

UAS Roof Systems, Safety Improvements, and Regulatory Compliance projects **FY2024 Request:** **\$3,611,000**
Reference No: **65068**

AP/AL: Appropriation **Project Type:** Research / Studies / Planning
Category: University
Location: Southeast Alaska **House District:** Southeast Region (HD 1 - 4)
Impact House District: Southeast Region (HD 1 - 4) **Contact:** Michelle Rizk
Estimated Project Dates: 07/01/2023 - 06/30/2028 **Contact Phone:** (907)450-8187

Brief Summary and Statement of Need:
SCS2 Add.

UAS TEC, Maritime Training Center, and Sitka Hangar Building Roof Systems, Safety Improvements, and Regulatory Compliance projects

Funding:	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	Total
1004 Gen Fund	\$3,611,000						\$3,611,000
Total:	\$3,611,000	\$0	\$0	\$0	\$0	\$0	\$3,611,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input checked="" type="checkbox"/> Ongoing
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	0
Totals:	0	0

Prior Funding History / Additional Information:

Project Description/Justification:

Building envelope and roof systems provide 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, and decay and 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. Two buildings in Juneau and both Sitka and Ketchikan campus building envelopes are more than 40 years old, showing signs of compromise, and need to be replaced. Some of the current priority projects in this category include roof repair or replacement for the following buildings:

Technical Education Center: The TEC roof is more than 40 years old, is no longer under warranty and is leaking. The roof has reached its life expectancy, pavers are crumbling, several areas have leaks, and the structural steel and pan deck is rusting. There have been several attempts at patching the leaks and supporting the structural members. However, these are temporary repairs and the roof system needs to be replaced. This project will remove and replace existing roofing systems and add insulation to meet current design standards.

Southeast Alaska Maritime Training Center: This building in Ketchikan houses ship's bridge training simulators, health sciences and general science labs, classrooms, and faculty offices. All essential programs to UAS' 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 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 that will save 10%-15% in annual heating costs.

Sitka Hangar: The Sitka building was constructed in the 1940s as an airplane hangar. UAS has built an office inside this hangar. The hangar roof over the office portion of the campus facility leaks, jeopardizing the interior office space structure. This project will inspect the roof system, repair the leaks and determine the remaining lifespan of the roof system.

The safety of our students, staff, and faculty is of great importance to UAS and employees strive to keep our facilities in compliance with current building codes, health mandates and safety standards. Regulatory agencies frequently update their requirements as investigations find safer ways to build buildings and as new technologies prove themselves to increase the health and safety of building occupants. Building owners are allowed to postpone implementing many of these regulatory changes until the next major building renovation. However, some of them are mandated to be implemented by a specified date. In addition, UAS is always looking for ways to improve campus safety regardless of regulatory mandates. Many of the fire alarm systems on campus are old and the manufacturer no longer makes replacement parts. Southeast Alaska communities are relatively safe compared to larger communities. However, theft from vehicles in parking lots, unauthorized access to campus and publicly aware community make for frequent requests for improving campus safety.

Some of the current priority projects include:

Campus Security Improvements: Security is a concern for the community campus and many feel that security should be improved on campus. UAS is contracting with a university security consultant in the fall of 2022. This consultant will evaluate our campus security, identify risks on campus with their probability, making comparisons to national standards and similar universities. They will then produce a report with recommendations to improve security/safety, estimated costs and the best use of limited funding. This project will design and implement these additional security features, which may include student training, staff training, policy changes, protocol changes, signing, lighting, security cameras, proxy card door locks. This project can be designed, bid, and constructed in the current fiscal year.

Emergency Notification & Acoustic Improvements: The acoustics in the Maurant Cafeteria are very bad making it difficult to hear the person talking across the table, or someone making announcements at an event and it is near impossible to hear the UAS emergency notification phone intercom messages. This project will install a sound system that is connected to UAS Cisco Infromacast system that can transmit emergency messages and will provide high-quality speech reinforcement for presentations and group meetings. This project can be designed, bid and constructed in the current fiscal year.

Fix or Replace Retractable Bollards: UAS has retractable bollards to prevent unauthorized vehicle

traffic from driving thru the campus courtyard. However, the bollards are typically not working, allowing unauthorized vehicles to enter the courtyard. This detracts from the pedestrian-friendly and student-centered nature of the campus courtyard. Safety is compromised by having vehicles using the same travel way as pedestrians. This project will investigate options for keeping the pedestrian-friendly nature of the campus courtyard. These options may include; more dependable bollards, sliding/tilting gates, high back curbs, permanent fire barricade bollards, separate service entrances, and stricter penalties for violators.

Exterior Stairway Covers at Housing: The exterior stairways frequently experience a buildup of snow and ice on the steps. Grounds crews spend an inordinate amount of time removing snow and ice. However, it is often not enough to keep up with the Juneau freeze-thaw cycles, resulting in icy stairways. This project will install covers over the stairways to prevent snow buildup and reduce the risk of students slipping. This project can be designed, bid and constructed in the current fiscal year.

Project Timeline:

Project expenditures will be completed within 3 year allocation timeline.