

Division of Forestry Deferred Maintenance

FY2013 Request: \$800,000

Reference No: 45267

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: Jeanmarie Davis

Estimated Project Dates: 07/01/2012 - 06/30/2017

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Appropriation: Deferred Maintenance, Renewal, Repair and Equipment

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 Forestry buildings which the public visits, firefighting resources and equipment occupy, and employees work. A wide range of facility problems will be addressed including energy efficiency needs, leaky roofs, ADA accessibility, and repairs 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 result in energy efficiency. This ensures continued management of forest resources and protection from threats of wildland fire.

Funding:	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>FY2018</u>	<u>Total</u>
Gen Fund	\$800,000	\$2,275,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$11,075,000
Total:	\$800,000	\$2,275,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$11,075,000

<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:

SLA11/CH5 \$1,925,000 20% Complete

SLA08/CH29 \$400,000 90% 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 six large geographic areas 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.

Forestry's continued stopgap repairs to substandard structures and limited funding available for permanent maintenance solutions have resulted in operational inefficiencies, damage to goods and equipment, 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 in these buildings 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. In the fall/winter 2011, Forestry began to fund energy audits of buildings. CIP funds will be used to address energy efficiency projects.

The largest category of deferred maintenance to be addressed is for items of energy efficiency. Through a prior project funded by the Department of Transportation and Public Facilities, contractors discovered dozens of items that could greatly improve energy efficiency in the three Palmer buildings. Items with a 15 year or shorter term payback are being repaired. A similar study in the fall/winter 2011-12 will reveal similar items statewide. This CIP will repair the items with the shortest payback timeframe.

The next largest category of deferred maintenance to be addressed is compliance with the Americans with Disabilities Act of 1990. USKH, Inc. identified 123 Category three items (Risk to Health and Safety) that pose potential of injury to public and staff. They also identified 69 Category five code compliance items to prevent further degradation or loss of buildings. Accomplishing this statewide work will provide the public and employees with 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.

Additional 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?:

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More than 55 percent 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 conducting its business safely and cost-efficiently. This requires a suitable environment to conduct business, and protection of its capital assets (buildings) accessed by the public and by the state workforce. As energy costs rise, the State will keep pace with budgets by being more energy efficient. Addressing these responsibilities 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 deferred maintenance has been performed on these buildings, and deterioration will continue without maintenance funding.

Specific Spending Detail:

LINE ITEM	DOLLAR AMOUNT	DESCRIPTION (text)
Personal Services	\$ 70,000	State oversight of contracts and some Force Account labor. Forester III 10-N11031 for contract administration and project management. Force account labor of seasonal maintenance personnel for additional staff months: Maintenance Generalist Journey 10-9490, 10-9467, and 10-9447; and Maintenance Generalist Lead 10-9454.
Travel	\$ 5,000	State oversight of contracts.
Services	\$ 710,000	Private sector contracts.
Commodities	\$ 15,000	Some supplies needed by Force Account labor to accomplish projects.

State Match Required:

- 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,

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municipalities, Alaska Fire Service, US Forest Service); state employee 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.