

Deferred Maintenance, Renewal, Replacement, Renovation, Remodeling and Repairs **FY2009 Request: \$8,678,000**
Reference No: AMD 41925

AP/AL: Appropriation with Allocations **Project Type:** Deferred Maintenance
Category: Public Protection
Location: Statewide **Contact:** Sharleen Griffin
House District: Statewide (HD 1-40) **Contact Phone:** (907)465-3339
Estimated Project Dates: 07/01/2008 - 06/30/2011

Brief Summary and Statement of Need:

This project will provide funding for essential renewal, replacement, renovation, remodeling and repair of electrical, mechanical, roofing, walls, fire and life safety, security, structural, food service, pavements and site drainage systems at all correctional facilities. This work is required to enable continued safe, secure and efficient operation of the 24-hour incarceration facilities.

Funding:	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	Total
AK Cap Inc	\$8,678,000						\$8,678,000
Gen Fund		\$27,568,300	\$12,786,200	\$12,810,000	\$7,510,500	\$4,397,000	\$65,072,000
Total:	\$8,678,000	\$27,568,300	\$12,786,200	\$12,810,000	\$7,510,500	\$4,397,000	\$73,750,000

<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 checked="" 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

Additional Information / Prior Funding History:

Ch82 SLA 2006 Sec 1 Pg 65 Ln 3-5 \$4,500,000 GF; Ch3 FSSLA 2005 Sec 1 Pg 42 Ln 29 \$2,000,000 AHFC; Ch159 SLA 2004 Sec 1 Pg 18 Ln 23 \$1,850,000 Ak Student Loan; Ch 82 SLA 2003 Sec 1 Pg 16 Ln 23 \$2,000,000 GF; Ch 1 SLA 2002 Sec 1 Pg 27 Ln 27-29 \$600,000 GF; Ch 1 SSSLA 2002 Sec 1 Pg 27 Ln 21-23 \$1,000,000; Ch 61 SLA 2001 Pg 10 Ln 8 \$600,000 GF, Ln 21-22 \$400,000 GF; Ch 135 SLA 2000 \$600,000 AHFC; Ch 2 FSSLA 1999 \$800,000 GF; Ch139, SLA 1998, CB 107, Sec 1 \$800,000 AHFC.

Project Description/Justification:

This amendment changes the ASLC Bonds fund source to the Alaska Capital Income Fund since credit market concerns preclude the ASLC from returning capital to the state in FY09.

The Department of Corrections is responsible for maintaining 117 state-owned buildings (over 1.3 million square feet and \$463.2 million in replacement value). The majority of these buildings are over 20 years old, with 10% exceeding 30 years and 10% exceeding 40 years of age. This appropriation will fund the most urgent fire and life safety, environmental, utility infrastructure, security and operational requirements in the department.

This project is a statewide compilation of essential capital requirements at all institutions, primarily deferred maintenance requirements that should have already been accomplished. A list is formulated of known requirements in late October or early November each year. The list is a static "snapshot" of the various needs at that time. The actual list of projects remains fluid between the time that the list is prepared and the time the appropriation is authorized.

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During this time period, other critical requirements are identified with several of the identified projects already accomplished. Funds are then allocated to the most urgent of the remaining requirements. The projects that could not be funded become the basis of the next fiscal year capital appropriation request. Past experience shows that the vast majority of available funding will be allocated to deferred maintenance projects that were identified in the department's FY2009 capital request.

Electrical and emergency generator systems, monitoring systems, central control room security controls, and intercom systems at most of the institutions are in immediate need of renewal or replacement to enable continued security support. Boilers, HVAC Systems, fuel tanks and fuel distribution systems need a major repair effort to enable them to meet their function.

Roofs, exterior walls, floors, interior walls and ceilings in most institutions need repairs to continue providing safety and security. These roofs and walls can no longer be maintained with normal in-house techniques. They need major repair or replacement so that they do not jeopardize the security systems and safe functioning of the facilities. Deferral will cause further damage to the building structures and will increase the ultimate repair costs. Funding to address the total roof repair needs will continue to be requested on future Department of Corrections capital requests.

The flat roof portions of these facilities require major repairs. These roofs do not drain well, which contributes to a severe leakage problem. The existing roofing systems do not meet current building code requirements. Repairing these roof systems in accordance with current building codes will provide weather protection for the next 20 years while minimizing maintenance costs for that same time period and will significantly reduce energy costs.

In the last year, the freezer system at Anvil Mountain Correctional Center, perimeter Security System at the Combined Hiland Mountain Correctional Center and institutional laundry machines at Spring Creek Correctional Center all failed. This resulted in emergency projects that required diverting funds from other planned repairs.