

**Forestry Buildings Deferred Maintenance**

**FY2008 Request: \$400,000**

**Reference No: AMD 45267**

**AP/AL:** Allocation

**Project Type:** Deferred Maintenance

**Category:** Natural Resources

**Location:** Delta Junction (Richardson/Glenn Highways)

**Contact:** Leta Simons

**House District:** Richardson/Glenn Highways (HD 12)

**Contact Phone:** (907)465-2400

**Estimated Project Dates:** 07/01/2008 - 06/30/2010

**Appropriation:** Statewide Facility Deferred Maintenance

**Brief Summary and Statement of Need:**

This project 1) replaces the mobile-home type suppression trailer in Delta Junction, which has an estimated repair cost that nearly exceeds the replacement cost 2) corrects high priority deferred maintenance in Soldotna to prevent structural deterioration and weather damage, and corrects insulation and heating system deficiencies, 3) repairs Palmer heating, ventilation, and control zones and lines to prevent freezing and flooding, and 4) repairs the Delta Supply Cache, which houses over \$500.0 worth of fire equipment, tools, and supplies. Funding this project will allow for continued protection, development, and management of the State's natural resources, by providing suitable working and office space.

| <b>Funding:</b> | FY2008    | FY2009 | FY2010    | FY2011    | FY2012    | FY2013    | Total       |
|-----------------|-----------|--------|-----------|-----------|-----------|-----------|-------------|
| Gen Fund        | \$400,000 |        | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$2,400,000 |
| <b>Total:</b>   | \$400,000 | \$0    | \$500,000 | \$500,000 | \$500,000 | \$500,000 | \$2,400,000 |

|   |   |   |   |  |
|---|---|---|---|--|
| <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 checked="" 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:**

No prior funding has been received for the items in the requested capital project. Funding shown below is project-specific work associated with a prior building code compliance study by USKH. The funding received is being used to correct structural, electrical, and mechanical system deficiencies that were uniquely identified as life/safety issues.

|             |          |                      |
|-------------|----------|----------------------|
| SLA04/CH159 | \$ 311.7 | Approx. 68% complete |
| SLA05/CH3   | \$ 100.0 | Approx. 30% complete |
| SLA06/CH82  | \$ 100.0 | 0% complete          |

**Project Description/Justification:**

This amendment changes the ASLC Bonds fund source to the Alaska Capital Income Fund since credit market concerns preclude the ASLC from returning capital to the state in FY09.

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By Statute (AS 41.15.010 – 41.15.170), the Division of Forestry protects over 180 million acres of natural resources. Forestry develops, conserves, enhances, and protects forest lands for sustainable use. This workload requires fire and resource capacity in six large areas of the State:

1. Fairbanks, Delta, Tok and interior Alaska;
2. Soldotna/Kenai and the Kenai Peninsula;
3. Palmer/Wasilla and the Mat-Su Valley and Southcentral Alaska;
4. McGrath and Southwest Alaska;
5. Glennallen and the interior and coastal Copper River Valley; and
6. Haines and the northern portion of Southeast Alaska.

State offices, including many Forestry buildings where the public visits and where staff regularly works, have critical deferred maintenance needs. Continued stopgap repairs to substandard structures and limited funding available for permanent maintenance solutions have resulted in operational inefficiencies, damage to goods and equipment, and compromise to safe storage of fuel and hazardous materials. This hampers the division's goal to protect, develop and manage resources. The state continues to occupy deteriorating office space where the public regularly visits to obtain burn permits and wood cutting permits, and where staff work to prepare for and manage wildland firefighting, and administer forest management activities.

The items which will be funded with this authorization include:

- 1) Delta Area Forestry Trailer, \$225.0 - The USKH Building Surveys of 2002 identified the Delta Suppression Office as uneconomical to repair compared to the cost of replacement. The mobile home in Delta was converted to an office in 1984. It is at least 27 years old, and the USKH Buildings Condition Survey of 2002 recommended that the building be replaced in lieu of spending over \$142,000 in needed repairs. With inflation and further degradation of the building since 2002, the costs of repairs now most likely exceed \$200,000. Repairing the building at this time would still leave the State with a 27+ year old fixed-up building. This building is occupied by a minimum of ten Wildland Fire Technicians throughout the field season and by as many as four times that number of emergency firefighters during the height of each fire season.
- 2) Soldotna Forestry Office Weather Damage and Heating Controls, \$43.0 - The Soldotna Office building roofing is original from 1975 construction, and currently needs much maintenance. The east and west roof of this building needs to be extended, in order to protect the exterior wall. The wall and blocks are rotting, and water comes in through the exterior door. Baseboard heating and ceiling heaters are not working adequately, zone valves are failing, and electric heaters are needed in the winter. The office is 32 years old. This building provides office space for 23 Foresters, dispatchers, and administrative staff, with up to ten additional workers during peak fire activity. The building is also where the public comes for information, permits, and meetings with Forestry. The Soldotna deferred maintenance will keep the office from deteriorating further in the immediate future, and is expected to offer energy efficiencies.
- 3) Palmer Forestry Air Handling, \$60.0 – The Palmer Forestry office has had heating and air handling problems, some of which have resulted in radiator pipes freezing, breaking, and flooding. This project will result in complete HVAC system repair and cleaning, to address problems with the air handling system and to remove the extraordinary buildup of Knik River silt which settles into the system during period of high winds. Air circulation has deteriorated significantly since the facility was occupied in 2000, affecting the system's ability to transfer heat, utilize energy, and circulate clean air.
- 4) Delta Area Forestry Exterior Maintenance, \$30.0 – The Delta Area Office, constructed in 1959, needs roof replacement. Ice build-up and weather damage have resulted in this project request to replace the roof, add insulation, repair ventilation, resurface and condition the logs of the structure, and stabilize the ramp for use by the public and staff who have special access needs.
- 5) Delta Area Supply Cache Maintenance, \$42.0 – The Delta Area Supply Cache, constructed in 1963, is suffering from deteriorating old urethane foam that compromises its insulating properties and rain/snow sealing protection. This Supply Cache houses \$500.0 worth of fire equipment, tools, and supplies. Anticipated action is to remove the urethane and replace it with more efficient and weather-resistant insulation; install lighting and 220V service and auxiliary heat to the middle bay; and treat the floor with white epoxy and walls with white paint.

The deferred maintenance funds, if approved, will be used for contracts with the private sector for acquisitions and services related to the proposed maintenance of offices in Delta Junction, Soldotna, and Palmer. Any work to the facilities

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will be performed based on specifications which observe the need for energy efficiencies, ADA compliance, and building codes.

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

Assuring that employees have reasonable office space and that public facilities are properly maintained is critical to continuing the State's operations to develop, protect, and manage its natural resources. If the State is to continue to conduct its business safely and cost-efficiently, there is a requirement to provide reasonable office space for workers and protect its capital assets (its buildings) accessed by the public and by the state workforce. Addressing this responsibility immediately will result in workable office space for firefighting forces in Delta Junction, well maintained buildings, and demonstrate to the public its investment to maintain state assets. Minimal maintenance funds have been expended on these buildings, and deterioration will continue without maintenance funding. These buildings are 29-32 years old.

**Specific Spending Detail:**

| <u>LINE ITEM</u>  | <u>DOLLAR AMOUNT</u> | <u>DESCRIPTION (text)</u>  |
|-------------------|----------------------|--|
| Personal Services | \$ 10,000            | Some of the work on the buildings in Delta and Soldotna will be accomplished by force account State employees. |
| Travel            | \$ 3,000             | Some travel will be required to administer contracts, and spec out replacement buildings.                      |
| Services          | \$ 23,000            | Some of the work will be accomplished by private sector contractors and small businesses.                      |
| Commodities       | \$ 11,000            | Some building materials will be procured through the State system for repairs at the Soldotna office.          |
| Capital Outlay    | \$ 353,000           | Most of this project work will be accomplished by private sector contractors and manufacturers.                |

**Project Support:**

Public served by facilities; state, federal, and local governments cooperating in wildland firefighting and resource management activities; state employees labor organizations (ASEA, APEA, Local 71); local suppliers of professional services, labor, materials and equipment for the project; and State employees.

**Project Opposition:**

None known.