

General Services Nome State Office Building and Courthouse

FY2014 Request: \$3,252,170
Reference No: 54681

AP/AL: Appropriation
Category: General Government
Location: Nome

Project Type: Construction
House District: Bering Straits/Interior Villages (HD 39)

Impact House District: Bering Straits/Interior Villages (HD 39)

Contact: Cheryl Lowenstein

Estimated Project Dates: 07/01/2013 - 06/30/2018 **Contact Phone:** (907)465-5565

Brief Summary and Statement of Need:

The existing Nome State Office Building, (NSOB) constructed in 1973 is 16,000 square feet. The occupying agencies include Elections, Fish & Game, Health and Social Services, Law, Corrections and legislative offices. The building is structurally sound; but now requires major renovations to extend the building's life for an additional thirty years.

Funding:	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>FY2018</u>	<u>FY2019</u>	<u>Total</u>
Gen Fund	\$3,252,170						\$3,252,170
Total:	\$3,252,170	\$0	\$0	\$0	\$0	\$0	\$3,252,170

<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:

Sec1 Ch17 SLA2012 P3 L7 SB 160 \$5,000,000
 Sec7 Ch43 SLA2011 P37 L6 SB 230 \$2,000,000
 Sec10 Ch29 SLA2008 P77 L30 SB 22 \$1,900,000

Project Description/Justification:

Through a study conducted by DOA staff, it was determined that renovation is the most prudent use of state dollars to address the current state office needs in Nome. Multiple options were reviewed to address space and building concerns in Nome in order to determine the most fiscally responsible scenario. Options included: demolishing the existing building and leasing a new facility, demolishing the existing building and constructing a large or same size State owned facility and renovating the existing building. Through destructive testing, investigations, space studies and due diligence determined completing upgrades to the existing building is the most fiscally responsible option. Prior appropriations for the Nome State Office Building will be utilized in conjunction with this funding to complete the project.

Renovations can be completed primarily while the building is occupied. Relocating the building's mechanical system to the roof, augmenting sea wall protection and addressing overdue deferred maintenance issues will make this a safe and structurally sound facility.

Space concerns in the NSOB and private leases can be addressed by making better use of leased space already in inventory. Additionally, the building will be placed in the State's Public Building Fund (PBF) portfolio to provide a successful mechanism to manage, maintain and operate the facility to a higher standard.

Primary planned improvements include:

Civil: New parking lot overlay, new concrete overlay at sidewalk, and front entry repairs.

Architectural: Replace exterior wall assembly with improved construction and R-value, replace all exterior doors and windows, raise existing sea wall or add a buttress wall, add new interior partitions as needed to address agency concerns; new interior doors and frames, new interior relites, new flooring, painting and suspended ceiling, abate asbestos and lead containing materials.

Structural: Repair the concrete encasements of the exterior columns, replace flat bar bracing, and replace the fireproofing on beams and decks. The steel columns will be restored. The Departments professional consultant states; "restoring existing member capacity due to past corrosion sections loss..., If corrosion is allowed to continue with mitigating measures, the column capacities will eventually be reduced to unacceptable levels. We do not recommend that the renovation and repair be delayed beyond two years".

Plumbing & Mechanical: Replace all heating systems components (boilers, pumps, piping, chimney, etc.), replace air handling unit (located in crawl space), install DDC system, replace underground fuel tank with above ground and double wall, replace 2" water line, clean and unclog 6" sewer line; new bathroom fixtures, accessories and partitions, and a new hot water heater.

Electrical: Install a new distribution panel, subpanels, conductors, grounding, interior fluorescent light fixtures, occupancy sensor, exit signs, and emergency lights; replace electrical terminals; install conduit seals; provide new circuit breakers, grounding; and replace obsolete incandescent fixtures.

Life / Safety: Add surveillance security cameras, card readers, new sprinkler system, addressable fire alarm system and emergency generator.

Roof: Apply roof repairs, new flashing at hoods and parapet cap.

Equipment: New break room appliances, Fish and Game - laboratory refrigerator, evidence cabinets and lockers, freezer and fume hood.

New operating funds of \$475.8 will be required in Year 1 for new agency rent obligations. The amount represents: 1) First time PBF start up rent for occupants of the NSOB; 2) New lease space for the Department of Law who will be relocating from the NSOB to a private lease; 3) Additional new lease space for AK Court System.

The building's operating cost will be reduced through energy savings and consumption due to upgrades to the mechanical and electrical systems and the installation of an energy management system. Replacement of lighting fixtures will also provide more efficient lamps and ballast.

PBF lease rate calculations include the projected known maintenance and operating cost. Annual increases will be calculated using historical information and known increases to personal services, contractual and commodities. Private lease rates are calculated using market comparables.