



To: Jim Johnsen, President

Fr: Dave Fitzgerald, UAA Faculty Senate President

Re: UAA Faculty Senate Support of UPD's request to re-locate to the University Lake Annex (ULA)

On February 3, 2017 the Faculty Senate approved the following motion brought forward by the Budget, Planning, and Facilities Advisory Committee

Both the University Police Department (UPD) and UAA AVC Facilities agree that moving UPD to the University Lake Annex (ULA) is the **ONLY** effective location on campus for UPD to be housed.

WHEREAS, moving to ULA will enhance UPD's effectiveness in protecting students

WHEREAS, moving to ULA will enhance response time by UPD Whereas moving to ULA will provide better on-site storage for ammunition and tools

WHEREAS, moving to ULA will better protect the privacy of students giving interviews Whereas moving to ULA will better protect students taking classes in ESH

WHEREAS, moving to ULA will improve access in and out of the police office for all constituents

WHEREAS, moving to ULA will improve overall functionality of UPD

We so move that, the UAA Faculty Senate supports UPD's request to re-locate to the University Lake Annex (ULA). For this move to occur, Statewide, through President Johnsen's consent, needs to agree to UAA's direct control of the use of ULA. Thus, Faculty Senate urges President Johnsen to support the safety needs of the UAA community and allow UAA to manage the use of ULA so that UPD may fully meet its mission to protect the UAA community.

Please see the enclosed documents for more information.

If I may be of further assistance, please let me know.



To: Provost and Executive Vice Chancellor, Sam Gingerich
University of Alaska Anchorage

Fr: Monique Marron,
UAA Governance Office

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Provost

Approved Disapproved

Comments:

my approval signifies my appreciation for the Provost's position.
March 15, 2017

Provost and Executive Vice Chancellor Sam Gingerich,

Date

Chancellor

Approved Disapproved

Comments:

I concur with the same comments by the Provost above.
16 Mar 2017

Tom Case, Chancellor

Date

Background on the Request to Move UPD into ULA

Chris Turlletes, CFM, AVC Facilities, UAA

Brad Munn, Chief of Police, UPD, UAA

Reasons for UPD Occupation of ULA

- Locates the UPD closer to housing and the Alaska Airlines Center and high traffic areas of East Campus.
NOTE: Most calls come from the dorms, located just across the street from ULA. Without this move, student safety needs are not solved.
- Improves UPD's access into and out of the property (multiple).
NOTE: APD often relies on UPD to aid with responding to calls near UAA. For a safer campus, we need better access into and out of our boundaries with the UMed District.
- Consolidates UPD officers, administration, dispatch, and equipment in one space.
- Vastly improves the functionality of the UPD people space, evidence storage, and equipment storage.
- Provides an area for the public to access UPD.
NOTE: Currently people must stand out in the hall where others can see them and possibly overhear while they talk on a phone to the police.
- Improves the safety of UPD, suspects, and the public during initial suspect interviews.
- Allows use of a garage at ULA for one or two UPD vehicles and their Ranger.
NOTE: Currently officers must leave their vehicle running when it is snowing to help keep the vehicle ready to respond. They must also keep them running when the temperature drops to help keep the equipment (computer, printer, AED) warm and working. The garage will make it much easier for officers to load and unload their equipment in the patrol vehicles at the beginning and ending of shifts. Currently officers carry their equipment in and out of at least three doors, into a hallway, and out to parking lot to get their equipment to their vehicle, and this takes them at least two trips.
- Collocates UPD with Parking Services and Emergency Operations.
NOTE: The joint conference room could function as the alternate EOC if needed.
- Allows facilities and the university to re-purpose ESH space.
- Design is completed and approved by the Regents.

Other Information

- UAF Police Department and the UAF Fire Department share a building at UAF. UAF Police have a garage. UAS relies on the city police department.
- No other buildings are available for UPD to use other than the ULA.
- UPD has waited 5 years to move into this ULA space primarily to allow for Engineering to temporarily use ULA until their space requirements were met with the Fall 2016 Semester opening of ECB.
- The land and building belong to the UA Foundation's Land Trust (endowment property). **NOTE:** This type of property is meant to earn money for the University. Currently, UAA has the right to occupy it and pay rent. UAA has paid the operations and maintenance on these facilities for years.
- The VC Admin approved the \$1.9M dollar project last summer, but UA put a hold on it while they consider what the highest and best use of this property is.

Timeline for UPD Move to ULA

Brad Munn, Chief of Police, UPD, UAA
December 13, 2016

While there has been much talk about UPD being relocated since I started here in 2002, it was in 2009 when UPD was first approached about moving into to the University Lake Annex (ULA). A floor plan was designed by Chief Pittman and based on its design the building was only going to have some minor remodeling done before being occupied. During that time, the staff at UPD picked out office furniture, paint colors, and flooring.

Unfortunately, this move was cancelled when it was deemed that the Engineering Department needed the space to help keep accreditation. I do not know the exact time this was announced, but it was probably late 2009 or in 2010. UPD was then told that after the completion of the Engineering Industrial Building (EIB) was complete in 2015. UPD could then be moved into ULA, but in 2014, UPD was then told that we would have to wait until the remodel of the (old) Engineering Building was completed in the August of 2016.

During this time (2014), UPD Chief Shell continued to work on getting UPD relocated due to our location. UPD was then told that the ULA could be renovated in in 2016 and UPD could be moved in 2017.

In the spring of 2015, Chief Shell was contacted regarding the relocation of UPD to the ULA. Chief Shell asked me to work on this project since based he figured he would be retired before the move ever occurred.

In 2015 and 2016, UPD had several meetings on the renovation of the building and a new floor plan was completed with the addition of Parking Services (who had already moved into the building). In October of 2015, UPD signed a project agreement.

During 2016, UPD was told it needed to reduce the cost of the remodel to the building, which it did to meet the request of Statewide. Statewide then asked several questions about why UPD needed to relocate and if there were any other buildings that could be used, so those questions were addressed, but UPD received no response.

Over the years there has been much discussion about relocating UPD to other buildings such as the Bragaw Office Building, the first floor of the parking garage, and even to the Alaska Airlines Center, but none of these locations are as feasible as moving UPD to the ULA.

The Response from Statewide to the initial Inquiry by Faculty Senate E-board, followed by the BPFA's comments.

Tim Nelson, Facilities Manager, UA
October 27, 2016

The University Lake Property is part of the Land Grant Trust and was originally purchased as an investment property to generate revenue for the University. The buildings are currently leased to UAA for their use.

While the University Lake Annex building was identified as a potential location in 2009 for the UPD to relocate to, there have been significant factors that might make that less desirable today. UAA's recent proposal to renovate and relocate UPD had an initial total project cost of \$3.0 million. President Johnsen raised several questions about the reasonableness of spending that much money to renovate the building when the site might have a higher and better use to the University. The property is located in a high demand area of the UMED district, the current facilities underutilize the property and their age and construction type put them at the end of their useful life without significant renovation costs, which are nearly the same as the replacement cost. It might make more sense to demo the buildings and replace them with a new larger facility that could generate revenue for the University and operate at a lower cost. SW Facilities and Land Management was asked to develop a report to fully explore the long term potential and highest and best benefit to the University of the property before making a significant investment.

BPFA Response: The committee has problems with this comment for many reasons.

- We agree that UVA was originally purchased as an investment property; however, UAA has used it for years.
- Tim says there was an initial project cost of \$3.0 million. It is BPFA's understanding that the project has been revised and is now projected to cost only \$1.9 million. Additionally funds have already been set-aside for this project.
- BPFA would like to point out while UPD remains at its current inferior location that there is exposure for a large financial risk for UAA if something horrible happens on campus

that could have been avoided had UPD been at its new location. We feel a move to the proposed location will mitigate this potential risk.

- How long are we going to study the highest and best use for this property? This property was identified as the preferred location in 2009. It is now 7 years later and we are still trying to determine the highest and best use for this property. Who knows when the study will be completed? –Maybe not for another 7 years, or perhaps even longer.
- Tim mentioned that maybe UA will tear the current building down and build something big and wonderful. How realistic is this in Alaska's current economic situation? A recent economic study said that the current budget crisis is here to stay for another 3 years or more, and that the economy of Alaska will emerge permanently smaller than what it is today. BPFA feels it is economically more feasible for UAA to continue renting the property. This is a much lower risk for the Land Trust and gives them the same revenue that has been okay with them for many years.