

Deferred Maintenance Projects**FY2012 Request: \$5,000,000****Reference No: 49376****AP/AL:** Appropriation with Allocations**Project Type:** Deferred Maintenance**Category:** Public Protection**Location:** Statewide**House District:** Statewide (HD 1-40)**Impact House District:** Statewide (HD 1-40)**Contact:** Leslie Houston**Estimated Project Dates:** 07/01/2011 - 06/30/2016**Contact Phone:** (907)465-3339**Brief Summary and Statement of Need:**

This funds a few of the department's highest deferred maintenance needs. 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 multiple correctional facilities. This work is required to enable continued safe, secure and efficient operation of the 24-hour incarceration facilities. This project assists in providing secure confinement and keeping the community safe from offenders placed in the department's custody.

Funding:	<u>FY2012</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>Total</u>
Gen Fund	\$5,000,000						\$5,000,000
Total:	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$5,000,000

<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	0
Totals:	0	0

Additional Information / Prior Funding History:

Ch43 SLA10 Sec4 Pg10 Ln26 \$6,500,000 GF; Ch29 SLA08 Sec10 Pg63-64 Ln16-1 \$8,678,000 GF; Ch82 SLA06 Sec1 Pg65 Ln3-5 \$4,500,000 GF; Ch3 SLA05 Sec1 Pg42 Ln29 \$2,000,000 AHFC; Ch159 SLA04 Sec1 Pg18 Ln23 \$1,850,000 AK Student Loan; Ch82 SLA03 Sec1 Pg16 Ln23 \$2,000,000 GF; Ch1 SLA02 Sec1 Pg27 Ln 27-29 \$600,000 GF; Ch1 SLA02 Sec1 Pg27 Ln21-23 \$1,000,000; Ch61 SLA01 Pg10 Ln8 \$600,000 GF, Ln21-22 \$400,000 GF; Ch135 SLA 00 \$600,000 AHFC; Ch2 SLA99 \$800,000 GF; Ch139 SLA98;, SB107, Sec1 \$800,000 AHFC.

Project Description/Justification:

The Department of Corrections is responsible for maintaining 117 state-owned buildings (over 1.3 million square feet and \$529.1 million in replacement value). The majority of these buildings are over 28 years old, with 10% exceeding 30 years and 10% exceeding 43 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. A list of known requirements is formulated in late October or early November each year. The list is a "snapshot" of the various needs at that time. The actual list of projects is fluid between the time that the list is prepared and the time the appropriation is authorized.

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, Heating Ventilation and Air Conditioning Systems, fuel tanks and fuel distribution systems need a major repair effort to enable them to meet their function.

Roofs, exterior walls, interior walls, floors, 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 in 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.

Continued lack of funding may result in either the State Fire Marshal or mechanical and electrical inspectors declaring institutional facilities unfit for occupancy.

Listed below are the currently identified highest priority deferred maintenance projects for the department which include OSHA and fire code issues, lighting system replacement at two, and wastewater, roofing, security, and freezer unit needs. The list of projects actually funded is somewhat fluid between time of list preparation and the time the appropriation is authorized, depending upon potential other emergent life/health/safety/security needs.

Dept. Priority	Project Title	Project Running		Project Description	Location (City)
		Cost (\$000)	Total (\$000)		
1	Shower Repairs - Design	35.0	35.0	Design new floor system for failed shower pans to eliminate mold & bacteria growth in floor and walls.	Eagle River
2	Shower Repairs Construction	200.0	235.0	Install new shower floors & walls and plumbing to prevent	Eagle River

Deferred Maintenance Projects

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Reference No:

49376

				mold and bacterial growth	
3	Roof Replacement and Repairs Phase 3 - Bldg.#55	500.0	735.0	Install new roofing system - phase 3	Kenai / Nikiski
4	Sewage Lagoon Maintenance and Repair	300.0	1,035.0	Pump sludge from lagoon pond #1 and repair/replace failed valves and piping	Sutton / Chickaloon
5	Fuel Day Tank Replacement	165.0	1,200.0	Install new fuel tanks in compliance with DEC/EPA	Nome
6	Bldg #10 Fire Alarm - Construction	390.0	1,590.0	Replace obsolete and failing fire alarm system	Kenai / Nikiski
7	Kitchen Floor Repairs Design and Construction	65.0	1,655.0	Install new tile floor and trench drain to support equipment	Fairbanks
8	Kitchen Hood Fire Suppression System	22.0	1,677.0	Install new UL 300 approved fire suppression system	Palmer
9	Kitchen Hood Fire Suppression System	60.0	1,737.0	Install new UL 300 approved fire suppression system	KPB / Seward
10	Parking Lot Drainage - Design	35.0	1,772.0	Evaluate and design Drainage system for parking lot to eliminate safety hazards to staff and visitors.	Ketchikan
11	Parking Lot Drainage - Construction	110.0	1,882.0	Install drainage system for parking lot	Ketchikan
12	Fuel Tank Replacement	550.0	2,432.0	Design and install DEC/EPA approved Fuel tanks	Nome
13	Water Distribution, Storage and Treatment - Phase 2	300.0	2,732.0	Install underground piping to intertie water wells and fire suppression system piping	Sutton / Chickaloon
14	Security Door Operator Replacement	135.0	2,867.0	Replace security door operators	Juneau
15	Unit 3 Security Lock Upgrade	850.0	3,717.0	Replace faulty locking devices with	Fairbanks

Deferred Maintenance Projects

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				new locks suitable for use with close/maximum custody inmates.	
16	Security Door and Lock Replacement - Design	50.0	3,767.0	Evaluate and design new locking systems.	Bethel
17	Security Doors and Locks - Construction	370.0	4,137.0	Install new doors and locking systems	Bethel
18	Replace Security Doors H1 thru H3	450.0	4,587.0	Replace house and wing security doors	Eagle River
19	Replace ST Sliders and Controls - Design	75.0	4,662.0	Renovate and repair all cell and gate door/operators	Eagle River
20	Security Controls / Intercom APS - Construction - phase 1	338.0	5,000.0	Replace obsolete and failing security door controls in the APS building	KPB / Seward

As repair projects are identified, they are initially added to Corrections' Annual Facilities Maintenance and Repairs list, in priority order. Sometimes a facility situation may continue to deteriorate to the point of becoming a threat to health, safety or security, but remain unfunded. At that time it is transferred to the Deferred Maintenance listing, where all projects are of higher departmental priority for funding than the Annual Facilities Maintenance and Repairs list.