

AP/AL: Appropriation

Project Type: Renovation and Remodeling

Category: General Government

Location: Juneau (Juneau/Downtown/Douglas)

House District: Downtown Juneau (HD 32)

Impact House District: Juneau Areawide (HD 31-32)

Contact: Cheryl Lowenstein

Estimated Project Dates: 07/01/2013 - 06/30/2018 Contact Phone: (907)465-5655

Brief Summary and Statement of Need:

This building was originally built in 1961. In general, the structure of the building is in fair condition with the completion of renovations to the curtain wall assembly and building components the building's life will be extended for an additional thirty years.

Funding:	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Gen Fund	\$9,000,000						\$9,000,000
Total:	\$9,000,000	\$0	\$0	\$0	\$0	\$0	\$9,000,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input checked="" type="checkbox"/> Phased - new	<input 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	0
Totals:	0	0

Prior Funding History / Additional Information:

Project Description/Justification:

Originally built in 1961, the Douglas Island Building consists of two levels of approximately 21,000 square feet on each level. The occupying agencies are Department of Corrections and Department of Fish and Game.

In general the structure of the building is in fair condition. With the completion of renovations to the curtain wall assembly and building components, the building's life will be extended for an additional thirty years.

Professional consultants completed a thorough inspection and analysis of the facility and have prepared the scope of work. Renovations will be completed while the building is occupied. The planned improvements include:

Exterior Renovations: The exterior curtain wall assembly is a system that is not appropriate for Alaskan climates, is approximately 50 years old and requires replacement. The curtain is allowing wind, rain and snow to penetrate the building. The wall is not insulated causing heating, cooling and energy consumption deficiencies. Demolition and re-installation could occur in sections in order to minimize disruption to the occupants. Repairs to landings and stairs will also take place.

Interior: Carpet tiles will be used versus rolled carpet to reduce disruption and facilitate the renovation. The ceiling system as well as the lights will be properly tied to the structure as required by building codes. Wall finishes will be patched and painted to address water damage.

Mechanical: Boilers are in good repair and have recently passed state inspection. Improvement to the ventilation pathways will be increased through operable windows and dedicated pathways for air to travel across the interior. The heating system will be divided into smaller zones to provide individual adjustment and improved comfort.

Electrical: The building's usage and occupancy as office space has generally remained the same throughout the years. Panel board schedules are in poor condition and will be replaced as will the distribution panels and feeders which date back to the original building construction. Occupants are utilizing extension cords and power strips throughout the building. Additional circuits will be provided to accommodate the additional electrical requirements. New lighting occupancy sensors will reduce electrical consumption and operating cost.

It is anticipated that the buildings operating cost will be reduced through energy savings and consumption with the upgrades to the mechanical and electrical systems and the installation of an energy management system.

In FY2013 the Department of Administration (DOA) received an appropriation of \$9,200,000 for phase one of a three phased project. Since the original request, a comprehensive project cost estimate was completed. The department strongly recommends, in the best interest of the project to reduce the phasing to two years.