

UAF Cutler Apartments Building Envelope and Roof Systems**FY2024 Request:** \$0
Reference No: 65115**AP/AL:** Appropriation**Project Type:** Research / Studies / Planning**Category:** University**Location:** Fairbanks (Denali/University)**House District:** Steele Crk/Two Rivers/Eielson/Salcha (HD 34)**Impact House District:** Fairbanks Areawide (HD 31 - 35)**Contact:** Michelle Rizk**Estimated Project Dates:** 07/01/2023 - 06/30/2028 **Contact Phone:** (907)450-8187**Brief Summary and Statement of Need:**

Preserve general funds for savings and fiscal stability.

Funding:	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029	Total
1004 Gen Fund							\$0
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0

<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
<u>One-Time Startup:</u>	0	
Totals:	0	0

Prior Funding History / Additional Information:**Project Description/Justification:**

The hallmark of a sustainable building is a solid foundation underfoot and a dry envelope overhead. Building envelope elements such as roofs, entry doors, windows, and exterior cladding for selected buildings at UAF are in poor to failing condition. Systematic building envelope replacement and improvement is needed to prevent leaks, failures, and other disruptive damage to building assets and occupants. Renewal projects help prevent programmatic function interruptions from emergency repairs, lower ongoing maintenance cost, and increase energy efficiency through improved thermal and moisture protection. The work preserves existing assets for the continuation of program and mission delivery.

Projects within this category include roof repairs and replacements, doors, windows, vapor barriers, exterior painting, siding, weatherization, insulation, foundations, and other building envelope issues. High performance building envelopes are critical to protect a building's interior finishes and structural integrity, and increase energy efficiency. The roofing projects are an ongoing replacement of roofs that have reached the end of their useful and protective life. Many windows and exterior entry storefronts are mostly original to the buildings on campus, with older construction technology and poor insulation values, or have deteriorated from constant high volume use. Exterior door replacement work improves the ability to lock down buildings, enhancing safety and security of faculty, staff and students, improving ADA

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access and emergency egress.

Cutler Apartment Roofing: The Cutler Apartments are the largest and most popular apartment-style housing offered on the Troth Yeddha' Campus in Fairbanks. Over multiple years, the roof systems have failed and relied on patches to continue to allow occupancy. Three phases have been completed since 2016 leaving three more blocks to complete. The project will remove the failed roofs and rotted substrate and rebuild the systems with additional insulation and vapor barrier and a roof that has a long warranty.

Project expenditures will be completed within 3 year allocation timeline.