

Deferred Maintenance Forestry Facilities

FY2015 Request: \$750,000
Reference No: 45267

AP/AL: Allocation

Project Type: Deferred Maintenance

Category: Natural Resources

Location: Statewide

House District: Statewide (HD 1-40)

Impact House District: Statewide (HD 1-40)

Contact: Jeanmarie Davis

Estimated Project Dates: 07/01/2014 - 06/30/2019

Contact Phone: (907)465-2422

Appropriation: Deferred Maintenance, Renewal, Repair and Equipment

Brief Summary and Statement of Need:

This project addresses high priority deferred maintenance deficiencies identified statewide within the Division of Forestry. Maintenance backlogs are present in 85 Forestry buildings which the public visits, firefighting resources and equipment occupy, and employees work. A wide range of facility problems will be addressed including energy efficiency needs, leaky roofs, ADA accessibility, and repairs including plumbing, electrical and mechanical problems. Through repair, renovation, and replacement, the result will be a longer service life for the state's building assets, as well as improved energy efficiency.

Funding:	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	Total
Gen Fund	\$750,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$10,750,000
Total:	\$750,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$10,750,000

<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

Prior Funding History / Additional Information:

Sec1 Ch16 SLA2013 P73 L21 18 \$1,100,000
 Sec1 Ch17 SLA2012 P126 L22 160 \$800,000
 Sec1 Ch5 SLA2011 P95 L18 46 \$1,925,000
 Sec10 Ch29 SLA2008 P73 L19 53 \$400,000

Project Description/Justification:

What is the issue or problem to be solved?

Most of the buildings that the Division of Forestry occupies are at least 30 years old, and have experienced much use in a harsh environment. Many buildings were obtained through the Federal surplus property programs, and already had heavy use with minimal maintenance. This project will address the following (this list may change to treat more urgent issues that may surface):
 The Soldotna office has a trailer attached to provide for a dispatch office, and office space for helicopter pilots. This trailer is old, leaks heat, provides red squirrel habitat, and will be removed and replaced. The Soldotna Fire Operations building has an old lean-to attached to the back for storage of fire supplies. This lean-to will be replaced to provide for safe storage of fire fighting tools and equipment. Many of the 85 Forestry buildings statewide are in need of energy audits, replacement

doors and windows, carpeting and paint.

What is the scope of the project to be performed?

Most of the deferred maintenance issues need to be professionally engineered. Forestry will contract with an Alaskan engineering firm to investigate, recommend, and design fixes to a multitude of deferred maintenance items. Forestry will then contract with the private sector to perform the actual work. Some small projects will be performed by labor on-staff.

What results will be achieved or products produced?

This project will improve the efficiency of resource and fire management by increasing the service life of state buildings by another 10-30 years; bring buildings into code compliance for safe occupancy by employees and the public; and help provide safe storage and shelter for millions of dollars of state inventory.

Why is this project needed now – What is the impact of remaining status quo?

More than 57% of the buildings needing maintenance are over 25 years old. Assuring that spaces in state public facilities are properly maintained is critical to continuing division operations. The state is committed to conducting its business safely and cost-efficiently. This requires a suitable environment to conduct business, and protection of its capital assets (buildings) accessed by the public and by the state workforce. As energy costs rise, the state will work to be more energy efficient. Addressing these responsibilities now maintains integrity of the buildings, extends buildings' useful lives, enhances protection of more than \$9 million in firefighting tools and equipment, and demonstrates to the public the state's investment to maintain assets. Minimal deferred maintenance has been performed on these buildings, and deterioration will continue without maintenance funding. Continued deterioration will lead to building failure, compromised public and employee safety, and ultimately damage or destruction of state owned vehicles, equipment, tools, and supplies.

What accomplishments have been achieved with prior year funding?

The basis of previous deferred maintenance funding is the 2002 USKH Forestry Buildings Conditions Survey. This survey identified over 1,470 items of code deficiency in 85 Forestry buildings statewide. To date, approximately 200 of the highest priority items have been treated or eliminated, plus other problems that have arisen since 2002. Accomplishments include correcting electrical, mechanical and structural code violations that were deemed a significant hazard to employees and the public. Electrical contractors corrected problems such as exposed, unprotected wiring; improperly grounded systems; undersized wiring; non-explosion proof wiring in fuel storage areas; and no service disconnects. Mechanical contractors corrected problems such as deficient boilers and furnaces; flue gas issues; heater clearances to combustibles; air handling; and improper oil line connections. Building contractors have replaced roofing.

Specific Spending Detail:

LINE ITEM	DOLLAR AMOUNT	DESCRIPTION
Personal Services	\$ 15,000	Contract specification development, administration of contracts, oversight and

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		review of projects, and some in-house maintenance by seasonal personnel.
Travel	\$ 2,000	State oversight of contracts.
Services	\$ 728,000	Private sector contracts and engineering services.
Commodities	\$ 5,000	Supplies needed by seasonal maintenance personnel to accomplish projects.
Project Total	\$750,000	

Personal Services Detail:

Number of new position(s) : Type of Position(s): PFT NP NP NP

Number of existing position(s): Type of Position(s): PFT NP NP NP

10-N11031, Forester III, Fairbanks