

AVTEC Deferred Maintenance

FY2010 Request: \$1,000,000

Reference No: 48821

AP/AL: Appropriation

Project Type: Deferred Maintenance

Category: Development

Location: Kenai Areawide

Contact: Fred Esposito

House District: Kenai Areawide (HD 33-35)

Contact Phone: (907)224-6150

Estimated Project Dates: 04/19/2010 - 06/30/2012

Brief Summary and Statement of Need:

This project has been amended to clarify proposed deferred maintenance projects. Baseline requirement for facilities deferred maintenance at Alaska Vocational Technical Center's (AVTEC) 16 buildings in Seward, including general facility maintenance, bakery reconfiguration, dishroom remodel and cafeteria walk-in cooler replacement. Through training AVTEC supports the Department's mission to advance opportunities for employment. The project description has been amended since the original submission.

Funding:	FY2010	FY2011	FY2012	FY2013	FY2014	FY2015	Total
Gen Fund	\$1,000,000						\$1,000,000
Total:	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000

<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
One-Time Startup:	0	
Totals:	0	0

Additional Information / Prior Funding History:

Deferred Maintenance funding history: FY2005 \$1,418,500 (Sec 1, Ch159, SLA04, P 27, Ln 17); FY2006 \$1,250,000 (Sec 1, Ch3, SLA05, P 57, Ln 23); FY2007 \$2,500,000 (Sec 1, Ch 82, SLA06, P 74, Ln 24); FY2008 \$1,503,000 (Sec 4, Ch 30, SLA07, P 96, Ln 7); FY2009 \$1,727,00 (Sec 10, Ch 29, SLA08, P 68, Ln 27); and FY2010 \$600,000 (Sec 1, Ch 15, SLA09, P 16, Ln 20).

Project Description/Justification:

The Alaska Vocational Technical Center (AVTEC) is requesting \$1,000,000 for deferred maintenance needs of 16 state-owned and one leased building in Seward.

The Student Life campus includes the Student Services Center, two dormitories, and three apartment buildings. Deferred maintenance funding would support preventive maintenance of the 30+ year old student dormitory to include plumbing and electrical repairs, and improved energy efficiency. Repairs to student apartments will include replacing all damaged doors, paint interior walls, replacing vanity, sink, toilet, and shower/tub enclosure in the bathrooms, replacing kitchen cabinets, appliances, floor carpet and vinyl, as needed. Other projects include insulation of the attic in the four-plex apartment building, replacing existing lighting with energy efficient lights in the Student Services Center student lounge, computer lab, and library, and replacing the walk off flooring material at both lower level entries at the Student Services Center. The estimated cost of these repairs is \$319,700.

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The bakery needs a new Type I hood that will require some relocation of existing and new equipment. This includes the removal of the existing exhaust hood, duct and fire suppression system and all necessary ceiling/roof demolition and new patch back construction. This also includes the material and labor to furnish and install new and relocated existing equipment. Install new double acting door, frame, and hardware. This project is required to meet fire code requirements. The estimated cost of these repairs is \$155,000.

The dishroom in AVTEC’s cafeteria is in need of some refurbishing. The dishroom is a continuously wet environment and has floor and wall coverings that are delaminating from the structure. It will require demolition work, refurbishing, and new dishwashing equipment to meet safety and health standards and building codes. The estimated cost of these repairs is \$172,100.

The existing 30 year old walk-in coolers in the Cafeteria need replacing to reduce down time, maintenance costs, food loss from spoilage, and improve energy efficiency. The estimated cost of these repairs is \$181,000.

The Applied Technologies campus houses the Automotive, Diesel/Heavy Equipment, Medium /Heavy Truck Apprenticeship, Structural Welding, Pipe Welding, and Industrial Electricity training programs. Deferred maintenance funding would support general preventive maintenance of classroom/shop buildings to include plumbing and electrical repairs, and weatherization. Projects for this area would include replacing low grade windows and siding on the west side of the Applied Technology classrooms with high efficiency vinyl windows, replacing the control system on the air handler in the Structural Welding shop, replacing aging pneumatic air lines throughout the Automotive and Heavy Equipment shops and provide better support, and replacing aging and failing oil fired furnace system in the Automotive shop. The estimated cost of these repairs is \$147,600.

Dept. Priority	Project Title	Project Cost (\$000)	Running Total (\$000)	GF Cost (\$000)	GF Running Total (\$000)	Project Description
1	Student Life Campus including 3rd Ave. and 4th Ave. Dorms, Student Services Center, and Cafeteria Deferred Maintenance	319.7	319.7	319.7	319.7	Supports preventive maintenance of thirty year-old student dormitory to include plumbing and electrical repairs, and energy efficiency. Repair student apartments, to include replacing all damaged doors, paint interior walls, replace vanity, sink, toilet and shower/tub enclosure in the bathroom, replacing kitchen cabinets, appliances, floor

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						carpet and vinyl. Insulate the attic in the four-plex. Replace existing lighting with energy efficient lights in the Student Services Center student lounge, computer lab and library. Replace walk off flooring material at both lower level entries at the Student Services Center.
2	Bakery reconfiguration	155.0	474.7	155.0	474.7	Add a Type I exhaust hood in the southeast corner of the Bakery. Includes all necessary ceiling/roof demolition and new patch back construction. Includes the removal of the existing exhaust hood, duct and fire suppression system and the necessary patch back of ceiling and roof. Add material and labor to furnish and install new and relocated existing equipment. Install new double acting door, frame, and hardware. Required to meet fire code requirements.
3	Dishroom remodel	172.1	646.8	172.1	646.8	Demolition of the existing Dishroom and the labor and

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						materials to furnish and install new equipment and room finishes. Renovate the drop off zone to the Dishroom. Required to meet building code requirements.
4	Cooler replacements	181.0	827.8	181.0	827.8	Demolish existing coolers (walk-in refrigerators) and remove from site. Provide all necessary mechanical/electrical materials and labor to furnish and install new walk-in coolers. Benefits will include increase in energy efficiency.
5	Applied Technologies Campus including Heavy Equipment Shop, Automotive Shop, Pipe Welding Shop, Structural Welding Shop, Diesel Shop, Industrial Electrical Shop, Maintenance Shop Deferred Maintenance	147.6	975.4	147.6	975.4	Supports general preventive maintenance of four classroom/shop buildings to include plumbing and electrical repairs, and weatherization. Projects include: Replace low grade windows and siding on the west side of the Applied Technology classrooms with high efficiency vinyl windows. Replace the control system on the air handler in the Structural Welding shop. Replace aging pneumatic air lines throughout the

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						Automotive and Heavy Equipment shops and provide better support. Replace aging and failing oil fired furnace system in the Automotive shop.
6	First Lake Campus including Construction Technology Shop, Connected Education Classrooms, and First Lake Facility Deferred Maintenance	24.6	1,000.0	24.6	1,000.0	Supports general preventive maintenance of fifty-five year-old former territorial high school that serves as AVTEC's main campus and houses the administrative office and includes classrooms for Business and Office Technology, Information Technology, and Maritime Simulator Training. Projects include: Install drop ceiling in the Web Development classroom and provide a drop down ladder system for maintenance personnel to access the roof. Replace all of the two hundred remaining old, inefficient T12 light ballasts with more energy efficient T8 ballasts.
DEPARTMENT TOTAL		1,000.0	1,000.0	1,000.0	1,000.0	

Items previously identified that will need to be deferred to a later year if estimates above are accurate

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7	Demolition of existing training kitchen	197.0	1,024.8	197.0	1,024.8	Demolition of the existing training kitchen/classroom. Addition of any civil, structural, mechanical, and electrical construction in response to the demolition of remaining adjacent facilities. Required by City of Seward fire code.
8	Asphalt parking	291.0	1,315.8	291.0	1,315.8	Add the installation of the asphalt paving to the parking lot north of the Student Service Center and new Culinary Academy buildings. Includes all adjacent curb and gutters, parking lot striping, painted symbols, and directional arrows.
9	Hazardous material abatement: replace underground fuel tanks with above ground tanks.	249.1	1,564.9	249.1	1,564.9	Materials, supplies and equipment and contractual support to keep AVTEC buildings operationally sound.