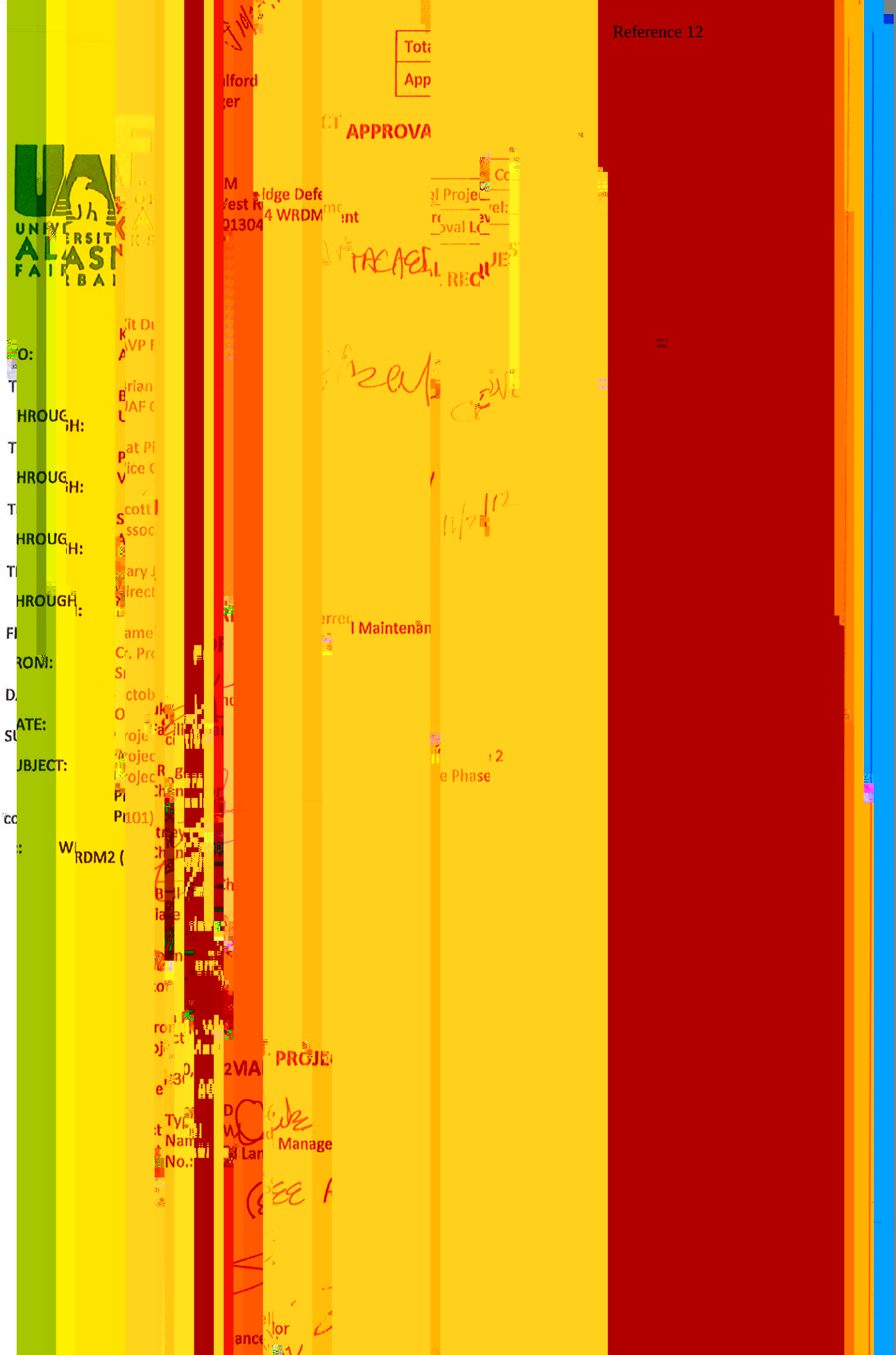
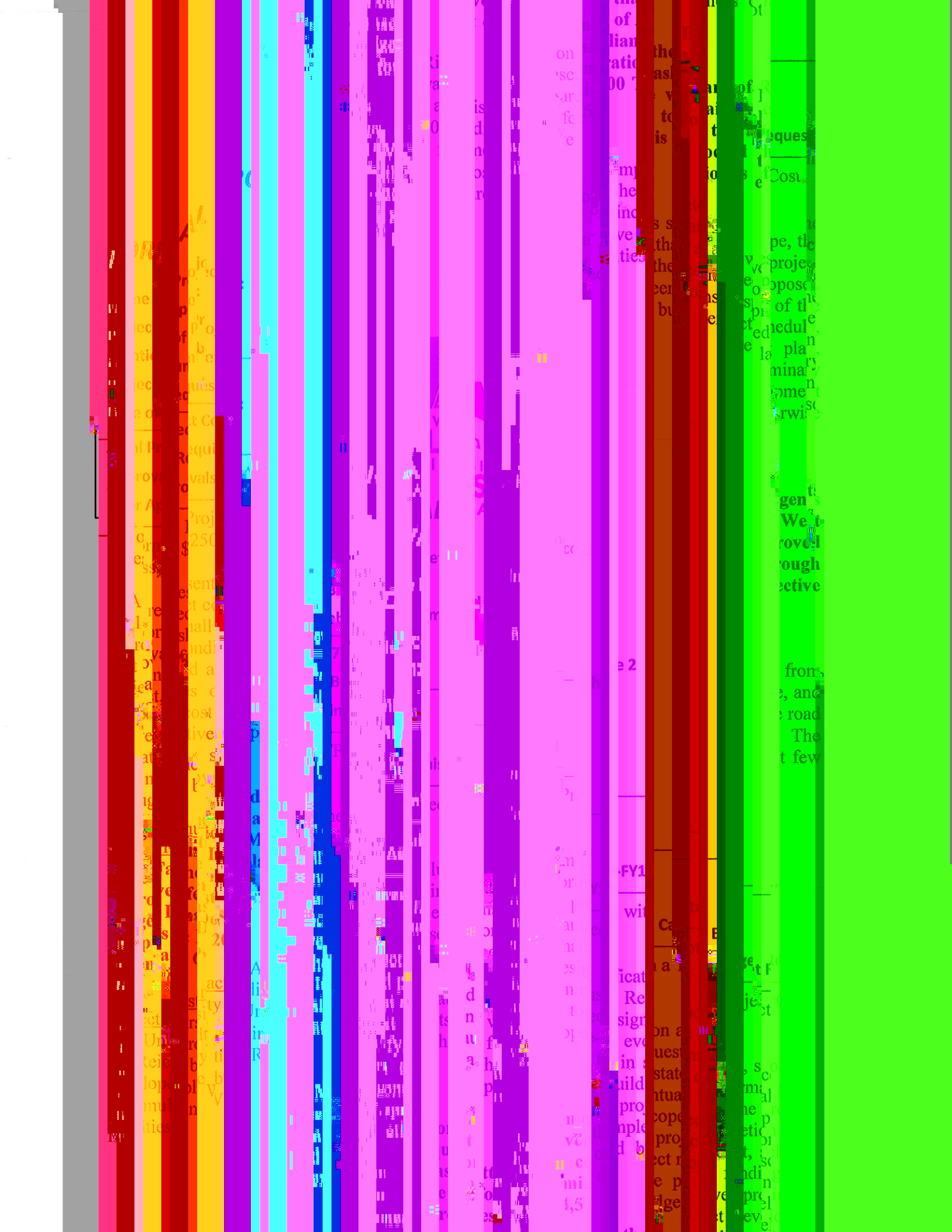




years, a move toward integrating teaching into the area of concentrated research has taken place, especially with the construction of the new Life Sciences Facility. The UAF 2010 Campus Master Plan has made it a top goal to integrate academic and research units.

Being the main focus of campus research, the buildings on the West Ridge of campus are used heavily to support discovery needs through many different types of labs and lab support spaces. The capability of UAF to compete effectively for research grants and then conduct research projects is directly affected by the capacity and functionality of these labs. Over the last decade, the existing space has been fully utilized, with the UAF Master Plan reporting a deficit in research space of 140,000 square feet after accounting for life sciences. The maximum utilization combined with the aging of these facilities has limited UAF's ability to process research projects and generate revenue.

Background

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 ten years, is approximately 38 years of age. Only 10 percent of the total square footage 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 $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 the complexity of the renovations, the extent of occupant and program displacement that will require surge space, 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

Construction and relocation of the vivarium will utilize innovative procurement, most likely Construction Manager at Risk, due to the highly complex nature of building animal facilities and working inside an existing, fully occupied facility.

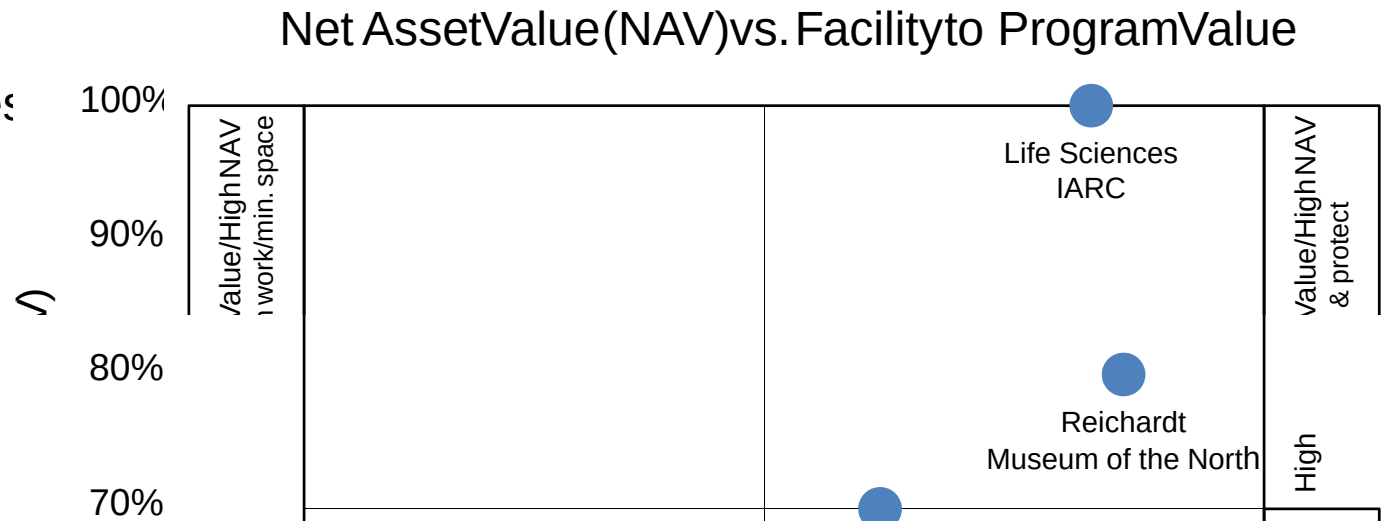
Affirmation

This project complies with Regents' Policy, the campus master plan and the Preliminary

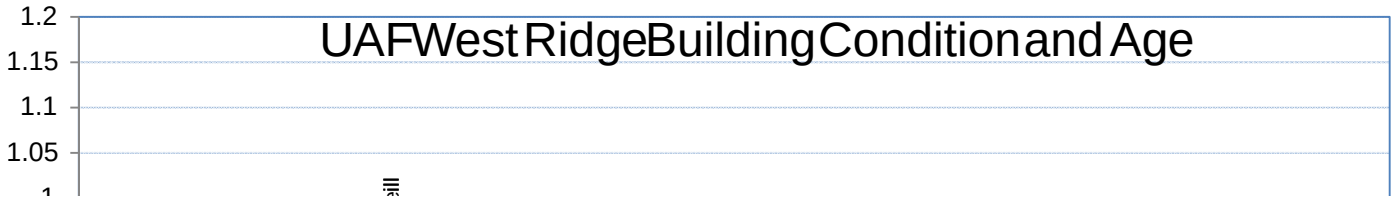
2 West Ridge Research Facilities Facility Deficiency Analysis

- UAF Facility Deficiency Audits have been confirmed by the Planning Team.
- Deficiency remediation costs and replacement costs inclusive of demolition ranging from high to low have been developed for each facility from prior UAF audit information as well as independent planning estimates prepared by the Planning Team.
- A facility condition index (FCI) has been calculated for the highlighted buildings.
  - FCI = Renovation Cost/Replacement Cost.
  - An FCI greater than 0.70 typically merits serious replacement consideration.
  - The FCI range for Elvey, O'Neill, Irving 1, and Irving 2 substantially exceed 0.70 necessitating the following:
    - Full replacement of mechanical and electrical systems.
    - Full exterior envelope upgrades to meet current energy conservation goals.
    - Significant hazardous materials abatement.
    - Significant seismic and structural upgrades at Elvey and O'Neill.
  - Except for O'Neill and Irving 2, these buildings are classified as High Program/Low

3 West Ridge Research Facilities Value Analysis



4 West Ridge Research Facilities



FacilityConditionIndex