

**Public Building Fund Facilities Projects**

**FY2007 Request: \$2,500,000**

**Reference No: 41583**

**AP/AL:** Appropriation

**Project Type:** Deferred Maintenance

**Category:** General Government

**Location:** Statewide

**Contact:** Eric Swanson

**House District:** Statewide (HD 1-40)

**Contact Phone:** (907)456-5655

**Estimated Project Dates:** 07/01/2006 - 06/30/2011

**Brief Summary and Statement of Need:**

Funding is necessary for continued maintenance of state owned facilities that make up the group known as Public Building Fund Facilities. These facilities included the State Office Building, the Alaska Office Building, the Community Building, the Douglas Island Building, the Atwood Building, the Fairbanks Regional Office Building, the Public Safety Building, and the Court Plaza Building.

<b>Funding:</b>	<b>FY2007</b>	<b>FY2008</b>	<b>FY2009</b>	<b>FY2010</b>	<b>FY2011</b>	<b>FY2012</b>	<b>Total</b>
PublicBldg	\$2,500,000						\$2,500,000
<b>Total:</b>	<b>\$2,500,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,500,000</b>

<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	
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Additional Information / Prior Funding History:**

Public Building Fund projects were funded at \$9,500,000 in FY2006, \$3,000,000 in FY2005, \$2,500,000 in FY2004, and \$2,500,000 in FY2003.

**Project Description/Justification:**

Dept. Priority	Dept.	Project Title	Cost (\$000)	Project Description	Location
<b>DOA/DGS - 9/23/05 PBF Facilities:</b>					
1	DOA	State Office Bldg. - Replace fire alarm system	725.0	S 128 - Current life/safety system does not comply with current codes and regulations. Failure to replace the system could result in failure to adequately provide and inform building occupants and visitors of building emergencies.	Juneau
2	DOA	State Office Bldg. - Install fire sprinkler system	1,800.0	S 036 - Install fire sprinkler system for floors 9, 10, 11 per UBC. Until repair is completed facility will not comply with local and national building codes and regulations. Failure to install the systems increases the risk of fatalities in the event of a fire	Juneau
3	DOA	State Office Bldg. - Install emergency lights and exit signs in the garage	23.0	S 062 - Lighting and signage will increase personal safety in the event of a power outage or building emergency evacuation.	Juneau
4	DOA	State Office Bldg. - Replace and upgrade emergency lighting in all stairwells	17.0	S 121 - Existing lighting is dim and unsatisfactory. Replacement with a new fixture and bulb will increase foot candles providing safer emergency egress.	Juneau
5	DOA	Public Safety Bldg. - Replace the emergency generator	25.0	P 021 - The existing emergency generator is need of repairs, it would be more cost effective and the building would have a reliable back up emergency generator if a new one is installed.	Juneau
6	DOA	Alaska Office Bldg. - Install magnetic hold opens on stairwells	35.0	A 018 - Existing hold opens continue to fail, replacement will reduce maintenance costs and ensure this life safety feature works properly	Juneau
7	DOA	Public Safety Bldg. - Modify ventilation system in generator room	4.0	P 023 - The current ventilation design does not meet code and requires modification.	Juneau

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8	DOA	State Office Bldg. - Replace skybridge roof	90.0	S 034 - Replacement of roof is necessary to reduce leaks and high maintenance costs and reduce the damage being caused to the structure.	Juneau
9	DOA	Atwood Bldg - Replace roof	400.0	AT 039 - Roof is failing and has past its useful life.	Anchorage
10	DOA	Atwood Bldg. - Replace plaza	800.0	AT 020 -Plaza is a roof to the underground garage and is failing. Numerous leaks are present. Repair will increase structural service life and eliminate corrosive leaks.	Anchorage
11	DOA	Court Plaza Bldg - Exterior caulking	135.0	CP 042 -Complete caulking of exterior building seams to prevent continued leaks into occupied lease space.	Juneau
12	DOA	All Juneau Facilities - Preventative Maintenance Program	35.0	PBF 003 - Retain the services of the maintenance software company to set up and establish and complete preventive maintenance system. PM's lengthen the life of equipment and minimize and reduce reactive workorder requests.	Juneau
13	DOA	Atwood - Install oil / water separator	135.0	AT 006 - Current installation is a code violation.	Juneau
14	DOA	Atwood Bldg - Replace back draft dampers and rebuild four fan motors	250.0	AT 084 - Mechanical equipment is failing and has reached its useful life.	Anchorage
15	DOA	Community Bldg - Replace water tube boiler	240.0	CB 013 - Replace hot water tube boiler. Without replacement facility will continue to risk boiler failure creating untenable conditions and freezing of waterlines.	Juneau
16	DOA	Community Bldg - Install a new isolation valve	5.0	CB 031 - Installing a new shut off valve on the heating and water system piping will provide improved maintenance response and reduce future repair costs.	Juneau
17	DOA	Community Bldg - Install supply and exhaust fans in boiler room	25.0	CB 032 - The installation of a supply and exhaust fans will meet current codes and improve the heat load to the adjoining occupied tenant lease space.	Juneau
18	DOA	Atwood Bldg - Replace failed expansion compensators	250.0	AT 028 - Mechanical component are failing and require replacement to prevent interior water damage and heat loss	Anchorage
19	DOA	Court Plaza Bldg - Replace hot water heater	8.0	CP 024 - Equipment is aged, replacement before failure could prevent significant water damage to occupied areas.	Juneau
20	DOA	Court Plaza Bldg - Install exhaust fan	3.0	CP 041 - Installation of an exhaust fan, thermostat and louvers in the door will help reduce fuel smells in occupied areas.	Juneau
21	DOA	Douglas Island Bldg - Replace expansion tanks	21.0	D 039 - Replace existing expansion tanks for the heating system (boilers) with bladder style tanks to improve maintenance and efficiency of equipment.	Juneau
22	DOA	Atwood Bldg - Replace air-conditioning units	1,000.0	AT 043 - Units can not meet demand requirements, compressor failures and subsequent replacements are frequent. Replace with chilled water system will increase energy efficiency.	Anchorage
23	DOA	Fbks. Regional Office Bldg - Replace 2 A/C units	110.0	F 037 - Replace two aging air conditioning units which have reached their useful life. Replacement will increase energy efficiency.	Fairbanks
24	DOA	Alaska Office Bldg. - Inventory heating controls repair / replace.	25.0	A 017 - Many of the existing heating controls are building original. To reduce maintenance costs, controls should be inspected and replace as required.	Juneau
25	DOA	Alaska Office Bldg. - Replace sewer piping	300.0	A 028 - Inspect sewer piping and replace to prevent failure.	Juneau
26	DOA	Alaska Office Bldg - Replace expansion tank	15.0	A 045 - Existing tank has surpassed it's useful life and requires replacement prior to failure.	Juneau
27	DOA	Alaska Office Bldg. - Replace plumbing lines	43.0	A 021 - Existing lines are beginning to have pin hole leaks, replace before failure	Juneau
28	DOA	Community Bldg. - Replace plumbing lines	250.0	CB 021 - Replace plumbing lines, fresh water and waste - floors 2 and 3	Juneau
29	DOA	Court Plaza Bldg - Install new air exchanger, demo glycol system	45.0	CP 035 - Installation of a new system will provide improved air quality and reduce maintenance expenses.	Juneau
30	DOA	Fbks. Regional Office Bldg - Replace glycol lines in lower parking lot	24.0	F 047 - System is failing and requires replacement to minimize maintenance repair expenses	Fairbanks
31	DOA	State Office Bldg. - Add supplemental heat P1-P4 elevator lobbies	65.0	S 124 - Currently the elevator lobbies are insufficiently heated, the existing heating devices are not adequate to meet the demand.	Juneau
32	DOA	State Office Bldg. - Abate asbestos in mechanical room and 7th floor loading dock only	75.0	S 022 - Abate asbestos materials in maintenance and exposed areas of the building. Health of workers and visitors will be protected and potential health liability reduced.	Juneau
33	DOA	State Office Bldg. - Electrical analysis and repairs	50.0	S 056 - Perform electrical analysis at 11th floor telephone and electrical room. Appears to be overloaded.	Juneau
34	DOA	State Office Bldg. - Replace 11th floor door to roof	1.5	S 122 - Existing door is rusted and requires replacement	Juneau
35	DOA	All Juneau Facilities - Electrical infrared testing	10.0	PBF 002 - Perform infrared test on all electrical systems and perform necessary repairs. Repair will increase operating efficiency and reduce the number of electrical failures, code violations and reduce potential liabilities.	Juneau
36	DOA	Court Plaza Bldg - Install h/c operator and slider door at main entry	125.0	CP 034 - Existing standard door requires constant repairs, installation of an automatic sliding door will eliminate maintenance costs and provide a h/c entrance.	Juneau
37	DOA	All Juneau Facilities - Security upgrade	150.0	PBF 007 - Install security card key system at all main points of entry to remainder PBF buildings in Juneau.	Juneau
38	DOA	Alaska Office Bldg - Replace all exterior windows	300.0	A 043 - Replace existing windows to prevent continued leaking and the inability to purchase repair parts. New windows will provide improved	Juneau

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39	DOA	Atwood Bldg - Complete installation of DDC system	600.0	energy efficiency AT 026 - One half of the building has been upgraded to a full DDC system, the remaining floors are incomplete. DDC provide improved energy efficiency, maintenance response and occupant satisfaction	Anchorage
40	DOA	Fbks Regional Office Bldg - Complete DDC upgrade	72.0	F 030 - Complete the installation the DDC system to improve maintenance response, tenant occupancy satisfaction level and energy efficiency.	Fairbanks
41	DOA	Atwood Bldg - Replace all non-suite lighting. (corridors, exterior, garage)	50.0	AT 083 - Overhead lighting for all suites have been recently replaced with energy efficient lighting. This project would complete the building's upgrade.	Anchorage
42	DOA	Court Plaza Bldg - Repair sheet rock	30.0	CP 003 - Repair sheetrock in leased space damaged due to water leaks	Juneau
43	DOA	Court Plaza Bldg - Replace exterior entrance door	25.0	CP 044 - Replace existing exterior door at 3rd Street with sliding door. Improvement will eliminate maintenance calls and security problems.	Juneau
44	DOA	Court Plaza Bldg - Install heating system at sidewalk	50.0	CP 045 - 3rd Street sidewalk is heavily used by pedestrian. The slope is extremely steep and hazardous during winter months. A heated sidewalk will reduce personal injuries.	Juneau
45	DOA	State Office Bldg. - Replace snow melt system	135.0	S 059 - Existing abandoned glycol snow melt system at the stairwell for Calhoon and Willoughby and the ramp at Willoughby are no longer operational due to broken pipes and ground shifting. Replace with an electrical system.	Juneau
46	DOA	State Office Bldg. - Install sliding or revolving door at skybridge	26.0	S 084 - Installation of doors will correct current building pressurization problems with the hvac system	Juneau
47	DOA	State Office Bldg. - Install door sensor	3.0	S 120 - Install a locking door sensor on the existing exterior door leading from the sky bridge to the deck for increased security and ease in building trash removal	Juneau
48	DOA	State Office Bldg. - Replace damaged bricks	55.0	S 089 - Replace damaged and missing bricks at entry on Willoughby Street entrance	Juneau
49	DOA	All Juneau Facilities - Improve public signs	200.0	PB F008 - Improve exterior and interior signage for public identification (building, offices and parking lots)	Juneau
50	DOA	Community Bldg. - Install new HVAC system	425.0	CB 030 - New ventilation system vs operable windows will increase comfort level of occupants, reduce exterior smells from infiltrating into the occupied areas.	Juneau
51	DOA	Goldstreet Parking - Replace galvanized steel top cap	7.0	CP 046 - The existing top cap around the perimeter of the parking structure is rusted and requires replacement.	Juneau
52	DOA	Community Bldg. - Remodel restrooms	100.0	CB 024 - Remodel 2nd and 3rd floor restrooms	Juneau
53	DOA	State Office Bldg. - Asbestos abatement	17,290.3	S 033 - Abate asbestos materials in critical areas of the building. Repairs make the facility more functional as remodels can be completed for a fraction of the cost and the health of workers and visitors will be protected and potential health liability reduced.	Juneau
54	DOA	State Office Bldg. - Remove abandoned cabling	400.0	S 123 - The return air plenum is congested with cabling that was abandoned in place. This creates problems for maintenance and contractors to perform any work above the ceiling. Current code requires abandoned cabling to be removed.	Juneau
55	DOA	Douglas Island Bldg - Curtain wall replace	1,356.0	D 016 - Replace curtain wall/window system which is constantly leaking causing damage to structure as well as its contents. Additionally, due to the current condition of the structure and heat loss the building systems are unable to maintain adequate working temperatures.	Juneau
56	DOA	Douglas Island Bldg - Install retaining wall	45.0	D 038 - Cut back approximately 260 lf of steep slope at back of building and add retaining wall. Slope is a hazardous to maintain in summer months.	Juneau
57	DOA	Court Plaza Bldg - Replace MRVF batteries in elevators	80.0	CP 009 - Replace battery system with standard electrical system for building's elevator system.	Juneau
58	DOA	State Office Bldg. - Reseal concrete deck 8th floor plaza	20.0	S 125 - Resealing the deck is recommended by the manufacturer to maintain the life of the product.	Juneau
59	DOA	Public Safety Bldg. - Pressure wash building	3.6	P 020 - Building requires pressure washing to remove algae and dirt buildup. Repair will improve structures appearance and service life.	Juneau
60	DOA	State Office Bldg. - Power wash and reseal the exterior of the building	200.0	S 126 - Building exterior requires cleaning to remove residue.	Juneau
61	DOA	Community Bldg - Install new elevator	188.0	CB 014 - Building does not comply with ADA, it does not have an elevator.	Juneau
62	DOA	State Office Bldg - Repair cargo doors	18.0	S 046 - Repair cargo bays on 7th floor. Repair will increase dock facilities effectiveness and reduce the potential of worker injury.	Juneau
63	DOA	Community Bldg. - Repair rock wall	5.0	CB 023 - Replace failing wall near pocket park	Juneau
64	DOA	Goldstreet Parking - Repaint walls	15.5	CP 047 - Repainting walls will improve the appearance of the facility and improve the lighting level	Juneau
65	DOA	State Office Bldg. - Paint stairwells	45.0	S 127 - Painting the stairwells will increase the lighting levels in the heavily used stairwells. This will improve safer conditions for users.	Juneau
66	DOA	State Office Bldg. - Patch and paint all interior corridors	15.0	S 086 - Repainting will improve building appearance.	Juneau
67	DOA	Douglas Island Bldg - Repaint all interior corridors	15.0	D 037 - Repaint existing interior corridor walls to improve appearance	Juneau
68	DOA	Community Bldg - Replace carpet in common areas	100.0	CB 001 - Existing has deteriorated and requires replacement	Juneau

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69	DOA	State Office Bldg. - Replace deteriorated carpet in corridors	120.0	S 009 - Replace severely worn and torn carpet in corridors, elevator lobbies; safety hazard. Repair will reduce the potential for injury due to slips and falls.	Juneau
70	DOA	Public Safety Bldg. - Repaint common areas	30.0	P 015 - Repainting the interior walls will improve the appears to the occupants and visitors	Juneau
<b>DOA PBF TOTAL</b>			<b>29,338.9</b>		