ALASKA LEGISLATURE COMMITTEE FILES 1983-1984 8672

2285 HHESS SB 18 - SB 19

2285

Alaska State Legislature

Representative Milo Fritz
District 5
P.O. Box 158
Anchor Point, Alaska 99556
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While In Juneau
Pouch V
Juneau, Alaska 99811
(907) 465-4833

House of Representatives

MEMORANDUM

MILO FRITZ

TO: HESS Committee Members

FROM: Representative Milo H. Fritz

DATE: May 5, 1983

RE: House CSSB 18

In regard to the Department of Transportation deficiencies survey, the following amounts are incorporated into HCSSB 18 to be disbursed to the Kenai Peninsula Borough for:

Homer High School	373,600
Susan B. English	563,900
Sterling Elementary	94,300
Tustumena Elementary	160,700
Total Approp.	$1,192,500

	Homer High School	Susan B English
Architectural	225,500	382,600
Fire & Life	2,000	21,900
Handicapped	135,300	82,600
Mechanical	200	35,500
Electrical	10,600	41,300
Total	373,600	563,900

	Sterling Elementary	Tustumena Elementary
Architectural	30,800	97,600
Fire & Life	15,600	20,800
Handicapped	25,000	22,500
Mechanical	8,300	11,000
Electrical	14,600	8,800
Total	94,300	160,700

SB

19

SB 19

Gilman - Data - 3 yrs - KPCC Housing

1) discrepency - based on Sen. HESS Committee
2) 580,000 - Sen HESS - 1982 $ - now - 650,000 in CS.
3) Oil Tech Center for State
4) 40% outside of area necessitate housing
5) land was inheritance - Damon Memorial Tract - 160 acres next to campus
6) KPCC. 1982 - 6 yr. plan built in 1987 - that year no others were included - policy was that no other housing included - except in Flks.
7) $ psd both houses in bonds last year - all Vetoed by Governor.

W. Redman - Changed from "dorm" to "housing complexes"

Decisions made on each campus based on need.

1) Plans based on need of area
Flks. multiple types of housing
2) Intent - no Common feeding

SB 229

Rep. Martin - Amendment circulated - gone thru Univ process - Chancellor - Board of Regents

SB 162 - picked up other cip's.

CSSB 19

Wendy Redman —

Spoke Re Sect. 1 - 9.9 for land acquisition.

- Doll - how does it compare with assessed value.
- WR - Slightly higher. Been in negotiations but no agreements were made

Sect 2: Rec'd $ 500,000 in FY82 for design - bond vetoed & was highest priority.

Yak Estates - shells donated by ARCO - Univ finished & maintained - not student facility. ARCO also provided other mobile unit facilities. Trying to move faculty & staff hours off campus.

Sect 3 - 500,000 UAJ new item Univ Bar donated land $ is for access. 10 acres / acres & road Const. & utility lines. Distance.

Doll - Has DOT - Wants full scale bid information

Sect 4 - Can't speak to NW Arctic School District.

Fritz - Move CS for SB 19 - No Obj. - So Moved

Sect 5 - Kuskokwim - Fed Coh.

Miller - Concept? Student Housing in all Comm Colleges?

WR - Boards position - Hous will be assessed on case by case - Comm College Hous not a priority; FY82 Bond - Five year plan. Petro Tech program draws from all over

the state.

Tischer - documentation as to maintenance & operation costs of each project

W. Redman - Univ Board Reg. has those included operated information. Additional projects coming thru elsewhere do not provide this info.

Hermann - Univ's $1 mill for planning & ACC planning $1 mill was funded in supplemental bill.

Davis - Why no planning $ of 2.2 for Kuskokwim approp.

W.R - Enuff planning that the can begin construction.

Sect 6 - $107,000

~~Sect 7~~ -

~~Fischer~~ -

Doll - Move bill with recom. do pass.

Davis - Object. to recom do pass

Doll - Move HCS SB SB 9 (HESS) w/ Ind. Rec.

SB 229

WR - one of Martin's Amendments are priorities of UAA & ACC

Miller - Went to UAF - damages are effected by the Chancellors of the school. Aspland O'Rourk

Fritz - Any student housing can by private enterprise.

WR - No - Anch & Fbks landlords want but not in low rent catagory

WR - All const projects are ready to build & have fed $ for design.

Sec 1 - 94,000 sq. ft. / 1, mill for ACC not prior planning $. Should seperate into 2 items. "ACC for planning & design

Davis - Why direct appro instead of bond issue.

WR - Reckeng Bldg. explanation - needed additional 2.3 mill

Tischer - Sec 8 - Why code deficiencies on campus?

WR -

~~Sec~~.

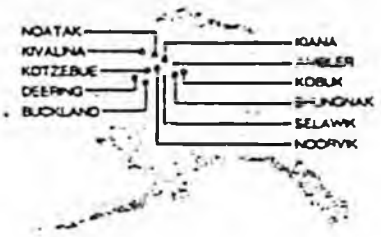
Fischer Entertain motion to inc. Martin Amendments.

Fritz - So move.

Davis - Move CS for SB 227

Northwest Arctic School District

BOX 51
KOTZEBUE, ALASKA 99752
(907) 442-3472



January 28, 1983

James E. Tozer
Facilities Coordinator
Department of Education
Pouch F
Juneau, Alaska 99811

Dear Jim:

In reference to the January 19, 1983 Memorandum from Wanda Cooksey, Acting Director Division of Management Law & Finance, I am enclosing a request for funding of a student dormitory at the Kotzebue Technical Center. If we had to place this on our Priortized Capital Improvement request we would have to put it as priority # 3 with the rest being dropped down one.

I am submitting this proposal pending Board approval. The Northwest Arctic School District Board will be meeting on February 15, 1983 and will address the proposal at that time. I will notify you of the Boards action concerning this request.

If you need any further information, please contact me at your convenience.

Sincerely,

John L. Rogers
Assistant Superintendent:
Administrative Services

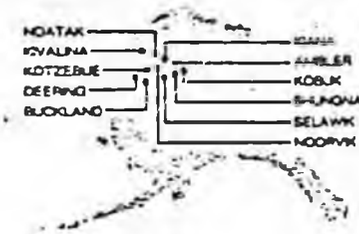
JLR/isj
cc. Wayne B. Fagg, Superintendent
Senator Frank Ferguson
Representative Al Adams

Northwest Arctic School District

BOX 51
KOTZEBUE, ALASKA 99752
(907) 442-3472

KOTZEBUE TECHNICAL CENTER

DORMITORY



The Northwest Arctic School District is presently operating the Kotzebue Technical Center, an Adult Vocational Educational Facility, which serves adult Alaskans from the entire State.

The Kotzebue Technical Center Staff and Students are presently moving into a facility which has just recently been completed. At the present time we have an enrollment of approximately 65 students but with the completion of the new facility we have the capacity to serve as many as 200 students. The Technical Center Staff is receiving request for information on the Programs offered by the Technical Center daily and we have a minimum of 500 people who have expressed an interest in enrolling in the Technical Center.

At this time the Kotzebue Technical Center has an agreement with the Nul-Luk-Vik Hotel to house students who do not live in Kotzebue. This arrangement is adequate for the small enrollment we have now, but as our enrollment increases there will not be adequate room to handle all the students. Kotzebue does not have any other facility available to house students so the Northwest Arctic School District is requesting funds to build a Dormitory for the Technical Center Students.

The Dormitory would be an approximate 20,000 square foot building whose main components would be sleeping and study rooms. The building would not require any food service facilities because it would be built on the Technical Center site and the cafeteria in the Technical Center would be used to feed the students staying in the Dormitory.

The estimated cost for this facility is $6.6 million dollars. If approved and funds appropriated we anticipate the design phase to start in August of 1983 and construction completed by July 1985.

Operating and maintenance costs would be incorporated into the operational budget request of the Kotzebue Technical Center which is submitted to the Department of Education yearly.

With the ability to house additional students this would create an expanded program at the Kotzebue Technical Center. This would provide some additional employment at the Kotzebue Technical Center, but the type and number of additional positions is unknown at this time.

Another area that needs addressing is the possibility of a joint use facility with Chukchi Community College. We foresee the possibility that in the future Chukchi Community college might be in need to house students who are enrolled in their programs. Through the cooperation of both the Kotzebue Technical Center and Chukchi Community College these needs could be addressed on a space available basis.

JLR/isj

Alaska State Legislature
Senate

OFFICIAL BUSINESS

RULES COMMITTEE

JAN FAIKS
POUCH V
JUNEAU, ALASKA 99811
(907) 465-3770

MEMORANDUM

March 10, 1983

To: Senate Finance Committee Members

From: Senator Jan Faiks

RE: SB 19, Student Housing and Land Acquisition for UAA

The following materials are contained in your packet for SB 19:

1. SB 19 Original
2. Hess Committee Substitute
3. Hess Committee Letter of Intent
4. Hess Committee Recommendations
5. Proposed Finance Committee Substitute
6. SB 19 Analysis
7. Copy of Option to Purchase APU Land

Additional back-up material such as housing studies, student petitions, and resolutions from municipal bodies are available in my office.

Enrollment

Numbers for credit courses only (toward accredited degree or program).

KPCC Fall '82	Fulltime	329
	Part time	1008
	TOTAL	1237
Kuskokwim	Full time	41
	Part time	609
	TOTAL	650
UAJ	Full time	303
	Part time	2036
	TOTAL	2339

NOTE:

Of these three schools, KPCC had the highest full time enrollment figures for credit offered courses.

Priorities KPCC

KPCC was listed in fiscal year 1982 CREE priorities six year plan to be built in 1987 at $5 million. In this year no other community college or U of A campus, except Fairbanks, was set out in CREE or the regent's six year plan. The during policy period was to allow no other student housing except Fairbanks. KPCC was the first exception to this in CREE priorities following extensive public hearings and participation by KPCC president, Wilsey, and faculty member John Williams.

The study and hearings for housing resulted in a detailed study plan and needs assessment which set out housing needs against a dramatic shortage of housing available in the Kenai/Soldotna area for students.

University of Alaska

DRAFT

DESIGN ALTERNATIVES

KUSKOKWIM COMMUNITY COLLEGE

STUDENT HOUSING

Community Colleges, Rural Education
& Cooperative Extension

Facilities Planning & Construction
Southcentral Region
Anchorage

February 1983

This profile was developed by the Kuskokwim Community College staff and the University of Alaska Facilities Planning and Construction Department, Southcentral Region.

KUSKOKWIM COMMUNITY COLLEGE

STUDENT HOUSING

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PREFACE

Two design alternatives were considered by the committee as valid methods of providing student housing for the Kuskokwim Community College students. Design concept drawings were developed by Facilities Planning and Construction. Construction models were developed, estimated, and the operation budgets constructed for each alternative.

The duplex will house 48 students in 11,168 square feet of space or 232 square feet per student. The capital cost to construct 4 duplex units will be $2,494,052 or $51,959.41 per student. The 1985 operations budget will be $87,660 or $1,826 per student. The dormitory will house 42 students in 10,430 square feet of space or 248 square feet per student. The capital cost to construct the dormitory will be $2,238,416 or $53,295.61 per student. The 1985 operations budget will be $80,522 or $1,917 per student.

The duplex will require an increase of capital of $255,636 and an increase in the operations budget of $55,347 over the next 6 years.

INTRODUCTION

This feasibility study is based on a development plan that is both comprehensive and long range in scope. The plan considers the relationship of the facilities with the Lower Kuskokwim/Delta Communities and the wide range of forecasted conditions.

The forecasted student housing requirements was based on previous research by the Kuskokwim Community College, the Lower Kuskokwim School District, with population and employment projections supplied by the State of Alaska Department of Commerce and Economic Growth.

The method used in the economic analysis was based on the design team developing two separate student housing concepts. A model of each concept was constructed expressing the space requirements, the construction techniques, and the forecasted operating costs. The models were then compared to each other using a common 20-year life.

The purpose of this study is to compare alternative housing concepts.

THE NEED

The Kuskokwim Community College mission was and will continue to enroll students from the villages within our service area. In order to provide an environment for our students, the College leased an apartment building owned by the Bethel Native Corporation. The apartments were not designed for dormitory use and would require major architectural modifications to meet the minimum requirements. There are a number of management problems that exist with this arrangement. The apartment building is located some distance from the campus making transportation for the students difficult. Rental costs for the apartment building had escalated to the point where financial aid was not sufficient to cover the housing cost. Therefore, the lease that was entered into between the Bethel Native Corporation and the College in 1975 was terminated in 1980.

Currently, village students must live with relatives or in boarding homes. The Kuskokwim Community College Student Services Division has found a limited number of acceptable boarding homes in Bethel. This limited housing has adversely effected the Community College student enrollment.

When the apartment building was being used as a student dormitory, the Community College enrolled between 70 to 100 full time students. To date, there are between 30 to 40 boarding homes in the Bethel area and our present full time student enrollment is between 40 and 50.

Students living in boarding homes often confront problems that hinder their ability to study and remain in school. Many of the boarding homes are small and a space for quiet study is not available. Meal times and other household schedules and requirements can conflict with the class schedules and needs of the student. Additionally, many boarding homes are some distance from the main campus which makes transportation difficult.

Many parents in the Delta are also reluctant to have their children attend school in Bethel because of student housing problems. Parents would like the College to guarantee that their children will be housed in a comfortable environment where personal security and group discipline are ensured. Public meetings have been held throughout the lower Kuskokim region by the Community College. The parents have stated that they would feel comfortable sending their children to college in Bethel if well maintained housing

were available. It is our judgement that constructing of University-owned and maintained housing on the campus in Bethel is the most effective method of providing the residential and learning environment desired by students and parents of this region.

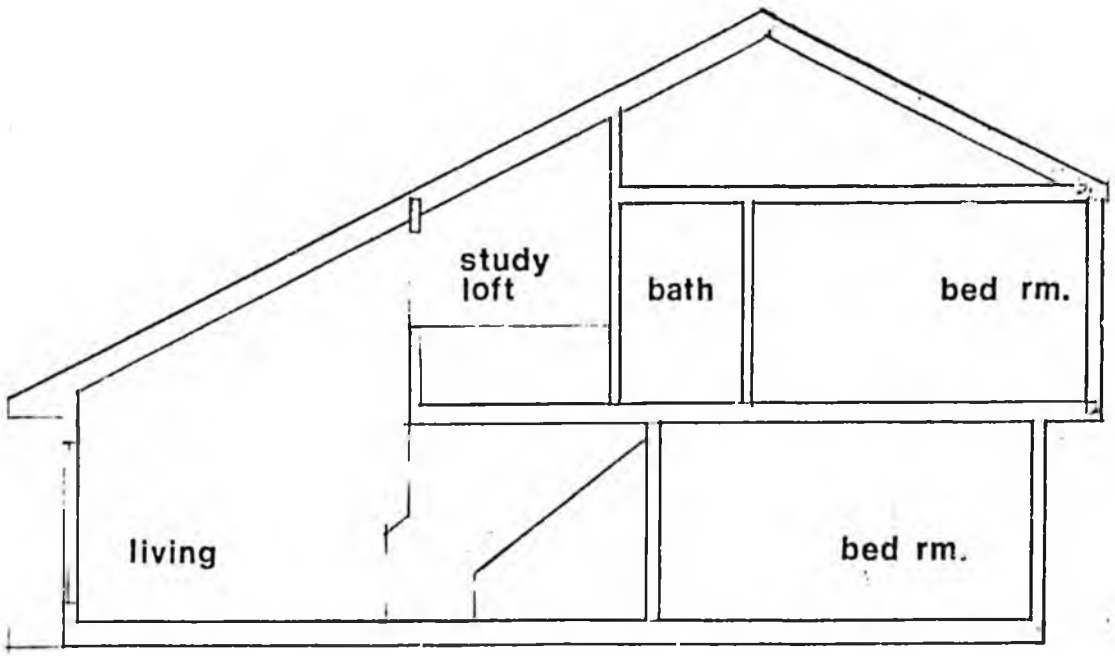
The proposal to build student housing on the College campus has received broad support throughout the Delta.

The forecasted growth for student housing is based on the 1982 census data for the Bethel, area. The report indicates the 1982 population of 3536 people will grow to 5579. Based on the research by the Community College staff, it is our recommendation that student housing be provided for 40-50 students by the fall term of 1984, with an additional facility for 40 to 50 students by 1990.

DUPLEX

PLANNING CONSIDERATIONS

The design concept of the proposed duplex units is to provide student housing by means of 3-bedroom units housing as many as six students per unit or 12 per duplex unit. They are highly efficient in terms of space utilization and provide a study loft overlooking the living room. The ceiling of the living room is vaulted to add more feeling of open space. Standard residential construction adapted to the Kuskokwim delta climate would insure low initial cost. These units would easily adapt to married faculty or student housing as needs changed. The problem of supervision or student advisor would have to be solved as an administrative problem. As in the dormitory proposal, food preparation would be done in the unit but a greater need would result for a future Student Center Facility. This Student Center would provide lounge space for students to mix and socialize as well as other official functions. A small cafeteria or food service program for hot meals and snacks would be a great compliment to this housing program.



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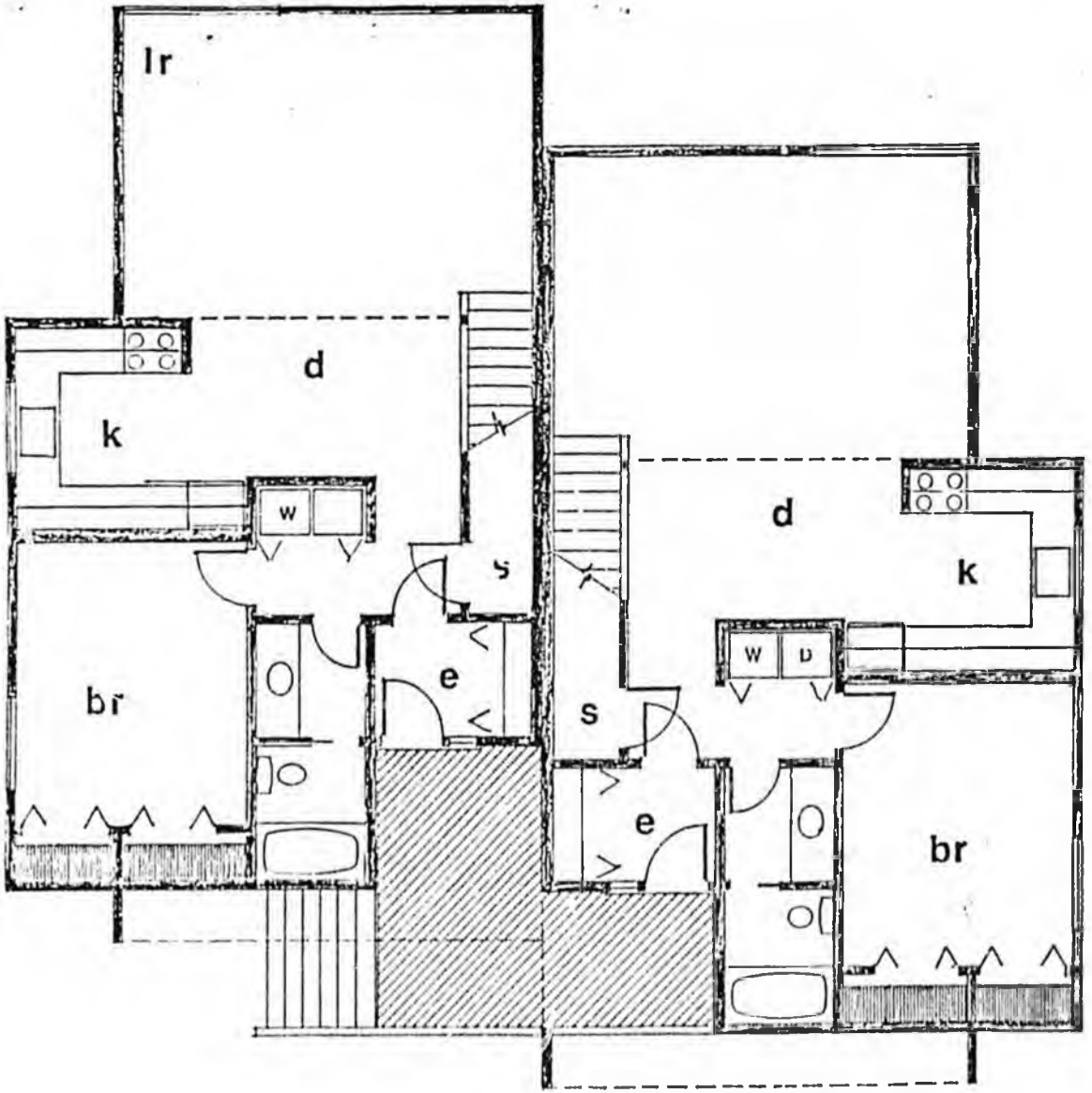
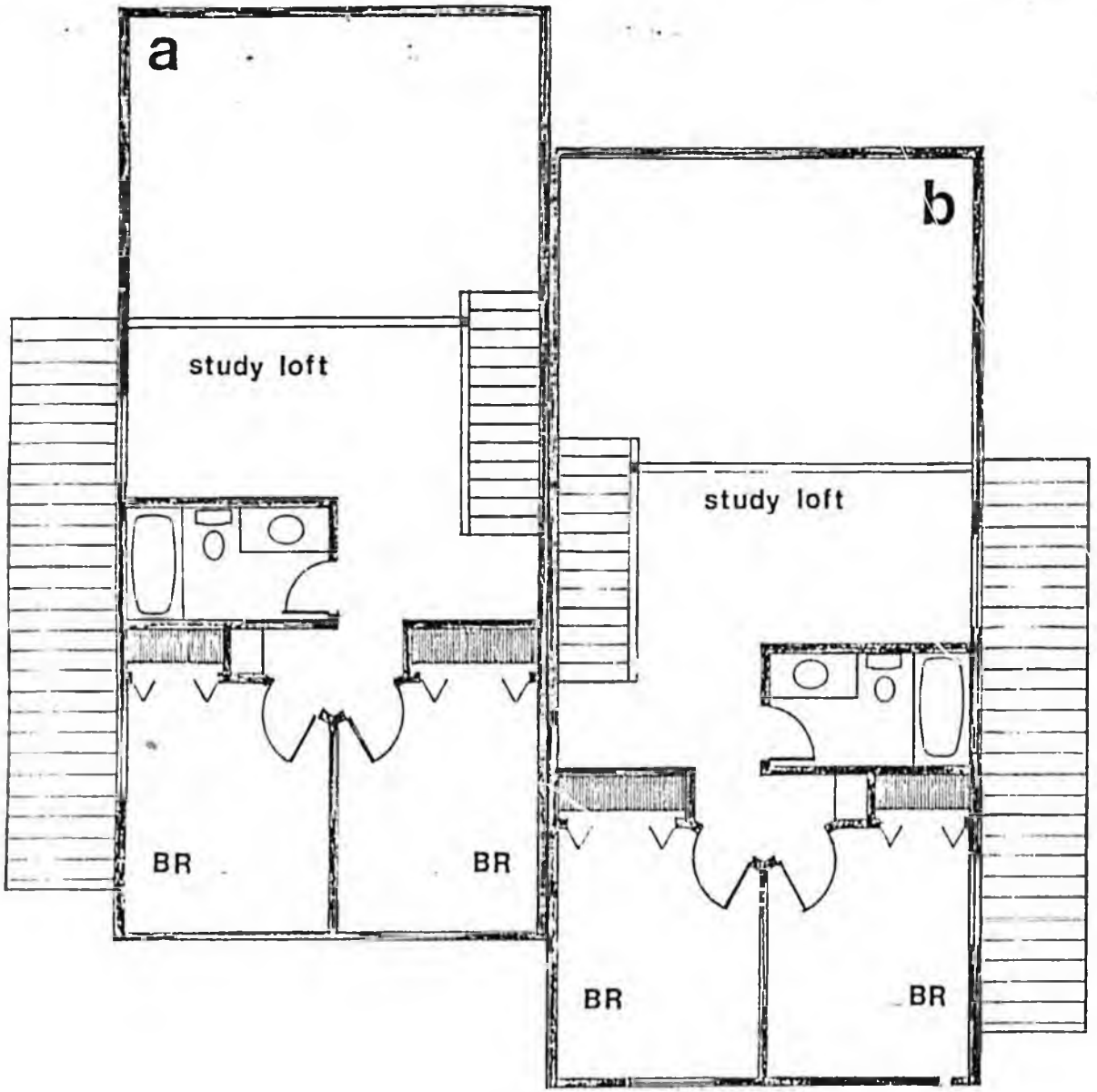
DUPLEX UNIT



first floor plan

PROPOSED STUDENT HOUSING
DUPLEX UNIT

CHARLES E. HAWKES, A.I.A.
REGIONAL ARCHITECT
UNIV. OF ALASKA, F.P.&C.

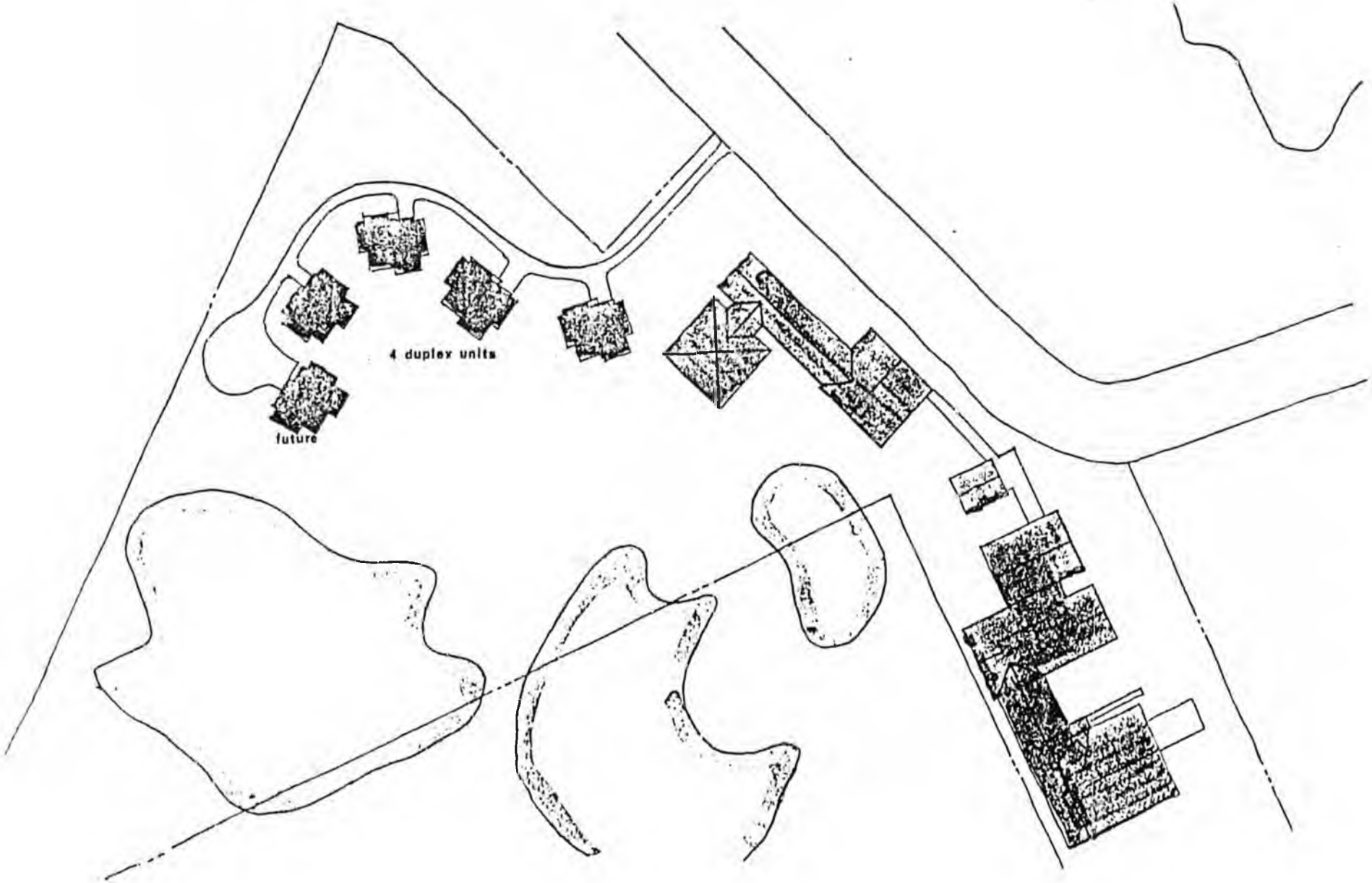


second floor plan

Unit A floor area 1,396 sf
Unit B floor area 1,396 sf

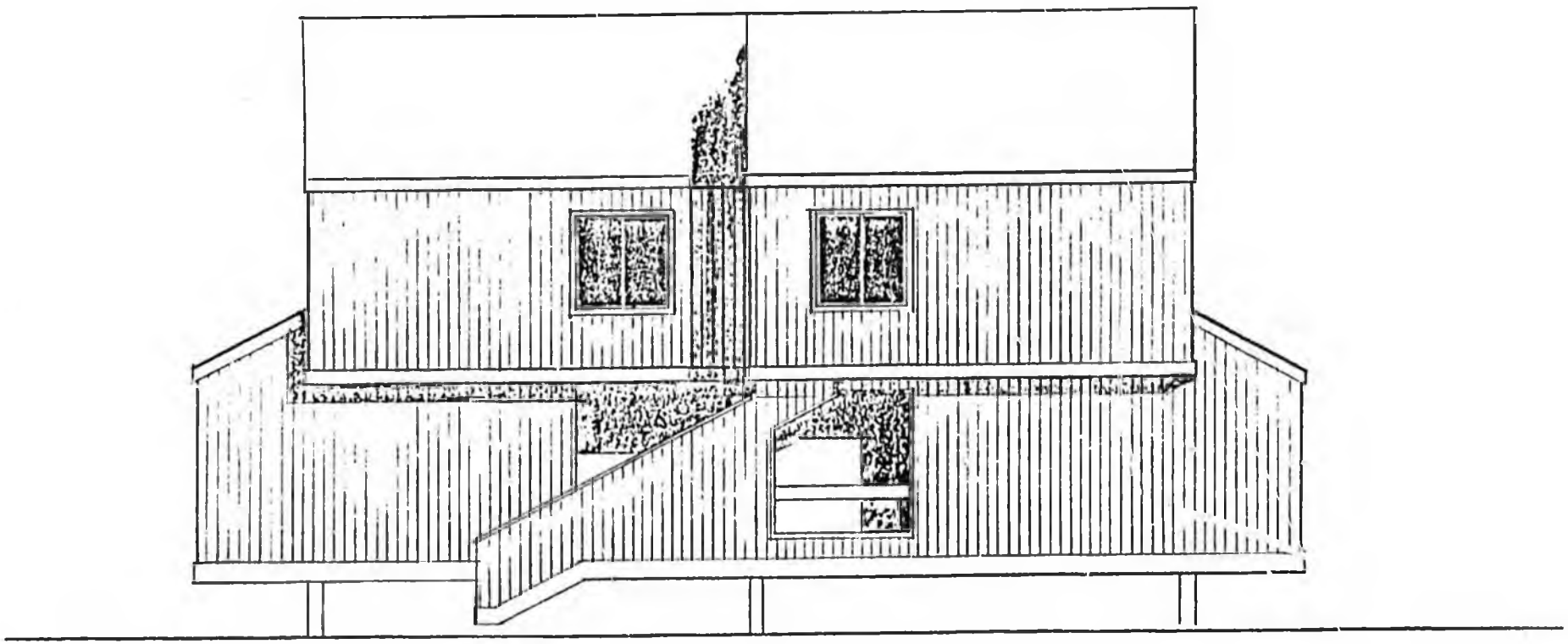
PROPOSED STUDENT HOUSING
DUPLEX UNIT

CHARLES E. HAWKES, A.I.A.
REGIONAL ARCHITECT
UNIV. OF ALASKA, F.P.&C.


4 duplex units
future

side

DUPLEX UNIT



front

DUPLEX UNIT

CONSTRUCTION CONSIDERATIONS

SITE

The duplex housing has been sited on the Kuskokwim Community College Campus property and located northwest of the existing facilities and west of the future Student Union and future classroom expansion sites.

Site preparation will consist of providing unclassified fill material to raise the building site, road, and parking to divert surface water.

UTILITIES

The above ground Municipal owned and maintained sewage system will be intercepted at the site. Electrical service from City Electric will be served from their system to one weatherhead and meter for each duplex. The transformer, power pole, and secondary wiring from the transformer to the weatherhead will be provided by the Municipal Power. Water will be provided from the 2" water main located at the existing site will be intercepted and routed to each of the duplexes.

FOUNDATION

The buildings will be constructed on wood pilings with freeze back inserts. The estimate is based on setting the piling during the winter of 1983-1984.

Framing

The duplex will be construction with a TJI framing system, with 2"x6" exterior studs, and 2x4 interior studs. The exterior will be type 303 surface T-1-11 plywood siding.

Finishes

R-19 insulation, vapor barrier and 5/8 gypsum board. Roof system will be 12" TJI systems, 1/2" COX 4-ply sheeting with metal roof with R-38 insulation.

Interiors

Interior walls will be 5/8" gypsum board painted except in living room, which will have 1/4" panelling. All floor surfaces will be carpeted except the bathroom and kitchen areas which will be treated with sheet vinyl.

Electrical

Each unit in the duplex will be served from a 100 amp service. All receptacles are added to the study area and kitchen.

Mechanical

A two pump above grade sewage pumping station will be provided for each duplex. The main sewage line was upsized to a 4" pipe and is to be installed at

maximum slope. Each unit in the duplex will be served by an oil fired 50% glycol filled hydronic hot water system. The 1000 gallon fuel tank will be located above grade with an automatic transfer two pump system servicing the boiler.

The single loop hydronic baseboard system will serve each of two zones from a two-pump manifold through line voltage actuated control valves. The domestic hot water will be served from a single oil-fired 80 gallon hot water heater.

Fire Management

Smoke and heat detectors will be connected to the main panel located in Phase III of the main campus. Automatic alarm to 24-hour surveillance.

Appliances

Each unit will be furnished with a clothes washer and dryer, electrical kitchen stove and 18 cubic foot refrigerator.

Furniture

Each unit will be furnished with a living room couch, chairs, table, and table lamp. The bedroom will be furnished with beds and night stand. The study area will be furnished with desks and chairs.

PROJECT BUDGET

Construction Estimate:	Cost/Duplex	Total	Man Days
General Requirements	46,707.75	186,831.00	
Site Work	77,585.25	301,341.00	83
Wood and Plastic	136,741.20	432,443.95	121
Thermal and Moisture Protection	35,365.70	141,462.80	100
Doors and Windows	32,037.02	128,148.05	36
Finishes	69,924.06	279,696.25	120
Equipment	23,387.32	93,549.28	
Furnishings	12,000.00	96,000.00	8
Mechanical	56,416.13	225,664.52	180
Electrical	24,197.56	96,790.23	120
Total Construction Contract	$467,400.94	$1,981,927.03	776
Construction Contingency of 10%		198,000.00	
Design			
o Survey		6,000.00	
o Soil Survey		8,000.00	
o Architectural @ 8%		158,000.00	
Legal			
o Administration @ 6%		118,915.00	
o Art in Public Places @ 1%		19,810.00	
TOTAL PROJECT COST		$2,494,052.00	

DUPLEX - OPERATING COST - VALUE ENGINEERING MODEL

Utilities

Water

The domestic water will be supplied by the Municipality at a 1983 base cost of $12.50 per 1000 gallons. The esculation figure of 6% per year is based on a labor intensive service with system growth funded by non-rate capital .

Annual Consumption 550×10^3

Annual Cost $6,875

Sewage

The sewage will be maintained by the Municipality at a 1983 base cost of $10.00 per 1000 gallons. The esculation figure of 6% per year is based on a labor intensive service with system growth funded by non-rate capital.

Annual Consumption 605×10^3

Annual Cost $6,050

Electricity

The electric power will be supplied by City Electric at a 1983 base cost as follows:

KWH	$
1-5	.216
51-450	.163
451-2500	.145
2501-22,000	.135
22,001-25,000	.130

The escalation figure of 10% per year is based on a fossil fuel energy system with comparative high labor cost.

Water Consumption

	Gal/Day/Student	Student	Total
Sink	4	12	48
Water Closet	9	12	108
Shower	16	12	184
Kitchen	6	12	72
Washing Machine	8	12	96
	TOTAL GALLONS PER DAY		508

508 gals/day x 30 days/month x 9 months per yr.

137,160 gals/yr

4 duplex units 548,640 gals/yr

550×10^3

Base 12.50/1000 gal x 550×10^3 = $6875/year

Sewage Consumption

Water Consumption plus 10%

605×10^3 gal x $10.00/1000 gal = $6050/year

ENERGY CONSUMPTION:

Degree day method was used in calculating the probable energy consumption for one duplex unit. The total amount of energy for the duplex units was derived by multiplying the units. The analysis procedure disregarded the change in the orientation angle.

Climatic Conditions

Winter	Design Dry Bulb	-30
Latitude		60°
Longitude		156°

Design Heat Loss - $q = AU(t_i - t_o)$

q= heat transfer

A= area

U= air-to-air heat transfer

t_i= indoor temperature

t_o= outdoor temperature

Indoor Design Condition - 72°F

Item	Operation L	Area	U Factor	Total BTUH
Wall	North	604	.05	3080
	East	658	.05	3355
	South	222	.05	1132
	West	658	.05	3355
Roof	-	2792	.03	8544
Floor	-	2792	.05	14240
Window	North	48	.55	2692
	East	64	.55	3590
	South	98	.55	5498
	West	64	.55	3490
Door	North	21	1.0	2142
			TOTAL	48,426

Infiltration - The volume of outdoor air entering per hour depends on wind speed and direction, width of cracks, or size of openings.

Density of the air is based on .075 lb/ft.

q_s= $0.18V(t_i - t_o)$ per hour V= 1/4 air change

Volume of air per hour= 11,168

q_s= 205,044 BTUH

DESIGN= 253,470 BTUH

Degree Days Per Year	14,100
Boiler Efficiency in %	52
Design Temperature Difference in °F	102°
Heating Value of Oil MBH	140

Gallons of Oil per Year	6,006
1983 Cost of Oil per Gal.	1.287
Total Cost Per Year (1983)	$7,729.72

4 Duplex Heating	30,918
4. Duplex Hot Water	1,868
	$32,786

HOT WATER CONSUMPTION

Forecasted Useage of Hot Water (140°F)

		Gal.
Food Preparation		6
Automatic Dishwasher		30
Cloths Washer		42
Shower		30
Face & Hand Washing		4
Hand Dishwashing		8
	Maximum	120
	Average	84

Consumption

Gallons Oil=

$$\frac{84 \times 8.33 \times (140 - 40) \times 30}{140{,}000 \times .52} = 28 \text{ gals.}$$

Heat Loss from Stand-By=

$$\frac{682{,}600}{140{,}000 \times .52} = 9.4 \text{ gals.}$$

Occupied	37.4x9=	336	
Unoccupied (cleaning)	10x3=	30	366 gals.

Annual Cost (1983 @ $1.287 per gal.)= $467.18

ELECTRIC ENERGY CONSUMPTION:

	KW	Load Factor	Occupied KWH	Unoccupied
Light	4	.3	864	300
Power	1	.1	72	60
Pump	1	.6	432	400
Cooking	6	.1	432	
Dishwasher	2	.05	72	
Dryer	8.4	.2	1209	
Washer	1	.1	72	
Refrigerator	1.5	.05	54	30
			3207	720

Load Factor= $\frac{720 \text{ hrs} \times \text{demand}}{\text{KWH}}$

Occupied Cost Per Month 14.3¢/KWH(1983) $458.60

Unoccupied Cost Per Month 16.3¢/KWH(1983) $117.36

Annual Occupied	$4,127.40
Annual Unoccupied	352.08
	$4,479.48

ELECTRICAL MAINTENANCE:

Annual maintenance is based on replacing electrical circuit components and fire management control repairs. It is invisioned a licenced electrician will be called twice a year per duplex and spend 1.5 hours per call. The electrician rate is based on Davis-Biggs requirement plus overhead and profit at 25%.

Rate:

29.30 x 1.25= $36.62 x 3 hours= 109.86

OIL FIRED HOT WATER HEATER:

Hot water maintenance is based on preventative maintenance inspections made twice a year and one emergency repair call. Detailed maintenance task in appendix.

Preventative Maintenance = 3 hours

$26.99/hr x 1 x 3 x 1.25= $101.22

Material = 30.00

$131.22

MECHANICAL MAINTENANCE:

Mechanical maintenance costs are based on emergency maintenance of plumbing equipment and

MECHANICAL MAINTENANCE - Continued

preventative and emergency maintenance of hot water heater and boiler.

Plumbing - Based on 2 service calls per year

1.5 hours per call

$26.99 x 1.5 x 2 x 1.25= $101.25

Material = 100.00

$201.25

Boiler Maintenance:

Boiler maintenance is based on a preventative maintenance inspection during the last week of August and the second week of March and emergency maintenance.

The assigned tasks are detailed in the appendix.

Preventative Maintenance Craft Hours - 4 hrs.

Rate - $26.99

26.99 x 4 x 2 x 1.25= $269.90

Material = 50.00

Emergency Calls (1 @ 2 hrs.) = 67.50

$387.40

CLEANING:

The carpets will be steam cleaned during summer break and commercial vacuumed during winter break. All appliances, vinyl floors, walls, doors, win-

CLEANING Continued:

dows, and furniture will be cleaned during summer break and winter break.

Steam Cleaning 500 Sq.Yds. @ $5/SY	= 2500
Commercial vacuum 500 Sq. Yds. @ $1/SY	= 500
Complete Cleaning 2 cycles of 2-mandays @ $100/manday	= 400
	$3400
4 Duplex at $3,400	$13,600

ADMINISTRATION:

The budget is based on providing staff, records, admission control, and building services control. The budget figure is $0.58 per square foot per year.

0.58 x __ 2792 x 4 = $6,477.44

APPLIANCES

Type	Amount	Annual Mainte. Budget	Major Replacement Budget	Replacement Cycle
Cooking Range	2	17.50	1088	7
Refrigerator	2	17.50	1616	7
Washer	2	48.00	1324	5
Dryer	2	48.00	1124	5
Dishwasher	2	16.00	1540	7
Garbage Disposal	2	12.00	310	5
		$159.00	$7002	

APPLIANCES Continued:

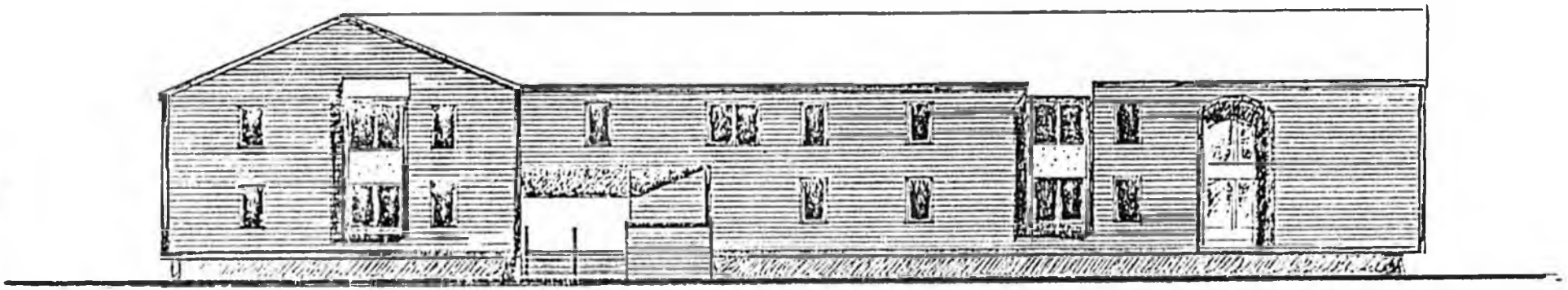
Cost of Capital @ 10%

5 year Replacement	$7003
7 year Replacement	4244
20 year Life	

DORMITORY

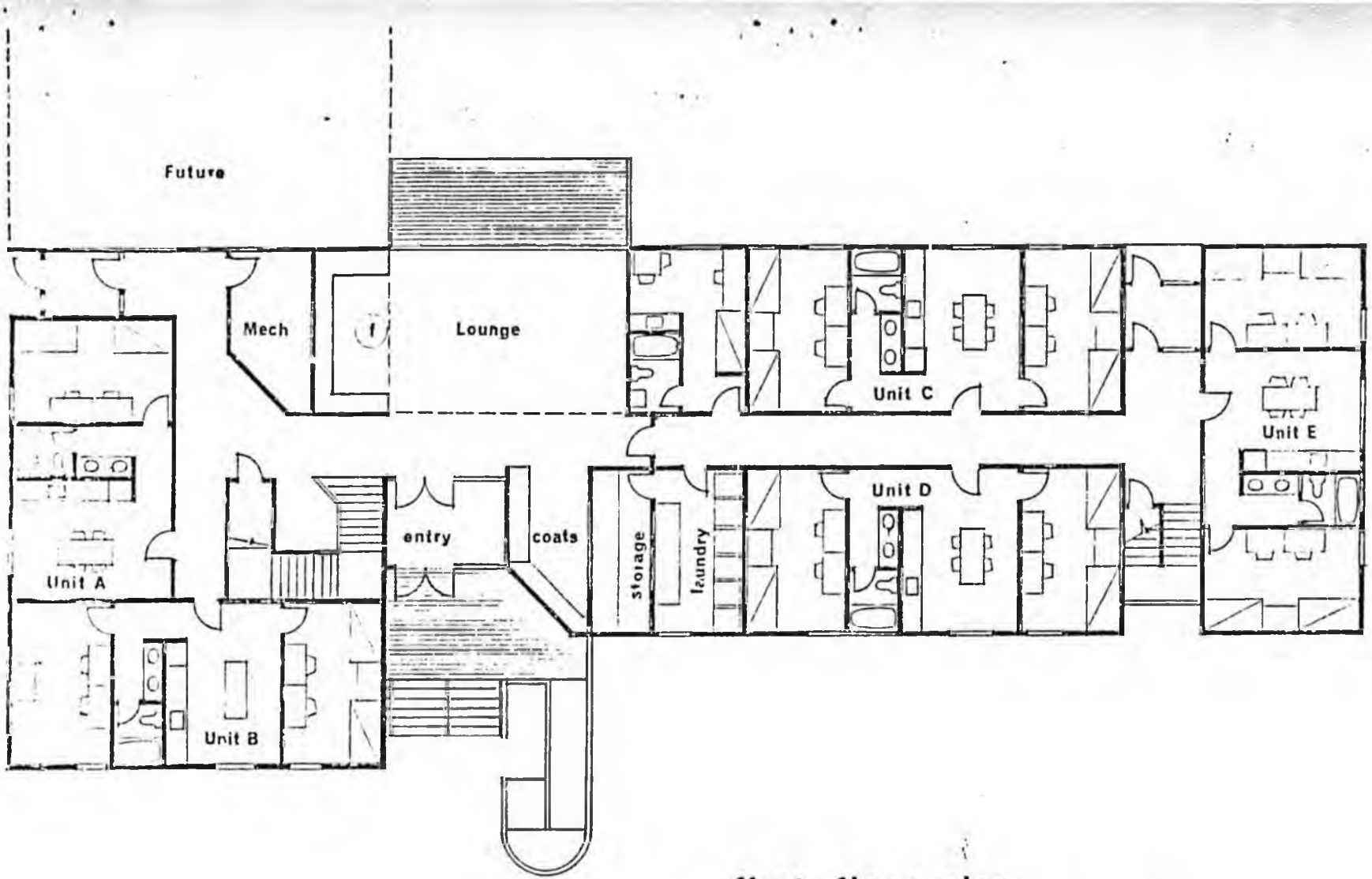
PLANNING CONSIDERATIONS

In an attempt to produce a design concept that is both energy efficient, attractive, in symphony with the existing community college buildings, and yet residential in character and scale, the dormitory has taken the following form. The basic living component or unit is roughly 16' x 38' and is divided into two sleeping/study rooms each housing two students per room. These four students share a bathroom with 2 lavatories each, a pullman kitchen (11' in length) and an eating space. There would be a central lounge area with books, T.V., and fireplace on the first floor. A laundry room and storage room would be shared by all students. There would be an advisor on each floor to assist in maintaining an orderly life style and sufficient opportunity for the development of academic growth. Although the initial program does exclude married students, it would be easily possible to convert the basic unit to a comfortable one bedroom apartment with 608 sq. ft. by eliminating one interior partition. The dormitory is designed to allow future expansion.



DORMITORY

PROPOSED STUDENT HOUSING



first floor plan

scale: 1/8" - 1'-0"

1st floor area 5,407
2nd floor area 5,023
total 10,430 sf

42 students
248 sf per student

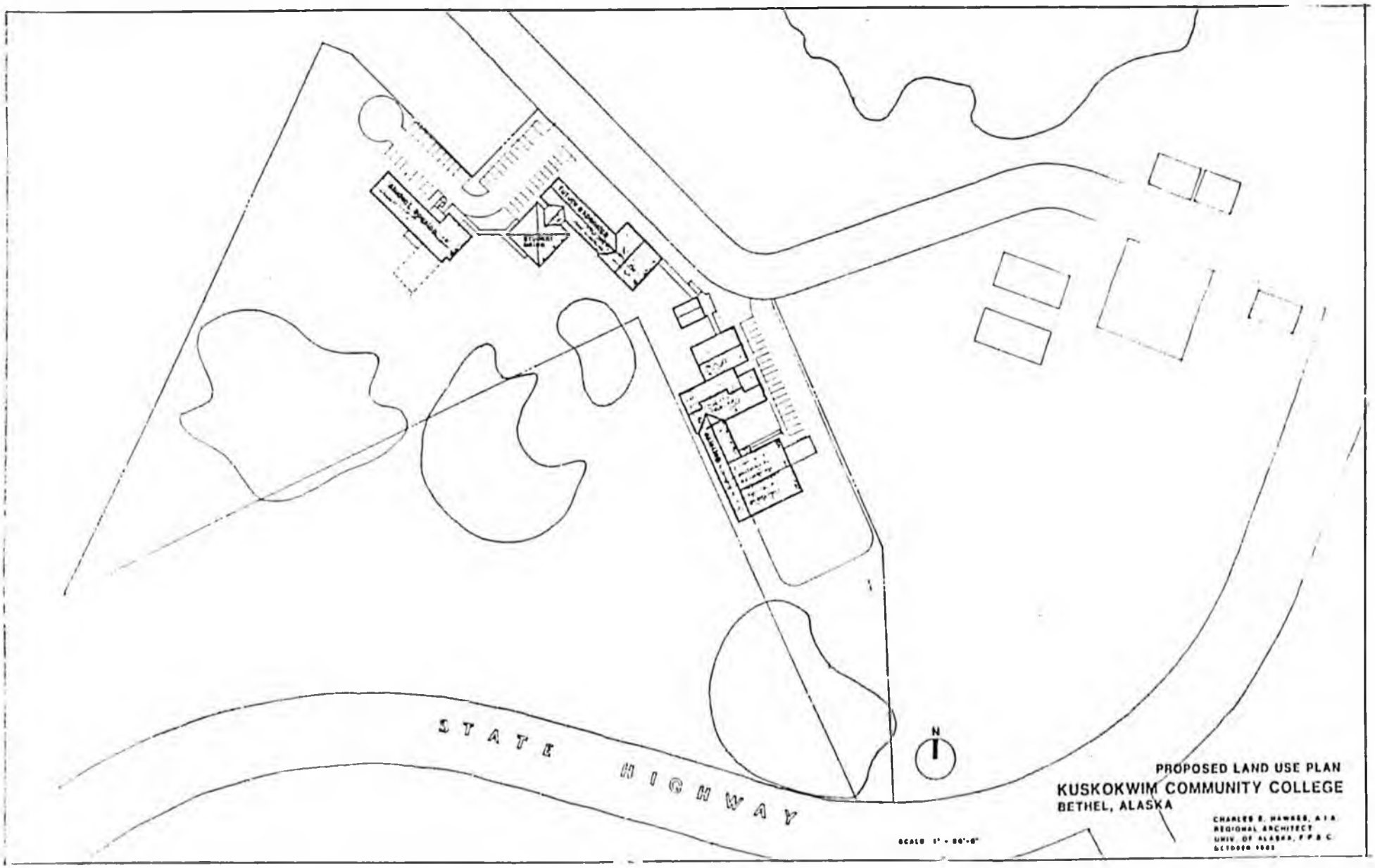
DORMITORY

PROPOSED STUDENT HOUSING

KUSKOKWIM COMMUNITY COLLEGE

BETHEL, ALASKA

CHARLES E. HAWKES, A.I.A.
REGIONAL ARCHITECT
UNIV. OF ALASKA, F.P.&C.


STATE HIGHWAY
N
PROPOSED LAND USE PLAN
KUSKOKWIM COMMUNITY COLLEGE
BETHEL, ALASKA
CHARLES E. HAWKES, A.I.A.
REGIONAL ARCHITECT
UNIV. OF ALASKA, F.P.&.C.
OCTOBER 1968

CONSTRUCTION CONSIDERATIONS

SITE

The dormitory housing has been sited on the Kuskokwim Community College Campus property and located northwest of the existing facilities and west of the future classroom expansion sites.

Site preparation will consist of providing unclassified fill material to raise the building site, road, and parking to divert surface water.

UTILITIES

The above ground Municipal-owned and maintained sewage system will be intercepted at the site. Electrical service from City Electric will be served from their system through one meter. The transformer, power pole, and secondary wiring from the transformer to the weatherhead will be provided by the Municipal Power. Water will be provided from a new 6" water main to serve the domestic water and sprinkler system.

FOUNDATION

The buildings will be constructed on wood pilings with freeze back inserts. The estimate is based on setting the piling during the winter of 1983-1984.

The single loop hydronic baseboard system will serve each of two zones from a two-pump manifold through line voltage actuated control valves. The domestic hot water will be served from a single oil-fired 80 gallon hot water heater.

Fire Management

Smoke and heat detectors will be connected to the main panel located in Phase III of the main campus. Automatic alarm to 24-hour surveillance. A complete sprinkler system will be provided.

Appliances

Each unit will be furnished with a clothes washer and dryer, electrical kitchen stove and 18 cubic foot refrigerator.

Furniture

Each unit will be furnished with a living room couch, chairs, table, and table lamp. The bedroom will be furnished with beds and night stand. The study area will be furnished with desks and chairs.

Framing

The dormitory will be a construction with a TJI framing system, with 2"x6" exterior studs, and 2x4 interior studs. The exterior will be cedar siding.

Finishes

R-19 insulation, vapor barrier and 5/8 gypsum board. Roof system will be 12" TJI systems, 1/2" COX 4-ply sheeting with metal roof with R-38 insulation.

Interiors

Interior walls will be 5/8" gypsum board painted except in living room, which will have 1/4" panelling. All floor surfaces will be carpeted except the bathroom and kitchen areas which will be treated with sheet vinyl.

Electrical

The dormitory will be served from a 400 amp 120/240 volt single phase service.

Mechanical

A two pump above grade sewage pumping station will be provided for each duplex. The main sewage line was upsized to compensate for deviations from changes in the piling system. The dormitory will

be served by an oil fired 50% glycol filled hydronic hot water system. The 1000 gallon fuel tank will be located above grade with an automatic transfer two pump system servicing the boiler.

DORMITORY HOUSING - PROJECT BUDGET

Project Costs:

Description	Cost	Man Days
General Conditions	175,857.00	
Site Conditions	264,020.12	55
Wood and Plastic	292,616.11	188
Thermal & Moisture Protection	79,905.04	50
Doors and Windows	70,110.55	27
Finishes	113,050.27	118
Equipment	77,319.33	8
Furnishings	167,043.25	40
Mechanical	328,204.96	225
Electrical	90,394.17	100
Construction Contract	$1,658,520.35	
Contingency	165,852.00	
	$1,824,372.35	
Survey	8,000	
Soil Test	6,000	
Legal	2,000	
Architectural Design @ 8%	132,681	
Administration @ 6%	99,511	
Art in Public Places	165,852	
TOTAL PROJECT COST		$2,238,416

DORMITORY - OPERATING COST

Utilities

Water

The domestic water will be supplied by the Municipality at a 1983 base cost of $12.50 per 1000 gallons. The esculation figure of 6% per year is based on a labor intensive service with system growth funded by non-rate capital .

Annual Consumption 464×10^3

Annual Cost $5,800

Sewage

The sewage will be maintained by the Municipality at a 1983 base cost of $10.00 per 1000 gallons. The esculation figure of 6% per year is based on a labor intensive service with system growth funded by non-rate capital.

Annual Consumption 510×10^3

Annual Cost $5,100

Electricity

The electric power will be supplied by City Electric at a 1983 base cost as follows:

KWH	$
1-5	.216
51-450	.163
451-2500	.145
2501-22,000	.135
22,001-25,000	.130

The escalation figure of 10% per year is based on a fossil fuel energy system with comparative high labor cost.

Water Consumption

	Gal/Day/Student	Student	Total
Sink	4	40	160
Water Closet	9	40	360
Shower	16	40	640
Kitchen	6	40	240
Washing Machine	8	40	320
	TOTAL GALLONS PER DAY		1720

1720 gals/day x 30 days/month x 9 months per yr.

464,400 gals/yr

464×10^3

Base 12.50/1000 gal x 464×10^3 = $5800/year

Sewage Consumption

Water Consumption plus 10%

510×10^3 gal x $10.00/1000 gal = $5100/year

APPLIANCES

Type	Amount	Annual Mainte. Budget	Major Replacement Budget	Replacement Cycle
Cooking Range	14	262.50	7616	7
Refrigerator	14	262.50	7616	7
Washer	4	96.00	2648	5
Dryer	4	96.00	2248	5
		$717.00	$20128	

Cost of Capital @ 6%

MECHANICAL MAINTENANCE:

Mechanical maintenance costs are based on emergency maintenance of plumbing equipment and preventative and emergency maintenance of hot water heater and boiler.

Plumbing - Based on 4 service calls per year

1.5 hours per call

$26.99 x 1.5 x 4 x 1.25= $202.00

Material = 200.00

$402.00

Boiler Maintenance:

Boiler maintenance is based on a preventative maintenance inspection during the last week of August and the second week of March and emergency maintenance.

The assigned tasks are detailed in the appendix.

Preventative Maintenance Craft Hours - 4 hrs.

Rate - $26.99

26.99 x 4 x 2 x 1.25= $269.90

Material = 100.00

Emergency Calls (1 @ 2 hrs.) = 67.50

$487.40

ELECTRICAL MAINTENANCE:

Annual maintenance is based on replacing electrical circuit components and fire management control repairs. It is invisioned a licenced electrician will be called four times a year and spend 1.5 hours per call. The electrician rate is based on Davis-Biggs requirement plus overhead and profit at 25%.

Rate:

29.30 x 1.25= $36.62 x 6 hours= 219.75

OIL FIRED HOT WATER HEATER:

Hot water maintenance is based on preventative maintenance inspections made twice a year and one emergency repair call. Detailed maintenance task in appendix.

Preventative Maintenance 3 hours

$26.99/hr x 1 x 3 x 1.25= $101.22

Material = 30.00

$131.22

HOT WATER CONSUMPTION

Forecasted Useage of Hot Water (140°F)

	Gal.
Food Preparation	80
Automatic Dishwasher	60
Cloths Washer	80
Shower	240
Face & Hand Washing	20
Hand Dishwashing	12
Maximum	
Average	492

Consumption

Gallons Oil=

$$\frac{492 \times 8.33 \times (140 - 40) \times 30}{140{,}000 \times .52} = 169 \text{ gals.}$$

Heat Loss from Stand-By=

$$\frac{1{,}363{,}200}{140{,}000 \times .52} = 18.8 \text{ gals.}$$

Occupied 187.8x9= 1690.2

Unoccupied (cleaning) 20x3= 60 1750 gals.

Annual Cost (1983 @ $1.287 per gal.)= $2,252.25

ELECTRIC ENERGY CONSUMPTION:

	KW	Load Factor	Occupied KWH	Unoccupied
Light	12	.3	2592	881
Power	4	.1	888	603
Pump	4	.6	1728	1597
Cooking	28	.1	2016	1394
Dishwasher	8	.05	1152	
Dryer	16.8	.125	2570	
Washer	2	.1	144	
Refrigerator	7	.05	252	144
			11342	6216

Load Factor= $\frac{720 \text{ hrs} \times \text{demand}}{\text{KWH}}$

Occupied Cost Per Month 13.5¢/KWH(1983) $1531.17

Unoccupied Cost Per Month 13.5¢/KWH(1983) $839.16

Annual Occupied	$13,780.53
Annual Unoccupied	2,517.48
	$16,298.01

ENERGY CONSUMPTION:

Degree day method was used in calculating the probable energy consumption for one duplex unit. The total amount of energy for the duplex units was derived by multiplying the units. The analysis procedure disregarded the change in the orientation angle.

Climatic Conditions

Winter	Design Dry Bulb	-30
Latitude		60°
Longitude		156°

Design Heat Loss - $q = AU(t_i - t_o)$

q= heat transfer

A= area

U= air-to-air heat transfer

t_i= indoor temperature

t_o= outdoor temperature

Indoor Design Condition - 72°F

Item	Operation L	Area	U Factor	Total BTUH
Wall	North	2068	.05	10546
	East	786	.05	4008
	South	2048	.05	10444
	West	726	.05	3733
Roof	-	5407	.03	16545
Floor	-	5407	.05	27575
Window	North	312	.55	17503
	East	60	.55	6336
	South	294	.55	16492
	West	72	.55	4039
Door	North	42	1.0	4284
	East	21	1.0	2142
	South	21	1.0	2142
			TOTAL	125,789

Infiltration - The volume of outdoor air entering per hour depends on wind speed and direction, width of cracks, or size of openings.

Density of the air is based on .075 lb/ft.

q_s= $0.18V(t_i - t_o)$ per hour V= 1/4 air change

Volume of air per hour= 21,628

q_s= 397,090 BTUH

DESIGN= BTUH

Degree Days Per Year 14,100

Boiler Efficiency in % 52

Design Temperature Difference in °F 102°

Heating Value of Oil MBH 140

Gal.= $\frac{522,879 \times 14171 \times 24}{140,000 \times .52 \times 102}$ = $23,948.00

FORECASTED 6 YEAR OPERATIONS CASH FLOWS

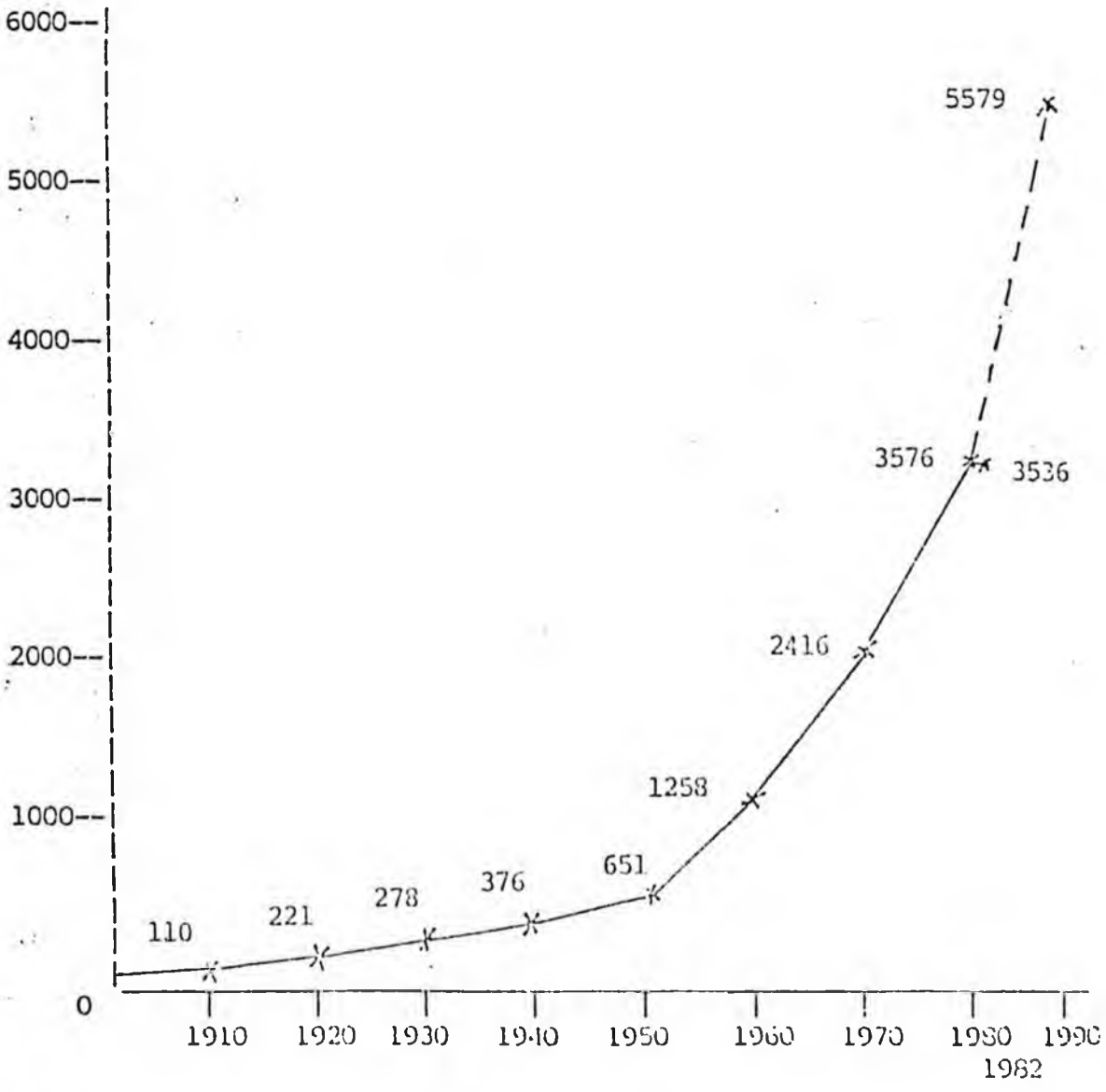
Year	1985	1986	1987	1988	1989	1990
Duplex	87,660	94,948	102,876	102,876	120,892	131,115
Dormitory	80,522	87,081	94,207	112,907	110,367	119,519
	[7138]	[7867]	[8669]	[9552]	[10525]	[11596]

55,347 in additional operating costs are required to maintain the Duplex over a 6 year period.

APPENDIX

		Page
1.	Bethel Population Trends	1
2.	Maintenance Task - Oil Fired Hot Water Heater	2 & 3
3.	Maintenance Task - Oil Fired Boiler	4 & 5
4.	Cash Flow - Duplex Model	
5.	Cash Flow - Dormitory Model	

Bethel Population Trend Since 1910



Source: U.S. Census and Darbyshire and Associates

PREVENTATIVE MAINTENANCE TASKS:

Oil-Fired Hot Water Heater

Item	Description of Work	Est. Craft Hours
1	Check for water leaks to tank and piping. Check for fuel system leaks.	.063
2	Adjust pilot fire on oil burner.	.209
3	Check pilot on oil burner. Adjust if required	.056
4	Adjust oil burner flame.	.206
5	Check oil burner flame. Adjust if required.	.123
6	Check operation and condition of relief valve.	.008
7	Check automatic controls for proper operation (temperature regulators, thermostatic devices, automatic fuel shut off valve, etc.).	.042
8	Check fuel strainer element on oil burner.	.052
9	Check fuel level in tank. Check tank, fill pipe and fuel lines and connections for damage.	.017
10	Inspect, clean, and adjust electrodes and nozzles on oil burners. Inspect fire box and flame detection scanner.	.194
11	Check electrical wiring for fraying and loose connections on oil burner.	.051
12	Check for proper water temperature setting. Adjust as required.	.002
13	Clean fire box.	.444
14	Check for proper draft adjustment. Adjust draft meter if necessary.	.004

PREVENTATIVE MAINTENANCE TASKS:

Oil-Fired Hot Water Heater

Item	Description of Work	Est. Craft Hours
15	Check condition of flue pipe, damper, and chimney.	.113
16	Drain and flush tank (average 75 gal.)	1.013
17	Clean up area around unit.	.051
18	Check operation and condition of safety pressure relief valve.	.083
19	Check operation of boiler low-water cut-off devices (per device).	.043
20	Check pressure gauges	.064
21	Inspect and clean water column sight glass (or replace).	.102
22	Clean fire side of water jacket boiler	.333
23	Perform exterior inspection on water tube boiler. Includes foundation, doors, lagging, leakages, and area.	.546
24	Check and operate fuel oil	.25
25	Lubercate, check and operate glycol hot water pump.	.045
26	Test Ph factor and specific.	.50
27	Gravity of glycol air bleed hydronic system.	.25
28	Fill out maintenance reports.	.017

PREVENTATIVE MAINTENANCE TASKS:

Oil-Fired Hydronic Low Pressure Boiler

Item	Description of Work	Est. Craft Hours
1	Check combustion chamber for air or gas leaks.	.063
2	Inspect and clean oil burner gun and ignition assembly.	.396
3	Inspect fuel system for leaks.	.012
4	Change fuel filter element for oil burning equipment.	.067
5	Check tank fuel level. Check tank, lines, and connections for damage.	.017
6	Check for proper operational response of burner to thermostat controls.	.093
7	Check and lubricate oil burner/blower.	.062
8	Check main flame failure protection, include full cycle operation.	.095
9	Check main flame detection scanner on boiler equipped with spark ignition.	.085
10	Check flame detection scanner (main and pilot) includes full cycle burner check.	.194
11	Check electrical wiring to burner controls and blower.	.057
12	Clean fire box (sweep and vacuum)	.444
13	Check operation of mercury control switches (i.e. steam pressure, hot water temperature limit, atomizing or combustion air proving, etc.)	.084
14	Check condition of flue pipe, damper and exhaust stack.	.113
15	Clean up boiler room (per 100 sq. ft.).	.051

PREVENTATIVE MAINTENANCE TASKS:

Oil-Fired Hydronic Low Pressure Boiler

Item	Description of Work	Est. Craft Hours
16	Check draft diverter and clear openings if clogged (gas burners).	.021
17	Inspect and operate circulating pump.	.025
18	Fill out maintenance record/report.	.017
		1.896 hrs.

KUSKOKWIM DUPLEX CASH FLOW MODEL

ITEM	BASE	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
UTILITY																		
Water	6875	7288	7725	8188	8680	9200	9752	10337	10958	11615	12312	13051	13834	14664	15544	16476	17465	18513
Sewage	6050	6413	6798	7206	7638	8096	8582	9097	9643	10221	10835	11485	12174	12904	13678	14499	15369	16291
Elect.	17920	19712	21683	23852	26237	28860	31746	34921	38413	42254	46480	51128	56241	61865	68051	74856	82342	90576
Tel	32786	36065	39671	43638	48002	52802	58082	63891	70280	77308	85038	93542	102897	113186	124505	136955	150651	165716
MAINT.																		
Elect.	440	466	494	524	555	589	624	662	701	743	788	835	885	938	995	1054	1118	1185
Comb.	804	852	903	958	1017	1076	1140	1209	1281	1358	1440	1526	1618	1715	1818	1927	2042	2165
Other	1548	1641	1739	1844	1954	2072	2196	2328	2467	2615	2772	2939	3115	3302	3500	3710	3932	4168
Hot Water	524	555	589	624	662	701	743	788	835	885	938	995	1054	1118	1185	1256	1331	1411
Appliance	636	674	715	757	803	851	902	956	1041	1075	1139	1207	1280	1357	1438	1524	1616	1713
Heating	13600	14416	15281	16198	17170	18200	19292	20449	21676	22977	24356	25817	27366	29008	30748	32593	34549	36622
ADMIN.	6477	6866	7278	7714	8177	8668	9188	9739	10323	10943	11599	12295	13033	13815	14644	15523	16454	17441
REPAIR				10957						17227			18510		55000	11052	55000	26256
TOTAL	87660	94948	102876	122459	120892	13115	142249	154377	167592	199222	197697	214820	252006	253871	331105	322426	381869	382057

KUSKOKWIM DORMITORY MODEL

ITEM	BASE	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001
UTILITY																		
ater	5800	6148	6517	6908	7322	7762	8227	8721	9244	9799	10387	11010	11671	12371	13113	13900	14734	15618
ewage	5100	5406	5730	6074	6439	6825	7234	7669	8129	8616	9133	9681	10262	10878	11531	12222	12956	13733
ect.	16298	17928	19721	21693	23862	26248	28873	31769	34936	38430	42273	46500	51150	56265	61892	68081	74889	82378
A	26900	29590	32549	35804	39384	43323	47655	52420	57663	63429	69772	76749	84424	92866	102153	112368	135965	135965
MENT.																		
ect.	220	233	247	262	278	294	312	331	351	372	394	418	443	469	497	527	559	592
sh.	402	426	452	479	508	538	570	604	641	679	720	763	809	857	909	963	1021	1082
ler	487	516	547	580	615	652	691	732	776	823	872	924	980	1039	1101	1167	1237	1311
Water	131	139	147	156	165	175	186	197	209	221	235	249	264	279	296	314	333	353
llance	707	749	794	842	893	946	1003	1063	1127	1194	1266	1342	1423	1508	1598	1694	1796	1904
ential	18000	19080	20225	21438	22725	24088	25533	27065	28689	30411	32235	34169	36220	38393	40696	43138	45726	48470
ING.	6477	6866	7278	7714	8177	8668	9188	9739	10323	10943	11599	12295	13033	13815	14644	15523	16454	17441
PAIR				10957						17227			18510		55000	22052	55000	16256
TAL	80522	87081	94207	112907	110367	119519	129473	140302	152088	182144	178886	194101	229187	228741	303430	291950	348310	345104

February 16, 1983

HESS Committee Letter of Intent

Subject: CSSB 19 (Appropriations to University of Alaska for Student Housing and Land Acquisition)

Mr. President:

Your Committee on Health Education and Social Services has had Senate Bill 19 under consideration, and the Committee recommends that the Bill be replaced by Committee Substitute for Senate Bill 19, and that the Committee Substitute (CSSB 19) do pass.

The HESS Committee intends to reflect, through CSSB 19, a commitment that student housing on the Anchorage, Fairbanks, Juneau and Kenai campuses will be provided as expeditiously and cost-effectively as possible.

CSSB 19 contemplates that the University will expedite housing construction. Because architectural and engineering work for the Fairbanks (College) campus has been performed, actual construction at that location could begin during the 1983 construction season.

On the other campuses mentioned, architectural and engineering work is required to be done. Funds for that purpose are made available in CSSB 19. In addition, however, appropriations are also provided for construction at Anchorage, Juneau, and Kenai with an appropriation effective date of May 1, 1984. In this way, we avoid having to legislate for student housing appropriations in two separate measures and we stress our commitment to this program.

The May 1, 1984 appropriation effective date has another purpose. It permits the University to analyze, and to report to the second session of the Thirteenth Legislature in January, 1984 with respect to, the possibility of other funding options for student housing construction. For example, some mixture of revenue bonds, appropriations from the general fund, and private sector investment, might be appropriate in one or more of these cases and might provide student housing at housing rates affordable to Alaska students. If those possibilities can be demonstrated to exist, the second session of the Thirteenth Legislature could make necessary adjustments. If not, the appropriations for housing construction at Anchorage, Juneau and Kenai would be in place without the necessity of additional action by the Legislature.

Joseph P. Josephson

_____ _____

_____ _____

_____

COMMITTEE REPORT

SENATE

1/18/83

FURTHER: FINANCE

Date: 16 Feb, 1983

Mr. President:

The Committee on HEALTH, ED. & SOC. SERV has had SENATE BILL NO. 19

An Act making appropriations to the University of Alaska for construction of dormitory complexes: eff. date.

under consideration and (a majority of the committee) (the committee) reports it back with the following recommendations:

[ ] do pass [ ] do not pass

[ ] do pass with attached amendments(s)

[X] replace with CS for SB 19 (HESS) with [ ] same title [X] new title

and recommends may do pass

[X] AND with attaches a "Letter of Intent" [ ] New Fiscal Note

[ ] reports it back without recommendation

[ ] referred to the _____ Committee

MEMBERS SIGNING DO PASS

V. J. Kerttula

H Ragnar Moe

Rick Halford

MEMBERS HAVING OTHER RECOMMENDATIONS:

Joe P. Josephson do pass
CHAIRMAN

S 60 (Rev. 12/78)

UNIVERSITY OF ALASKA
FY84 CAPITAL REQUEST
STATEWIDE PRIORITIZATION

Priority	Campus	Title of Capital Project Proposal	Project Cost	Cumulative Costs	
MASTER PLANNING AND NEEDS ASSESSMENT					
84-1	SW	Campus Master Planning	$ 1,350.0		
	UAF	Development Needs Assessment/Planning	1,500.0		
	UAA	Needs Assessment and Pre-Program Building Design	750.0		
	UAJ	Campus Development Needs Assessment	150.0		
	ACC	Campus Development Needs Assessment	100.0		
	CCREE	Campus Development Needs Assessment, various campuses	210.0		
		Subtotal	4,060.0	$ 4,060.0	
MAJOR REPAIR AND RENOVATION					
84-2	UAF	Student Housing Renovations	4,000.0		
	UAA	Repair and Renovation/CAS Building	1,500.0		
		Subtotal	5,500.0	9,560.0	
GENERAL REPAIR AND RENOVATION					
84-3	UAF	Native Studies/Fine Arts Instructional Space	1,151.0		Section 7 (229)
	UAF	Repair and Renovations	703.0		
	UAF	Code Deficiencies Corrections	2,747.0		Section 8 (229)
	UAF	Handicapped Barrier Removal	254.0		
	UAA	Repair and Renovations	884.8		
	UAJ	Vocational Education Shop and Equipment	800.0		
	UAJ	Remodeling of Counseling and Admissions	68.0		
	UAJ	Repair and Renovations	367.0		
	ACC	Repair and Renovations	1,040.0		
	ACC	Faculty Offices	11.6		
	ACC	Telephone Lines Six Year Maintenance Program	250.0		
	CCREE	Repair/Renovation, various campuses	1,023.9		
	CCREE	Building Code Corrections	670.0		
	CCREE	Handicapped Barrier Removal, various campuses	197.0		
		Subtotal	10,167.3	19,727.3	

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Board of Regents Priorities

UNIVERSITY OF ALASKA
FY84 CAPITAL REQUEST
STATEWIDE PRIORITIZATION

Priority	Campus	Title of Capital Project Proposal	Project Cost	Cumulative Costs	
ESSENTIAL OBLIGATIONS					
84-4	UAF	Seward Dock Cathodic Protection	$ 435.0	$ 20,162.3	
NEW STRUCTURES (PREVIOUSLY REQUESTED AND UNDER DEVELOPMENT)					
84-5	UAJ	Student Housing	13,200.0		
84-6	UAA	Classroom/Lab/Office	25,300.0		Section 1 (229)
~~84-7~~	~~UAF~~	~~Student Housing~~	~~11,000.0~~		~~Section 2 (SB19)~~
84-8	SW	Statewide Services Building	18,800.0		
84-9	UAF	Classroom/Lab/Office	20,000.0		Section 4 ÷ 7.5% (229)
		Subtotal	88,300.0	108,462.3	
ESSENTIAL EQUIPMENT					
84-10	UAF	Instructional and Research Equipment	1,617.0		
	UAA/ACC	Bookstore Fixtures	330.0		
	UAA	Administrative/Classroom Building Furnishings Shortfall	350.0		
	UAJ	Marine and Technology Center Equipment	500.0		
	ACC	Equipment/Applied Science	548.4		
		Subtotal	3,345.4	111,807.7	
SITE DEVELOPMENT, CAMPUS IMPROVEMENTS, LAND ACQUISITIONS					
84-11	UAF	Grounds Improvements and Landscaping	250.0		
	UAF	Campus, Paving, Signals, Lighting	520.0		
	~~UAA~~	~~Land Acquisitions~~	~~9,900.0~~		~~Section 1 (SB19)~~
	ACC	Pedestrian Circulation Improvements	250.0		
	CCREE	Roads/Streets, Parking	910.0		
	KECC	Land Acquisitions	90.0		
	NWCC	Land Acquisitions	450.0		
	PWSCC	PWSCC Classroom, Lab, Office Design	450.0		Section 3 (229)
	TVCC	TVCC Campus Facility Phase II Design	1,500.0		Section 9
		Subtotal	14,320.0	126,127.7	

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UNIVERSITY OF ALASKA
FY84 CAPITAL REQUEST
STATEWIDE PRIORITIZATION

Priority	Campus	Title of Capital Project Proposal	Project Cost	Cumulative Costs
NEW STRUCTURES				
84-12	ACC	Classroom/Administration	10,600.0	
84-13	UAA/ACC	Campus Housing - Plan, Design and Build Pilot Modules	5,000.0	
84-14	SCC	Sitka Phase II	6,500.0	
		Subtotal	22,100.0	148,227.7
COMMON USE INFORMATION EQUIPMENT				
84-15	SW	Statewide Computer Hardware Acquisition	1,085.0	
	SW	Statewide Systems Software Development	1,100.0	
	UAA/ACC	Library Books	788.6	
	UAJ	Library Material Media Equipment	194.0	
		Subtotal	3,167.6	151,395.3
EQUIPMENT				
84-16	UAF	Instructional and Support Equipment	1,623.0	
	UAA	Instructional/Research/Support Equipment	1,002.9	
	UAA	Student Services/Athletics/PE Sport Center	100.0	
	UAJ	Fine Arts Program Equipment	186.0	
	ACC	Instructional Telecommunications Development	310.0	
	ACC	Instructional Equipment	145.0	
	CCREE	Instructional and Telecommunications Support	1,517.2	
		Subtotal	4,884.1	156,279.4

Section 11.(229)

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UNIVERSITY OF ALASKA
FY84 CAPITAL REQUEST
STATEWIDE PRIORITIZATION

Priority	Campus	Title of Capital Project Proposal	Project Cost	Cumulative Costs
FISHERIES RESEARCH AND INSTRUCTION				
84-17	UAJ	Seawater Circulation System Phase II	175.0	
	UAJ	Fisheries Science Center Equipment	210.0	
		Subtotal	385.0	156,664.4
ADMINISTRATIVE EQUIPMENT				
84-18	SW	Facilities Blueprint Microfilming	215.0	
	UAA	Administration Services Equipment	70.9	
	UAA/ACC	Physical Plant Equipment	627.3	
		Subtotal	913.2	157,577.6
ENERGY CONSERVATION				
84-19	UAF	Coal Handling Facility	1,400.0	
	UAA/ACC	Building Modifications	995.5	
		Subtotal	2,395.5	
		TOTAL		$ 159,973.1

* Note all figures are in thousands.

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84-1 MASTER PLANNING AND NEEDS ASSESSMENT $ 4,060.0

Each year the University receives many questions concerning the eventual developmental plans for a campus. There is need for a substantial amount of funds to perform the long-range campus development plans, especially in response to a detailed needs assessment for each location. The campus development plans and needs assessment processes must be under the control of the University architect and must be performed in a rigorous manner. This is the highest priority of the University of Alaska system.

84-2 UA/FAIRBANKS MAJOR REPAIRS AND RENOVATION $ 4,000.0

The dormitories located at the University of Alaska Fairbanks campus, after several years of insufficient maintenance funds, are in need of substantial repairs and renovations. These renovations include upgrading heating systems, replacement and upgrade of kitchen equipment, renovation of student rooms, replacement of dormitory room doors, conversion of storage space to laundry rooms, and upgrade a variety of apartment furnishings.

84-3 GENERAL REPAIR AND RENOVATION $ 11,667.3

The University has historically been underfunded in terms of receiving funds to maintain current physical plant. All units of the University have a substantial need for funds to repair facilities to protect the buildings from the weather,

improve the efficiency of the energy systems, and renovate existing spaces to make them more usable for current programs. The amount to be allocated to each unit depends on a formula utilizing total square footage available, age of buildings, number of people using the facilities, location, and type of structure.

84-4 UA/FAIRBANKS - ESSENTIAL OBLIGATIONS $ 435.0

This project will provide cathodic protection for the dock at the Seward Marine Education Center. Specifically, the repairs will include the bulk head and cells at the dock approach, west end abutment, southwest corner of the warehouse and the bull rail on the west end of the old rail bulkhead. Without this protection, electrolysis will occur and deteriorate the steel pilings with an ultimate result in the loss of the dock.

84-5 UAJ STUDENT HOUSING $ 13,200.0

This project is for student housing which will provide students with low-cost room and board while attending the University of Alaska, Juneau. The addition of this facility is considered essential by the regional accreditation organization. The proposed building(s) will have a total area of 65,823 square feet and will house 200 single students in dormitory-type buildings which will include common recreational, cafeteria, study room areas, computer room; laundry room and resident manager's quarters. Also included will be housing for 50 married students which will feature individual kitchenettes, common recreational and study room areas, computer room, laundry room, and manager's quarters. Parking

is included in the project. The proposed facility will be a ten minute (appproximate) walk from the Auke Lake Campus.

84-6 UAA CLASSROOM/LABORATORY/OFFICE BUILDING $ 25,300.0

This project will provide a 84,000 square foot facility on the Anchorage campus to provide classsroom, laboratories and faculty offices for expanding enrollments in the College of Arts and Sciences and parking spaces as required by code. An FY82 appropriation for $786,700 was to permit the initial design and engineering for this project.

84-7 UAF STUDENT HOUSING $ 11,000.0

The student housing complex will be designed to accommodate single students and student families. A $500,000 appropriation was received in FY82 for dormitory design (student residencies). The building program will require each living unit to be an apartment which will accommodate four single students or a student family. Approximately eighty living units are planned. Each living unit will have a kitchen, a living room, two bedrooms and one bathroom. The units will be furnished. A central facility for mail, laundry and storage is also planned. There will not be a food service facility. The project will be located in the vicinity of the existing student family housing facilities on the campus. The June 1982 "On-campus student housing market analysis" feasibility study by housing consultant Ira Fink, recommends construction of 175 housing units by UAF. This request for funds in the amount of $11 million is to construct Phase I of a larger total project.

84-8 STATEWIDE SERVICES BUILDING $ 18,800.0

The project will be an office structure of 64,000 gross square feet (50,000 NASF) to house all the University of Alaska Statewide Administrative Service functions, including support spaces, i.e., conference rooms, storage areas, work rooms, computer facilities, etc. required for their functioning. $604,500 was appropriated in FY82 to perform the initial design and engineering work, and this work will be awared this fall.

84-9 UAF CLASSROOM/LABORATORY/OFFICE $ 20,000.0

The purpose of this capital request is to obtain space for research and graduate training at the Fairbanks campus. $500,000 was appropriate in FY82 for the initial planning and design of the facility. Lack of space is now the most restrictive factor on research and student training. This request is for an extension to the (existing) C. T. Elvey Building on the West Ridge of campus. Though an extension to the Geophysical Institute itself is an important aspect, the purpose is to provide for further development of all research undertaken by the University, and to provide for the offices of state and federal government which have close scientific connection with the university. The total gross area for the addition would be approximately 56,200 square feet. The estimated net assignable area would be approximately 35,300 net square feet.

84-10 ESSENTIAL EQUIPMENT $ 3,345.4

UA/Fairbanks requires a substantial infusion of new equipment to accommodate a recurring need as a result of expanded enrollment and technological improvements. This project will purchase shelving fixtures to complete the UAA bookstore facility for full use. Without these funds there would be an inadequate amount of shelving to display items the bookstore is selling. Funds are included to purchase the furnishings necessary to complete the UAA administration/classroom building. The location of this facility was moved due to the wetland issue. This resulted in additional costs and surveys, soil testing, and administrative and expense fees. Without this additional funding, the administration building will not be totally operational. Additional items to be funded include equipment for the UA/Juneau Marine and Technology Center and for Anchorage Community College's Applied Science Building.

84-11 SITE DEVELOPMENT, CAMPUS IMPROVEMENTS, LAND ACQUISITIONS $ 14,320.0

The individual projects included in this category are usually preliminary to building new facilities or funds to improve surrounding areas. Funds are being requested to design the campus at Tanana Valley Community College, purchase land at UA/Anchorage, Northwest Community and Ketchikan Community College, improve pedestrian walkways at Anchorage Community College, a variety of roads and streets and parking improvements in the community college division and grounds improvement and landscaping at UA/Fairbanks.

84-12 ANCHORAGE COMMUNITY COLLEGE CLASSROOM/ADMINISTRATION BUILDING $ 10,600.0

Anchorage Community College requests a new building to replace three temporary, relocatable structures currently housing instructional programs and support services. The current temporary structures are unsafe and have been condemned by the Anchorage Fire Marshal. This building would permit centralization of administration and student service departments. It will also provide space for instructional programs, computer labs and conference rooms. Programs and functions that will be programmed into or accommodated by Phase I are: Home Economics, Computer Assisted Instructional Labs, Chancellor and Deans, Public Affairs, Business, Personnel, Accounting, Payroll, Purchasing and Public Safety.

84-13 UA/ANCHORAGE CAMPUS HOUSING $ 5,000.0

This request will provide campus housing for 100 students. The housing will consist of a series of units within a structure which would provide for single or married students without remodeling construction. The units will have self-contained bath, dining and sleeping areas for a small group or family. Site work will include utilities, roads, walkways, lighting and landscaping. The facilities will be located in the vicinity of an existing shopping center on the south side of the campus. The projected building site is currently owned by Alaska Pacific University and leased for purchase by the University.