



West Ridge Deferred Maintenance Master Plan Information Item

PROJECT UPDATE

UAF completed and gained Board Academic and Student Affairs Committee agreement with the Mission Area Analysis and Statement of Need that demonstrated the importance of the programs that are on West Ridge. The project team has completed facility audits on the five older buildings and developed a formal database of deferred maintenance items along with finite cost analysis for each item as well as for each building as a whole. With this data, UAF has developed a long term renovation plan for West Ridge that involves significant investment in some facilities, repurposing or demolition of others, and new space to accommodate both a space deficit and need for surge space.

With the high quantity of deferred maintenance needs, the best approach for renovations will be to displace major portions or all of the program activity in the older facilities while the construction occurs. With only a small fraction of useable space on West Ridge available for reassignment during building renovations, some new space will need to be constructed. The current plan calls for approximately 120,000 square feet of new space to accommodate fluctuations in space needs and reassignment, building repurposing, and a space deficit identified in the 2010 Master Plan.

Based on the Facility Condition Index for the older buildings, UAF is recommending investment in complete renewal of the Arctic Health Research Building, Irving 1, and Elvey as laboratory facilities for research and teaching. The existing O'Neill and Irving 2 facilities are recommended for demolition or repair, with construction of new space to support administrative, student support, research support, and classroom functions since the cost to renovate them into state of the art labs exceeds the replacement cost of the buildings. The lab functions currently housed in the two facilities would eventually be relocated to the proposed new facility. Through the renovations, repurposing, and construction of new space, UAF also will accomplish a major realignment of space by department.

Overall, the multiyear plan will take a major investment of nearly \$361M in deferred maintenance and new construction funds. The initial phases of the plan will be carried out with smaller portions of funding from FY13 and FY14 State of Alaska Deferred Renewal funds. These initial phases include relocation of the animal vivarium, relocation of critical functions such as the Alaska Earthquake Information Center from Elvey into the West Ridge Research Building, and possibly concept design for renovations in Elvey, Irving 1 and Arctic Health.