

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.

Funding:	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	Total
Gen Fund	\$770,100						\$770,100
Total:	\$770,100	\$0	\$0	\$0	\$0	\$0	\$770,100

<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	
Totals:	0	0

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

Fairbanks Public Safety Building Roof Replacement**FY2002 Request:****\$770,100****Reference No:****32469**

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.