UA MAINTENANCE

Overview

The University of Alaska has 6.7 million square feet and 400 buildings of various sizes and purposes, located throughout the state. The total value of these buildings and facilities is over $2 billion.

Categories of Maintenance

- **Maintenance and Repair (M&R):** Each year, UA allocates up to $28 million in operating money for preventative and routine maintenance known as M&R. Examples of M&R work include regular painting, carpet repair, roof repairs, pavement crack sealing, routine changing of air filters, repair of leaking pipes, etc.
  
  - The Board of Regents and President have ensured that UA stays current with M&R expenditures, in part by separating operations and utility budget categories from maintenance. As costs for utilities and operations services (such as janitorial and snow removal) rise, this separation ensures the increase is not funded at the expense of maintenance.

- **Renewal and Renovation (R&R):** Funding applied to UA’s R&R is only available when the Legislature specifically appropriates money for it in the capital budget. R&R is best described as regularly scheduled major maintenance that extends the useful life of a facility. Examples of R&R work includes roof replacement, major replacement of flooring materials, replacement of major mechanical and electrical equipment including boilers and fire alarm panels and bringing fire and sprinkler systems up to code, etc.
  
  - UA distributes R&R funding via formula based on facility age and size.
  
  - More than half of UA's buildings are over 30 years of age and many of their utility systems and roads need significant annual investment.
  
  - When R&R isn’t funded, it results in a backlog of projects. This is known as deferred maintenance.
Deferred Maintenance:

- Results when consistent annual R & R funding hasn’t occurred.
- UA’s accumulated backlog of unfunded R&R projects, ie deferred maintenance, now exceeds more than $800 million—an alarming figure.

The Bottom Line:
It isn’t realistic to presume that the deferred maintenance will be fully funded in any one year, and there will naturally always be some deferred maintenance on UA’s books. But the lack of adequate R&R funding over time has created a deferred maintenance problem that must be systematically reduced.

Moreover, it is important for the state to create a mechanism to regularly fund R&R to avoid accumulating too much deferred maintenance in the future.

- If UA received $37.5 million in deferred maintenance under Gov. Parnell’s FY11 plan, the projects are bid ready. (http://www.alaska.edu/files/state/UA FY11 Deferred Maintenance info to PA.pdf).

UAA corroded and leaking mechanical systems (pumps motors, valves) and piping.