

Facilities Deferred Maintenance**FY2011 Request: \$3,000,000****Reference No: 47058****AP/AL:** Appropriation**Project Type:** Deferred Maintenance**Category:** General Government**Location:** Statewide**Contact:** Eric Swanson**House District:** Statewide (HD 1-40)**Contact Phone:** (907)465-5655**Estimated Project Dates:** 07/01/2010 - 06/30/2012**Brief Summary and Statement of Need:**

Funding is needed to continue to provide for deferred maintenance in the Public Building group of facilities which include the Atwood Building and Linny Pacillo Parking Garage in Anchorage, the Fairbanks Regional Office Building, the Juneau State Office Building, the Dimond Courthouse, Alaska Office Building, Douglas Island Building, Court Plaza Building, Juneau Public Safety Building, and the Community Building in Juneau, and the Palmer State Office Building. This project contributes to the department mission of providing business management and information technology support for state agencies by maintaining State-owned buildings while providing cost effective and efficient space.

Funding:	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	Total
PublicBldg	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$18,000,000
Total:	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$3,000,000	\$18,000,000

<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 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
Totals:	0	0

Additional Information / Prior Funding History:

Public Building Fund projects were funded at \$2,800,000 in FY2010, \$9,488,000 in FY2009, \$2,500,000 in FY2008, \$8,000,000 in FY2007, \$9,500,000 in FY2006, \$3,000,000 in FY2005, \$2,500,000 in FY2004, and \$2,500,000 in FY2003.

Project Description/Justification:**Project Description and Justification:**

This appropriation funds a portion of the following deferred maintenance list for facilities managed by the Department of Administration. This list should NOT be considered all-inclusive. Priorities and costs estimates may need to be changed to accommodate emergency maintenance projects not listed, actual project costs, and other considerations.

**Facility Deferred Maintenance --
Department Inventory
2011 Update**

Dept. Priority	Project Title	(whole dollars) Project Cost	Project Description
1	State Office Bldg. - Final phase of garage renovations	6,000,000	Phase III - parking garage renovations. (All T levels, deck P3, ceiling P2, ceiling P1)
2	Palmer State Office Bldg. - Infrastructure upgrades and construction cost increases	2,820,000	Major building remodel - Phase 2. Estimated construction cost increases over initial funding request.
3	Douglas Island Bldg. - Replace curtain wall	3,500,000	Replace 25,000 s.f. of curtain wall (interface with electrical, heating, seismic load, roofing). Associated cost with temp relocating employees during const.
4	Dimond Courthouse Bldg. - Phase 2 of curtain wall repairs	700,000	Window seal replacement and curtain wall repairs (north, east, & west sides), leaks cause outside weather conditions into occupied areas
5	Alaska Office Bldg. - Replace failing piping	1,000,000	Replace restroom plumbing waste and water lines.
6	Dimond Courthouse Bldg. - Replace failing piping	700,000	Replace water and waste lines
7	State Office Bldg. - Replace remainder of failing piping	750,000	Replace remaining galvanized piping
8	Douglas Island Bldg. - Upgrade security at building entrances	20,000	Add key card system to building (6) ext doors and boiler room
9	Community Bldg. - Upgrade building electrical systems	350,000	Electrical upgrades -redistribute load, code violations upgrades
10	Douglas Island Bldg. - Upgrade building electrical systems	500,000	Electrical upgrades -redistribute load, code violations upgrades
11	Public Safety Bldg. - Upgrade building electrical systems	350,000	Upgrade lighting, wiring, add light switches, repair code violations
12	Public Safety Bldg. - Emergency generator upgrade	30,000	Add critical bldg systems to emergency generator
13	Atwood Bldg. - Seismic upgrades	800,000	Upgrade seismic supports in mechanical penthouse. - Construction
14	Atwood Bldg. - Upgrade fire pump in garage	15,000	Provide improvements to aged equipment
15	Alaska Office Bldg. - Replace valves and pumps	500,000	Replace all boiler isolation valves and circ pumps
16	Community Bldg. - Building plumbing replacement	650,000	Bldg Plumbing Upgrades Phase 2 - Replace plumbing lines, fresh water and waste - floors 2 and 3, remodel 2nd and 3rd flr r/r.
17	Atwood Bldg. - New IDF room, floor 1	75,000	Construct IDF room floor 1 after Dianne's vacates
18	Court Plaza Bldg. - Reseal exterior	500,000	Reseal exterior wall panels to improve building envelope
19	Court Plaza Bldg. - Upgrade water system	20,000	Install auto boiler make-up water system
20	Dimond Courthouse Bldg. - Upgrade plumbing	20,000	Upgrade plumbing and add new

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			paint to prison cells
21	State Office Bldg. - Replace stairs and doors at garage, safety concern	500,000	Install new metal grate stairs and replace metal doors.
22	State Office Bldg. - Install fans in 7th flr transformer room	50,000	Increased ventilation required to keep elec equip cool and not overheat
23	Court Plaza Bldg. - Upgrade HVAC system	55,000	Install heat exchanger in HVAC system
24	Court Plaza Bldg. - Balance HVAC	20,000	Balance heating, ventilation, air-conditioning system
25	Dimond Courthouse Bldg. - Balance HVAC	40,000	Balance heating, ventilation, air-conditioning system
26	Alaska Office Bldg. - Upgrade fire alarm system	200,000	Add strobes, pull stations, speakers, etc.
27	Douglas Island Bldg. - Install fire alarm system	50,000	Install new fire alarm system
28	Atwood Bldg. - Upgrade stairwell smoke exhaust	750,000	Upgrade (2) ea building stairwell exhaust in garage to meet code requirements (construction)
29	State Office Bldg. - Install new chiller	800,000	Install new chiller and cooling tower
30	Atwood Bldg. - Building security upgrades	250,000	Improve building security for high profile occupants
31	Dimond Courthouse Bldg. - Modernize elevators	900,000	Modernize equip & finishes elevators x3
32	Fairbanks Regional Office Bldg. - A/C upgrades	400,000	Replace A/C compressors, controls and add sound baffles
33	Public Safety Bldg. - Balance HVAC	25,000	Balance HVAC system hydronics and air
34	Dimond Courthouse Bldg. - Clean ducts	50,000	Clean HVAC ducts
35	State Office Bldg. - Partial asbestos abatement	200,000	Abate asbestos in workshop, storage area and pipe corridor
36	Public Safety Bldg. - Replace roof	400,000	Replace roof
37	State Office Bldg. - Add ducting	10,000	Add ventilation ducts to 7th flr workshop
38	Dimond Courthouse Bldg. - Insulate piping	27,000	Insulate missing supply and return hot water perimeter loop
39	Douglas Island Bldg. - Insulate piping	10,000	Reinsulate boiler room piping
40	Atwood Bldg. - Repair garage ramps underground parking	35,000	Concrete is crumbling and requires improvement leading to underground garage
41	Alaska Office Bldg. - Install new door closures, all corridor doors, tie into f/a panel	100,000	Door closures are not all functional and parts outdated, tie closures into fire alarm panel for automatic closing
42	Douglas Island Bldg. - Install air curtain or arctic entry	30,000	Install air curtain or arctic entry at pkg lot entrance
43	Fairbanks Regional Office Bldg. - Repair loading dock	26,000	Repair loading dock
44	Dimond Courthouse Bldg. - Upgrade rear stairs	80,000	Repair / replace rear stairs
45	Court Plaza Bldg. - Remodel building entry	25,000	Remodel 3rd Street entry
46	State Office Bldg. - Upgrade Willoughby entrance	75,000	Renovate deteriorated Willoughby Street exterior entrance (including glazing)
47	State Office Bldg. - Upgrade exterior planters	600,000	Upgrade planters Willoughby entrance, remove asbestos materials
48	Alaska Office Bldg. - Upgrade HVAC	15,000	Upgrade HVAC in basement
49	Dimond Courthouse Bldg. - Replace mechanical equipment	100,000	Motors and return supply fans are aged and require replacement
50	Court Plaza Bldg. - Replace boiler	125,000	Existing equipment is aged and past its useful life
51	Court Plaza Bldg. - Replace air conditioning equipment	300,000	Existing equipment is aged and past its useful life
52	Douglas Island Bldg. - Upgrade corridor ceiling	80,000	Install new grid and drop ceiling in common corridors
53	Public Safety Bldg. - Upgrade fire alarm system	25,000	Upgrade fire alarm system, 6-10 years from present
54	Atwood Bldg. - Retrofit suite to State standards	350,000	Private Tenant space to State -

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			Dianne's Restaurant
55	Dimond Courthouse Bldg. - Electrical inventory	60,000	locate and label electrical circuits and panels
56	Fairbanks Regional Office Bldg. - Electrical upgrades	6,000	Install transformer and add 42 space panel
57	Dimond Courthouse Bldg. - Install ceiling and lights. Ground, 1st, 2nd, 3rd flrs	300,000	New easy accessible drop ceiling and improved lighting
58	Public Safety Bldg. - Add DDC system	15,000	Add direct digital control system to improve energy efficiency and comfort level
59	Public Safety Bldg. - Replace concrete stairs	15,000	Replace concrete stairs
60	Douglas Island Bldg. - Replace exterior stairs	35,000	Replace stairs leading from Douglas Hwy to generator
61	Public Safety Bldg. - Remodel south building entrance	10,000	Upgrade south entrance.
62	Court Plaza Bldg. - Restroom upgrades, all floors	800,000	Upgrade bathrooms, floors & lighting, add floor drains
63	Douglas Island Bldg. - Upgrade restrooms	50,000	Replace all r/r countertops install new wall mounted
64	Dimond Courthouse Bldg. - Upgrade restrooms	400,000	Upgrade public restrooms, new vanity, sinks, clean tiles
65	Alaska Office Bldg. - Repaint and seal exterior	300,000	Required to keep building sealed and protected
66	Community Bldg. - Repaint and seal building and repaint flag pole	150,000	Required to keep building sealed and protected
67	Alaska Office Bldg. - Replace exterior windows	400,000	Replace exterior windows
68	Fairbanks Regional Office Bldg. - Replace ext windows	800,000	Replace all exterior windows
69	Public Safety Bldg. - Replace windows	300,000	Replace exterior windows with improved energy efficiency
70	Atwood Bldg. - Replace underground garage door with solid	25,000	Solid door will improve building's envelope seal
71	State Office Bldg. - Construct new maintenance shop and bldg storage	500,000	Complete built out of newly identified room at P1. Move G&G & Maintenance Shop.
72	Community Bldg. - Install ADA elevator	400,000	Install ADA upgrade - elevator
73	Alaska Office Bldg. - Install smoking enclosure	50,000	Provide shelter and limit smoke from drifting into occupied neighboring windows
74	Atwood Bldg. - Replace main lobby directory	10,000	Type of extg directory doesn't provide useful information to visitors
75	Court Plaza Bldg. - Install new drinking fountains	20,000	Install new chilled water drinking fountains
76	Douglas Island Bldg. - Install flag poles	7,500	Install flag poles
77	Court Plaza Bldg. - Repaint floors	10,000	Repaint stairwell floors
78	Fairbanks Regional Office Bldg. - Upgrade flooring at stairs	17,000	Replace worn carpeted stair treads with metal treads
79	Douglas Island Bldg. - Replace corridor carpet	25,000	Carpet is aged and worn
80	Dimond Courthouse Bldg. - Replace common area carpet	200,000	Carpet is aged and worn
81	Public Safety Bldg. - Repaint common corridors	30,000	Repaint common areas
82	Public Safety Bldg. - Paint exterior	30,000	Paint exterior
83	Atwood Bldg. - Corridor carpet replacement	200,000	Replace all carpet in common halls
84	Court Plaza Bldg. - Paint common corridors	20,000	Repaint walls in common halls
85	Public Safety Bldg. - Replace carpet in corridors	20,000	Recarpet common areas
86	State Office Bldg. - Lease temp space, abate asbestos, upgrade life / safety	45,616,457	Full bldg asbestos abatement, f/a system, sprinkler system, remove abandon cable, temp lease

PBF TOTAL 76,824,957