## University of Alaska

### PRIORITIZED CAPITAL PROJECTS THAT ARE GENERAL OBLIGATION (GO) BOND ELIGIBLE

*(in thousands of $)*

The following prioritized list of projects are eligible for a state general obligation bond package. In addition to bond requirements, UA's project criteria included: asset lifespan of at least 20 years; shovel or near shovel ready; economic impact; and return on investment. Funding for these projects reduces UA’s backlog of deferred maintenance, renewal and repurposing by the identified amounts.

UA also has priority deferred maintenance (DM), renewal and repurposing (R&R) projects that generally do not meet the GO bonding criteria. These projects are priority for a regular capital budget appropriation. The projects prioritized on the following page are UA’s highest priority deferred maintenance, renewal and repurposing projects. Where a portion of a project is appropriate for general obligation bonding the amount has been identified. Those projects appear on both lists.

Project descriptions can be found on UA Government Relations website [https://www.alaska.edu/govrelations/state/budget.php](https://www.alaska.edu/govrelations/state/budget.php)

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*Total 50,282.0 46,555.4*

* Included in G.O. Bond bill (SB74/HB93)

Prepared by: UA Strategy, Planning and Budget 1 3/16/2021
UAF Bartlett and Moore Student Housing Modernization and Renewal
Location: Fairbanks
Request: $18,650.0

Abstract: UAF’s two largest residence halls are highly utilized and showing a half-century of wear. This project will renew the sanitation infrastructure of each building, update finishes in resident rooms, and modernize the student experience.

Scope: Bartlett and Moore Halls are UAF's largest residence halls, housing 650 undergraduate and graduate students throughout the academic year. Both buildings are heavily used during the academic year and for special agreements, such as wildland firefighters, during the summer months. The sanitation infrastructure, including restrooms and laundry, is over 50-years old and experiences failures on a frequent basis, disrupting the student residents. High occupancy in both halls places a strain on the aging systems which causes routine failures. The buildings’ outdated layouts and finishes also detract from the expectations of today's students. The sanitary sewer lines within each building are at risk of imminent total system failure that would require UAF to close one or both halls with no notice to occupants should a failure occur. Over the last four years, plumbing that supports the restrooms has failed a number of times, leaving portions of each building without sanitation facilities while repairs are completed. The pipes have degraded during the life-span of these 50-year old buildings, leaving large holes in the branch and main lines allowing leakage of raw sewage into the occupied building. Work will completely demolish stacked restrooms on all floors, rebuild the plumbing, electrical, and ventilation systems, and reconstruct code compliant restroom facilities on each floor. The project will also replace outdated and worn flooring and provide fresh paint in each hall. These facilities require these critical updates in order to serve as an attractive option for enrolling new students with a promise of safe and modern living conditions.

Design is funded and in progress with construction planned for 2021 through 2023, contingent on funding.

Programmatic Goals: Modernizing the Student Experience, Infrastructure Resilience

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Alaska Architecture/Engineering Consultants, 10% UAF project management.

UAA Building Energy Performance Upgrades
Location: Anchorage
Request: $10,900.0

This energy savings performance project will incorporate mechanical and electrical system improvements to three critical facilities, the Professional Studies Building (PSB), the Wendy Williamson Auditorium (WWA), and the Social Sciences Building (SSB). PSB scope will include LED lighting upgrades, electrical safety upgrades, boiler replacement, replacement of the existing air handling unit fan with a fan wall system, and convert outdated pneumatic controls to direct digital controls (DDC). WWA scope will include LED Lighting upgrades, electrical safety upgrades, conversion of pneumatic controls to DDC, and hot water pump replacements. SSB scope will include LED lighting conversion, electrical safety upgrades, the addition of hydronic heating to the 2nd & 3rd floors of the building, conversion of pneumatic controls to DDC, and fin tube repairs. PSB and WWA are connected facilities and they share some of the infrastructure scheduled for replacement as part of this project. All three facilities were constructed in the early 1970s and the infrastructure, for the most part, is original and requires replacement. The electrical and mechanical systems are antiquated and are beyond their useful life.

The calculated energy savings associated with these improvements is estimated at $300.0 per year. PSB houses many of the non-clinical College of Health programs which support workforce development in the state’s rapidly growing healthcare sector for programs such as UAA/ISU Doctor of Pharmacy Program, UAA/Creighton Occupational Therapy Program. WWA serves UAA as a large lecture hall and is a community venue supporting annual theatre and fine arts events like the Anchorage Folk Festival. SSB houses critical services such as UAA’s IT Server Room, Career Technical
College (CTC) and the College of Arts and Sciences which provides support to all academic programs across UAA. The CTC programs include offices for building technologies/sustainability and computer networking technology workforce training lab. In all three facilities this project will renew and replace boilers, air handler units, antiquated pneumatic controls with direct digital controls, convert light fixtures to LED, add lighting controls, and rebalance the building systems to ensure efficient operations and adequate air flow.

Programmatic Goals: Supports multiple programs and departments such as the College of Health, the College of Arts and Sciences, and Public Events

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Alaska Energy Performance/Architecture/Engineering Consultants, 10% UAA project management.

**UAA CPISB Combined Heat and Power Energy Savings Project**

Location: Anchorage  
Request: $428.0

This project will construct a combined heat and power (CHP) plant in support of the Conocophillips Integrated Science Building (CPISB), reducing the building’s combined electrical and natural gas utility cost. The UAA CPISB operates continuously on a 24/7 schedule and requires continuous, reliable power, while electricity in Alaska is quite expensive. As a laboratory operating in an arctic environment, with much of the building requiring 100% exhaust ventilation, it also has a very large heating demand, and this makes the CPISB an ideal host site for a CHP Plant. The project will result in an estimated annual cost savings of $131.9 resulting in an estimated payback period of 9 years.

Programmatic Goals: Supports student facing services, research labs, reduces operational costs, and promotes sustainability

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Architecture/Engineering Consultants, 10% UAA project management.

**UAS Building Envelope & Roof Systems**

Location: Southeast  
Request: $675.0

Building Envelope and Roof Systems provides our students, staff, faculty and building systems protection from wind, rain, snow and cold. When a building envelope fails, everything inside the building is at risk of damage or decay and the failure can make the building unsafe and unusable. Building envelopes last 30-50 years depending on the construction type and require periodic cleaning, repainting, and resealing. New roof systems last 40-60 years and, besides periodic cleaning, need little maintenance. Building renovations over the past 15 years have improved the building envelopes on the Juneau campus. However, Sitka and Ketchikan campus building envelopes are more than 40 years old, showing signs of compromise and need to be replaced.

UAS has approximately 21 individual projects under Building Envelope and Roof Systems. These projects consist of replacing roof systems, replacing windows, replacing skylights, painting buildings and replacing building siding. Two specific projects in this category include:

- **Novatney Roof Replacement:** The Novatney building roofing system has reached the end of its useful life and needs to be replaced. This project will replace the existing roof system with a new ethylene propylene diene monomer (EPDM) roof system with a 40-year life. If the roof is replaced before it substantially fails, the work can be completed without disrupting the programs in the building. UAS Admissions, Registrar, Financial Aid, Student Accounts, Vice Chancellor of Enrollment Management and Student Affairs are all housed in the Novatney Building. All of these UAS programs would be adversely impacted if the roof system fails and the building could
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experience substantial damage to the interior. Design for this project is complete and can be bid and constructed during this fiscal year. UAS has already received $300,000 from FY20 DM appropriation. $300,000 is required to complete funding and bid the project.

- **Ketchikan (KTN) – Paul Deck Mansards Replacement:** The Paul Building has a Mansard type roof system that was constructed using a cement bonded siding material. This material has proven not to be able to withstand the frequent precipitation experienced in Ketchikan, Alaska, and is now falling apart. This project will replace the siding/roofing material with a Bermuda metal material that is more resistant to constant rain. This project can be designed, bid and constructed in the current fiscal year.

Programmatic Goals: Facility Asset Protection

Economic Impact: Project funding is estimated to be proportionately used for 75% Local Construction Contractors, 15% Alaska Architecture/Engineering Consultants, 10% UAS project management.

**UAF Rasmuson Library Student Success Center**
Location: Fairbanks
Request: $4,000.0

Abstract: A portion of the Rasmuson Library will be renovated and modernized to create a central, collaborative hub for student support services. The outcome will integrate high impact academic services, such as tutoring and advising functions, in a welcoming, student-oriented space where co-located services can best support student progress toward degrees.

Scope: The Elmer E. Rasmuson Library is the heart of information and student resources at UAF. Beyond the world-class collection of Alaska and Polar Regions materials, the facility offers collaborative learning spaces for all students, the local community, and online. Library facilities locally and nationally are changing as there is a shift from traditional books and periodicals to include extensive online services, technology and support. Integrating this with student needs for advising, tutoring, writing and math assistance, and peer study and collaboration space is part of a modern university approach to student learning. The building, archives and services are central to academic and research programs. The Student Success Center concept will realign high impact student service units from across campus into a central location in the library. This renovation will also allow UAF to plan for backfill, optimizing space across campus. Repurposing and renovation work will initially occur on two levels of the library as the space is modernized to align with an improved service delivery model. Dated layouts will be changed, including improved ADA access to higher floors; finishes will be updated including technology improvements, and an open-concept will be used to reconfigure existing space for student focused support teams.

Programmatic Goals: Modernizing the Student Experience, Community Outreach and Support, Embracing and Growing a culture of respect and diversity.

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Alaska Architecture/Engineering Consultants, 10% UAF project management.

**UAA Consortium Library Old Core Mechanical Upgrades**
Location: Anchorage
Request: $2,600.0

The Library is a community facility that supports and provides educational resources to UAA, Alaska Pacific University (APU), and provides services to the general public. The original HVAC systems consist, for the most part, of equipment over 46 years old located within the four central building cores. The boilers, main supply/exhaust fan units, heating/cooling coils, galvanized piping and humidification systems have all reached the end of their useful life. The
hydronic boiler fails regularly due to its aged infrastructure causing areas of the library to be unheated and inhabitable. Major component parts are no longer available for these units. Heating system piping and coils are filled with sedimentation. Control systems are no longer able to properly regulate air flow resulting in irregular temperatures and conditions within the building. This project is a shovel ready project broken into phases with a total project cost estimated at $13,850.0 that is designed to repair and replace both the heating and air systems. However, this project phase will replace four existing boilers with two high efficiency boilers and replace the associated hydronic piping consolidating two boilers rooms into one. Additional scope will include hazmat abatement, HVAC controls, and code required electrical upgrades.

Programmatic Goals: Support critical educational resources and partnerships for and with the community

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Architecture/Engineering Consultants, 10% UAA project management.

UAS Juneau Campus - Natural Science Lab Consolidation
Location: Juneau
Request: $500.0

UAS natural science lab is currently located off campus at the Natural Science Research Lab (NSRL) building. This building is located in an industrial part of Juneau, was not designed for academic laboratory research and limits how the University can use the space. The University’s long-term plan is to sell this building to reduce operation and maintenance costs. This project will renovate part of the Anderson Building to accommodate the natural science lab. Anderson Building is on campus and next to the proposed Auke Bay Natural Science Building. Placing the natural science lab in the Anderson building will bring all of our Natural Sciences students, faculty and staff into one area for better continuity, economy and synergy.

Programmatic Goals: Modernizing the Student Experience, Student Recruitment/Retention

Economic Impact: Project funding is estimated to be proportionately used for 75% Local Construction Contractors, 15% Alaska Architecture/Engineering Consultants, 10% UAS project management.

UAF Patty Center Pool Revitalization
Location: Fairbanks
Request: $3,465.0

Abstract: The Patty Center is a UAF and Fairbanks community hub for sporting events and recreational activities. Revitalization of the Patty Center pool will address long-failing maintenance items and provide improved ventilation and energy efficiency of the pool natatorium and of the 60-year old building.

Scope: Built in the 1960s, the Patty Center provides athletic and recreation space for UAF's NCAA sanctioned sports as well as many local and regional sports teams and competitive leagues. This is the home of the UAF Nanooks Women’s Swim program. Due to its age and utilization, renewal of the Patty Center pool is vital to the continued multi-functional use of the facility. This Patty Pool envelope and ventilation project will upgrade the exterior envelope to improve moisture control and reduce energy lost through the walls. The interior natatorium will have a complete refresh to address tiles falling off the walls and the failing acoustical panels due to the poor envelope. The project will also replace the pool ventilation system to bring it up to the current building code’s required number of air exchanges and recover heat from the exhaust air. This project will add an improved emergency exit for the pool and updated spectator viewing area.

Programmatic Goals: Modernizing the Student Experience, Community Outreach and Support
Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Alaska Architecture/Engineering Consultants, 10% UAF project management.

**UAA Kodiak Campus Center Roof Replacement**

Location: Kodiak  
Request: $611.7

The Kodiak Campus Center roof is beyond its useful life and requires replacement. This project will demolish the existing roof system, bring the roof to current code, and improve energy efficiency by increasing the R-value of the building envelope. A failure in the system would result in deteriorated building interiors and require evacuation of the building. The Kodiak campus receives 81 inches of rain annually and the Campus Center roof requires investment to continue to adequately protect the building asset from water infiltration and unnecessary deterioration of building interiors.

Programmatic Goals: Supports student facing services, computer labs, and teaching space

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Architecture/Engineering Consultants, 10% UAF project management.

**UAF Kodiak Seafood and Marine Science Center Energy Efficiency**

Location: Kodiak  
Request: $400.0

Abstract: The Kodiak Seafood and Marine Science Center provides expertise in marine research and fisheries development to local, state and federal agencies, and with the fishing industry throughout the state. The Center’s ventilation system needs to be modernized to reduce the utility cost in order to continue or expand outreach and research operations in a cost effective way.

Scope: The Kodiak Seafood and Marine Science Center contributes scientific and technical expertise through teaching, research and service in fisheries, seafood science and technology, and marine biology. The center works cooperatively with local, state, and federal agencies as well as with the fishing industry to further economic development and to increase understanding of the local environment. The building has a high utility cost due to the ventilation needs of the specialized labs. The project will replace the constant volume lab ventilation with a variable volume system, thereby reducing the energy cost substantially with a predicted payback of seven to eight years. It will also improve safety and lab functionality.

Programmatic Goals: Research Enterprise Reinvestment, Community Outreach, Statewide Fisheries Support

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Alaska Architecture/Engineering Consultants, 10% UAF project management.

**UAF Kuskokwim Campus Vocational Education Center Electrical Systems Code Corrections**

Location: Bethel  
Request: $600.0

Abstract: The Kuskokwim Campus’ main academic and community outreach building’s electrical system requires relocation to improve safety and code compliance.

Scope: This two-story facility was constructed in phases between 1977 and 1982. The main academic building contains faculty and staff offices, classrooms, and a vocational education area. The existing main electrical distribution panel is located in the main vocational classroom area and has been cited for several code violations. This solution includes
addressing multiple other modernization needs, and is to relocate the panel to a new location and replace other features like the surge suppressor and the grounding system.

Programmatic Goals: Modernizing the Student Experience, Utilities Reinvestment, Community Outreach/Life-Long Learning

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Alaska Architecture/Engineering Consultants, 10% UAF project management.

**UAF Hess Village Student Housing Sanitary and Storm Sewer Infrastructure Replacement**

**Location:** Fairbanks

**Request:** $2,300.0

Abstract: Waste water infrastructure serving non-traditional and family student housing on the north side of campus is failing and requires replacement.

Scope: The existing sanitary sewer line between Hess Village family housing and the main sewer line east of the campus has severely degraded and failed multiple times in the last three years. Complete failure of the system is imminent and would require displacement of over 65 families. The existing system consists of a large lift station with multiple types of pipes, including wood stave, that requires substantial annual repairs. The project will install a new gravity sewer main from the large housing complex to an existing main line on the east side of campus. In addition, construction work will disconnect storm drains from the sanitary sewer to address code citations, reduce utility cost, and meet the requirements of the local utility.

Programmatic Goals: Campus Infrastructure Resilience, Affordable Student Housing

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Alaska Architecture/Engineering Consultants, 10% UAF project management.

**UAS Ketchikan Campus - Maritime Center Roof Replacement**

**Location:** Ketchikan

**Request:** $800.0

Southeast Alaska Maritime Training Center houses ship’s bridge training simulators, health sciences and general science labs, classrooms, and faculty offices. All essential programs to UAS's mission. The Maritime Center roof is more than 40 years old and has exceeded its useful life. The roof system has very little insulation causing substantial building heat loss and high heating costs. Inadequate insulation is more than a thermal issue; the sound of heavy rain reverberating on the roof is so loud it disrupts classes, forcing faculty to shout to be heard. This project will replace the roof system with a new well-insulated roofing system that has a 40-year warranty and will save 10%-15% in annual heating costs.

Programmatic Goals: Facility Asset Protection, Student Experience, Student Recruitment/Retention

Economic Impact: Project funding is estimated to be proportionately used for 75% Local Construction Contractors, 15% Alaska Architecture/Engineering Consultants, 10% UAS project management.

**UAA Kenai Peninsula College McLane Building**

**Location:** Soldotna

**Request:** $996.0

The McLane building supports students, faculty, and staff with labs and offices and provides space for student facing services. This project will renew and repair the original restrooms constructed in 1972 to ensure ADA compliance and
concurrently address the supporting plumbing, ventilation, and electrical infrastructure. Other scope will include hazmat remediation, and code compliance upgrades to the space.

Programmatic Goals: Supports student facing services, computer labs, and teaching space

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Architecture/Engineering Consultants, 10% UAA project management.

UAS Sitka Campus Emergency Power
Location: Sitka
Request: $500.0

Sitka Campus does not currently have a backup generator for power failure. The campus houses important research material in deep freeze freezers; a prolonged power failure could cause irreplaceable damage to research materials. Student instruction and employee work cannot proceed during a power outage. During the COVID-19 pandemic, UAS relocated their -80 Degree freezer to the Sitka fire hall because they had back-up power and then it could be used for storage services for the Pfizer Vaccine. This project will install an emergency generator that can accommodate campus operations during a power outage, thus protecting the research materials and improving the resiliency of the UAS Sitka campus and improve support and services during an emergency.

Programmatic Goals: Campus Resilience, Community Support

Economic Impact: Project funding is estimated to be proportionately used for 75% Local Construction Contractors, 15% Alaska Architecture/Engineering Consultants, 10% UAS project management.

UAF Community and Technical College University Park Building Restroom Renovation
Location: Fairbanks
Request: $550.0

Abstract: University Park building is highly utilized to deliver high impact job training, community outreach, and life-long learning programs. The facility’s original restrooms will be revitalized to better serve these programs and community partners.

Scope: UAF's Community and Technical College, Cooperative Extension Service and Osher Lifelong Learning Institute use the University Park building to deliver high-impact job training, community outreach, and educational opportunities. The building’s restrooms were installed when University Park was an elementary school in 1957. The restrooms are in very poor condition and do not meet today's ADA requirements. A complete renovation is needed to make the restrooms compliant, functional and resilient for the volume of users. The upgrade will replace plumbing, water closets, sinks, old convection heating terminal units, tiles, and restroom accessories, and will add ADA accessible stalls.

Programmatic Goals: Modernizing the Student Experience, Community Outreach/Life-Long Learning, Workforce Development

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Alaska Architecture/Engineering Consultants, 10% UAF project management.
UAS Juneau Campus Underground Fuel Tank Replacements
Location: Juneau
Request: $450.0

UAS has about a dozen single walled underground fuel tanks that are 30-40 years old and have reached the end of their expected life. They are critical infrastructure that supply fuel to building heating systems and emergency backup generators. UAS’s Engineering consultant recommends replacing these tanks before they start leaking and creating an environmental liability for the University. This project will replace about a third of the existing underground fuel tanks with a new double wall tank with interstitial monitoring system meeting current environmental codes.

Programmatic Goals: Campus Resilience, Facility Asset Protection

Economic Impact: Project funding is estimated to be proportionately used for 80% Local Construction Contractors, 10% Alaska Architecture/Engineering Consultants, 10% UAS project management.

UAA Matanuska-Susitna College Snodgrass Hall Roof Replacement
Location: Palmer
Request: $943.6

The Snodgrass Hall supports multiple academic programs in the Mat-Su including but not limited to the EMT and Paramedic programs, science labs, and staff and faculty offices. The building’s roof is beyond its useful life and requires replacement. This project will demolish the existing roof system, bring the roof to current code, and improve energy efficiency by increasing the R-value of the building envelope. Roof replacement projects protect the building asset from water infiltration and unnecessary deterioration of building interiors.

Programmatic Goals: Support multiple programs such as the EMT and Paramedic Programs

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Architecture/Engineering Consultants, 10% UAA project management.

UAA Prince William Sound College (PWSC) Student Housing Re-Roof
Location: Valdez
Request: $377.7

Two of the PWSC Student Housing unit roofs are beyond their useful life and require replacement. This project will demolish the existing roof system, bring the roof to current code, and improve energy efficiency by increasing the R-value of the building envelope. There are documented and historical failures of the roofing system which adversely impacts the structure and building interiors creating a deteriorated asset. The Prince William Sound College campus receives 70 inches of rain annually and requires investment to protect the building asset from water infiltration and unnecessary deterioration of building interiors.

Programmatic Goals: Supports student housing

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Architecture/Engineering Consultants, 10% UAA project management.
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UAF Seward Marine Center Fisheries Research Lab Refresh
Location: Seward
Request: $300.0

Abstract: The Seward Marine Center supports marine and fisheries research and is the homeport for the world-class research vessel R/V Sikuliaq. The Hood Building fisheries laboratory requires modernization to support emerging marine research missions, scientific cruises, and visiting research collaborators.

Scope: The Hood Building laboratory is utilized by researchers from across the globe to process samples collected during research voyages. The lab also allows scientists to prepare for extended missions on the R/V Sikuliaq. Renewal and demolition work is needed on shore-side buildings that support high-end oceanic and fisheries research programs, the global-class R/V Sikuliaq and other vessel operations. Work will include Hood Lab renovations for energy efficiency, and demolition or repurposing of other small facilities. Work would supplement a possible grant from the National Science Foundation that will replace the dock and associated facilities.

Programmatic Goals: Research Enterprise Reinvestment, Community Outreach, Statewide Fisheries Support

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Alaska Architecture/Engineering Consultants, 10% UAF project management.

UAF Bristol Bay Campus Margaret Wood Building Fire Alarm System
Location: Dillingham
Request: $235.0

Abstract: The Margaret Wood building serves the Bristol Bay region's educational needs and offers many community outreach activities. To retain its operational status, the fire alarm system must be upgraded.

Scope: The Margaret Wood building was built in 1981 with additions in 2003 and 2006. This Dillingham Campus building serves the Bristol Bay region's educational needs with programs from certificates through graduate degrees. The facility also provides outreach services related to the region's environmental, economic, and social well-being. The existing fire alarm system has reached the end of its serviceable life. The project will replace the panel and devices, ensuring the longevity of the building to serve the community's educational and outreach needs well into the future.

Programmatic Goals: Modernizing the Student Experience, Community Outreach/Life-Long Learning

Economic Impact: Project funding is estimated to be proportionately used for 80% Alaska Construction Contractors, 10% Alaska Architecture/Engineering Consultants, 10% UAF project management.