

Statewide Forestry Facilities Deferred Maintenance

FY2012 Request: \$1,925,000

Reference No: 51035

AP/AL: Allocation

Project Type: Deferred Maintenance

Category: Natural Resources

Location: Statewide

House District: Statewide (HD 1-40)

Impact House District: Statewide (HD 1-40)

Contact: Jean Davis

Estimated Project Dates: 07/01/2011 - 06/30/2016

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Appropriation: Natural Resources Facilities Deferred Maintenance Projects

Brief Summary and Statement of Need:

This project corrects high priority deferred maintenance deficiencies identified statewide within the Division of Forestry. Maintenance backlogs are present in 85 buildings in which the public visits, firefighting resources and equipment occupy, and employees work. A wide range of facility problems will be corrected ranging from leaky roofs and ADA accessibility to addressing plumbing, electrical and mechanical problems. Through repair, renovation, and replacement, the result will be a longer service life for the State's building assets, and the equipment and tools housed in the buildings. This ensures continued management of forest resources and protection from threats of wildland fire.

Funding:	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	Total
Gen Fund	\$1,925,000						\$1,925,000
Total:	\$1,925,000	\$0	\$0	\$0	\$0	\$0	\$1,925,000

<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:

SLA08/CH29 \$ 400,000 60% Complete
 SLA06/CH82 \$ 100,000 Complete

Project Description/Justification:

By Statute (AS41.15.010 – 41.15.170), the Division of Forestry manages state forested lands for sustainable use and protects more than 180 million acres of natural resources and other values at risk from threat of wildland fire. The Division's geographic areas of responsibility encompass 6 large parts of the State and include offices for Fairbanks, Delta, Tok and interior Alaska; Soldotna/Kenai and the Kenai Peninsula; Palmer/Wasilla and the Mat-Su Valley and Southcentral Alaska including Anchorage; McGrath and Southwest Alaska; Glennallen and the interior and coastal Copper River Valley; and Haines and the northern portion of Southeast Alaska. State offices, including many forestry buildings where the public visits and where staff regularly works, have critical deferred maintenance needs.

and compromise to safe storage of fuel, equipment, and hazardous materials. The state continues to occupy deteriorating buildings where the public regularly visits to obtain burning and wood-cutting permits; negotiate and sign timber sale contracts; provide contracted firefighting equipment and services; obtain fire and resource information; and attend public meetings. State staff also works from these to prepare for and manage wildland fires, and administer forest management activities.

In early 2003, USKH, Inc. published "Forestry Building Conditions Survey". The research for this study was undertaken in the fall of 2002, under a Forestry contract with USKH, Inc. The study identified over 1,400 items in 85 buildings needing maintenance attention, many in violation of code and Americans with Disabilities Act (ADA) requirements. The study findings are the basis of this request.

The largest category of deferred maintenance to be addressed is compliance with the Americans with Disabilities Act of 1990. USKH, Inc. identified 123 Category 3 items (Risk to Health and Safety) that pose potential of injury to public and staff. They also identified 69 Category 5 code compliance items to prevent further degradation or loss of buildings. By accomplishing this work statewide, the public and employees as well, will have accessible and safer buildings in which to conduct business.

The next largest category of deferred maintenance to be addressed are items of Category 3 Structural and Architectural deficiencies. Items include repairing roofing, facias, foundation cracks and leaks, vapor barriers, weatherstripping, and gutters. Correcting these deficiencies will result in longer building life, better protection of assets enclosed in the buildings, and longer life of mechanical systems.

Also, items to be addressed include high priority electrical and mechanical deficiencies, such as furnaces, heat circulating systems, and lighting.

Most of the work funded by this CIP will be performed by the private sector with State oversight. Communities where work is required include: Fairbanks, Delta Junction, Tok, Tazlina, Palmer, Soldotna, Kenai, Eagle River and McGrath.

Why is this Project Needed Now?:

More than 55% of the buildings needing maintenance are over 25 years old. Assuring that spaces in State public facilities are properly maintained is critical to continuing division operations. The State is committed to conduct its business safely and cost-efficiently, and this requires a suitable environment to conduct business, and protection of its capital assets (buildings) accessed by the public and by the state workforce. Addressing this responsibility now maintains integrity of the buildings, extends buildings' useful lives, enhances protection of more than \$9 million in firefighting tools and equipment, and demonstrates to the public the State's investment to maintain assets. Minimal maintenance funds have been expended on these buildings, and deterioration will continue without maintenance funding. Continued deterioration will lead to building failure, compromised public and employee safety, as well as threatening damage or destruction of State owned vehicles, equipment, tools, and supplies.

Specific Spending Detail:

LINE ITEM	DOLLAR AMOUNT	DESCRIPTION (text)
Personal Services	\$ 300.0	Force account labor, contract administration, and procurement for projects accomplished by existing seasonal laborers.
Travel	\$ 4.0	Travel to develop specifications and administer contracts.
Services	\$ 1,221.0	The majority of the work will be accomplished by private sector contractors and small businesses based on their availability, qualifications, and ability to perform the wide variety of work. (Work may be performed by force account labor depending on professional services available in remote communities.)
Commodities	\$ 400.0	Materials from local vendors for force account projects.

State Match Required: (check one)

- NO
- YES

Project Support:

Public served by facilities; state, federal, and local governments cooperating in wildland firefighting and resource management activities (volunteer and structure fire departments, boroughs, municipalities, Alaska Fire Service, US Forest Service); state employees labor organizations (ASEA, APEA, Local 71); local suppliers of professional services, labor, materials and equipment for the project; State employees; resources and fire management organizations (Alaska Fire Chiefs Association, Board of Forestry, forest councils and citizens advisory boards).

Project Opposition:

None known.