

State of Alaska FY2010 Governor's Operating Budget

Department of Transportation/Public Facilities Statewide Facility Maintenance and Operations Results Delivery Unit Budget Summary

Statewide Facility Maintenance and Operations Results Delivery Unit

Contribution to Department's Mission

Provide cost-effective, environmentally sound and reliable public facilities.

Core Services

- Provide preventative maintenance, routine maintenance, repair work, and minor construction for 708 state facilities totaling over 2,647,733 square feet.
- Furnish basic services and utilities, such as electricity, water, sewer, waste disposal, janitorial, heating, grounds maintenance, and snow removal for state-owned facilities.
- Perform or procure contracts for remodeling and repairs required by building occupants or needed to meet changing building codes and new regulations such as the Americans with Disabilities Act.
- Provide and procure contracts for major maintenance, including renewal and replacement of worn-out, inefficient and outdated building components, mechanical systems, flooring, ceilings, windows, and window and wall coverings.

Major Activities to Advance Strategies

- Expand use of Facility Maintenance Management System
- Continue to install energy savings devices
- Conduct safety training and audits - work with Department of Labor and Workforce Development

FY2010 Resources Allocated to Achieve Results

FY2010 Results Delivery Unit Budget: \$19,981,100

Personnel:

Full time	76
Part time	5
Total	81

Key RDU Challenges

The continuing escalation in fuel prices and utility costs results in a larger percentage of the budget being spent to cover these costs, reducing the amount available to cover routine and preventative maintenance items. This results in accelerated deterioration and an increasing deferred maintenance backlog. As the state's public facilities continue to age, Facilities Maintenance and Operations is confronted with an increasing list of deferred maintenance repairs. Other demands include the burden of new laws and regulations. The cost of outsourcing portions of the maintenance work to contractors continues to rise as rates for skilled tradesmen increases. Conversely, it is becoming more difficult to attract and hire qualified journeyman as the pay and benefits are better elsewhere.

The baseline values in the budget for fuel and utilities are based on the FY05 budget. The budget request does not accurately reflect total anticipated expenditures.

In order to reduce downtime, unanticipated repair costs, improve building efficiencies, and promote tenant satisfaction, the department is continuing to implement the facilities maintenance management program and expand

its use. The preventive maintenance process, along with adequate tracking, will lower overall maintenance costs over the life cycle of all assets.

Significant Changes in Results to be Delivered in FY2010

Funds are included in this budget request to cover the increased cost of contracted services associated with facilities currently in the inventory.

Major RDU Accomplishments in 2008

- Actively participated in the partnering agreement and inspection of maintenance stations across the state with the Alaska Department of Labor and Workforce Development – Alaska Occupational Health and Safety (AkOSH) to promote a safe work environment and safe operations.
- Completed Preventative Maintenance tagging for all facilities.
- Performed over 6,500 Work Orders.
- Prepared and administered over 85 service and repair contracts.
- Completed roof replacement at two buildings.
- Added living quarters or bunkhouses at four locations.
- Installed or upgraded boilers, furnaces, heaters or air conditioners in 15 buildings.
- Installed vehicle lifts at two State Equipment Fleet shops.

Contact Information
<p>Contact: Frank Richards, Deputy Commissioner Phone: (907) 465-3900 Fax: (907) 586-8365 E-mail: Frank.Richards@alaska.gov</p>

**Statewide Facility Maintenance and Operations
RDU Financial Summary by Component**

All dollars shown in thousands

	FY2008 Actuals				FY2009 Management Plan				FY2010 Governor			
	General Funds	Federal Funds	Other Funds	Total Funds	General Funds	Federal Funds	Other Funds	Total Funds	General Funds	Federal Funds	Other Funds	Total Funds
Formula Expenditures None.												
Non-Formula Expenditures												
Central Region Facilities	5,517.5	0.0	1,717.1	7,234.6	6,355.6	0.0	1,233.0	7,588.6	5,945.3	0.0	1,273.0	7,218.3
Northern Region Facilities	8,782.9	69.0	3,539.6	12,391.5	9,645.8	128.7	2,634.8	12,409.3	8,666.7	128.7	2,634.8	11,430.2
Southeast Region Facilities	1,259.5	0.0	184.4	1,443.9	1,388.6	0.0	179.8	1,568.4	1,267.8	0.0	64.8	1,332.6
Totals	15,559.9	69.0	5,441.1	21,070.0	17,390.0	128.7	4,047.6	21,566.3	15,879.8	128.7	3,972.6	19,981.1

**Statewide Facility Maintenance and Operations
Summary of RDU Budget Changes by Component
From FY2009 Management Plan to FY2010 Governor**

All dollars shown in thousands

	<u>General Funds</u>	<u>Federal Funds</u>	<u>Other Funds</u>	<u>Total Funds</u>
FY2009 Management Plan	17,390.0	128.7	4,047.6	21,566.3
Adjustments which will continue current level of service:				
-Central Region Facilities	-463.0	0.0	0.0	-463.0
-Northern Region Facilities	-1,230.3	0.0	0.0	-1,230.3
-Southeast Region Facilities	-144.8	0.0	0.0	-144.8
Proposed budget decreases:				
-Central Region Facilities	-7.3	0.0	0.0	-7.3
-Southeast Region Facilities	0.0	0.0	-115.0	-115.0
Proposed budget increases:				
-Central Region Facilities	60.0	0.0	40.0	100.0
-Northern Region Facilities	251.2	0.0	0.0	251.2
-Southeast Region Facilities	24.0	0.0	0.0	24.0
FY2010 Governor	15,879.8	128.7	3,972.6	19,981.1