

Fairbanks Roof Replacement Project**FY2004 Request: \$1,019,100****Reference No: 37778****AP/AL:** Appropriation**Project Type:** Renewal and Replacement**Category:** Public Protection**Location:** Fairbanks Areawide**Contact:** Karen Morgan, Director, DAS**House District:** Fairbanks Areawide (HD 7-11)**Contact Phone:** (907)465-5488**Estimated Project Dates:** 07/01/2003 - 06/30/2005**Brief Summary and Statement of Need:**

This project requests construction funding for replacement of the DPS HQ building roof in Fairbanks. Design funding of \$43.6 GF was appropriated in FY02 and the design study was completed in July, 2002. This roof replacement project is also identified as the number one DPS priority on the Statewide deferred maintenance list.

Funding:	<u>FY2004</u>	<u>FY2005</u>	<u>FY2006</u>	<u>FY2007</u>	<u>FY2008</u>	<u>FY2009</u>	<u>Total</u>
Gen Fund	\$1,019,100						\$1,019,100
Total:	\$1,019,100	\$0	\$0	\$0	\$0	\$0	\$1,019,100

<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	
Totals:	0	0

Additional Information / Prior Funding History:

\$43,600 Fairbanks Roof Replacement Public Safety Building Roof Replacement (Design Costs) - Chapter 61, SLA 2001, page 23, lines 20-21.

Project Description/Justification:**PROJECT DESCRIPTION**

This project requests construction 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 total cost for construction is \$1,019,100 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 now over twenty years of age in the extreme Interior Alaska climate. 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

Construction Phase:

Direct Construction Cost	\$795,000
Construction Change Order Reserve	44,000
Construction Administration	119,300
Project Control	15,900

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Project Contingency	<u>44,900</u>	
Subtotal Construction Phase		1,019,100

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.