

UAS Deferred Maintenance / Renovation & Renewal List

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 2= Potential Risk & Facility Damage
 3=Maintain Facility
 4=Has not caused a problem yet and not expected to

Building Name	Project Title	Project Description / Purpose & Scope	Temp - UAS PM
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 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	SK
Soboleff	Replace ceramics studio overhead door	Overhead door was needed when room was used for shop. The overhead door is not needed and should be replace with pair of man-doors. This will save energy and	SK
Novatney	Repair Rusted Columns on Exterior Deck	The existing steel columns have been buried and are now showing signs of corrosion below grade. This project will expose the columns, remove rust, make any repairs, and then repaint with appropriate underground paint	SK
JNU - Campus	Auke Way Sidewalk Guardrail	There are several sections of Auke Way sidewalk that have a retaining wall drop off that exceeds the 30" maximum required by code. This project will reduce that drop-off when possible and install handrail/guard rail when not.	SK
Mourant	HVAC System Upgrade	Mourant building / Kitchen has a history of poor ventilation and staff trying to compensate for it by opening doors or windows and overtaxing existing mechanical systems. Mechanical design consultant performed a condition assessment on the system and found the fry grill HVAC grease trap is not working properly and needs to be replaced. This project will replace worn and inadequate HVAC equipment as recommend by the consultants evaluation.	SK
Fitzgerald House	Demolish & Repurpose	This house has been abandoned for several years and is attracting homeless trespassers, which creates a safety and liability problem for the University. This project will demolish the structure and open up some area for landscape development	SK
Facilities Services	Install Oil-Water separator in shop	Facilities Services building is an old house and not designed for an auto shop. The garage floor drain use to just daylight into the ditch. This has since been plugged and now there is no convenient way to remove water from the garage floor. This project will install a new floor drain with an oil-water separator to meet current building codes.	SK
Hendrickson Annex	Ice Free Walkway to Hendrickson Annex	The sidewalk between Hendrickson and Hendrickson Annex is difficult to maintain and can be a slipping hazard. This project will create a concrete sidewalk that has carbon fiber heating elements to keep the sidewalk ice free or install a cover over sidewalk to prevent snow accumulation	SK
Marine Core (TEC)	Security Upgrades, Cameras, Doors, Procedures	Security at the TEC is challenging due to multiple building entrances that are out of normal view of staff, open space of the shop areas and the transient population of the down town area. This has resulted in tools disappearing from shop, unauthorized access to building and safety concerns expressed by staff. UAS's Emergency Manager has a background in building security and conducted a survey of TEC and has made several	AZ
JNU - Campus	Protection of Views Through Selective Thinning	Both the Master Plan and the Auke Lake Connection plan recommend selective thinning of vegetation to protect and reinforce the vistas of surrounding mountains, glaciers, Auke Lake, and Auke Bay.	DL
JNU - Campus	Upgrade Security Camera Models	Many of the existing security cameras are 20 years old are of a lower resolution and have limited capabilities. This project will replace the older cameras with newer ones that have better resolution and newer features to help identify criminal activity.	SK
JNU - Campus	Juneau Campus parking lot and sidewalk repairs	Repair Failing sidewalks, curbs, gutters, and asphalt surfaces on Juneau Campus	SK
Anderson	Renovate Saltwater system in Vault	The saltwater environment is corroding the pipe, controls, pumps in the salt water pump house. These will soon need to be replace to prevent failure of the system. Proposed option of placing all controls outside the pump house. Phase I will include re-design to make a separate project, Phase I will include construction. Setting aside a little money each year until we have enough funding for project.	KM

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Egan Library	Renovate HVAC controls	Eliminate Pneumatic Controls, upgrade HVAC controls, investigate energy recovery upgrades	SK
Novatney	Replace building HVAC controls	This project will replace the pneumatic controls on the heating switch gear. An earlier phase of this project replaced AHU-1, VFD replaced in 2018. Work can be done in-house	AZ
Egan Library	Replace lighting in Writing Center	This project will replace the old florescent tube lighting system with a LED system that is more welcoming to the students who use this space.	SK
Egan Library	Replace carpet	The carpet in the Egan Library was installed when the building was constructed. The carpet is now more than 20 years old, fading and showing its age with holes being covered up with throw rugs in high traffic areas. This project will replace carpet in the main building	AZ

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Housing - Banfield	Hot Water Tank Replacement	Facilities Staff opened up the hot water tank and found that some of the interior cement lining has come off the tank.	AZ
Housing Campus	Drainage Improvements	There are several places around the housing apartments that drainage features are inadequate resulting in water flowing across sidewalks and freezing. Grounds crew spend a lot of time shoveling and sanding the sidewalks but is often not enough to prevent students from slipping on the ice. This project will install drainage pipes, ditches French drains and other drainage features to keep the water off the sidewalks. This project can be designed, bid and constructed in the current fiscal year	SK
Housing Campus	Sidewalks Repair	Many of the sidewalks around housing are deteriorating making an un-even walking surface. This leads to the buildup of ice on the sidewalk that can't be scraped off and creates a slipping and tripping safety hazard. This project will remove and replace damaged sidewalks. It will also install a sidewalk/stairway to the North parking lot where students have worn a path in the landscaping while going to the parking lot. This project can be designed, bid and encumbered in the current fiscal year and construction lasting for 18 months	SK
Housing - Units	Re-Keying	The local lock smith's are no longer servicing the Mortis Lock System. This project will re-place the lock systems at housing	AZ
Housing - Units	Replace Carbon Monoxide Sensor Modules in Hous	"COMPLETED! Dec 2019" Carbon monoxide sensor modules are expiring, and need to be replaced as they expire. We can replace with in-house forces, but need to purchase the parts from Johnson Controls/Simplex-Grinnell.	AZ
Housing - JRP	Building Envelope Improvements	UAS completed a building infiltration study / heating study and found there are several improvements that can be made to the building envelope that will improve the energy efficiencies. This project will construct xx of these improvements	KM
Housing - Lodge	Replace carpet	The carpet is ____ years old, is showing signs of wear and has reached the end of its useful life	KM
Housing - Lodge	Remove Concrete curbs in Laundry and Re-Finish	The concrete curbs around the washers are oversized and hinders proper use of the washing machines. The floor in the room is warn and outdated. This project will remove the concrete curbs, exsiting flooring and install an epoxy coated floor or similar	AZ
Housing - Units	Replace D&S valves in showers	The D&S valves are failing which is leading to mold and wood rott. This projec will replace the valves.	AZ
Housing - Lodge	Paint interior of Lodge	Paint is old and dark and detracts from a nice liviable space. This project will paint the room with standard UAS color selection	AZ
Housing - Lodge	Replace lighing in main rooms with LED	Existing lighting is harsh and does not give the space a welcoming atomosphere. This project will hire a consultant to design a slighting system that is more appropriate for a loge atmosphere	SK
Housing - JRP	Sani-Coat trash room floor	The trash room floor is an un-sealed concrete floor. When trash gets spilled, it stains the concrete and leaves residue on the floor that is hard to clean, smells up the room and is un-sanitary. This project will install an epoxy coating over the floor that is non-pours and easy to clean.	AZ