

**Facilities Deferred Maintenance**

**FY2010 Request: \$2,800,000**

**Reference No: 47058**

**AP/AL:** Appropriation

**Project Type:** Deferred Maintenance

**Category:** General Government

**Location:** Statewide

**Contact:** Eric Swanson

**House District:** Statewide (HD 1-40)

**Contact Phone:** (907)465-5655

**Estimated Project Dates:** 07/01/2009 - 06/30/2012

**Brief Summary and Statement of Need:**

Funding is needed to continue to provide for deferred maintenance in the Public Building group of facilities which include the Atwood Building and Linny Pacillo Parking Garage in Anchorage, the Fairbanks Regional Office Building, the Juneau State Office Building, the Dimond Courthouse, Alaska Office Building, Douglas Island Building, Court Plaza Building, Juneau Public Safety Building, and the Community Building in Juneau, and the Palmer State Office Building.

<b>Funding:</b>	<b>FY2010</b>	<b>FY2011</b>	<b>FY2012</b>	<b>FY2013</b>	<b>FY2014</b>	<b>FY2015</b>	<b>Total</b>
PublicBldg	\$2,800,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$15,300,000
<b>Total:</b>	<b>\$2,800,000</b>	<b>\$2,500,000</b>	<b>\$2,500,000</b>	<b>\$2,500,000</b>	<b>\$2,500,000</b>	<b>\$2,500,000</b>	<b>\$15,300,000</b>

<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	
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Additional Information / Prior Funding History:**

Public Building Fund projects were funded at \$9,488,000 in FY2009, \$2,500,000 in FY2008, \$8,000,000 in FY2007, \$9,500,000 in FY2006, \$3,000,000 in FY2005, \$2,500,000 in FY2004, and \$2,500,000 in FY2003.

**Project Description/Justification:**

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This request will fund a portion of the following deferred maintenance list for facilities included in the Public Building Fund. This list should not be considered all-inclusive. Priorities and costs estimates may need to be changed to accommodate emergency maintenance projects not listed, actual project costs, and other considerations.

<b>Proj #</b>	<b>Priority</b>	<b>Title</b>	<b>Cost</b>	<b>Project Description</b>	<b>Location</b>
S 205	1	State Office Bldg. - Final	6,000,000	Phase III - parking garage	Juneau

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		phase of garage renovations		renovations. (All T levels, deck P3, ceiling P2, ceiling P1)	
PSOB 008	2	Palmer State Office Bldg. - Infrastructure upgrades and construction cost increases	2,820,000	Major building remodel - Phase 2. Estimated construction cost increases over initial funding request.	Palmer
D 016	3	Douglas Island Bldg. - Replace curtain wall	3,500,000	Replace 25,000 s.f. of curtain wall (interface with electrical, heating, seismic load, roofing). Associated cost with temporary relocating employees during construction.	Juneau
CP 057	4	Court Plaza Bldg. - Upgrade security at building entrances	35,000	Rekey building and add card key system.	Juneau
D 049	5	Douglas Island Bldg. - Upgrade security at building entrances	20,000	Add key card system to building (6) external doors and boiler room	Juneau
AT 148	6	Atwood Bldg. - Mail & package security screening	125,000	Construct and establish bldg mail and package screening room	Anchorage
CB 019	7	Community	350,000	Electrical	Juneau

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		Bldg. - Upgrade building electrical systems		upgrades - redistribute load, code violations upgrades	
D 054	8	Douglas Island Bldg. - Upgrade building electrical systems	500,000	Electrical upgrades - redistribute load, code violations upgrades	Juneau
P 039	9	Public Safety Bldg. - Upgrade building electrical systems	350,000	Upgrade lighting, wiring, add light switches, repair code violations	Juneau
D 045	10	Douglas Island Bldg. - Replace light fixtures	250,000	Replace light fixtures	Juneau
P 034	11	Public Safety Bldg. - Emergency generator upgrade	30,000	Add critical bldg systems to emergency generator	Juneau
AT 014	12	Atwood Bldg. - Seismic upgrades	800,000	Upgrade seismic supports in mechanical penthouse - construction	Anchorage
AT 114	13	Atwood Bldg. - Heat sidewalks	600,000	Heated sidewalks and or plaza - with own boiler	Anchorage
S 209	14	State Office Bldg. - Carbon filters	20,000	Purchase and install carbon filters for HVAC intakes	Juneau
A 061	15	Alaska Office Bldg. - Replace valves and pumps	100,000	Replace all boiler isolation valves and circulating pumps	Juneau

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AT 136	16	Atwood Bldg. - Replace roof	800,000	Roof has reached its natural life	Anchorage
AT 146	17	Atwood Bldg. - New IDF room, floor 1	75,000	Construct IDF room floor 1	Anchorage
CP 071	18	Court Plaza Bldg. - Reseal exterior	500,000	Reseal exterior wall panels	Juneau
CP 075	19	Court Plaza Bldg. - Upgrade water system	30,000	Install auto boiler make-up water system	Juneau
DC 132	20	Dimond Courthouse Plumbing	30,000	Install auto boiler make-up water system	Juneau
CP 066	21	Court Plaza Bldg. - Remodel building entry	25,000	Remodel 3rd Street entry	Juneau
S 196	22	State Office Bldg. - Upgrades stairs and entrance	250,000	Upgrades stairs and landings at Calhoun entrance	Juneau
S 197	23	State Office Bldg. - Paint exterior stairwells	200,000	Sandblast and paint parking structure stairwells	Juneau
CP 069	24	Court Plaza Bldg. - Upgrade HVAC system	25,000	Install heat exchanger in HVAC system	Juneau
CP 070	25	Court Plaza Bldg. - Balance HVAC	20,000	Balance heating, ventilation, air-conditioning system	Juneau
DC 113	26	Dimond	40,000	Balance heating, ventilation,	

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		Courthouse Bldg. - Balance HVAC		air-conditioning system - Juneau	
DC 130	27	Dimond Courthouse Bldg. - Replace hot water heater	7,500	Replace domestic hot water heater	Juneau
F 106	28	Fairbanks Regional Office Bldg. - Repair loading dock	26,000	Repair loading dock	Fairbanks
CP 063	29	Court Plaza Bldg. - Upgrade fire alarm system	35,000	Upgrade fire alarm system	Juneau
CB 040	30	Community Bldg. - Install fire alarm system	40,000	Install fire alarm system and add door closures	Juneau
D 056	31	Douglas Island Bldg. - Install fire alarm system	50,000	Install new fire alarm system	Juneau
AT 145	32	Atwood Bldg. - Upgrade stairwell smoke exhaust	750,000	Upgrade (2) ea building stairwell exhaust in garage to meet code requirements (construction)	Anchorage
A 021	33	Alaska Office Bldg. - Piping replacement	1,000,000	Replace restroom plumbing waste and water lines.	Juneau
CB 045	34	Community Bldg. - Building plumbing	650,000	Bldg Plumbing Upgrades Phase 2 - Replace	Juneau

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		replacement		plumbing lines, fresh water and waste - floors 2 and 3, remodel 2nd and 3rd floor repair and replace.	
DC 009	35	Dimond Courthouse Bldg. - Replace piping	450,000	Replace water lines	Juneau
S 171	36	State Office Bldg. - Replace piping	750,000	Replace remaining galvanized piping	Anchorage
S 172	37	State Office Bldg. - Install new chiller	800,000	Install new chiller and cooling tower	Juneau
DC 099	38	Dimond Courthouse Bldg. - Replace boilers	750,000	New boilers	Juneau
DC 129	39	Dimond Courthouse Bldg. - Install expansion tanks	30,000	Install new exp tanks (with DC 099)	Juneau
DC 131	40	Dimond Courthouse Bldg. - Modernize elevators	900,000	Modernize equipment and finish elevators x3	Juneau
F 097	41	Fairbanks Regional Office Bldg. - A/C upgrades	400,000	Replace A/C compressors, controls and add sound baffles	Fairbanks
P 043	42	Public Safety Bldg. - Balance HVAC	25,000	Balance HVAC system hydronics and air	Juneau
DC 124	43	Dimond	50,000	Clean HVAC	Juneau

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		Courthouse Bldg. - Clean ducts		ducts	
S 084	44	State Office Bldg. - Install automatic door	50,000	Install door at sky bridge to minimize HVAC problems	Juneau
S 210	45	State Office Bldg. - Partial asbestos abatement	200,000	Abate asbestos in workshop, storage area and pipe corridor	Juneau
P 027	46	Public Safety Bldg. - Replace roof	400,000	Replace roof	Juneau
A 054	47	Alaska Office Bldg. - ADA install handicap handrails	20,000	New handicap ramp hand rails	Juneau
CP 052	48	Court Plaza Bldg. - Replace handrails	20,000	Replace exterior handrails (stainless steel)	Juneau
S 212	49	State Office Bldg. - Add ducting	10,000	Add ventilation ducts to 7th floor workshop	Juneau
DC 127	50	Dimond Courthouse Bldg. - Insulate piping	27,000	Insulate missing supply and return hot water perimeter loop	Juneau
D 055	51	Douglas Island Bldg. - Insulate piping	10,000	Reinsulate boiler room piping	Juneau
S 213	52	State Office Bldg. - Reinsulate piping	2,500	Reinsulate pipe work in P1 storage area	Juneau
A 056	53	Alaska Office Bldg. - Reinsulate	12,000	Reinsulate boiler room pipes	Juneau

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		boiler pipes			
S 203	54	State Office Bldg. - Improve ventilation in electrical room	50,000	Install fans in 7th floor transformer room	Juneau
A 053	55	Alaska Office Bldg. - Replace light fixtures	30,000	Install new hallway light fixtures	Juneau
CP 065	56	Court Plaza Bldg. - Replace corridor lighting	25,000	Install new hallway lighting 3rd - 8th floor	Juneau
CP 067	57	Court Plaza Bldg. - Install automated lighting system	70,000	Install lighting control system, to improve energy efficiency	Juneau
DC 121	58	Dimond Courthouse Bldg. - Upgrade lighting	50,000	Upgrade elevator lobby lighting	Juneau
DC 122	59	Dimond Courthouse Bldg. - New lighting in lobbies	20,000	Install new lighting in lobby restrooms	Juneau
D 063	60	Douglas Island Bldg. - Install air curtain or arctic entry	30,000	Install air curtain or arctic entry at parking lot entrance	Juneau
DC 125	61	Dimond Courthouse Bldg. - Upgrade rear stairs	80,000	Repair / replace rear stairs	Juneau
F 100	62	Fairbanks Regional Office Bldg. - Upgrade flooring at	17,000	Replace worn carpeted stair treads with metal treads	Fairbanks

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		stairs			
S 045	63	State Office Bldg. - Upgrade Willoughby entrance	75,000	Renovate deteriorated Willoughby Street exterior entrance (including glazing)	Juneau
A 055	64	Alaska Office Bldg. - Repair/Replace building entry	150,000	Upgrade entryway north side	Juneau
S 151	65	State Office Bldg. - Upgrade exterior planters	150,000	Upgrade planters Willoughby entrance, remove asbestos materials	Juneau
P 046	66	Public Safety Bldg. - Replace concrete stairs	15,000	Replace concrete stairs	Juneau
A 057	67	Alaska Office Bldg. - Upgrade HVAC	15,000	Upgrade HVAC in basement	Juneau
CP 045	68	Court Plaza Bldg. - Install heat in sidewalks	75,000	Install heating system in sidewalk on 3rd street	Juneau
CP 068	69	Court Plaza Bldg. - Remove glycol system	10,000	Remove glycol heat system -	Juneau
CP 076	70	Court Plaza Bldg. - Install new drinking fountains	20,000	Install new chilled water drinking fountains -	Juneau
D 048	71	Douglas Island Bldg.	80,000	Install new grid and drop ceiling in common corridors	

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		- Upgrade corridor ceiling		- Juneau	
S 059	72	State Office Bldg. - Repair glycol systems	250,000	Replace snow melt system with electrical vs. glycol at stairwell Willoughby and Calhoun and stairs and sidewalks	Juneau
P 041	73	Public Safety Bldg. - Upgrade fire alarm system	25,000	Upgrade fire alarm system, 6-10 years from present - Juneau	
AT 147	74	Atwood Bldg. - Retrofit suite to State standards	350,000	Private Tenant space to State - Dianne's Restaurant	Anchorage
DC 105	75	Dimond Courthouse Bldg. - Electrical inventory	60,000	locate and label electrical circuits and panels	Juneau
F 046	76	Fairbanks Regional Office Bldg. - Electrical upgrades	26,000	Install transformer and add 42 space panel	Fairbanks
S 201	77	State Office Bldg. - Balance HVAC	150,000	Balance heating, ventilation, air-conditioning system	Juneau
S 211	78	State Office Bldg. - Add exterior canopy	400,000	Install canopy over Calhoun entrance stairs	Juneau
DC 102	79	Dimond Courthouse Bldg. -	70,000	New drop ceiling at first floor	Juneau

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		Install ceiling 1st floor			
DC 103	80	Dimond Courthouse Bldg. - Install ceiling 2nd floor	20,000	New drop ceiling at second floor waiting area	Juneau
P 032	81	Public Safety Bldg. - Add DDC system	55,000	Add direct digital control system to improve energy efficiency and comfort level	Juneau
D 065	82	Douglas Island Bldg. - Upgrade restrooms	50,000	Replace all rest room countertops and install new wall mounted fixtures	Juneau
D 064	83	Douglas Island Bldg. - Replace exterior stairs	35,000	Replace stairs leading from Douglas Hwy to generator	Juneau
P 035	84	Public Safety Bldg. - Remodel south building entrance	10,000	Upgrade south entrance.	Juneau
CP 051	85	Court Plaza Bldg. - Restroom upgrades	400,000	Upgrade bathrooms, floors & lighting, add floor drains	Juneau
DC 104	86	Dimond Courthouse Bldg. - Upgrade restrooms	400,000	Upgrade public restrooms, new vanity, sinks, clean tiles	Juneau
DC 119	87	Dimond Courthouse Bldg. -	10,000	Upgrade flag pole lighting	Juneau

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		Upgrade flag pole lighting			
D 062	88	Douglas Island Bldg. - Install flag poles	7,500	Install flag poles	Juneau
A 048	89	Alaska Office Bldg. - Replace exterior windows	400,000	Replace exterior windows	Juneau
F 102	90	Fairbanks Regional Office Bldg. - Replace ext windows	800,000	Replace all exterior windows	Fairbanks
P 031	91	Public Safety Bldg. - Replace windows	300,000	Replace exterior windows with improved energy efficiency	Juneau
S 152	92	State Office Bldg. - Construct new maintenance shop and bldg storage	500,000	Complete build out of newly identified room at P1. Move gardens and grounds & Maintenance Shop.	Juneau
P 045	93	Public Safety Bldg. - Install cooling system	500,000	Install a cooling system throughout the building	Juneau
CB 014	94	Community Bldg. - Install ADA elevator	400,000	Install ADA upgrade - elevator	Juneau
CB 030	95	Community Bldg. - Install HVAC and DDC	540,000	Install HVAC and DDC system	Juneau
A 051	96	Alaska Office Bldg.	700,000	Add A/C system	Juneau

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		- Install air conditioning system			
A 058	97	Alaska Office Bldg. - Install new ceiling and sprinkler in corridors	2,000,000	Install suspended ceiling and sprinkler system in fire corridor	Juneau
CP 053	98	Court Plaza Bldg. - Repaint floors	5,000	Repaint stairwell floors	Juneau
D 058	99	Douglas Island Bldg. - Replace corridor carpet	25,000	Replace common corridor carpet	Juneau
P 015	100	Public Safety Bldg. - Repaint common corridors	30,000	Repaint common areas	Juneau
P 029	101	Public Safety Bldg. - Paint exterior	30,000	Paint exterior	Juneau
AT 126	102	Atwood Bldg. - Paint corridors	60,000	Paint all common halls	Anchorage
AT 127	103	Atwood Bldg. - Corridor carpet replacement	200,000	Replace all carpet in common halls	Anchorage
CP 047	104	Court Plaza Bldg. - Paint common corridors	15,000	Repaint walls in common halls	Juneau
P 030	105	Public Safety Bldg. - Replace carpet in corridors	20,000	Recarpet common areas	Juneau
S 033	106	State Office Bldg. - Lease	45,616,457	Full bldg asbestos abatement, fire	Juneau

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		temporary space, abate asbestos, upgrade life / safety		alarm system, sprinkler system, remove abandon cable, temporary relocation lease	
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<b>PBF</b>	<b>80,371,957</b>
<b>TOTAL</b>	