BACKGROUND
The University of Alaska Fairbanks West Ridge is that portion of campus stretching west from the Reichardt Building along a ridge that was traditionally used by the Athabascan peoples and originally developed by the University in the 1920’s as a prime farming area. Since then, a new spine road and multiple buildings tallying over 930,000 gross square feet have been constructed. The facilities on West Ridge are mainly thought of as research intensive facilities but over the last few years, a move towards integrating teaching into the area of concentrated research has taken place, especially with the construction of the new Life Sciences Facility.

Being the main focus of campus research, the buildings on the West Ridge of campus are used heavily to support laboratory needs through many different types of labs and lab support spaces. The ability of the university to process research projects is directly affected by the quantity and ability of these labs. Over the last decade, the existing space has been over utilized and it’s useful life has quickly come to an end which is directly affecting the ability to process projects and generate research revenue. If UAF is to maintain its high ranking as a world class research institute, the antiquated facilities must be updated to modern standards.

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 5 years is approximately 38 years and of the total area of the facilities, only about 10% has been renewed through a deferred renewal program in the last 10 years. The current total backlog of deferred renewal is 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 facility space functionality that better fits current research and teaching trends. Many decisions will be factored into how the renewals occur including available surge space for displaced programs, whether the renovations are total gut/renewals or renew-in-place, and how to phase the work with limited capital funding.

Besides simply renewing the facilities, the West Ridge buildings must be made ready for a major shift in facility occupants. With the completion of the Life Sciences Facility, multiple spaces will be vacated by current research and teaching programs. New research programs and new hires planned by various research programs will quickly backfill the space soon after making renewal efforts more difficult. Beyond the renovations though is a bigger mission to rearrange departments that have been fragmented over the years into various buildings. The goal of the University is to provide space that is congruent, reflects logical adjacencies, and creates spaces that are more modern and trend with the pedagogical changes happening in the student body.

USER GROUPS
The West Ridge of Campus is home to a large group of users representing some of the largest academic program enrollments and the highest total annual research revenue. The User Group will consist of staff, faculty, and students from all of the represented units on West Ridge as well as the University’s administration. The particular user groups directly affected by the future renovations include.

- The College of Sciences and Mathematics
- The University of Alaska Museum of the North
- The Institute of Arctic Biology
- The Institute of Marine Sciences
- The School of Fisheries and Ocean Sciences
SCOPE OF WORK

Project Scope
The intent of the project is to create a master plan for renewal of the facilities on the West Ridge and develop logical phasing, budgetary estimates, and program space allocation.

A. Provide a true current reflection of the quantity of code corrections, amount of deferred maintenance, and extent of space renewal of functional obsolescence. Perform a Science Facility Assessment and establish a Facilities Condition Index for all of the buildings in the program area. From this, the consultant will make recommendations as to the level of renewal in four categories: Replace, Gut and Renew, Renew with existing systems in place, Update Finishes.

B. Complete an analysis of logical adjacencies and craft a plan that will make suggestions for relocation of programs and major changes to various spaces (including new space) to create these adjacencies.
   a. Similar to new construction, utilize block diagrams to demonstrate current status and future development/adjacencies of the departments on West Ridge.
   b. Demonstrate how changes cause better efficiency within the department.
   c. Create spaces for interdisciplinary exchange such as interaction rooms, lounges, cafeterias, connecting corridors, class labs used as classrooms, etc.
   d. Identify how current and predicted pedagogies may drive requirements for gut and renew versus renew in place project delivery.

C. Create logical phasing plans with recommended funding levels which will become the basis for future capital budget request.
   a. Look at which phases can be completed without surge space and where they land in a list of priorities.
   b. Review the need for/size of a new facility to handle surge space.

These tasks will be captured in reports provided to the University in an on-going fashion until the final report. All reports will require an executive summary. At the University’s option, the consultant may be requested to assist in the next phase of concept design for specific elements of the final recommended plan.

All work will comply with the UAF Campus Master Plan and its addenda and appendices, UAF Design Standards.

FUNDING

Funding for the project has been provided by an FY12 State of Alaska Capital Appropriation. The Board of Regents has authorized the University administration to proceed with preliminary design for this project. The total project cost is estimated to be $510,000. No additional funding is expected.