

Public Building Fund Deferred Maintenance

FY2009 Request: \$2,500,000

Reference No: 45357

AP/AL: Appropriation

Project Type: Deferred Maintenance

Category: General Government

Location: Statewide

Contact: Eric Swanson

House District: Statewide (HD 1-40)

Contact Phone: (907)465-5654

Estimated Project Dates: 07/01/2008 - 07/01/2012

Brief Summary and Statement of Need:

Funding is necessary for continued maintenance of state owned facilities that make up the group known as the Public Building Fund Facilities. These facilities include the State Office Building, the Alaska Office Building, the Community Building, the Douglas Island Building, the Atwood Building, the Fairbanks Regional Office Building, the Public Safety Building, the Court Plaza Building, the Palmer State Office Building, and the Dimond Courthouse.

Funding:	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	Total
PublicBldg	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$15,000,000
Total:	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$15,000,000

<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
<u>One-Time Startup:</u>	0	
Totals:	0	0

Additional Information / Prior Funding History:

Public Building Fund projects were funded at \$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 included in the Public Building Fund. 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.

(individual projects listed starting on next page)

**Facility Deferred Maintenance Department
Inventory -- 2009 Update**

Department: Administration

Priority	Project Title	Project Cost	Project Description	Location (City)
PBF BUILDINGS				
1	Community Bldg - CB 040 - Install fire alarm system	20,000	Install new fire alarm system	Juneau
2	Court Plaza Bldg - CP 063 - Upgrade fire alarm	35,000	Upgrade fire alarm system	Juneau
3	Dimond Courthouse Bldg. - DC 108 - Install fire alarm system	100,000	New alarm system	Juneau
4	Douglas Island Bldg. - D 056 - Install new fire alarm system	30,000	New fire alarm system	Juneau
5	Public Safety Bldg. - P 041 - Upgrade fire alarm system	25,000	Upgrade fire alarm system	Juneau
6	State Office Bldg. - S 198 - Upgrade fire panel	150,000	Complete upgrade of fire panel	Juneau
7	Atwood Bldg. - AT 080 - Upgrade smoke exhaust	800,000	Smoke Evacuation/Stairwell Exhaust	Anchorage
8	Atwood Bldg. - AT 014 - Seismic upgrades	700,000	Seismic Upgrades	Anchorage
9	State Office Bldg. - S 194 - Repair handrails	35,000	Repair handrails 8th floor & 7th floor parking area	Juneau
10	Atwood Bldg. - AT 106 - Upgrade elevator controls low rise	600,000	Low Rise Elevators-controls/generator/doors. Code compliance	Anchorage
11	Atwood Bldg. - AT 107 - Upgrade elevator controls freight elev	200,000	Freight Elevator-controls/SCR drive/door. Code compliance	Anchorage
12	Atwood Bldg. - AT 108 - Upgrade elevator controls high rise	560,000	High-rise Elevators-controls/SCR drive/doors. Code compliance	Anchorage
13	Atwood Bldg. - AT 113 - Upgrade elevator controls garage	150,000	Garage Elevator - modernize control operators. Code compliance	Anchorage
14	State Office Bldg. - S 190 - Abate exposed asbestos at mech rooms, t/e rooms, loading dock	1,800,000	Asbestos abatement in mechanical rooms, t&e rooms, storage rooms and loading dock	Juneau
15	Palmer State Office Bldg. - PSOB 005 - Remodel facility from hospital to office space	14,100,000	Major remodel of facility for future tenants	Palmer
16	Palmer State Office Bldg. - PSOB 006 - Private lease buy outs	1,600,000	Buy-out funds for private leases	Palmer
17	Atwood Bldg. - AT 124 - Private to state suite tenant improvements	500,000	Renovate private tenant suites for state occupancy	Anchorage
18	State Office Bldg. - S 188 - Final phase - garage renovations	8,851,000	Parking Garage - Concrete: Replace missing fire proofing, repair leaks, reslope, repair cracks, repair structural rebar and restripe. Electrical: Upgrade lighting and repair code violations. Safety: Replace sprinkler system	Juneau
19	Atwood Bldg. - AT 020 - Replace garage roof	1,000,000	Replace exterior plaza and sidewalks (roof above garage)	Anchorage
20	Atwood Bldg. - AT 111 - Phase II roof replacement	200,000	Complete replacement of roof phase 2	Anchorage
21	Court Plaza Bldg. - CP 058 - Replace roof	400,000	Replace roof	Juneau
22	Public Safety Bldg. - P 027 - Replace roof	400,000	Replace roof	Juneau
23	Dimond Courthouse Bldg. - DC 003 -Replace window seals	800,000	Replace window seals and repair leaking curtain wall	Juneau
24	Dimond Courthouse Bldg. - DC 106 - Insulate curtain wall	75,000	Insulate curtain wall	Juneau
25	Douglas Island Bldg. - D 016 - Replace curtain wall	1,800,000	Replace curtain wall	Juneau
26	Alaska Office Bldg. - A 021- Piping Replacement	1,000,000	Replace all water and waste piping	Juneau
27	Dimond Courthouse Bldg. - DC 009 - Replace piping	450,000	Replace supply water piping (pinholes, etc.)	Juneau
28	State Office Bldg. - S 171 - Replace remaining galvanized piping	300,000	Replace galv remaining piping	Juneau
29	Community Bldg. - CB 042, 013, 021 - Major building plumbing renovations	750,000	Replace boiler, isolation valve, install boiler room fan, replace waste and water piping	Juneau
30	State Office Bldg. - S 202 - Repair vibration dampers	50,000	Repair all Heating Ventilating Air Conditioning fans vibration dampers	Juneau
31	Atwood Bldg. - AT 084 - Install dampers	325,619	Back Draft Dampers	Anchorage
32	Dimond Courthouse Bldg. - DC 123 - Replace cooling coil	20,000	Install new cooling coil in penthouse	Juneau

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33	Atwood Bldg. - AT 128 - Install variable drives on fans	200,000	Variable Speed Drives for Fans F1,F2,F3 &F4.	Anchorage
34	State Office Bldg. - S 172 - Install new chiller	800,000	Install new chiller and cooling tower	Juneau
35	Atwood Bldg. - AT 105 - Replace boilers	175,000	3 New Boilers	Anchorage
36	Dimond Courthouse Bldg. - DC 099 - Replace boilers	750,000	New boilers	Juneau
37	Dimond Courthouse Bldg. - DC 100 - Replace chillers	525,000	New chillers	Juneau
38	State Office Bldg. - S 181 - Replace boilers	750,000	Replace (3) building boilers	Juneau
39	Court Plaza Bldg. - CP 060 - Replace generator	125,000	Replace generator, install new or tie into AOB generator	Juneau
40	Alaska Office Bldg. - A 057 - Upgrade HVAC	15,000	Upgrade Heating Ventilating Air Conditioning system in basement	Juneau
41	Community Bldg. - CB 030 - Install HVAC and DDC	540,000	Install Heating Ventilating Air Conditioning system & Direct Digital Control System	Juneau
42	Court Plaza Bldg. - CP 069 - Upgrade HVAC system	25,000	Install heat exchanger in Heating Ventilating Air Conditioning system	Juneau
43	Court Plaza Bldg. - CP 068 - Upgrade heating system	10,000	remove glycol from heat system	Juneau
44	State Office Bldg. - S 203 - Install fans 7th flr elec room	50,000	Install vent fans in 7th Floor transformer room	Juneau
45	Community Bldg. - CB 041 - Install electrical distribution	200,000	Install new main electrical distribution board	Juneau
46	Douglas Island Bldg. - D 054 - Phase 2 Electrical upgrades	750,000	Electrical upgrade - redistribute load, code violation repairs Phase 2	Juneau
47	Fairbanks Regional Office Bldg. - F 046 - Install electrical transformer and panel	26,000	Install transformer and add 42 space panel	Fairbanks
48	State Office Bldg. - S 059 - Repair glycol systems Willoughby and Calhoun	250,000	Repair glycol system with electrical at Willoughby and Calhoun stairs and sidewalks	Juneau
49	Fairbanks Regional Office Bldg. - F 037 - Replace air conditioning system	110,000	Replace (2) a/c units	Fairbanks
50	Court Plaza Bldg. - CP 051 - Restrooms - install floor drains, upgrade	400,000	Upgrade bathrooms, floors & lighting and add floor drains	Juneau
51	Dimond Courthouse Bldg. - DC 124 - Clean HVAC ducts	50,000	Clean Heating Ventilating Air Conditioning ducts	Juneau
52	Public Safety Bldg. - P 043 - Balance HVAC	25,000	Balance Heating Ventilating Air Conditioning system hydronic & air	Juneau
53	Court Plaza Bldg. - CP 070 - Balance HVAC	15,000	Balance Heating Ventilating Air Conditioning system hydronic & air	Juneau
54	Dimond Courthouse Bldg. - DC 113 - Balance HVAC	30,000	Balance Heating Ventilating Air Conditioning	Juneau
55	State Office Bldg. - S 201 - Balance HVAC	150,000	Balance Heating Ventilating Air Conditioning system hydronic & air	Juneau
56	Atwood Bldg. - AT 123 - Electrical load bank	35,000	Load Bank for Back-Up Generator - allows full load testing without interruption to tenants	Anchorage
57	Dimond Courthouse Bldg. - DC 101 - Add load bank	100,000	Add load bank for generator	Juneau
58	Public Safety Bldg. - P 032 - Add DDC system	40,000	Add Direct Digital Control system	Juneau
59	Alaska Office Bldg. - A 053 - Replace light fixtures	30,000	new hallway light fixtures	Juneau
60	Court Plaza Bldg. - CP 065 - Replace corridor lighting	15,000	new hall lighting 3rd- 8th floor	Juneau
61	Court Plaza Bldg. - CP 067 - Install energy mgmt system - lighting	70,000	Install lighting controls	Juneau
62	Dimond Courthouse Bldg. - DC 105 - Upgrade electrical	60,000	locate and label electrical circuits and panels	Juneau
63	State Office Bldg. - S 195 - Replace light poles - parking lot	40,000	New light poles 7th floor parking lot	Juneau
64	Public Safety Bldg. - P 039 - Electrical upgrades	500,000	Upgrade lighting, wiring, add light switches, repair code violations	Juneau
65	State Office Bldg. - S 173 - Upgrade deck drainage	150,000	Upgrade deck drainage system	Juneau
66	Alaska Office Bldg. - A 054 - ADA Install handicap ramp handrails	20,000	New handicap ramp hand rails	Juneau
67	Douglas Island Bldg. - D 046 - Replace metal walls	75,000	Replace corrugated metal walls	Juneau
68	Court Plaza Bldg. - CP 066 - Remodel building entry	15,000	remodel 3rd st entry	Juneau
69	Dimond Courthouse Bldg. - DC 109 - Remodel Seward entry	25,000	Remodel Seward at entry	Juneau
70	Alaska Office Bldg. - A 052 - Upgrade entry	50,000	Upgrade entry doors	Juneau
71	State Office Bldg. - S 196 - Upgrades stairs and deck - Calhoun entrance	250,000	New stairs and deck - Calhoun entrance	Juneau
72	Alaska Office Bldg. - A 055 - New stairway	15,000	New stairway north entry	Juneau
73	State Office Bldg. - S 200 - Repair exterior soffitt - Willoughby	15,000	Repair soffit Willoughby side of bldg	Juneau
74	Dimond Courthouse Bldg. - DC 104 - Upgrade restrooms	400,000	Upgrade public restrooms	Juneau
75	Public Safety Bldg. - DC 107 - Replace entry doors	40,000	New entry doors north entry	Juneau

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76	Public Safety Bldg. - P 040 - Replace garage door	10,000	New garage door	Juneau
77	Dimond Courthouse Bldg. - DC 125 - Repair rear stairs	80,000	Repair/Replace rear stairs	Juneau
78	Fairbanks Regional Office Bldg. - F 106 - Repair loading dock	24,000	Loading Dock Repair	Fairbanks
79	Douglas Island Bldg. - D 055 - Insulate piping	10,000	Reinsulated boiler room piping	Juneau
80	Alaska Office Bldg. - A 056 - Reinsulate boiler pipes	12,000	Reinsulate boiler room pipes	Juneau
81	Fairbanks Regional Office Bldg. - F 105 - Install sound baffles	25,000	Add sound baffles to condensing room	Fairbanks
82	Court Plaza Bldg. - CP 010 - Replace elevator battery system	700,000	Replace elevator battery system with a/c	Juneau
83	Court Plaza Bldg. - CP 064 - Remove generator at roof	100,000	Remove generator from roof	Juneau
84	Court Plaza Bldg. - CP 071 - Reseal exterior	500,000	Reseal exterior wall panels	Juneau
85	Dimond Courthouse Bldg. - DC 007B - Insulate piping	27,000	Insulate missing supply and return hot water perimeter loop	Juneau
86	Dimond Courthouse Bldg. - DC 102 - Install ceiling 1st floor	70,000	New drop ceiling at first floor	Juneau
87	Dimond Courthouse Bldg. - DC 103 - Install ceiling 2nd floor	20,000	New drop ceiling at second floor waiting area	Juneau
88	Dimond Courthouse Bldg. - DC 121 - Upgrade lighting - lobby	35,000	Upgrade elevator lobby lighting	Juneau
89	Douglas Island Bldg. - D 045 - Replace light fixtures	250,000	Replace light fixtures	Juneau
90	Dimond Courthouse Bldg. - DC 122 - New lighting at restrooms lobby	15,000	Install new lighting outside bathrooms	Juneau
91	State Office Bldg. - S 152 - Finish newly identified garage storage room	300,000	Move Gardens and Grounds, and Maintenance Shop to T-1 unfinished area	Juneau
92	Atwood Bldg. - AT 127 - Corridor carpet replacement	200,000	Replace all carpet in common halls throughout the building - 18 floors	Anchorage
93	Douglas Island Bldg. - D 057 - Replace flooring - ground floor	12,000	Arctic entry ground floor	Juneau
94	Douglas Island Bldg. - D 058 - Replace hall carpet	15,000	New hall carpet	Juneau
95	Fairbanks Regional Office Bldg. - F 099 - Remodel second flr restrooms	72,000	Remodel second floor restrooms	Fairbanks
96	Fairbanks Regional Office Bldg. - F 100 - Replace floor finishes - stairs	17,000	Replace worn carpeted stair treads with metal treads	Fairbanks
97	State Office Bldg. - S 197 - Paint parking garage stairs	80,000	Sandblast and paint parking structure stairwells	Juneau
98	State Office Bldg. - S 151 - Upgrade planters	25,000	Upgrade planters Willoughby entrance	Juneau
99	State Office Bldg. - S 199 - Procure lift for atrium	80,000	New lift for atrium	Juneau
100	Fairbanks Regional Office Bldg. - F 104 - ICAP fees	30,000	ICAP Charges '09. DOT charges for construction mgmt on cip projects	Fairbanks
101	Public Safety Bldg. - P 031 - Replace exterior windows	75,000	Replace windows	Juneau
102	Alaska Office Bldg. - A 048 - Replace exterior window	400,000	Replace windows	Juneau
103	Fairbanks Regional Office Bldg. - F 102 - Replace exterior windows	800,000	Replace all exterior windows	Fairbanks
104	Community Bldg. - CB 014 - ADA install elevator	400,000	Install building elevator	Juneau
105	Alaska Office Bldg. - A 051 - Install Air Conditioning System	700,000	Add A/C system	Juneau
106	Douglas Island Bldg. - D 047 - Install air conditioning system	225,000	Add A/C system	Juneau
107	Alaska Office Bldg. - A 058 - Install ceiling and sprinkler in corridor	2,000,000	Install suspended ceiling and sprinkler system in fire corridor	Juneau
108	State Office Bldg. - S 033 - Acquire new temp lease space, abate asbestos, install f/a and sprinklers	44,287,823	Asbestos & cable abatement, f/a, sprinkler, temporary lease accommodations	Juneau

DEPARTMENT TOTAL PBF BUILDINGS 97,339,442.0