

UAF West Ridge Deferred Renewal Information Item

Background:

The University of Alaska Fairbanks West Ridge is the portion of campus stretching west from the Reichardt Building. An area traditionally used by the Athabascan people, it was originally developed by the University in the 1920s as a prime farming area. Since then, a new spine road and multiple buildings tallying over 830,000 gross square feet have been constructed. The facilities on West Ridge were meant to be research intensive facilities, but over the last few years, a move toward integrating teaching into the area of concentrated research has taken place; especially with the construction of the new Life Sciences Facility.

As the main focus of campus research, the buildings on the West Ridge of campus are used heavily to support laboratory needs through many different types of labs and lab support spaces. The capability of the University to conduct research projects is directly affected by the capacity and ability of these labs. Over the last decade, the existing space has been over utilized and its useful life has quickly come to an end, which has directly affected the performance to process research projects and generate revenue. In order for UAF to sustain its distinction as a world-class research institute, the antiquated facilities must be updated to modern standards.

The facilities on the West Ridge present a mixture of construction methods, structural frames, and life expectancies. The average age of the buildings, excluding those built in the last five years, is approximately 38 years of age. Only 10 percent of the facilities on the West Ridge have been renewed through a deferred renewal program in the last 10 years, while the current total backlog of deferred renewal remains well over \$300 million.

The University faces a major task to update these facilities to modern codes, renew worn and obsolete equipment, and provide better space functionality to embody current research and teaching trends. Many decisions will be factored into how the renewals occur, including available surge space for displaced programs, whether the renovations are total gut/renewals or renew-in-place, and how to phase the work with limited capital funding.

Besides renewing the facilities, the West Ridge buildings must be made ready for a major shift in facility occupants. When the Life Sciences Facility is complete, multiple spaces within other buildings on the West Ridge will be vacated by current research and teaching programs. New research programs and increased personnel will quickly backfill the open space, making renewal efforts very difficult. Beyond the renovations, there is a larger mission to reunite departments that have been fragmented over the years into various buildings. The goal of the University is to provide space that is congruent, reflects logical adjacencies, creates spaces that are more modern, and trend with the pedagogical changes happening within the student body.

Project Scope and Process

The project team is working on a master plan for the renewal of the facilities on the West Ridge that will address and develop logical phasing, budgetary estimates, and program space allocation. To date, the plan has completed facilities condition analyses and established a condition index that has helped guide the master planning efforts. The design team and executive committee have also completed advance programming of the space on West Ridge as it relates to current and projected programs and as it relates to the deficit of teaching and research space noted in the

2010 UAF Master Plan. The next steps are to work on an analysis of logical program adjacencies and the plan for relocation of programs, including major changes to various spaces to create these adjacencies. At the same time, the team will create logical phasing plans with recommended funding levels to become the basis for future capital budget requests. The work to date has allowed UAF to craft the FY14 request for deferred maintenance on West Ridge.

Proposed Total Project Cost and Funding Source(s)

The Total Project Cost is \$710,000 and will be funded by the following source:

<u>Funding source</u>	<u>Account</u>	<u>Amount</u>
State of Alaska FY12 Capital Appropriation	571317-50216	\$510,000
State of Alaska FY13 Capital Appropriation	571345-50216	\$200,000
Total Project Cost		\$710,000

Variance since Last Report to Board of Regents

Additional funding is being added to the project from FY13 Deferred Renewal funds to allow the project team to complete additional HVAC, structural, and electrical analysis of Elvey, Irving, and Arctic Health as it relates to how the renovations can be effectively phased partial building occupancy.

Schedule

The planning efforts will be completed by January 2013.

Supporting Documents

West Ridge Deferred Maintenance Update