

**General Services Repair Juneau State Office Building
Parking Garage Phase 2 of 3**

**FY2014 Request: \$0
Reference No: 54507**

AP/AL: Appropriation

Project Type: Construction

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:

The north parking garage structure was constructed in 1974 and has been in operation for 38 years. The south parking garage was built in 1971 and has been in operation for 41 year. Both garages are vital in providing state employees and visitors with convenient parking to the state owned facilities in the downtown Juneau core. Studies determined both garages have significant deterioration and are in need of repair. Continued deterioration of the structure could result in unsafe conditions and eventual failure.

| Funding: | <u>FY2014</u> | <u>FY2015</u> | <u>FY2016</u> | <u>FY2017</u> | <u>FY2018</u> | <u>FY2019</u> | <u>Total</u> |
|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|
| Gen Fund | | | | | | | \$0 |
| Total: | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| | | | | |
|---|---|---------------------------------------|---|-----------------------------------|
| <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 |
| <u>One-Time Startup:</u> | <u>0</u> | <u>0</u> |
| Totals: | 0 | 0 |

Prior Funding History / Additional Information:

Project Description/Justification:

The north parking garage structure was constructed in 1974, and the structure has been operational for 38 years. It is comprised of concrete and steel structural elements, and has an approximate area of 74,000 square feet. Seven staggered levels, one of which is below grade, provide a total of 153 parking spaces.

The south parking garage, built in 1971, has been operational for 41 years and is a four-level concrete and steel framed structure that makes up the lower four levels of the eleven-story State Office Building. The garage accommodates approximately 240 parking spaces

The north garage and south garages are connected by drive aisles at Levels P1 through P3, and by a pedestrian door at Level P4. Access between the parking garages at Levels P1 through P3 are separated by fire doors.

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Both garages are vital in providing state employees and visitors with convenient parking to the state owned facilities in the downtown Juneau core.

Studies of the parking garage structure include destructive testing, concrete core sampling, in depth laboratory testing and analysis. The existing structure's life can be extended for an additional thirty years through a major renovation.

The studies determined both garages have significant deterioration and are in need of repair. Continued deterioration of the structure could result in unsafe conditions and eventual failure.

Primary planned improvements include:

Concrete: The corrosion-related deterioration includes cracks, delaminations and spalling of the concrete. The corrosion of the steel will continue and result in accelerated deterioration of the concrete. This condition is most severe at areas of ponding water where moisture saturates the slab and penetrates through crack and joints.

Steel: Restoration to some steel members and reapplication of fire proofing is required. Corrosion scale build-up and surface corrosion exist at some locations. Repair or replacement of stairway frames and railings is needed.

Mechanical: The mechanical systems have reached the end of their useful life, primarily due to corrosion and age. The systems all currently have significant repair and performance problems. Nearly all of the facility's mechanical systems are original. Over the years, these systems have degraded until they are either marginally functional, have been disabled, abandoned in place, or removed.

Electrical: Typical useful life for power distribution equipment and lighting is approximately 30 years. Having been exposed to the elements for 40 years, feeder and branch circuit conduits, conductors, conduit, and fixtures have further deteriorated the systems.

In FY 2013, The Department of Administration (DOA) received an appropriation of \$2,500,000 for the project. Since the original request, an in depth investigation of the project was completed by JYL Architects, ECI/Hyer Architects, Adams & Morgenthaler Mechanical & Electrical Engineers and WJE Associates, Inc. a firm of structural engineers, architects, and materials scientists specializing in the investigation, testing, and design of repairs for buildings, garages, etc.

With this valuable information HMS, LLC professional cost specialist completed a project cost estimate.

HMS, LLC strongly recommended that the project be reduced to phasing the project to two years.

In FY2014 DOA is requesting a phased capital appropriation in the amount of \$2,000,000. The total project estimate is approximately \$10,300,000 in FY2014 dollars, therefore an additional \$5,800,000 will be needed to complete the project.

Through construction delegation from the Department of Transportation, the DOA has the statutory duty, Sec. 44.42.020. (13), to complete and maintain a current inventory of public facilities. This

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includes a projection of the serviceability of the facilities and projections of replacements and additions to facilities needed to provide the level of services programmed by the various user agencies.

New or additional operating funds will not be required. Ongoing operating cost for the north and south garage are included in the Public Building Fund program rate structure. Annual increases will be projected using historical information and known increases to personal services, contractual and commodities.