Situated on the north side of Chandalar Drive are four single-family dwellings built in 1962. The house numbers are 715, 717, 719 and 721. All four units are basically identical and consist of 1,840 square feet. In 1962, 42 years ago, each home was valued at $38,490.00. Today, these homes have an adjusted value of $196,641.00 each [December 2003 Facilities Inventory].

As with any 42 year old facility that has seen little remodel work over the years, these units have a variety of interior and exterior maintenance, remodeling, and code correction needs. The Deferred Renewal (DR) inventory for each unit includes a lengthy list of repairs from roofing and foundation work, to complete kitchen, bathroom, window and heating system replacements. The fiscal year 2004 DR report provides the following deferred maintenance figures for each unit:

- 715 Chandalar $144,900
- 717 Chandalar $119,100
- 719 Chandalar $117,100
- 721 Chandalar $130,200

Even if deferred maintenance were conducted, these facilities would still have 42 year old plumbing and electrical systems; and the facilities would have no greater value than before these improvements were performed. In addition, these figures do not include necessary code correction.

On the other hand, if the deferred maintenance work is not completed, UAF will experience escalating maintenance costs, such as high priced driveway realignments, heating system replacement, landscape and site work necessary to address the drainage problem that results in flooding of these homes each spring.

At this time, families occupy 717 and 719 Chandalar, but units 715 and 721 are empty. Residence Life has given notice to the residents of 717 and 719 advising of their need to vacate these homes by June 30, 2004. These residents were offered alternate housing accommodations, and in fact, just recently accepted the alternate housing.

UAF Facilities Services, and Residence Life has been communicating with the campus community that these four units will be demolished during the summer/fall of 2004 since receiving verbal agreement from the Chancellor’s Cabinet in the early fall of 2003.
**Summary of economics**

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimate of revenue @ 80% occupancy</td>
<td>$41,472</td>
</tr>
<tr>
<td>Deferred Renewal Liability (DM)</td>
<td>$511,300</td>
</tr>
<tr>
<td>Asset Value on Inventory (2003)</td>
<td>$786,564</td>
</tr>
<tr>
<td>M/R required by formula</td>
<td>$12,000</td>
</tr>
</tbody>
</table>

**Recommendation:**

It is recommended that these four housing units be approved for a scheduled demolition; and, thereafter, be removed from UAF’s facility inventory, and the Deferred renewal liability will be removed from the DM log.

<table>
<thead>
<tr>
<th>Chancellor’s Cabinet Recommendations</th>
<th>May 10, 2004</th>
</tr>
</thead>
<tbody>
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</table>

1. Proceed with demolition.

**Cabinet Members Present:**
Marshall Lind, Chancellor
Paul Reichardt, Provost
Debra Damron, Director of University Relations
Don Foley, Associate Dean of Student Affairs
Tim Barnett, Dean of Student Affairs
Joe Trubacz, Director of Financial Services
Bernice Joseph, Executive Dean for College of Rural Alaska
Claudia Clark, Dean of Enrollment Management
Kathleen Schedler, Associate Vice Chancellor for Facilities