

Fairbanks Regional Office Repairs and Upgrades

FY2012 Request: \$750,000

Reference No: 49672

AP/AL: Allocation

Project Type: Deferred Maintenance

Category: Development

Location: Fairbanks Areawide

House District: Fairbanks Areawide (HD 7-11)

Impact House District: Fairbanks Areawide (HD 7-11)

Contact: Kevin Brooks

Estimated Project Dates: 07/01/2011 - 06/30/2016 **Contact Phone:** (907)465-5999

Appropriation: Statewide Facility Deferred Maintenance Projects

Brief Summary and Statement of Need:

The Fairbanks Regional Office has a variety of needed improvements and upgrades due to the age of the facility and the constant heavy use: upgrade mechanical heating and cooling systems, electrical system assessments and upgrades, and facility efficiency and long term operational plan/assessment. Funds are needed to contract for various professional assessments, design plans and specifications, and for the actual improvements and upgrades to the facility.

Funding:	FY2012	FY2013	FY2014	FY2015	FY2016	FY2017	Total
Gen Fund	\$750,000						\$750,000
Total:	\$750,000	\$0	\$0	\$0	\$0	\$0	\$750,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input checked="" type="checkbox"/> Phased - underway	<input 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:

\$450,000 in sec.4, SLA 10, Ch. 43. Previous appropriations for a lab and storage facilities, but unrelated to this request.

Project Description/Justification:

The Fairbanks Regional Office compound is the largest owned facility within ADF&G. It is heavily used by the public. The compound has a variety of long-needed maintenance and repairs.

- Upgrade mechanical heating and cooling systems**

This project designs and installs additional upgraded mechanical heating and cooling to the building to address capacity and energy efficiency issues, similar to what is being used on the north portion of the building. The south portion of the Fairbanks ADF&G building is currently cooled by a single pass water system supplied by an onsite well. It is becoming unreliable and is routinely unusable in the early spring, as there is no way to dispose of the water. Upgrading of this system would provide dependable and consistent building cooling throughout the facility and eliminate the disposal problems associated with excess water during seasonal periods.

Additionally, due to the recent remodeling and conversion of the old lab to working office

spaces, there are ongoing problems with heating the area during cold periods that need to be corrected.

Funds will be utilized to contract for project design and subsequent installation of the identified construction upgrades/modifications to the building cooling and heating systems.

- **Electrical system assessments and upgrades**

The Fairbanks Regional Office is at or near its operational electrical capacity, and some of the older electrical system components need to be upgraded or replaced. Additionally, the backup generator is old/sub-standard and lacks the capacity to cover the entire compound fully in the event of a significant power outage in mid-winter. Given the extreme winter temperatures and potential for catastrophic damage to the facility if a power failure occurs, the department cannot be without such power to run the heating and electrical systems. Due to increases in the footprint of the regional office over time and the possibility of future expansions, a formal energy efficiency assessment and long range system upgrade plan needs to be performed. Contract(s) would then be awarded to upgrade the electrical systems.

- **Facility efficiency and long term operational plan/assessment**

Due to the age and past and potential future expansions of the regional office, a full scale facility efficiency and long term operational assessment/plan needs to be developed. A contract would be issued to conduct a complete energy audit, architectural review, long term expansion review and layout/options plan, updated traffic control plan, roof assessment, and hazardous materials review and disposal plan. In addition, funding will be necessary to perform a structural analysis and provide engineering reports on the Creamer's Dairy barns when they are vacated in the near future.

Funds would be utilized to start these projects; other projects would be added and addressed based on more detailed information and as funding permits. The allocation would be spread across multiple projects based on the following:

Project	Amount
Mechanical heating and cooling systems	\$250,000
Electrical system assessments and upgrades	\$300,000
Efficiency and long term operational plan/assessment	\$200,000
Total	\$750,000