Taking Care of our Campuses
INTEGRATED ASSET MANAGEMENT STRATEGY
February 25, 2020
The University of Alberta respectfully acknowledges that we are located on Treaty 6 territory, a traditional gathering place for diverse Indigenous peoples including the Cree, Blackfoot, Metis, Nakota Sioux, Iroquois, Dene, Ojibway/Saulteaux/Anishinaabe, Inuit, and many others whose histories, languages, and cultures continue to influence our vibrant community.
Overview

- Presentation from Andrew Sharman (20 mins)
- Questions and discussion (30–35 mins)
- Next steps and wrap-up (5 mins)
For the Public Good

Objective 23: Ensure that the University of Alberta’s campuses, facilities, utilities, and information technology infrastructure can continue to meet the needs and strategic goals of the university.
BUILDINGS ranging from 1-110 YEARS OLD

20 MILLION SQ. FEET of INFRASTRUCTURE

OLDEST & LARGEST university in ALBERTA

489 BUILDINGS on 5 CAMPUSES

Total value of buildings is $7.25 BILLION

CURRENT deferred maintenance is $353 MILLION

5-YEAR PROJECTION of deferred maintenance is $948 MILLION
Most assets were built post-war (1951-75) and modern (1976-90) eras (lower construction standards)

Typical life span is 50–60 years and many critical systems are at risk of failure

Demand has always exceeded resources (capital and maintenance)

Budget cuts and uncertainties for 2020-21
Taking Care of our Campuses
Integrated Asset Management Strategy

Balances risks, opportunities, and fiscal environment

Ensure decisions are rooted in the institution’s mission, principles, and goals

Asset management life cycle

Living document that informs annual and long term planning
Asset Management Life Cycle

Planning and Programming  →  Creating and Acquiring  →  Operating and Maintaining  →  Renewing or Disposing  →  Strategic Enablers
Strategic decisions

- Renewal and renovation
- Decommission or demolition
- Space planning and optimization
- Operating and maintenance challenges
Renewal and renovation

- Improve the condition of existing buildings
- Revitalize aging structures and systems

Lister  |  Dentistry/Pharmacy  |  Van Vliet  |  R.E. Phillips
Renewal: Lister tower renewal
Decommission or demolition

When a building no longer supports the academic or research mission

Restoration and maintenance costs have outpaced what is financially sustainable

Michener Park | Alumni House | Ronning House (Augustana)
Demolition: Alumni House
Space planning and optimization

Ensure that space is being used in the best way possible

Reducing leases to better utilize space owned by the university

Enterprise Square | Campus Towers | ECHA
North Power Plant | University Terrace
Space optimization: Enterprise Square
Space optimization: North Power Plant
Operating and maintenance challenges

- Maintaining the largest university infrastructure in Canada
- Reduced budgets and IMP funding
- Reduced custodial
- Temperature fluctuations
- Longer wait on maintenance
Next steps

- Occupancy and programming of Dentistry/Pharmacy Centre
- Classroom optimization with IST and RO
- Reducing leases to better utilize space at Enterprise Square
- Continued community and board updates on Taking Care of our Campuses