

**State of Alaska**  
**FY2007 Governor's Operating Budget**

**Department of Labor and Workforce Development**  
**AVTEC Facilities Maintenance**  
**Component Budget Summary**

## Component: AVTEC Facilities Maintenance

### Contribution to Department's Mission

The Alaska Vocational Technical Center (AVTEC) Facilities Maintenance component contributes to the department's mission by accounting and budgeting for maintenance, repair, renewal and replacement of state owned education and training facilities at AVTEC as mandated by AS 37.07.020(c).

### Core Services

This component accounts for all repair, replacement, upgrades, custodial services, and utilities for 12 separate state owned AVTEC buildings located in Seward. One building is two years old and the others range in age from 25-55 years old.

### FY2007 Resources Allocated to Achieve Results

<b>FY2007 Component Budget: \$1,337,200</b>	<b>Personnel:</b>	
	Full time	10
	Part time	0
	<b>Total</b>	<b>10</b>

### Key Component Challenges

The annual maintenance, repair, renovation and renewal budget for AVTEC is insufficient to properly maintain and renovate the facilities. The current budget includes an estimate of the costs to be expended during FY2007 for maintenance and repairs which are below industry standards. The industry standard for calculating maintenance, repair, renovation and renewal estimates is 5.0% of the current replacement value (2.5% for maintenance and 2.5% for renovation and renewal). To arrive at the current replacement value for classroom, student services, and administrative space, multiply \$250 by the number of square feet. The current replacement value for dormitories and apartments is calculated at \$300 per square foot.

The Alaska Vocational Technical Center facilities calculated current replacement value is \$45,670,350 based on 123,975 square feet of classroom, student services, and administrative space, 35,152 square feet of dormitory space, and 13,770 square feet of apartment space. The estimation of annual maintenance and repair costs should be \$1,141,759 at 2.5% of the facility value and an additional 2.5% for renovation and renewal of \$1,141,759, for an annual total of \$2,283,518. The funding for FY2006 was \$914,500 for AVTEC facilities and funded by AVTEC's operating budget. AVTEC received an additional \$1,250,000 in FY2006 of capital funds for deferred maintenance. The combined total of operational and CIP funding of \$2,164,500 is still \$119,018 below the industry standard.

### Significant Changes in Results to be Delivered in FY2007

To address the issue of deferred maintenance AVTEC requested the reclassification of the five maintenance generalist positions to maintenance specialist positions for better coverage of the maintenance, repair, renovation and renewal needs. The specialist positions include an electrician, a plumber, two building/facility systems specialists, and a specialist foreman. During FY2006, AVTEC added a non-perm position for a maintenance generalist-journey level to specialize in painting and dry wall repairs around campus. This position is requested to become permanent for FY2007.

## Major Component Accomplishments in 2005

Repair of the gym walls and replacement of the gym wall pads.

Reconnected the nine-plex apartment building to the City of Seward sewer system. A 10' section under apartment #2 had dropped from alignment with the sewer main.

## Statutory and Regulatory Authority

Statutory Authority:  
AS 37.07.020(e)

Propose Budget for Facility Maintenance,  
Repairs, and Renewals/Replacements

Contact Information
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<b>AVTEC Facilities Maintenance Component Financial Summary</b>			
		<i>All dollars shown in thousands</i>	
	<b>FY2005 Actuals</b>	<b>FY2006 Management Plan</b>	<b>FY2007 Governor</b>
<b>Non-Formula Program:</b>			
<b>Component Expenditures:</b>			
71000 Personal Services	411.7	615.4	735.5
72000 Travel	0.4	0.5	0.5
73000 Services	506.1	419.1	550.5
74000 Commodities	56.7	50.7	50.7
75000 Capital Outlay	0.0	0.0	0.0
77000 Grants, Benefits	0.0	0.0	0.0
78000 Miscellaneous	0.0	0.0	0.0
<b>Expenditure Totals</b>	<b>974.9</b>	<b>1,085.7</b>	<b>1,337.2</b>
<b>Funding Sources:</b>			
1007 Inter-Agency Receipts	968.7	914.5	1,071.0
1061 Capital Improvement Project Receipts	6.2	171.2	266.2
<b>Funding Totals</b>	<b>974.9</b>	<b>1,085.7</b>	<b>1,337.2</b>

<b>Estimated Revenue Collections</b>				
Description	Master Revenue Account	FY2005 Actuals	FY2006 Management Plan	FY2007 Governor
<b>Unrestricted Revenues</b>				
None.		0.0	0.0	0.0
<b>Unrestricted Total</b>		<b>0.0</b>	<b>0.0</b>	<b>0.0</b>
<b>Restricted Revenues</b>				
Interagency Receipts	51015	968.7	914.5	1,071.0
Capital Improvement Project Receipts	51200	6.2	171.2	266.2
<b>Restricted Total</b>		<b>974.9</b>	<b>1,085.7</b>	<b>1,337.2</b>
<b>Total Estimated Revenues</b>		<b>974.9</b>	<b>1,085.7</b>	<b>1,337.2</b>

**Summary of Component Budget Changes  
From FY2006 Management Plan to FY2007 Governor**

*All dollars shown in thousands*

	<u>General Funds</u>	<u>Federal Funds</u>	<u>Other Funds</u>	<u>Total Funds</u>
<b>FY2006 Management Plan</b>	<b>0.0</b>	<b>0.0</b>	<b>1,085.7</b>	<b>1,085.7</b>
<b>Adjustments which will continue current level of service:</b>				
-FY 07 Wage Increases for Bargaining Units and Non-Covered Employees	0.0	0.0	10.9	10.9
-FY 07 Health Insurance Cost Increases for Bargaining Units and Non-Covered Employees	0.0	0.0	1.6	1.6
-FY 07 Retirement Systems Cost Increase	0.0	0.0	20.6	20.6
<b>Proposed budget increases:</b>				
-1 PFT Maintenance Generalist Journeyman PCN 07-031 to Perform Maintenance Duties	0.0	0.0	85.0	85.0
-Risk Management Self-Insurance Funding Increase	0.0	0.0	2.0	2.0
-Interagency Receipt Authorization to Align with Anticipated Expenditures	0.0	0.0	131.4	131.4
<b>FY2007 Governor</b>	<b>0.0</b>	<b>0.0</b>	<b>1,337.2</b>	<b>1,337.2</b>

**AVTEC Facilities Maintenance  
Personal Services Information**

Authorized Positions		Personal Services Costs		
	<u>FY2006</u> <u>Management</u> <u>Plan</u>	<u>FY2007</u> <u>Governor</u>		
Full-time	9	10	Annual Salaries	436,540
Part-time	0	0	COLA	12,744
Nonpermanent	0	0	Premium Pay	32,953
			Annual Benefits	268,448
			<i>Less 2.02% Vacancy Factor</i>	(15,185)
			Lump Sum Premium Pay	0
<b>Totals</b>	<b>9</b>	<b>10</b>	<b>Total Personal Services</b>	<b>735,500</b>

**Position Classification Summary**

Job Class Title	Anchorage	Fairbanks	Juneau	Others	Total
Enviro Services Journey II	0	0	0	3	3
Enviro Services Lead	0	0	0	1	1
Maint Gen Journey	0	0	0	1	1
Maint Spec Bfc Foreman	0	0	0	1	1
Maint Spec Bfc Jrny II/Lead	0	0	0	2	2
Maint Spec Eu Jrny II	0	0	0	1	1
Maint Spec Plumb Jrny II	0	0	0	1	1
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>