

**Fairbanks Office Facility Roof Maintenance and Repairs**

**FY2002 Request:**

**\$200,000**

**Reference No:**

**30252**

**AP/AL:** Appropriation

**Project Type:** Deferred Maintenance

**Category:** Health/Human Services

**Location:** Fairbanks Areawide

**Contact:** Jeff Jahnke

**House District:** Fairbanks Areawide (HD 29-34)

**Contact Phone:** (907)465-3379

**Estimated Project Dates:** 07/01/2001 - 06/30/2003

**Brief Summary and Statement of Need:**

The DNR office complex has a leaking roof and other urgent repair/maintenance needs. Damage to equipment, documents, and the work environment from the roof leaking could occur at anytime requiring emergency repairs, and affecting employees and the public. The emergency power generator needs repair/maintenance to avoid winter breakdowns and freeze-up of the facility, and the hot water heater needs replacement.

<b>Funding:</b>	<b>FY2002</b>	<b>FY2003</b>	<b>FY2004</b>	<b>FY2005</b>	<b>FY2006</b>	<b>FY2007</b>	<b>Total</b>
Gen Fund	\$200,000		\$200,000		\$200,000		\$600,000
<b>Total:</b>	\$200,000	\$0	\$200,000	\$0	\$200,000	\$0	\$600,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input checked="" type="checkbox"/> Phased Project	<input 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
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Additional Information / Prior Funding History:**

SLA 1998/CH137 - \$200,000

**Project Description/Justification:**

**Leaking Roof:**

The DNR Office complex in Fairbanks serves the public and houses the divisions of Forestry, Parks & Outdoor Recreation, Agriculture, and Mining, Land & Water. The roof is leaking in several places, which can damage files and equipment, particularly if new leaks occur over weekends when they are not immediately discovered. The roof has been evaluated and it was determined that the entire roof needs to be resealed. The original warrantee for the roof was for ten years which expired two years ago. This is a flat roof, subject to winter snow load, freeze/thaw cycles, and water pools there by design. Repairing this leaking roof is a priority.

**Repairs/Maintenance:**

**Hot Water Heater:**

This has not been working well for some years and DOT maintenance informs us that it needs to be replaced.

**Emergency Power Generator:**

This generator supplies power for emergency lights, key computers, the heating system and fire radio communications. While it has received routine maintenance, it is now in need of component replacement for such items as hoses, coolants, block heater and battery. Failure of the emergency power generator during a Fairbanks winter could result in expensive and extensive damage.

**HVAC pneumatic control compressor:**

This compressor needs to be replaced. The circulating pumps should be replaced every ten years, the fuel system

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transfer pumps every 3-5 years, water/sediment pumps every 3-5 years, and boilers de-scaled. This has not been done since the building was occupied over ten years ago. If the pumps fail during cold weather, portions or all of the building will freeze up resulting in emergency repairs which can be costly.

**Painting:**

Exterior painting is needed for the complete building. Interior painting is needed in several areas, particularly those in high-traffic and public access areas such as restrooms, hallways, conference rooms and entryways.

**Parking Lot:**

Potholes and broken pavement areas caused by frost heaving need repairing.

**Specific Spending Detail:**

This project will contract for repairing the leaking roof and repairs/maintenance.

73000 -180.0 Contractual services for resealing roof, repair and maintenance.

74000 - 20.0 Materials for projects

**Project Benefits:**

Bringing the building deficiencies to standard will save costly repairs and replacements in the future and can prevent damage to files and equipment. Some savings can be achieved by purchasing more energy-efficient equipment. This project will directly benefit contractors, local suppliers in Fairbanks, employees and the public.

**Project History:**

Higher-cost maintenance items have been deferred.

**Annual Operating and Maintenance Costs:**

As building elements continue aging and deteriorating, emergency repairs and replacement costs will continue to increase. Costs would remain level if items were repaired or replaced with annual operating and maintenance funding.