

West Ridge Deferred Renewal Phase 2 Information Item

Project Update

The project team is working on completion of facilities audits on the five older buildings; this will identify a formal database of deferred maintenance items, along with finite cost analysis. From this data, UAF will be able to more rapidly respond to smaller funding levels and prioritize immediate repairs while waiting for more significant funding levels required for wholesale building renovations. The team is also finalizing the construction phasing plan for renovations and space reassignments with an option that demonstrates the need for a surge facility.

UAF is currently finishing the Mission Area Analysis and Statement of Need that will demonstrate the importance of the programs that are on West Ridge. By April 2013, UAF will have fully developed scopes of work that will be reviewed for construction with the available FY13 funding. By the June 2013 Board of Regents' meeting, UAF will finalize the renovation plan with recommendations on the level of building renewal, repurpose, or replacement and use the plan to inform the FY14 spending plan and form the FY15 budget request.

Background Contained in Previous Reports

The University of Alaska Fairbanks West Ridge is the portion of campus stretching west from the Reichardt Building to the Akasofu Building. Multiple buildings tallying over 830,000 gross square feet (gsf) have been constructed over the last 50 years. 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 Margaret Murie Building (Life Sciences Facility). 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 space on the West Ridge has been renewed through a deferred renewal program in the last 10 years, while the current total backlog of deferred renewal remains well over \$300M. The West Ridge Deferred Maintenance project is cataloging all of the deferred renewal, code corrections, and functional obsolescence, developing costs for the work, and developing a logical phasing and funding plan that addresses both the renovation work and better alignment of program with the facility type.

Schedule

The planning efforts will be completed by June 2013.