

**Fairbanks Public Safety Building Roof Replacement****FY2002 Request: \$770,100****Reference No: 32469****AP/AL:** Appropriation**Project Type:** Deferred Maintenance**Category:** Public Protection**Location:** Fairbanks (West Fairbanks)**Contact:** Kenneth E. Bischoff**House District:** West Fairbanks (HD 30)**Contact Phone:** (907)465-4336**Estimated Project Dates:** 07/01/2001 - 06/30/2002**Brief Summary and Statement of Need:**

Replace the deteriorating roof on the Public Safety Building in Fairbanks.

<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	\$770,100						\$770,100
<b>Total:</b>	<b>\$770,100</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$770,100</b>

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

**Additional Information / Prior Funding History:**

This roof replacement has previously been identified as a backlogged project on the deferred maintenance task force list. Unless timely action is taken, the roof will develop additional leaks and will significantly damage the facility.

**Project Description/Justification:****PROJECT DESCRIPTION**

This project requests funds to replace the existing roof on the Public Safety Facility in Fairbanks. This roof is twenty years old and has deteriorated to the point that minor leaks have begun to appear. The roof parapets also need repair or replacement. The estimated cost to replace most of the roof and to accomplish the needed repairs is \$770,100 as detailed below.

**PROJECT NEED STATEMENT**

The 30,152 sq. ft. Fairbanks Public Safety Building was constructed in 1980 and the roof has begun to show its twenty year age. The project assumes replacement of the membrane and flashings, but re-use of the plastic insulation and ballast pavers. The need for this project was identified several years ago by the task force working on the "Backlog of Deferred Maintenance Projects for Alaska's State Owned Buildings".

**DOCUMENTATION OF ESTIMATED CAPITAL COST****Design Phase:**

Design Fees	\$26,300	
Design Administration	3,800	
Contracts Section Review (Internal Services)	7,500	
Project Control (Internal Services)	1,200	
Regulatory Review (Local Review)	1,800	
Design Phase Contingency	<u>3,000</u>	
Subtotal - Design Phase		\$43,600

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## Construction Phase:

Direct Construction Cost	\$583,900	
Construction Change Order Reserve	43,800	
Construction Administration	40,900	
Concurrent Review	2,500	
Project Control	14,300	
Project Contingency	<u>41,100</u>	
Subtotal Construction Phase		<u>726,500</u>

TOTAL PROJECT COST

\$770,100

**ANALYSIS OF ESTIMATED OPERATION COSTS**

There will be no increase in the operating costs for this facility if the project is approved. Conversely, if it is not approved, emergency repairs may be necessary that must be addressed from operating budget resources, with a resulting adverse affect upon the provision of direct law enforcement services to the public.

**IDENTIFICATION OF ALTERNATIVES CONSIDERED**

The only solution to the deterioration of the facility would be to abandon the building and lease comparable space from the private sector. The operating budget of the Department can not sustain such a long-term expensive lease. Additionally, leasing is substantially more costly than operating an existing state facility, even considering this repair need.