



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

1/2 acre Roads
& Sidewalks





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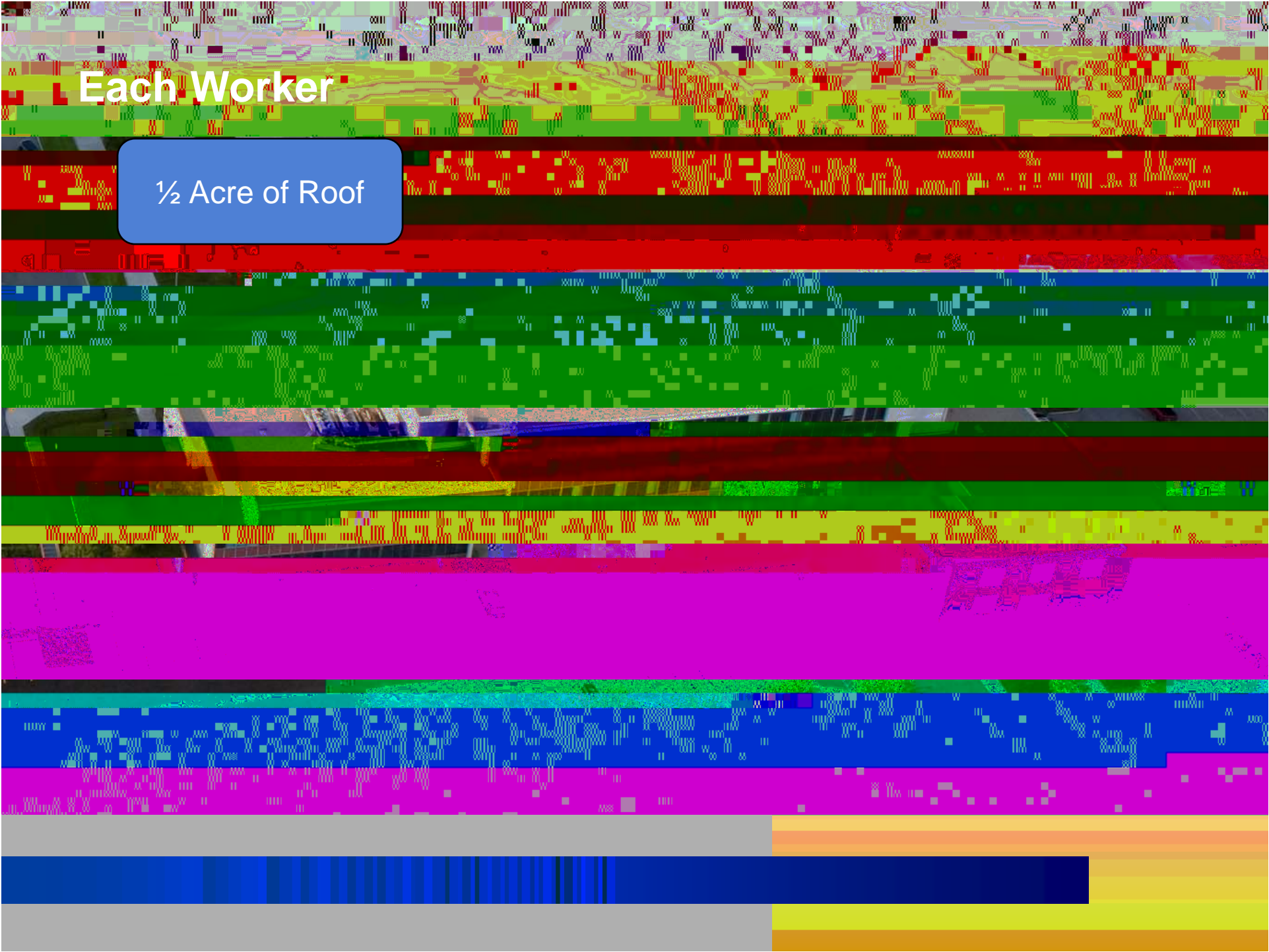


Each Worker

97 Rooms

Each Worker

1/2 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
FY08 Expenditures	Operating	\$14.9 million
FY09 Expenditures	Operating	\$17.0 million
FY10 Expenditures	Operating	\$15.4 million
FY11 Calculated	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).



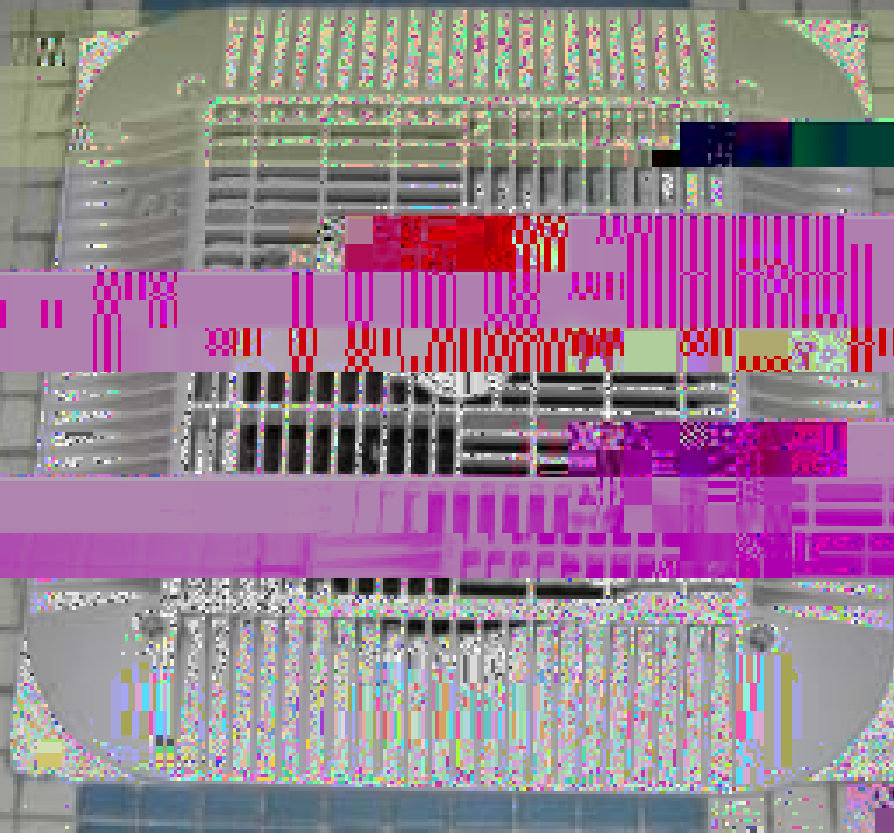


Common Maintenance Items



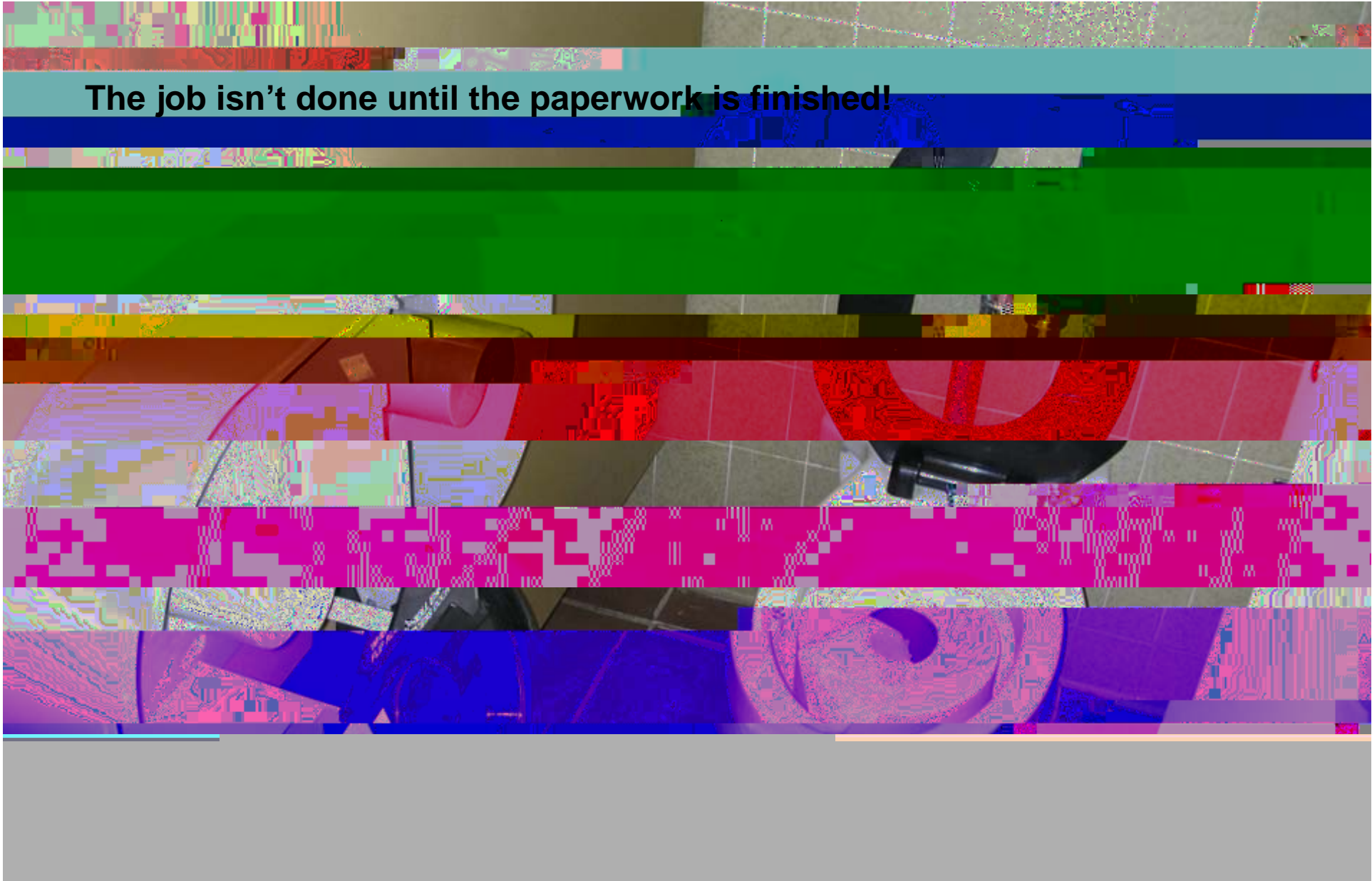
What is Maintenance?

Drain at Patty Pool



After

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



Patty Ice Freon Leak

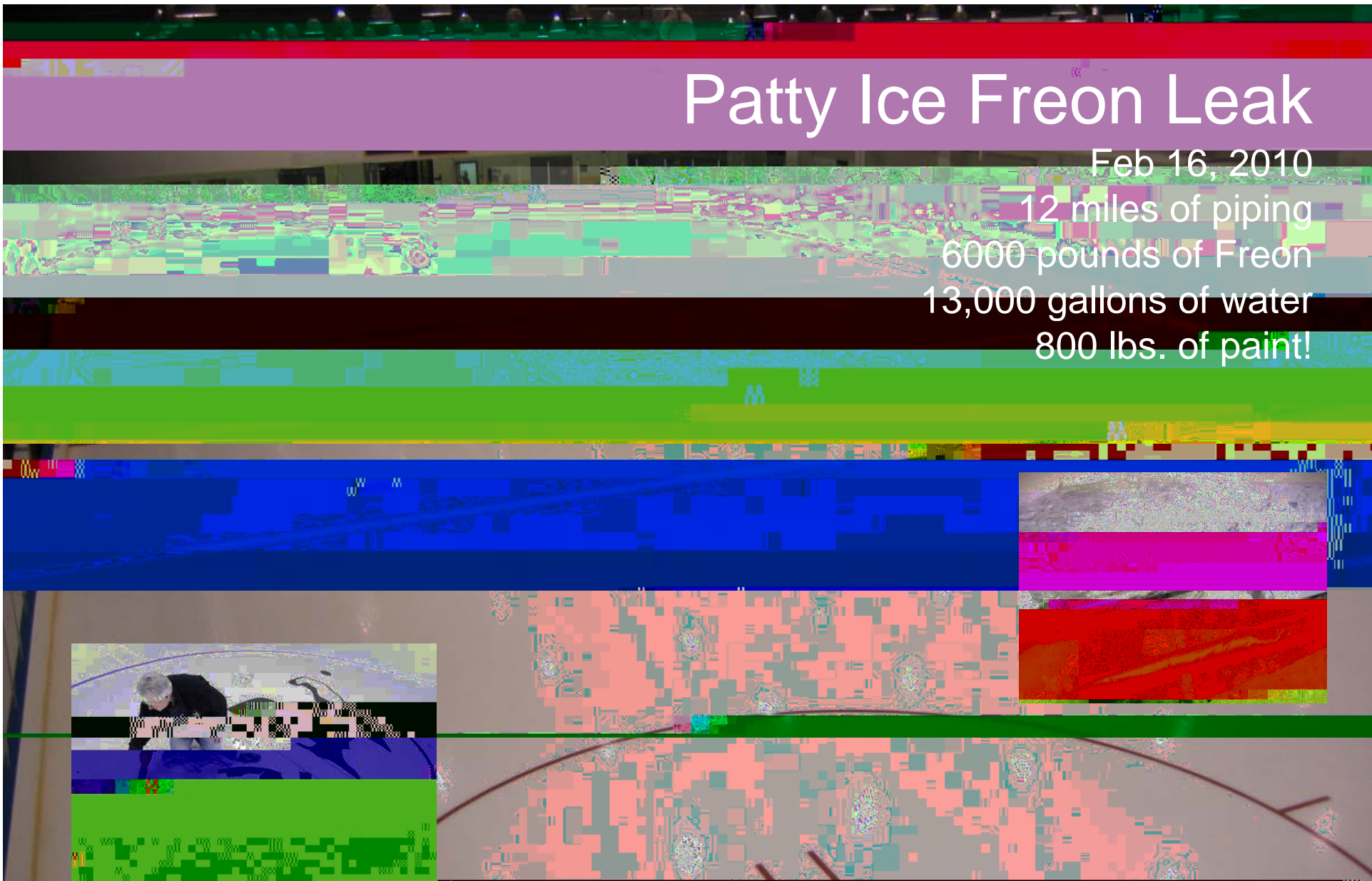
Feb 16, 2010

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

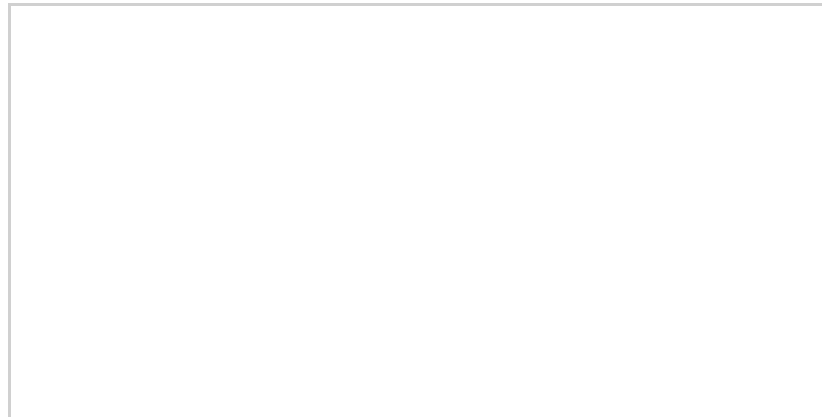




Who decides what maintenance
gets done?

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?)

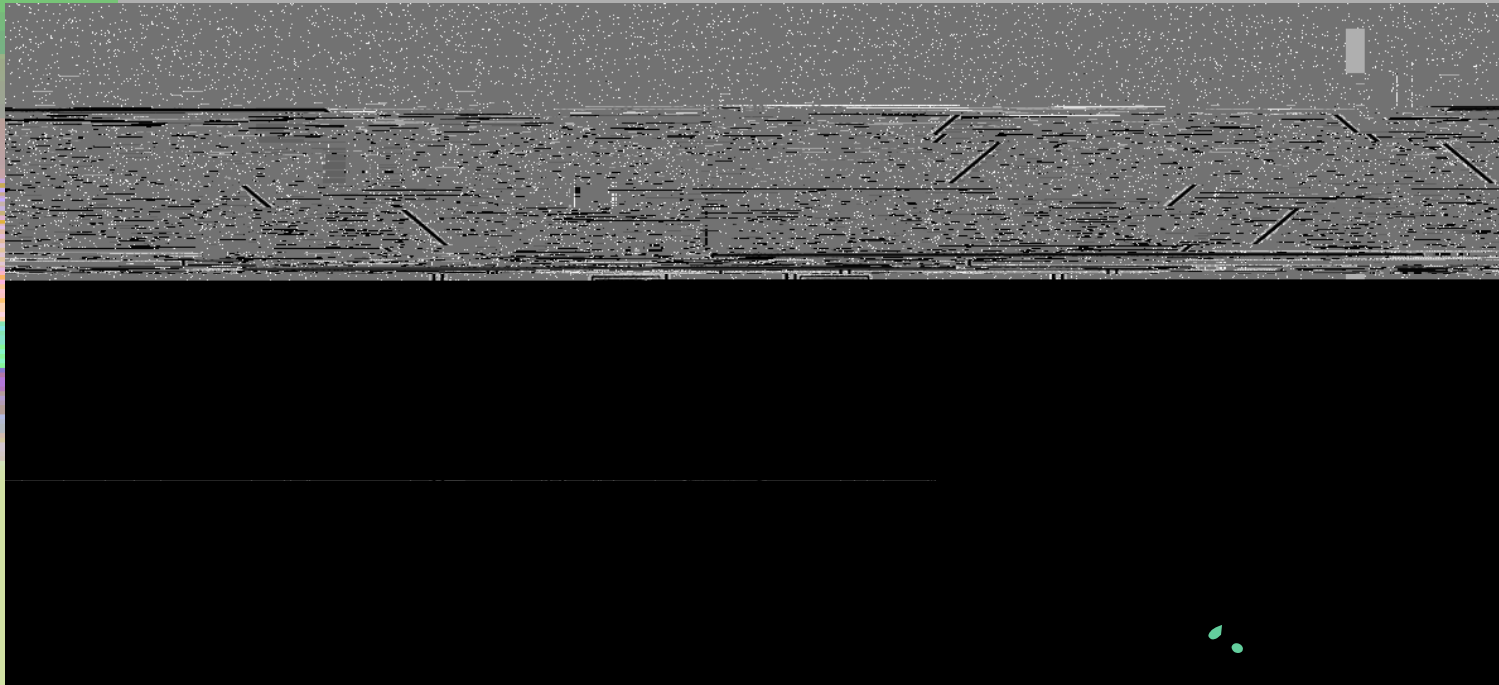
Annual Cost

\$20,250.00

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?

