

**Replace Forestry Trailers at Copper River and Delta**

**FY2006 Request: \$233,600**  
**Reference No: 39975**

**AP/AL:** Appropriation **Project Type:** Health and Safety  
**Category:** Natural Resources  
**Location:** Delta Junction (Richardson/Glenn Highways) **Contact:** Jeff Jahnke  
**House District:** Richardson/Glenn Highways (HD 12) **Contact Phone:** (907)269-8478  
**Estimated Project Dates:** 07/01/2005 - 06/30/2006

**Brief Summary and Statement of Need:**

Project funding will be used to replace two dilapidated trailers used as offices for Forest Technicians at two field stations. Adequate office space must be provided for staff to meet our mission to develop, conserve and enhance natural resources. The current mobile home trailers used as offices fail code compliance and are a risk to health and safety of staff.

<b>Funding:</b>	<b>FY2006</b>	<b>FY2007</b>	<b>FY2008</b>	<b>FY2009</b>	<b>FY2010</b>	<b>FY2011</b>	<b>Total</b>
Bond Funds	\$233,600						\$233,600
<b>Total:</b>	<b>\$233,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$233,600</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	0
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Additional Information / Prior Funding History:**

This is a new project request.

**Project Description/Justification:**

Currently, the Division uses old house trailers as office space for seasonal forest technicians at the Delta and Valdez/Copper River Area offices. These positions provide support to our fire suppression, timber sale, and forest stewardship programs. Every year, the Division spends operating money in an effort to address the most urgent health and safety issues in these aging facilities.

Two years ago, the Division of Forestry contracted with USKH to conduct a building condition survey. The USKH inspection team consisted of an architect, an electrical engineer, and a structural engineer. In their review of the office trailers, they recommended replacement of the trailers due to the high costs associated with the required repair and maintenance. USKH identified deficiencies that involved health and safety, as well as code compliance violations. These deficiencies include such items as: asbestos fittings, lead based paint, ADA violations with exit access width too narrow, plumbing failures, lack of egress lighting, replacement of the heating system, roof cover replacement, lack of permanent foundation pads, and a host of other items. Total cost estimate by USKH for repairs was \$142.3 (Delta) and \$164.9 (Copper River).

While this project does not generate new revenues, nor is it leveraged with private sector or local funds, the replacement of the structures will save the State in repair costs and in monthly heating costs. Modular office buildings can be obtained from an Alaskan vendor and constructed in Alaska, providing local jobs. Additionally, constructing the foundation pad, hooking up the electric, plumbing, and telephone systems are all contracted out to local vendors. While no new jobs are

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created, this project will provide work opportunities for approximately 4 jobs in trailer fabrication and another 6-8 jobs in delivery, site development and support in Delta and Glennallen.

Estimated replacement costs are based on modular building estimates from a recent project at the Kenai/Kodiak Area Office (KKAO) using an Alaskan vendor. The foundation, electrical, telephone, septic/plumbing and other support costs are estimated based on representative costs estimates from previous projects. Acquisition of newer replacement trailers may also provide a cost-effective approach within the funds being requested.

Alternatives considered were renovation and repair of the existing structures. This option is cost prohibitive because known repair costs (\$307.2) are almost equal to replacement costs (\$350.0) for the two trailers. Code and health/safety issues would also be nearly impossible to rectify using this alternative. As an example, USKH provided a cost estimate for lead-based paint testing, but does not include cost figures if abatement measures are necessary. Also considered was replacement of the trailers with conventional "stick" structure buildings, but would cost more than \$300.0. This option far exceeds the proposed project for modular buildings at \$110.0 each.

### **Why is this Project Needed Now:**

Over the course of the next couple of years, USKH anticipates substantial cost to repair and maintain the aging office trailers. Maintenance issues such as these often have a cascading affect and new problems develop as roofs leak and plumbing systems fail. This summer a leaking roof caused major mold problems in the floor covering in one structure. The structures provide substandard office space, are out of code and ADA compliance, and have numerous health and safety liabilities.

### **Specific Spending Detail:**

#### Line Item Expenditures:

Personal Services \$13.6 - Approximately 2.5 months of extended-season maintenance staff time at Area Offices to oversee installation and utility hookups of the buildings.

Services \$220.0 - Construction and delivery of modular buildings, on-site installation of buildings and all associated utilities.

### **Project Support:**

DNR, local fire suppression cooperators, and local businesses and governments served by the wildland fire suppression and timber resource programs.

### **Project Opposition:**

None