

Facility Maintenance, Repair, Replacement and Renovation **FY2001 Request:** **\$600,000**
Reference No: **30777**

AP/AL: Appropriation **Project Type:** Deferred Maintenance
Category: Public Protection
Location: Statewide **Contact:** Dwayne Peeples
House District: Statewide (HD 1-40) **Contact Phone:** (907)465-3339
Estimated Project Dates: 07/01/2000 - 06/30/2005

Brief Summary and Statement of Need:

This project funds critical facility maintenance, repair and replacement projects for all facilities.

Funding:	<u>FY2001</u>	<u>FY2002</u>	<u>FY2003</u>	<u>FY2004</u>	<u>FY2005</u>	<u>FY2006</u>	<u>Total</u>
AHFC Div	\$600,000						\$600,000
Total:	\$600,000	\$0	\$0	\$0	\$0	\$0	\$600,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input checked="" type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	0
Totals:	0	0

Additional Information / Prior Funding History:

Chp2/SLA99 \$900,000; Chp139/SLA98 \$800,000; Chp100/SLA97 \$900,000; Chp123/SLA96 \$1,000,000; Chp103/SLA95 \$1,957,900; Chp4/SLA94 \$1,000,000; Chp79/SLA93 \$2,100,000

Project Description/Justification:

The Department of Corrections (DOC) has 112 state-owned buildings. The Department is responsible for maintaining 112 state owned buildings (over 1,100,000 square feet and \$324.3 Million in replacement value). A majority of these buildings are over 20 years old and 10% exceeding 40 years of age.

The repair/replacement requirements are necessary to insure that the facilities will continue to operate safely. Following a national standard adopted by all Alaska state agencies for estimating annual renewal and replacement requirements (ANNUAL RENEWAL REQUIREMENTS = 75% X Current Replacement Value X Age of Building / 1275), the Department needs approximately \$3.7 million in annual funding to properly maintain the facilities. The amount in this budget request does not meet the national standard, however, it will address the most essential work that must be accomplished this fiscal year.

The renovation and remodeling requirements are necessary to meet safety, security and medical needs. The Department anticipates that roughly 20% of this funding will be used for emergency work that occurs annually throughout the agency.

Funding appropriated from this request will be allocated towards the most critical elements of the following priority projects:

- Anvil Mountain CC (Nome) \$215.0 HVAC repairs, generator connections
- Cook Inlet CC (Anchorage) \$134.0 Floor repairs, Grps 2&3 HVAC controls,
- Fairbanks CC \$356.0 TB Cell Isolation, flooring repairs, combustion air/boiler replace

fencing/security upgrades, electrical upgrades,

Hiland/Meadow Crk (Eagle River)	\$460.0	Residing all buildings, water well electrical feeder, flooring repairs, Perimeter alarm repairs/upgrades, control room upgrades.	
		sallyport 2nd security door installation, fire/life safety upgrades.	
Ketchikan CC	25.0	CCTV monitoring replacements (4 interior/4 exterior)	
Lemon Creek CC (Juneau)	\$165.0	DHWH heat exchanger replacement, TB Cell isolation	ventilation.
Palmer CC	\$230.0	Admin.Bld Repairs, Security door lock repairs, Medium housing door replacements, institutional flooring repairs, VRC alarm, Education facility renovations walls, floors, windows.	alarms,
Wildwood CC (Kenai)	\$182.0	Asbestos abatement-Bldg 31/15/8, HVAC Control repairs Bldg #10, Plumbing fixture & water line repairs, floor tile and carpet replacement, control room upgrade/remodeling, Bldg #15 conversion for programs & security support.	
Yukon-Kuskokwim CC (Bethel)	\$215.0	Waste heat/boiler replacement, structural evaluation, flooring	repairs,
		fire/life safety repairs/renovations.	
Community Corrections renovations.	\$ 25.0	Bethel Office and SE District Office safety/security	
Pt. MacKenzie Farm	\$230.0	Leach fields /washer deferred maintenance, housing repairs, bathroom repairs/renovations, produce freezer/processing	unit; storage
Statewide Facilities system development, .	\$500.0	Emergency repairs, systems analysis, preventative maintenance	
Facilities Administration/Support	\$209.5	Funds 3 PFT Support staff and office expenses, A-E Services.	
Total	\$2,946.5		

In addition, several of the correctional centers have significant roof leakage problems that need to be addressed as soon as possible in order to avoid expensive damage to the facilities. The Department will address as much as possible of the following roofing problems using the financial resources appropriated to this project.

1. Lemon Creek Correctional Center

The flat roof portions of the main facilities require repair and/or replacement. The extreme weather winter conditions have taken their toll of the flat roofs at the Lemon Creek Correctional Center. Multiple leaks have occurred throughout the main facility and over inmate living and working areas. These roofs do not drain well, which contributes heavily to leakage. Replacement of the surfacing with new material will correct the problem and add many years of service to the roofing. Repairs will involve tearing up the old membranes covering the flat roofs and replacing them with new ones than tarring over the new membranes. If the repairs are not done, the damage will spread, greatly increasing the eventual cost of repair. Estimated Cost \$550.0

2. Wildwood Correctional Center

The buildings at Wildwood Correctional Center were constructed in the mid-1950's. With one exception, all had been built-up, tar paper / asphalt roofs. Five buildings have had their roofs replaced. The roofs on seven additional buildings (buildings 1,5,7,8,10, 14, and 15) will be requested to be replaced in the FY02 Capital budget. However, immediate needs now exist to correct leakage problems on these roofs until they can be replaced/repared fully. This project will stop any

further damage from occurring on these roofs and help decrease the costs of future repairs and/or replacement of existing roofs. Estimated Cost \$50.0

3. Hiland Mountain/Meadow Creek Correctional Center

The flat roof portions of both facilities require major repairs. These roofs do not drain well, which contributes to a severe leakage problem. Replacement of the surfacing with new material and building a slight slope to the roofs will provide better drainage and increase the service years of these roofs. Both facilities will also require extensive repair to gutters, flashing, and shingles. If this work is not accomplished this year, the existing damage will spread and greatly increase the costs of repairing these roofs. Estimated Costs \$750.0

4. Cook Inlet Correctional Center

The flat roof portions of the facility requires repair and/or replacement. The extreme weather winter conditions have taken their toll of the flat roofs at the Cook Inlet Correction Center. Multiple leaks have occurred throughout the main facility and over inmate living and working areas. These roofs do not drain well, which contributes heavily to leakage. Replacement of the surfacing with new material will correct the problem and add many years of service to the roofing. If the repairs are not done, the damage will spread, greatly increasing the eventual cost of repair. Estimated Costs \$800.0

5. Yukon-Kuskokwim Correctional Center

The Yukon-Kuskokwim Correctional Center opened in October 1984 and has as a combined square footage of 25,320. The roof systems on this facility are in need of repairs due to the severe winter weather of the Yukon Delta region of Western Alaska. Funding is required to do a thorough analysis of the entire complex's roofing system and for development of a Capital funding request to repair and/or replace the roof. Estimated Costs \$20.0