

Division General Services Public Building Fund Buildings **FY2013 Request: \$6,250,000**
Deferred Maintenance **Reference No: 54089**

AP/AL: Allocation **Project Type:** Deferred Maintenance
Category: Development
Location: Statewide **House District:** Statewide (HD 1-40)
Impact House District: Statewide (HD 1-40) **Contact:** Cheryl Lowenstein
Estimated Project Dates: 07/01/2012 - 06/30/2017 **Contact Phone:** (907)465-5655
Appropriation: Deferred Maintenance, Renewal, Repair and Equipment

Brief Summary and Statement of Need:

Funding is needed for continued deferred maintenance in the State Office Building, the Public Safety Building, the Dimond Courthouse, the Alaska Office Building, the Atwood Building and the Community Building.

| Funding: | <u>FY2013</u> | <u>FY2014</u> | <u>FY2015</u> | <u>FY2016</u> | <u>FY2017</u> | <u>FY2018</u> | <u>Total</u> |
|-----------------|--------------------|---------------|---------------|---------------|---------------|---------------|--------------------|
| Gen Fund | \$3,250,000 | | | | | | \$3,250,000 |
| PublicBldg | \$3,000,000 | | | | | | \$3,000,000 |
| Total: | \$6,250,000 | \$0 | \$0 | \$0 | \$0 | \$0 | \$6,250,000 |

| | | | | |
|-----------------------------------------------|-------------------------------------------|---------------------------------------|---------------------------------------------|----------------------------------------------|
| <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:

\$2,500,000 - Ch 1 SSSLA 2 Sec 1 Pg 3 In 9-11, \$2,500,000 - Ch 82 SLA 3 Sec 1 Pg 2 In 30-31,
 \$3,000,000 - Ch 159 SLA 4 Sec 1 Pg 2 In 27-28, \$9,500,000 - Ch 3 FSSLA 5 Sec 1 Pg 3 In 7-8,
 \$8,000,000 - Ch 82 SLA 6 Sec 1 Pg 2 In 25-27, \$2,500,000 - Ch 30 SLA 7 Sec 4 Pg 83 In 28-30,
 \$2,500,000 - Ch 29 SLA 8 Sec 10 Pg 32 In 28-30, \$2,800,000 - Ch 15 SLA 9 Sec 1 Pg 2 In 15-16,
 \$5,800,000 - Ch 43 SLA 10 Sec 4 Pg 9 In 17-19, \$5,015,000 - Ch 5 FSSLA 11 Sec 1 Pg 3 In 18-24

Project Description/Justification:

Priorities and costs estimates shown below may need to be changed to accommodate emergency maintenance projects not listed, actual project costs, and other considerations. The need to fund the projects listed below and to move funding between allocations is necessary to accommodate project needs and immediate priorities.

| Dept Priority | Project Title | Project Cost | GF Cost | Project Description | Location (City) | House District |
|----------------------|---------------------------------|---------------------|----------------|---------------------------------------------------|------------------------|-----------------------|
| 1 | Atwood Bldg. - Seismic upgrades | \$840.0 | \$840.0 | Upgrade seismic supports in mechanical penthouse. | Anchorage | 16-32 |

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| 2 | State Office Bldg. - Life safety upgrade | \$80.0 | \$80.0 | Upgrade all parking garage lobby man doors with the installation of a relite and rewire card reader. | Juneau | 3-4 |
| 3 | State Office Bldg. - Building improvement | \$250.0 | \$250.0 | Install new stainless steel liner in failing brick building chimney stack. 6 stories | Juneau | 3-4 |
| 4 | Alaska Office Bldg. - Life safety upgrade. | \$105.0 | \$105.0 | Install door closures and tie into fire alarm panel. | Juneau | 3-4 |
| 5 | Community Bldg. - Life safety upgrade | \$30.0 | \$30.0 | Replace stair treads and carpet at entry (tripping hazard) | Juneau | 3-4 |
| 6 | Alaska Office Bldg. - Life safety upgrade. | \$40.0 | \$40.0 | Upgrade and add exterior light poles for improved safety | Juneau | 3-4 |
| 7 | Dimond Courthouse Bldg. - Life safety upgrade | \$15.0 | \$15.0 | Replace benches in the plaza and replace failing mortar in plaza (slip and fall problem) | Juneau | 3-4 |
| 8 | Community Bldg. - Life safety upgrade | \$100.0 | \$100.0 | Add sprinkler system in Print Shop and replace exterior glycol system with dry system | Juneau | 3-4 |
| 9 | Community Bldg. - Upgrade electrical | \$60.0 | \$60.0 | Add emergency generator with transfer switch | Juneau | 3-4 |
| 10 | State Office Bldg. - Electrical upgrade | \$310.0 | \$310.0 | Replace oil filled electrical transformers (AELP) with water | Juneau | 3-4 |

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| | | | | cooled and relocate to exterior. Retrofit switches, replace all MCC's. Survey panel loads and redistribute in telephone and electrical rooms. | | |
| 11 | Dimond Courthouse Bldg. - Mechanical upgrade | \$115.0 | \$115.0 | Motors and return supply fans are aged and require replacement | Juneau | 3-4 |
| 12 | Dimond Courthouse Bldg. - Improve building envelope. | \$500.0 | \$500.0 | Window seal replacement and curtain wall repair (north, east & west) and replace all interior gaskets on all windows - Phase 2 | Juneau | 3-4 |
| 13 | State Office Bldg. - Mechanical upgrade | \$50.0 | \$50.0 | Upgrade heating P1-P4 elevator lobbies with electric cabinet heaters | Juneau | 3-4 |
| 14 | Dimond Courthouse Bldg. - Plumbing upgrade | \$45.0 | \$45.0 | Replace plumbing and fixtures in DPS holding cells | Juneau | 3-4 |
| 15 | Palmer State Office Building - Mechanical upgrade | \$60.0 | \$60.0 | Replace failing air handling unit | Palmer | 13-16 |
| 16 | Court Plaza - Mechanical upgrade | \$80.0 | \$80.0 | Replace pneumatic actuators with electronic and new VAV boxes. | Juneau | 3-4 |
| 17 | Dimond Courthouse Bldg. - HVAC upgrade | \$40.0 | \$40.0 | Balance HVAC system hydronics and air to provide better ambient | Juneau | 3-4 |

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| | | | | environment and system efficiency | | |
| 18 | Community Bldg. - Mechanical upgrade | \$50.0 | \$50.0 | In Print Shop upgrade ventilation, install electric unit heaters, intake vans and exhaust fans | Juneau | 3-4 |
| 19 | Atwood Bldg. - Plumbing upgrade | \$105.0 | \$105.0 | Drinking fountain regulators are failing, causing leaks. | Anchorage | 16-32 |
| 20 | Dimond Courthouse Bldg. - Electrical upgrade | \$15.0 | \$15.0 | At elevator lobby - upgrade lighting to improve safety (very dim) | Juneau | 3-4 |
| 21 | Dimond Courthouse Bldg. - Electrical upgrade | \$60.0 | \$60.0 | Locate and label electrical circuits and panels | Juneau | 3-4 |
| 22 | Dimond Courthouse Bldg. - Mechanical and exterior upgrade. | \$135.0 | \$135.0 | Generator ducting is deteriorated and requires replacement. Repair soffit replace light fixture at same location. | Juneau | 3-4 |
| 23 | Alaska Office Bldg. - Site improvement | \$150.0 | \$150.0 | Main Street entrance - replace failing sidewalk and stairs | Juneau | 3-4 |
| 24 | Fairbanks Regional Office Bldg. - Electrical upgrades | \$15.0 | \$15.0 | Install transformer and add 42 space panel | Fairbanks | 7-11 |
| | SUBTOTAL PBF GF ALLOCATED \$3,250.0 | | | | | |
| 37 | Alaska Office Bldg. - Electrical upgrade | \$2,091.0 | | Rewire all electrical throughout the building to meet | Juneau | 3-4 |

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| | | | | current codes. | | |
| 38 | Dimond Courthouse Bldg. - Modernize elevators | \$909.0 | | Modernize original elevator (x3) equipment and finishes. | Juneau | 3-4 |
| SUBTOTAL PBF ALLOCATED | | \$3,000.0 | | | | |
| TOTAL | | \$6,250.0 | | | | |