



# Maintenance Road Show

# UAF Facts and Numbers

Buildings:	267	Campus Sq. Feet:	3,470,408 GSF
Roads:	8.28 miles	Walkways:	8.81 miles
Exterior lights:	1,000	Exterior stairways:	164
Exterior steps:	1,700	Roof:	31 acres
Parking spaces:	5,137	Parking lots:	24 acres
Utilidor:	8 miles	Rooms: (assignable)	6500 approximate
DDC System	16,000 Hard Building Points	66,000 Auxiliary points (Room thermostats, lighting control, etc.)	

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# Each Worker

½ acre Roads  
& Sidewalks



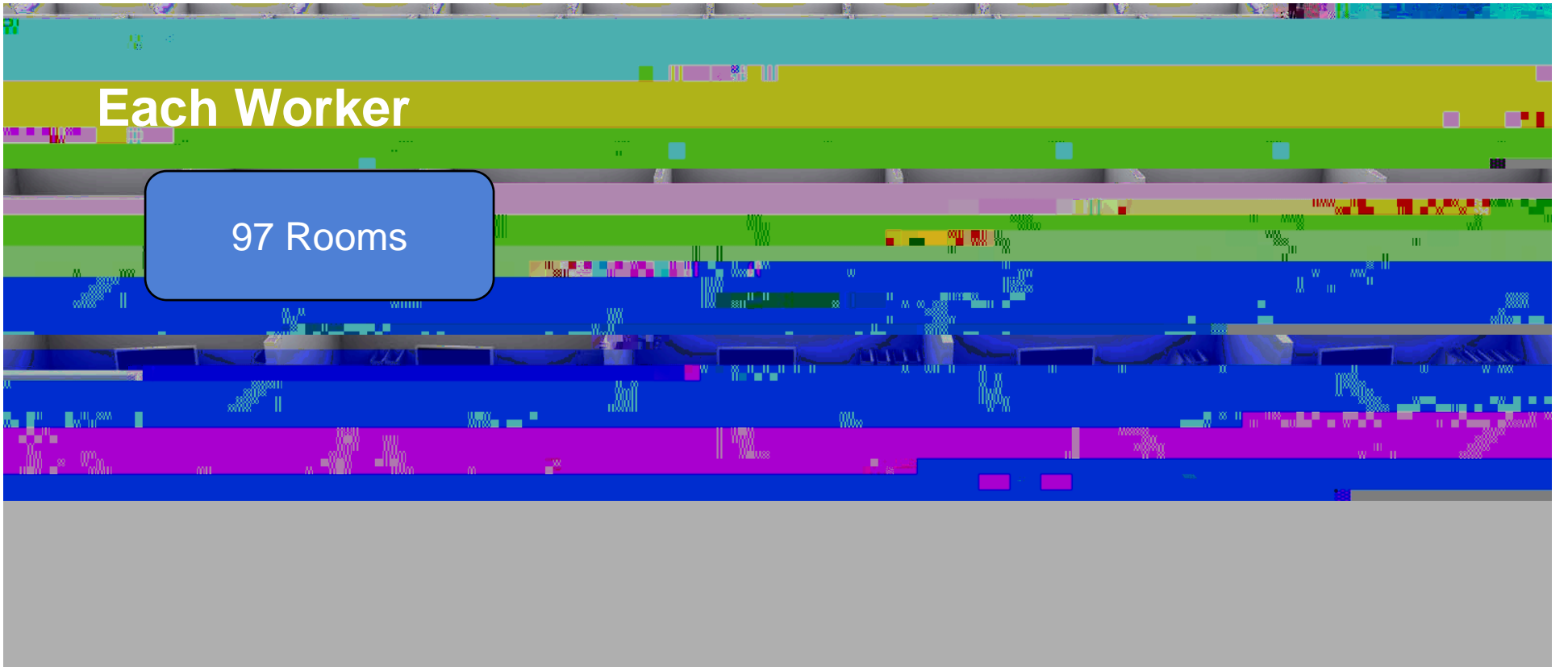


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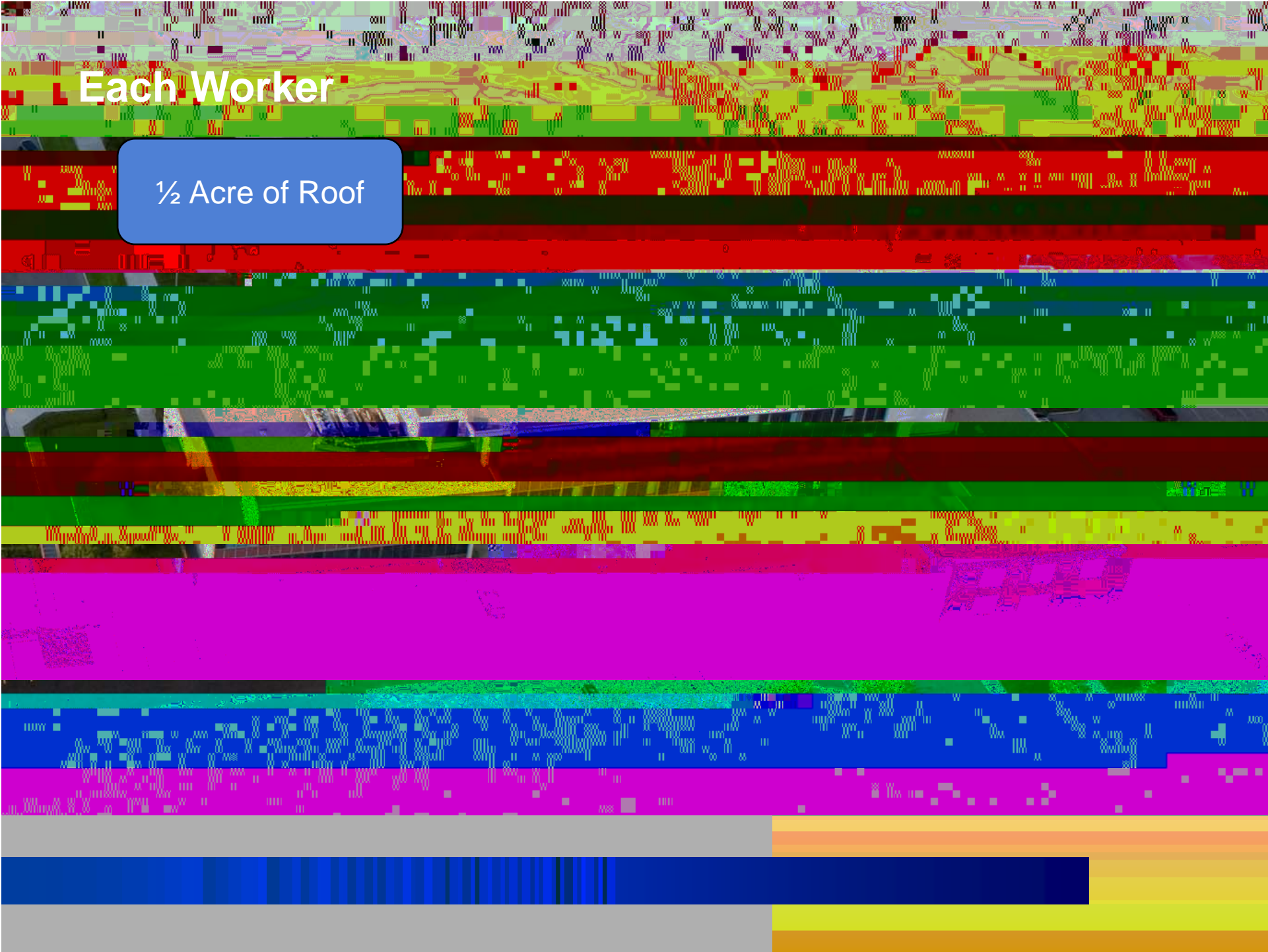
Each Worker

97 Rooms



# Each Worker

½ Acre of Roof



# UAF Facilities Services

## FS Maintenance Shops

Carpentry

Painting

Sign Shop

Lock Shop/Key Issue



# UAF Facilities Services

UAF Facilities Services is responsible for all Facilities at

FS Maintenance Shops

Carpentry

# Total UAF M/R Expenditures

		UAF
<b>FY08 Expenditures</b>	Operating	\$14.9 million
<b>FY09 Expenditures</b>	Operating	\$17.0 million
<b>FY10 Expenditures</b>	Operating	\$15.4 million
<b>FY11 Calculated</b>	Operating	\$16.4 million

The UAF calculated need is based on the greater of 1.5% of adjusted building value or total state appropriations for M&R (base funding for M&R).







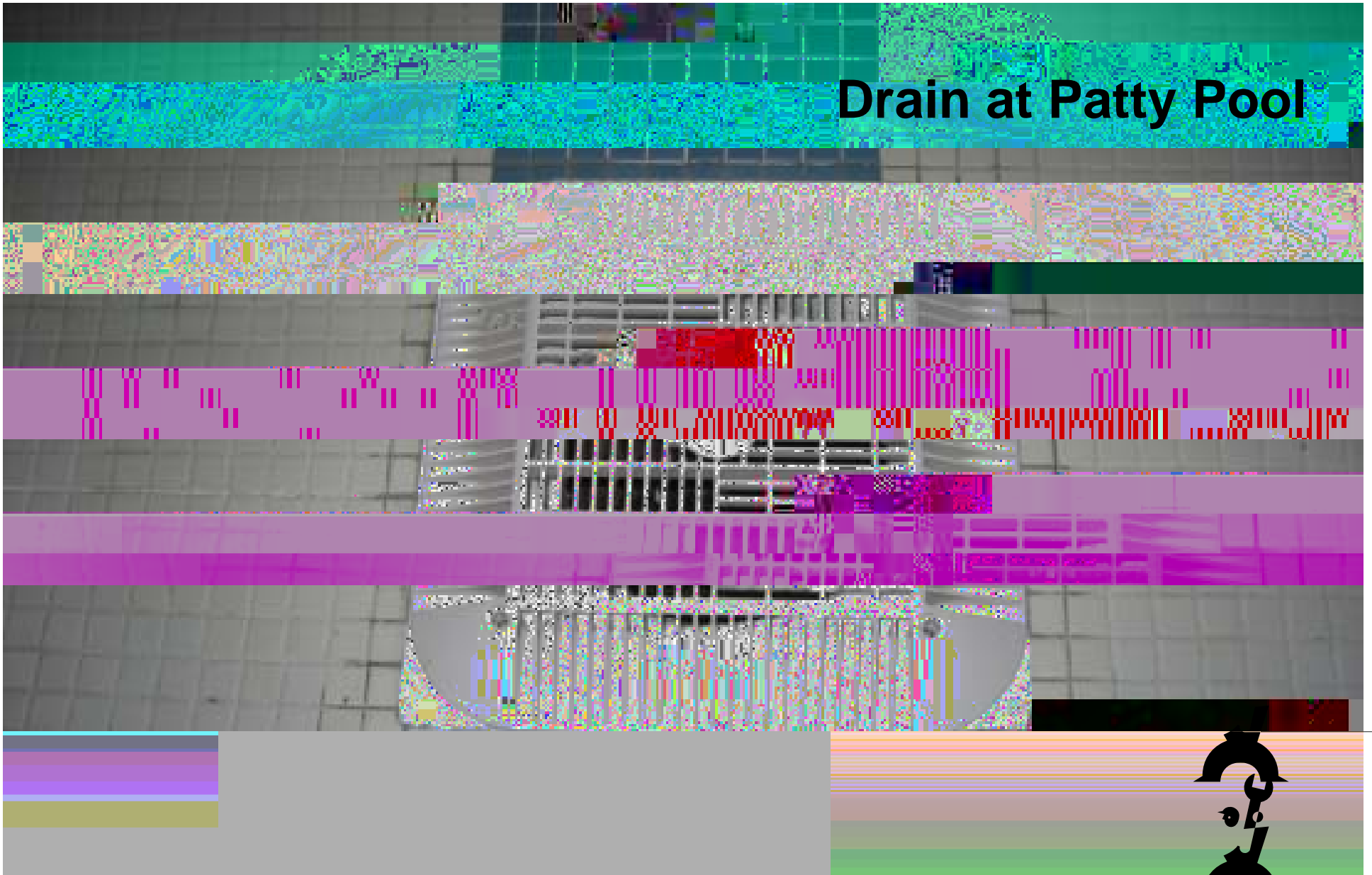
# Common Maintenance Items



# What is Maintenance?

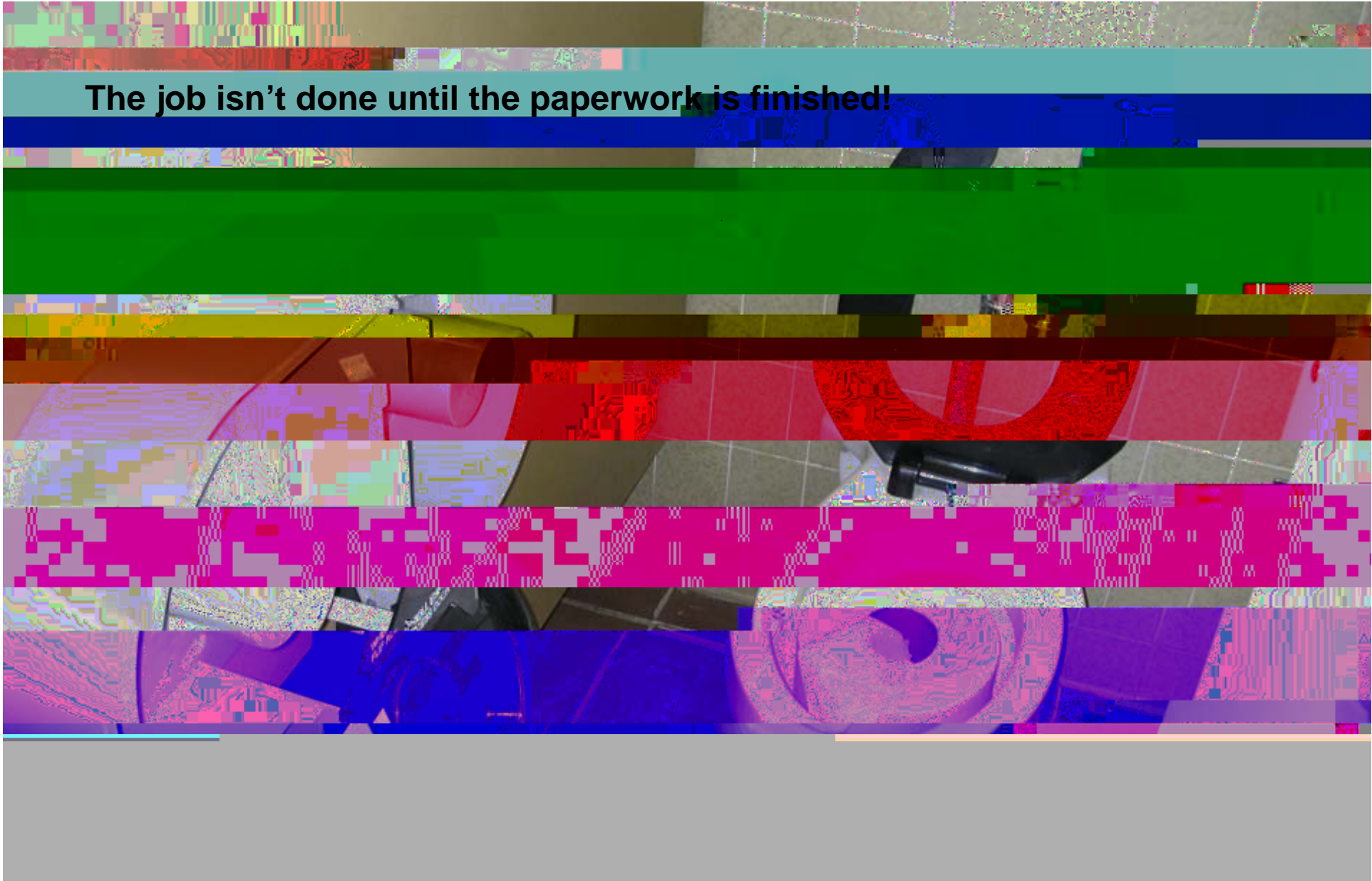


# Drain at Patty Pool





**The job isn't done until the paperwork is finished!**





# Patty Ice Freon Leak

Feb 16, 2010

12 miles of piping

6000 pounds of Freon

13,000 gallons of water

800 lbs. of paint!



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# What is not Maintenance





# Examples of non Maintenance Items



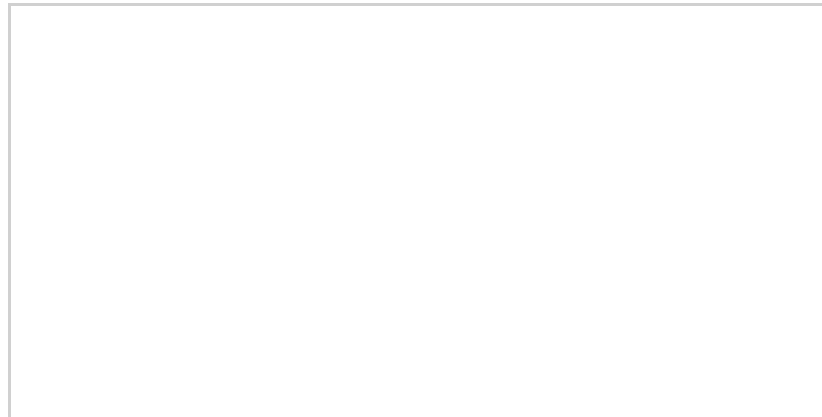


Who decides what maintenance  
gets done?



# Shop Hourly Rates

Rates set annually - Available in April



**FY11 Hourly Rates for all  
Maintenance Shops are \$81/hr**





# Shop Rates

How are they calculated? (How do you get to \$81?)

Average Hourly Rate of Pay for Shop Workers	\$25.11/hr
Add Benefit Rate - 70.9%	+ \$17.80
	<hr/>
Yields cost per hour	\$42.91

Multiply by hours paid per year – 2080  
gives annual cost.  
(40 hrs x 52 weeks) = 2080

\$89,252.80





# Shop Rates

How are they calculated? (How do you get to \$81?)

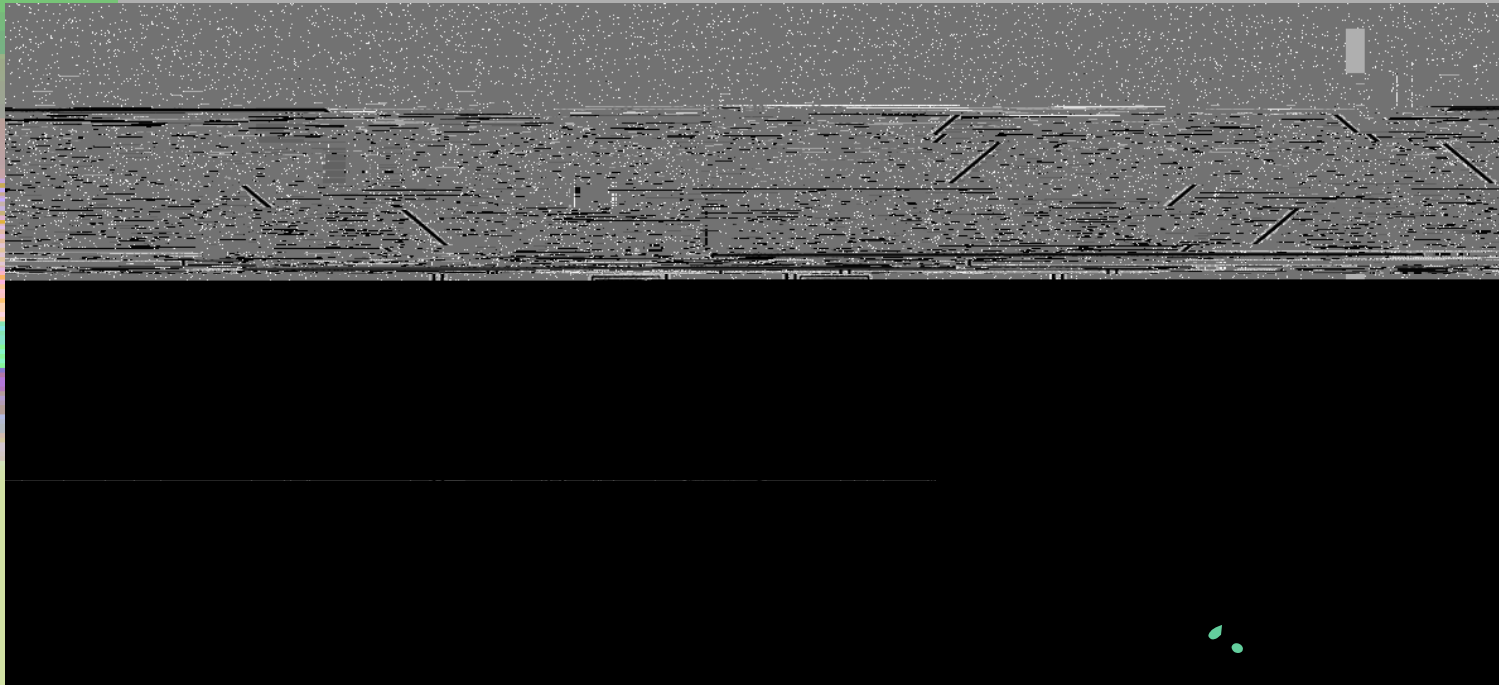
Annual Cost

\$20,250

1500



# Your House



**Strobic Air Fan to  
Exhaust Fume Hood**

**Screen Wall for  
Aesthetics**

# Your House on Campus

**Longer Life Slate  
Or Metal Roofing**





What are we doing?





How are we doing?



# How are we doing?

- Indiana University,  
Bloomington, IN
- Oregon State



# Ideas for Improvements

What are we doing well?

What are we doing poorly?

