 34	Kitchen Cabinet/Appliances	34,298		10,392,729
32	TANANA DRIVE 705	29 - 34	Pipe Insulation	4,129		10,396,858
32	TANANA DRIVE 705	29 - 34	Refinish Interior Walls	11,652		10,408,510
32	TANANA DRIVE 705	29 - 34	Repair Acoustic Ceiling	3,249		10,411,759
32	TANANA DRIVE 705	29 - 34	Repair Roof Soffit	1,457		10,413,216
32	TANANA DRIVE 705	29 - 34	Repair Spalling Sidewalk	2,839		10,416,055
32	TANANA DRIVE 705	29 - 34	Replace Exterior Door	10,679		10,426,734
32	TANANA DRIVE 705	29 - 34	Replace Base Mold	3,079		10,429,813
32	TANANA DRIVE 705	29 - 34	Replace Baseboard Heater Cover	16,203		10,446,016
32	TANANA DRIVE 705	29 - 34	Replace Carpet	36,933		10,482,949
32	TANANA DRIVE 705	29 - 34	Replace Roof Flashing	6,583		10,489,532
32	TANANA DRIVE 705	29 - 34	Replace Toilet Fixture	8,439		10,497,971
32	TANANA DRIVE 705	29 - 34	Replace Window	10,904		10,508,875
32	TANANA DRIVE 705	29 - 34	Replace Vinyl Floor Covering	2,101		10,510,976
32	TANANA DRIVE 705	29 - 34	Shingle Roof	25,624		10,536,600
32			705 TANANA DRIVE TOTAL:		194,628	10,536,600
	CHATANIKA 706					
33	(Fraternity House)	29 - 34	Kitchen Cabinet/Appliances	5,500		10,542,100
33	CHATANIKA 706	29 - 34	Paint Exterior Surfaces	2,573		10,544,673
33	CHATANIKA 706	29 - 34	Parking Lot and Drainage	10,000		10,554,673

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	ost Est. as o 11/01/97	Facility Total	Cumul. Total
33	CHATANIKA 706	29 - 34	Pipe Insulation	2,193		10,556,866
33	CHATANIKA 706	29 - 34	Refinish Interior Walls	8,439		10,565,305
33	CHATANIKA 706	29 - 34	Repair Roof Soffit	497		10,565,802
33	CHATANIKA 706	29 - 34	Replace Base Mold	3,244		10,569,046
33	CHATANIKA 706	29 - 34	Replace Carpet	15,505		10,584,551
33	CHATANIKA 706	29 - 34	Replace Gypsum Board	847		10,585,398
33	CHATANIKA 706	29 - 34	Replace Insulation/Vapor Barrier	964		10,586,362
33	CHATANIKA 706	29 - 34	Replace Roof Structure	51,000		10,637,362
33	CHATANIKA 706	29 - 34	Replace Toilet Fixtures	2,900		10,640,262
33	CHATANIKA 706	29 - 34	Replace Windows	9,087		10,649,349
33	CHATANIKA 706	29 - 34	Replace Vinyl Floor Covering	1,050		10,650,399
33	CHATANIKA 706	29 - 34	Toilet Room Cabinet	681		10,651,080
33	CHATANIKA 706	29 - 34	W/Strip Door	656		10,651,736
33			706 CHATANIKA TOTAL:		115,136	10,651,736
34	CHATANIKA 707 (Single)	29 - 34	Kitchen Cabinet/Appliances	5,500		10,657,236
34	CHATANIKA 707	29 - 34	Paint Exterior Surfaces	2,573		10,659,809
34	CHATANIKA 707	29 - 34	Parking Lot and Drainage	10,000		10,669,809
34	CHATANIKA 707	29 - 34	Pipe Insulation	2,193		10,672,002
34	CHATANIKA 707	29 - 34	Refinish Interior Walls	8,439		10,680,441
34	CHATANIKA 707	29 - 34	Repair Roof Soffit	497		10,680,938
34	CHATANIKA 707	29 - 34	Replace Base Mold	3,244		10,684,182
34	CHATANIKA 707	29 - 34	Replace Carpet	15,505		10,699,687
34	CHATANIKA 707	29 - 34	Replace Gypsum Board	2,500		10,702,187
34	CHATANIKA 707	29 - 34	Replace Insulation/Vapor Barrier	964		10,703,151
34	CHATANIKA 707	29 - 34	Replace Roof Structure	51,000		10,754,151
34	CHATANIKA 707	29 - 34	Replace Toilet Fixtures	2,900		10,757,051
34	CHATANIKA 707	29 - 34	Replace Windows	9,087		10,766,138
34	CHATANIKA 707	29 - 34	Replace Vinyl Floor Covering	1,050		10,767,188
34	CHATANIKA 707	29 - 34	Toilet Room Cabinet	681		10,767,869
34	CHATANIKA 707	29 - 34	W/Strip Door	656		10,768,525
34			707 CHATANIKA TOTAL:		116,789	10,768,525
	COLUMBIA CIRCLE 739					
35	(Nordic House)	29 - 34	Replace Heat Piping	4,329		10,772,854
35	COLUMBIA CIRCLE 739	29 - 34	Replace Toilet Fixture	4,747		10,777,601
35	COLUMBIA CIRCLE 739	29 - 34	Replace Window	10,904		10,788,505
35			739 COLUMBIA CIRCLE TOTAL:		19,980	10,788,505
36	610 KOBUK	29 - 34	Fire Alarm System Repairs	5,000		10,793,505
36	610 KOBUK	29 - 34	Replace Carpet	10,000		10,803,505
36	610 KOBUK	29 - 34	Replace Kitchen Cabinet/ Appliances	7,000		10,810,505
36	610 KOBUK	29 - 34	Repair/Replace Exhaust Fans	1,500		10,812,005
36	610 KOBUK	29 - 34	Re-roof	30,000		10,842,005
36	610 KOBUK	29 - 34	Replace Toilet Fixtures	3,500		10,845,505
36	610 KOBUK	29 - 34	Electrical System Renovation	45,000		10,890,505
36	610 KOBUK	29 - 34	Window Repairs	4,900		10,895,405
36	610 KOBUK	29 - 34	Replace Interior Doors	3,010		10,898,415
36			610 KOBUK TOTAL:		109,910	

TOTAL UAF RESIDENTIAL DEFERRED MAINTENANCE

10,898,415

**FY 98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA SOUTHEAST**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
1	Juneau	Tappe House	4	Replace Roof	33,754	33,754
2	Juneau	Mathisen House	4	Replace Roof	29,800	63,554
3	Juneau	Student Lodge Total	4	Replace Bathroom, Kitchen, Laundry Floor Surfaces	54,547	118,101
4	Juneau	Student Housing, Unit A Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	49,234	167,335
5	Juneau	Student Housing, Unit B Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	45,934	213,269
6	Juneau	Student Housing, Unit C Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	45,934	259,203
7	Juneau	Student Housing, Unit D Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	57,234	316,437
8	Juneau	Student Housing, Unit E Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	64,511	380,948
9	Juneau	Student Housing, Unit F Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	90,713	471,661
10	Juneau	Student Housing, Unit G Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	77,380	549,041
11	Juneau	Student Housing Site	4	Repair Parking Lot Surfaces	120,350	669,391
UAS RESIDENTIAL DEFERRED MAINTENANCE TOTALS					669,391	

Headquarters:
217 2nd Street, Suite 201
Juneau, Alaska 99801
(907) 586-2323 FAX 463-5515



October 24, 1997

Representative Eldon Mulder, Co-Chair
Deferred Maintenance Task Force
Room 501
Capitol Building
Juneau, Alaska 99801

Dear Representative Mulder:

The Alaska State Chamber of Commerce applauds the work the task force has been doing to address Alaska's problem of Deferred Maintenance. It is a difficult task you have undertaken, but it is one of utmost importance to the state.

For your information, I am providing you with the ASCC Resolution on this matter that was adopted this past December, 1996. We will look forward to hearing the recommendations of the task force on this very important matter.

Sincerely,

A handwritten signature in cursive script that reads "Pam LaBolle".

Pamela La Bolle
President

ALASKA STATE CHAMBER OF COMMERCE

Resolution 97-7

State Deferred Maintenance

WHEREAS, there are serious financial, safety and service consequences resulting from the lack of maintenance of state owned physical facilities including the statewide university system; and

WHEREAS, state revenues are declining and state spending has been reduced and is being considered for further drastic reductions; and

WHEREAS, the above cited reductions will adversely impact the state's ability to properly maintain its real assets;

THEREFORE, BE IT RESOLVED that the Alaska State Chamber of Commerce urges the Alaska State Legislature and the Governor to forge a plan designed to erase the statewide deferred maintenance problem within the parameters of an overall plan to close the fiscal gap; and

BE IT FURTHER RESOLVED that appropriate measures be employed to ensure that the state's public facilities, including the University of Alaska are properly operated and maintained on an ongoing basis.

ADOPTED

Dec. 6, 1996

BY

Pamela LaBolle
Pamela LaBolle
President

BY

Kathryn Thomas
Kathryn Thomas
Chair, Board of Directors

PART 1 COMMITMENT

The Board and Administration of Bering Straits School District are committed to an effective, efficient program of preventative and routine maintenance of buildings, grounds, and equipment. In addition, the District shall perform major maintenance and upgrades to the extent possible with operating funds and grants.

The purposes of the maintenance program shall be to provide a safe, functional, and attractive environment in which students may learn and staff may work effectively and to make cost-effective use of maintenance and operations funds. In order to effectively operate this program, Board Policy explicitly charges the Superintendent, assisted by the Director of Facilities and maintenance department, with the direct responsibility for maintenance oversight.

The Director of Facilities shall recommend through the Superintendent, a budget for Board adoption, appropriate for the proper implementation of the maintenance program.

PART 2 OVERVIEW

In 1993 The Bering Strait School District Board of Education adopted a new Maintenance Plan of Service to address the facility and maintenance needs of the school district. A plan of periodic inspection, operation and maintenance of all electrical, mechanical, structural, physical and technological systems within the Bering Strait School District designed to prevent failure and/or extend the useful life of a facility, system or component based of the life cycle analysis. The Maintenance Plan of Service is administered through the use of a computerized system known as The Maintenance Authority. TMA is capable of handling the origination, tracking and reporting of work orders, preventive maintenance, projects, and maintenance costs of all buildings, sites, inventory both parts and asset, mechanical equipment, and health/safety tools. All buildings, equipment and assets are tagged for tracking in TMA, also tracked through the system are the different parts to ensure the operation the mechanical equipment and buildings. Inventory is taken on an annual basis.

The Bering Strait School District Maintenance Department has a staff of 50 employees. This includes a minimum of one maintenance and custodial person at each site. There is also an itinerant crew of licensed/journeyman craftsmen that make regularly scheduled trips to each school. In this group is a plumber, electrician, carpenter, Boilerman, mechanic and painter. The Bering Strait School District consists of 15 Sites within the Bering Straits Region, with the District Offices located in Unalakleet. There are 160 Buildings, 1155 rooms/areas within these buildings to service the Bering Straits School District Elementary/Secondary Education programs.

PART 3 INSPECTIONS

The maintenance custodian, under the direction of the Principal, shall make weekly health, safety, and maintenance inspections of buildings and grounds and shall immediately report any remedial action required to the Bering Straits School District maintenance foreman. the maintenance foreman shall also complete semi-annual fire/safety reports for submission to the property insurance carrier through the maintenance director.

As Part of their daily routine, the Maintenance Custodians shall inspect grounds, buildings and systems for general condition, security and proper operation. Computer controlled and monitored devices and systems shall be checked regularly during the day to ensure that systems are working properly within established tolerances. Problems shall promptly be reported to the maintenance foreman and appropriate action shall be initiated.

Annually, the Maintenance Foreman shall arrange for the inspection and certification of all fire detection and suppression equipment and systems. Required corrective actions shall promptly be initiated.

District staff shall cooperate with local fire officials and with state fire, boiler, and sanitation officials in the inspection of District facilities. Required corrective actions shall promptly be initiated.

PART 4 RECORDS AND REPORTS

Maintenance work requests shall be available in the offices of the principal and the Bering Straits School District Maintenance Department. All staff shall be instructed to complete a work request for and maintenance work needed. Requests initiated from the school staff shall be routed for approval through the Principal to the Maintenance Foreman. Upon approval, the Maintenance Foreman shall prioritize, schedule, and transmit Work Requests to the Maintenance Mechanics for action. After completion of the Work Request, Maintenance Mechanics shall enter on the form the time and materials involved as well as the completion date and shall promptly file the form with the Maintenance Department Office.

Certain routine and periodic mechanical system maintenance functions are covered under a computer program developed for the Bering Straits School District by TMA Systems, Inc. a national firm known as The Maintenance Authority. The Program tracks all equipment, both mechanical and safety related as well as all building and assets for each of the Districts 16 sites. Checklists generated from the program by the Inventory and Preventive Maintenance Controller shall be forwarded to the principal of each site for completion by the Maintenance Mechanics as required and promptly filed with the principal and the District Maintenance Office. In addition to the above record keeping and reporting requirements, Maintenance Mechanics shall complete Daily Maintenance logs which shall be filed with the Maintenance Dept.

**BERING STRAIT SCHOOL DISTRICT
PART 5 PREVENTIVE MAINTENANCE PLAN**

1. Annual Maintenance Requests- A comprehensive list of projects submitted by principals from each site. List is to be reviewed by local AECs. Due date is February 1st, Annually. (See attached summary).
2. Annual fire suppression and extinguisher inspections. Extinguishers also checked monthly at each site.
3. Annual refrigeration inspection.
4. Painting of schools and out buildings. (4 year cycle).
5. Annual roof inspection and repairs.
6. Annual heating system inspection and repairs on all oil fired boilers, furnaces, water heaters, pumps, equipment, etc..
7. Electrical and Emergency lighting systems inspection and repair. (monthly).
8. Monthly back-up generator operation and maintenance.
9. Monthly fire alarm drills.
10. Annual inspection and maintenance (painting, etc.) on bulk fuel tank farms.
11. Self inspections for insurance coverage. Quarterly for prior years, changed to three times a year in 1995.
12. Monthly and Annual reports to State Fire Marshall and Norton Sound Health Inspector. Any problems documented by these inspections will be addressed immediately.
13. Auto-tracking, TMA provides auto-tracking of all Equipment, etc. for Service and Inspections. These will be taken care of on a regular basis.
14. Vehicles including trucks, vans, atv's, snowmachines, etc.. Quarterly inspections, lubrication, performance checks and repairs.

PART 6

BERING STRAIT SCHOOL DISTRICT MAINTENANCE SERVICE PLAN

1. LIST OF PROJECT REQUESTS FOR EACH SCHOOL;

- A. Prepared by principals and reviewed by AEC.
- B. Itinerant Crew list of maintenance requirements.
- C. Arrange by priority.
- D. Provide as much detail as possible, i.e., size, location, type, justification, etc..
- E. Due date February 1st of each year.

2. MASTER LIST;

- A. Maintenance Dept. will combine all requests into a Master List.
- B. Estimate labor by trade.
- C. Estimate materials and shipping cost.
- D. Review with Maintenance Staff and Itinerant Crew.
- E. Prioritize Master List.

3. BSSD FACILITIES COMMITTEE AND SCHOOL BOARD;

- A. Present Master List and estimates.
- B. Request from Facilities Committee and Full School Board approval of a budgetary amount for projects and maintenance service.
- C. Use budget and man-hour projections as basis for recommendations.

4. PREPARE WORK ORDERS FOR APPROVED PROJECT

- A. Develop a tentative summer work schedule.
- B. Inform each principal of the approved projects for their school.

5. PREPARE PURCHASE ORDERS FOR APPROVED PROJECTS.

- A. Order materials.
 - 1. For projects scheduled before July 1st, use current fiscal year's budget until expended.
 - 2. Use the next years fiscal budget for the projects scheduled after July 1st.

6. ARRANGE SHIPPING;

- A. Ship to proper location when possible.
- B. If shipping to Unalakleet is best option, make sure materials are on final site prior to arrival of workers.

7. TMA COMPUTER SYSTEM;

- A. Enter all pertinent data pertaining to projects, i.e., W.O.#, P.O.#, Scheduling, Labor, Materials, etc..
- B. Track the progress of projects.
- C. Log all completed work orders.
- D. Provide Monthly Status Reports.

8. CONTINGENCIES;

- A. Emergency projects or projects that may be unknown during planning.
- B. Schedule painting of building exteriors and /or fuel tanks separately.
- C. Water, sewer and safety projects will take precedence over routine tasks.

PART 7 GROUNDS

Maintenance Custodians shall ensure that exterior lighting functions properly for security and safety.

During winter months, Maintenance Custodians shall inspect exit ways each morning, and more often as dictated by conditions, to ensure that egress is not hampered by ice and snow. Stairs and walkways shall be kept clear of snow and ice. Roof areas subject to drifting snow shall be inspected regularly and cleared as required.

During summer months, grounds shall be inspected for erosion, debris, and other problems. Areas shall be filled and leveled and drainage shall be maintained to reduce ponding and to control run off. Grass shall be mowed and debris shall be removed as required.

Boardwalks and the play deck shall be inspected regularly and leveled and repaired as required.

Security fences around the tank farm and satellite receiver shall be inspected regularly and maintained as required.

Utilidors shall be inspected regularly and leveled, resealed, and repaired as required.

PART 8 BUILDING EXTERIOR

The Bering Strait School District maintenance service plan calls for continual inspection by both the maintenance mechanics and custodians by both sight and checklist. Some cases the inspection is done by the Principal or the Maintenance foreman. The technical inspections are done by licensed or certified inspectors.

The Maintenance Custodians shall regularly inspect siding, windows, doors, and roofs. Repairs shall be performed as required.

Roof joints, penetrations, and flashing shall be inspected regularly and resealed as required. Roofs benefiting from periodic flood coats shall be coated as necessary. Roof replacement requirements may be incorporated into the CIP Six-Year Plan and reported to the Alaska Department of Education. However, for buildings anticipated to be replaced in the near future, as-needed repairs rather than extensive maintenance or renovation shall be the rule whenever feasible in order to make the most effective use of limited funds.

Building exteriors shall be cleaned, sealed, and refinished as required. Weather-stripping and caulking shall be replaced as required. Extensive re-siding requirements may be incorporated into the CIP Six-Year Plan and reported to the Alaska Department of Education. However, for buildings anticipated to be replaced in the near future, as-needed repairs rather than cosmetic refinishing or extensive maintenance or renovation shall be the rule whenever feasible in order to make the most effective use of limited funds.

Stairs, ramps, walkways, Utilidors, and railings shall be checked regularly and repainted and repaired as required.

Foundation, piling, bracing, footing, beams, columns, and floor joists shall be checked regularly and repainted and repaired as required.

PART 9 NONMECHANICAL INTERIOR SYSTEMS

Carpeting shall be vacuumed and spot cleaned daily and shall be shampooed twice per year (or more often as required). Worn out or extensively damaged carpeting shall be replaced as required.

Vinyl floors shall be wet mopped daily and waxed four times per year (or more often as required). Vinyl floors shall be stripped twice per year (or more often as required). Worn out or extensively damaged vinyl floor covering shall be replaced as required.

The gym floor shall be wet mopped daily or more often as required and marks shall be spot cleaned as required. The floor shall be cleaned with the mechanical scrubber once per week (or more often as required).

Wainscoting shall be cleaned and repaired as required. Interior walls shall be painted once per year (or more often as required) and shall be repaired as required.

Ceiling panels shall be cleaned as required. Replacement panels shall be installed as required.

Lighting systems shall be checked regularly.. Lamps and ballast's shall be replaced as required. Emergency lights shall be checked regularly and lamps and batteries shall be changed on an as needed basis.

PART 10 MECHANICAL SYSTEMS

The Bering Strait School District originally used the Chief Maintenance computer system for tracking all the mechanical systems, because of its limitations it was discontinued in 1993 and the new TMA system was installed. The TMA system has a much broader range of managing the maintenance of assets, being it was specifically developed for Facilities plant management, Preventive Maintenance, Inventory, purchasing & receiving, Building, site and area inventory, personnel, reporting and tracking of work orders, and communication between all the locations in the Bering Strait School District Region.

The mechanical systems include Utilidors, heat generation, fuel, water, back-up generation, HVAC controls, and fire protection. Maintenance Mechanics and Custodians shall follow the prescribed procedures and complete the appropriate Checklists as required for submission to the Maintenance Foreman and the Director of Facilities. Auto-tracking shall be used for all the equipment and building components, some examples are fire equipment sight inspection included on the checklist, annual inspection and certification for both fire extinguishers and fire suppression units, daily inspection and annual overhaul and repair of boilers, furnaces, electric motors, pumps, air handling units, fans, fire and freeze alarms, appliances, electrical and emergency lights, generators and fire pumps, vehicles and all terrain vehicles, and computer, video and audio equipment. In addition to the Item included above the plumbing, fixtures, and related hardware shall be checked regularly and repaired or adjusted as required.

PART 11 PARTS INVENTORY AND PURCHASE

The Bering Strait School District Maintenance Department shall maintain a perpetual inventory of spare parts, materials, equipment, and tools necessary for the proper implementation of the maintenance program. A sufficient supply of these items shall be kept on hand to meet recurring needs and anticipated maintenance and repairs. As items are used, the Maintenance Mechanics and Custodians shall promptly prepare and submit to the Maintenance Department Office a requisition for replacement items. The TMA System shall be used for Inventory management of parts and equipment, stock levels will be maintained and as new equipment is brought in all effort will be made to standardize with the highest performance, cost effective and longevity of the replacement parts and equipment.

The TMA System also maintains a library of manufactures and vendors for the specific equipment and parts, tracks and generates requisitions, purchase orders and receiving reports. Having this management tool enables the Maintenance Department to effectively care for and safely maintain the facilities of the Bering Strait School District.

The TMA System also tracks asset inventory by area, this will help management plan and prepare to meet the growth of the School District.

PART 12 TRAINING

The Maintenance Director and Maintenance Foreman shall develop and implement a program of recurrent training and skill development for the Maintenance Mechanics and Custodians. This shall be accomplished through a combination of workshops and on-the-job training activities.

Majority of the training in regards to building maintenance and safety has already taken place thorough the years of operation, as new personal are hired up dates and new training take place. Specialized training for the appropriate personal in fire, hazardous, electrical, mechanical, water treatment and heating for upgrades or certification take place at the proper State or Private Institutions.

Some of the training that have taken place or will take place are as follows, fire extinguisher service, fire drills, fire alarms, fire fighting, asbestos awareness, material safety, custodial, boiler-furnace, building maintenance, spill response, hazmat wopper, cpr-emergency, computer (TMA), burner maintenance, appliance repair, electrical, air handling-condition units, and proper approaches to handling material weight and type.



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Compensation and Benefits

City of Seward, Alaska

**REVIEW OF THE CITY'S
FIXED ASSETS**

**Final Report
November 1991**

CITY OF SEWARD, ALASKA

Table of Contents

Chapter	Page
I. INTRODUCTION AND BACKGROUND	
Project Background	1-2
Project Methodology	1-2
II. INVENTORY VALIDATION AND CONDITION SURVEY, INCLUDING REPLACEMENT COST AND FAIR MARKET VALUE ESTIMATES	
Physical Inventory	2-1
Asset Condition	2-2
Useful Life	2-2
Specific Details Regarding Replacement Cost and Fair Market Value Estimates	2-3
III. ANTICIPATED MAJOR FIXED ASSET MAINTENANCE, REPAIR AND REPLACEMENT EXPENDITURE REQUIREMENTS	
Stationary Port and Harbor Facilities	3-1
Major Hospital Costs	3-2
Streets and Sidewalks	3-3
Hydroelectric Generation Project	3-3
Electricity Transmission and Backup Generation	3-3
Sewage Collection and Treatment System	3-3
Water Production and Distribution System (Townside & SMIC)	3-3
Vehicles and Mobile Equipment	3-4
IV. ANTICIPATED FIXED ASSET ADDITION COSTS	
Stationary Port and Harbor Facilities	4-1
Major Hospital Equipment	4-1
Streets and Sidewalks	4-1
Hydroelectric Generation Project	4-2
Electricity Transmission and Backup Generation	4-2
Sewage Collection and Treatment System	4-2
Water Production and Distribution System (Townside & SMIC)	4-2
Buildings	4-3
Vehicles and Mobile Equipment	4-3
V. SCHEDULE OF ESTIMATED CAPITAL NEEDS	5-1
APPENDIX A - DETAILED VEHICLE LISTING, INCLUDING ESTIMATED REPLACEMENT COSTS AND FAIR MARKET VALUES	A-1

CORRECTION

**THE FOLLOWING DOCUMENT(S)
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Peat Marwick

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November 21, 1991

**Mr. Darryl Schaefermeyer
City Manager
City of Seward
P.O. Box 167
Seward, Alaska 99664**

Dear Mr. Schaefermeyer:

KPMG Peat Marwick is pleased to present the final report regarding its review of the City of Seward's fixed assets.

The final report is presented in five chapters, which address topics including:

- **Introduction and background**
- **Inventory validation and condition surveys, including replacement cost and fair market value estimates**
- **Anticipated major fixed asset maintenance, repair and replacement costs**
- **Anticipated fixed asset addition costs**
- **Schedule of estimated capital needs**

Peat Marwick appreciates the cooperation and assistance provided by the staff from the City of Seward during the course of the study.

Very truly yours,

KPMG Peat Marwick



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CITY OF SEWARD, ALASKA

Table of Contents

Chapter	Page
I. INTRODUCTION AND BACKGROUND	
Project Background	1-2
Project Methodology	1-2
II. INVENTORY VALIDATION AND CONDITION SURVEY, INCLUDING REPLACEMENT COST AND FAIR MARKET VALUE ESTIMATES	
Physical Inventory	2-1
Asset Condition	2-2
Useful Life	2-2
Specific Details Regarding Replacement Cost and Fair Market Value Estimates	2-3
III. ANTICIPATED MAJOR FIXED ASSET MAINTENANCE, REPAIR AND REPLACEMENT EXPENDITURE REQUIREMENTS	
Stationary Port and Harbor Facilities	3-1
Major Hospital Costs	3-2
Streets and Sidewalks	3-3
Hydroelectric Generation Project	3-3
Electricity Transmission and Backup Generation	3-3
Sewage Collection and Treatment System	3-3
Water Production and Distribution System (Townside & SMIC)	3-3
Vehicles and Mobile Equipment	3-4
IV. ANTICIPATED FIXED ASSET ADDITION COSTS	
Stationary Port and Harbor Facilities	4-1
Major Hospital Equipment	4-1
Streets and Sidewalks	4-1
Hydroelectric Generation Project	4-2
Electricity Transmission and Backup Generation	4-2
Sewage Collection and Treatment System	4-2
Water Production and Distribution System (Townside & SMIC)	4-2
Buildings	4-3
Vehicles and Mobile Equipment	4-3
V. SCHEDULE OF ESTIMATED CAPITAL NEEDS	5-1
APPENDIX A - DETAILED VEHICLE LISTING, INCLUDING ESTIMATED REPLACEMENT COSTS AND FAIR MARKET VALUES	A-1

CITY OF SEWARD, ALASKA

Table of Contents

<u>Chapter</u>	<u>Page</u>
I. INTRODUCTION AND BACKGROUND	
<i>Project Background</i>	1-2
<i>Project Methodology</i>	1-2
II. INVENTORY VALIDATION AND CONDITION SURVEY, INCLUDING REPLACEMENT COST AND FAIR MARKET VALUE ESTIMATES	
Physical Inventory	2-1
Asset Condition	2-2
Useful Life	2-2
Specific Details Regarding Replacement Cost and Fair Market Value Estimates	2-3
III. ANTICIPATED MAJOR FIXED ASSET MAINTENANCE, REPAIR AND REPLACEMENT EXPENDITURE REQUIREMENTS	
Stationary Port and Harbor Facilities	3-1
Major Hospital Costs	3-2
Streets and Sidewalks	3-3
Hydroelectric Generation Project	3-3
Electricity Transmission and Backup Generation	3-3
Sewage Collection and Treatment System	3-3
Water Production and Distribution System (Townside & SMIC)	3-3
Vehicles and Mobile Equipment	3-4
IV. ANTICIPATED FIXED ASSET ADDITION COSTS	
Stationary Port and Harbor Facilities	4-1
Major Hospital Equipment	4-1
Streets and Sidewalks	4-1
Hydroelectric Generation Project	4-2
Electricity Transmission and Backup Generation	4-2
Sewage Collection and Treatment System	4-2
Water Production and Distribution System (Townside & SMIC)	4-2
Buildings	4-3
Vehicles and Mobile Equipment	4-3
V. SCHEDULE OF ESTIMATED CAPITAL NEEDS	5-1
VI. APPENDIX A - DETAILED VEHICLE LISTING, INCLUDING ESTIMATED REPLACEMENT COSTS AND FAIR MARKET VALUES	A-1

1. INTRODUCTION AND BACKGROUND

The City of Seward (City) contracted with KPMG Peat Marwick to conduct a review of the City of Seward's fixed assets. This report on the results of our review is divided into five chapters, each of which is described briefly below.

1. **Introduction and Background** - Introduces this report and describes the project's background and our methods.
2. **Inventory Validation and Condition Survey, Including Replacement Cost and Fair Market Value Estimates** - Lists the City's major non-real estate asset inventory (for assets having a replacement cost of greater than \$10,000). Provides the following data for each asset:
 - Estimated replacement cost
 - Current condition
 - Estimated useful life
 - Estimated fair market value

Assets and the above data are presented in logical groups according to City Fund, and according to City Department within the General Fund

3. **Anticipated Major Capital Maintenance Expenditure Requirements** - Describes and estimates the costs for major corrective and capital maintenance which will be needed by the City's current fixed assets over the coming five years
4. **Anticipated Capital Asset Replacement and Addition Costs** - Describes and estimates costs for the anticipated replacement of existing major capital assets and the planned addition of new major capital assets
5. **Schedule of Estimated Capital Needs and Conclusions/Recommendations** - Summarizes the City's overall capital expenditure requirements for the coming five years, including capital maintenance, replacement and addition costs.

Finally, this report also includes Appendix A, a detailed vehicle listing, including estimated replacement costs and fair market values. The detailed information from Appendix A is presented in a summary level in Chapters 3 and 4, as appropriate.

The remainder of this Chapter describes this project and our methodology.

PROJECT BACKGROUND

The City of Seward contracted with KPMG Peat Marwick to review the current condition of the physical plant and fixed assets owned and maintained by the City. The study was prompted in part by City concerns regarding the potential cost of addressing the present and anticipated needs for maintaining existing fixed assets and meeting future capital plant requirements.

In order to perform this study, we collected and reviewed operational and financial information relating to the City's actual fixed assets and its fixed asset inventory, maintenance and budgeting systems. Specifically, we gathered and analyzed descriptive and cost information relating to:

- Current inventory of fixed assets
- Inventory system and control
- Historical fixed asset cost information
- Maintenance systems, policies and practices
- Current maintenance budget expenditures/maintenance efforts
- Current capital asset budget expenditures and plans

As we reviewed this operational and financial data, we discussed preliminary issues and concerns with City management and staff. The information we collected in this task provided a historical basis for our inventory and condition assessments, and for our estimates of current fixed asset values and future fixed asset-related costs. The following section describes our methods for conducting the inventory and condition assessments, and for estimating current fixed asset values and future fixed asset-related costs. The information contained in the report is based upon the City's fixed asset inventory as of February 28, 1991.

PROJECT METHODOLOGY

Our project methodology was designed to separately:

- Verify an inventory of the City of Seward's major capital assets and assess their condition
- Estimate the replacement cost and fair market value for each major fixed asset
- Estimate the required fixed asset maintenance and repair costs which the City may anticipate over the next five years