

Public Facilities Maintenance and Repairs

FY2003 Request: \$2,500,000

Reference No: 35803

AP/AL: Appropriation

Project Type: Renewal and Replacement

Category: General Government

Location: Statewide

Contact: Dan Spencer

House District: Statewide (HD 1-40)

Contact Phone: (907)465-5655

Estimated Project Dates: 07/01/2002 - 07/02/2005

Brief Summary and Statement of Need:

This project will provide authorization to spend depreciation funds collected through the facilities rental rate charged tenant agencies. The funding is used for renewal and replacement repairs of major building systems. These projects replace worn-out major building components and either replace or retrofit obsolete or inefficient building systems in order to maintain or extend the useful life of the building or facility.

Facilities included are: the Robert B. Atwood Building; the Fairbanks Regional Office Building; the Juneau State Office Building; the Alaska Office Building; the Juneau Court Plaza Building; the Juneau Community Building; the Douglas Island Building; and, the Juneau Public Safety Building.

Funding:	<u>FY2003</u>	<u>FY2004</u>	<u>FY2005</u>	<u>FY2006</u>	<u>FY2007</u>	<u>FY2008</u>	<u>Total</u>
PublicBldg	\$2,500,000	\$2,500,000	\$3,000,000	\$3,000,000	\$3,500,000		\$14,500,000
Total:	\$2,500,000	\$2,500,000	\$3,000,000	\$3,000,000	\$3,500,000	\$0	\$14,500,000

<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	
Totals:	0	0

Additional Information / Prior Funding History:

FY2003 will be the first year the Department has requested Public Building Funds depreciation funds to fund capital improvement projects. In FY2001 and FY2002 these funds have been appropriated in the operating budget.

Project Description/Justification:

Problem: This CIP funding request will provide the authorization to spend depreciation funds collected through the facilities rental rate charged tenant agencies. The funding is used for renewal and replacement repairs of major building systems. These projects replace worn-out major building components and either replace or retrofit obsolete or inefficient building systems in order to maintain or extend the useful life of the building or facility.

The Facilities consists of: the Robert B. Atwood Building; the Fairbanks Regional Office Building; the Juneau State Office Building; the Alaska Office Building; the Juneau Court Plaza Building; the Juneau Community Building; the Douglas Island Building; and, the Juneau Public Safety Building.

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The result of postponing these repairs may well be premature failure of heating systems, an undetected fire, and leaking roofs and windows. In virtually all cases the failure to expend the resources needed to keep up with a building's maintenance in a timely and programmed manner leads to a greater expenditure of both time and money in the future.

Solution: On an annual basis an appropriation is needed to authorize the expenditure of depreciation funds collected annually through the facility rental rate. This appropriation will be used for replacement, repair, and maintenance of facility components which include but are not limited to leaking roofs, curtain walls and window systems, removal and replacement of failing domestic water pipes, and other building systems which are worn out or obsolete.

Benefit: The employees and public who work in, and rely upon, the services provided in these facilities will benefit by being able to perform their jobs and conduct their business in an environment which is efficient, effective, and safe.

What We Are Buying: Renewal and replacement funding maintains, and in some instances extends, the useful life of facilities. Examples of maintenance items include routine preventive maintenance tasks like periodic boiler and hot water cleaning, fire protection systems inspections, roof replacement, curtain and window wall maintenance.

History: Beginning in FY2001 the Public Facilities program began collecting rent from the agencies occupying buildings in the Facilities pool. Depreciation expense is an element of the rent collected from tenant agencies. Using this funding the Department, in conjunction with building tenants, identify, plan, and implement projects which repair and replace major building systems in order to prolong useful life.