

Forestry Deferred Maintenance

FY2014 Request: \$1,100,000

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: 07/01/2013 - 06/30/2016 **Contact Phone:** (907)465-2422

Appropriation: Deferred Maintenance, Renewal, Repair and Equipment

Brief Summary and Statement of Need:

Corrects high priority deferred maintenance deficiencies within the Division of Forestry. Maintenance backlogs are present in 85 Forestry buildings which are visited by the public, occupied by firefighting resources and equipment, and where employees work. A wide range of facility problems will be addressed including energy efficiency needs, Americans with Disabilities Act (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:	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Gen Fund	\$1,100,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$11,100,000
Total:	\$1,100,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$11,100,000

<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

Prior Funding History / Additional Information:

Sec1 Ch17 SLA2012 P126 L22 160 \$800,000

Sec1 Ch5 SLA2011 P95 L18 46 \$1,925,000

Sec10 Ch29 SLA2008 P73 L19 53 \$400,000

Project Description/Justification:

WHAT IS THE ISSUE OR PROBLEM TO BE SOLVED?

Most of the buildings Forestry occupies are at least 25 years old, and have experienced much use in a harsh environment. Many buildings were obtained by Forestry through the Federal surplus property programs, and already had heavy use with minimal maintenance.

This project will address these issues: hazmat removal in buildings; trip hazard and flooring problems; mold, lead paint, and asbestos testing and removal; implement energy saving measures; Heating, Ventilation, and Air Conditioning (HVAC) and air handling issues; fuel and retardant containment; parking lot, warehouse operating areas, and aircraft ramp paving and repairs; Americans with Disabilities Act (ADA) deficiencies; roof and siding replacements; protective pole barn

storage construction. Needs have been identified, and other more pressing emergency needs may arise during the life of the project.

The current estimate to correct all Forestry's deferred maintenance is approximately \$10,895.7.

WHAT IS THE SCOPE OF WORK TO BE PERFORMED?

Most of the issues Forestry will treat with this project need to be professionally engineered. Therefore, Forestry will contract with an Alaskan engineering firm to investigate, recommend, and design fixes to a multitude of deferred maintenance items. Forestry will then contract to perform the actual work. Some small projects will be performed by maintenance personnel on-staff.

WHAT RESULTS WILL BE ACHIEVED AND/OR PRODUCTS PRODUCED?

The end result of the work performed under this project will be to increase the service life of state buildings, bring buildings into code compliance for safe occupancy by employees and the public, and help provide safe storage and shelter for millions of dollars of state inventory.

WHY IS THIS PROJECT NEEDED NOW – WHAT IS THE IMPACT OF REMAINING STATUS QUO?

More than 60% of the buildings needing maintenance are more than 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 protect capital assets (buildings) accessed by the public and by the state workforce. Increased energy efficiency in our facilities will help in maintaining the budget with increased energy costs. 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. Continued deterioration will lead to building failure, compromised public and employee safety, and ultimately damage or destruction of state owned vehicles, equipment, tools, and supplies.

WHAT ALTERNATIVES WERE CONSIDERED TO SOLVE THE ISSUE OR PROBLEM, AND WHY WERE THEY NOT SELECTED?

Over the years, the state has expanded its fire protection area, taking over State land previously protected by the Bureau of Land Management. Resource demand has also increased, with large biomass projects anticipated to come online by 2013. Building maintenance allocations have not kept pace with the needs of Forestry's aging buildings. Energy costs have continued to rise, leaving even less operating funds for building maintenance.

One alternative considered is to continue with addressing only extremely critical repairs. However, continued stopgap repairs to substandard structures and limited funding available for permanent maintenance solutions will result 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 burn 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 from these to prepare for and manage wildland fires, and administer forest management activities.

WHAT ACCOMPLISHMENTS HAVE BEEN ACHIEVED WITH PRIOR YEAR FUNDING?

The basis of previous deferred maintenance funding is the 2002 USKH Forestry Buildings Conditions Survey. This survey identified over 1,470 items of code deficiency in 85 Forestry buildings statewide. To date, approximately 200 of the highest priority items have been treated or eliminated. In addition, other problems caused by deferred maintenance have been identified since 2002, and have been addressed on an emergency case-by-case basis.

Accomplishments include correcting electrical, mechanical and structural code violations that were deemed a significant hazard to employees and the public. Electrical contractors corrected problems such as exposed, unprotected wiring; improperly grounded systems; undersized wiring; explosion proof wiring in fuel storage areas; and no service disconnects. Mechanical contractors corrected problems such as deficient boilers and furnaces; flue gas issues; heater clearances to combustibles; air handling; and improper oil line connections. Building contractors have also replaced roofing.

SPECIFIC SPENDING DETAIL:

LINE ITEM	DOLLAR AMOUNT	DESCRIPTION
Personal Services	\$ 100,000	Contract specification development, administration of contracts, oversight and review of projects, and some in-house maintenance by seasonal personnel.
Travel	\$ 6,000	State oversight of contracts.
Services	\$ 944,000	Private sector contracts and engineering services.
Commodities	\$ 50,000	Supplies needed by seasonal maintenance personnel to accomplish projects.
Capital Outlay	\$ 0	
PROJECT TOTAL	\$1,100,000	

FY2014 Deferred Maintenance Projects

ADA work statewide to improve our public ADA accessibility	215.0
Remediate trip hazards, electrical hazards, and mold issues in Fairbanks operations buildings	100.0
Implement energy saving measures statewide	400.0
Perform HVAC repairs and paint the Main Office in Palmer	50.0
Eliminate dust and pothole problems in Soldotna by paving the operations areas	115.0
Replace the Kenai Retardant Site Operations Building	220.0

Project Support:

Forestry Deferred Maintenance

FY2014 Request: \$1,100,000
Reference No: 45267

Public served by facilities; state, federal, and local governments cooperating in wildland firefighting and resource management activities (volunteer and structure fire departments, boroughs, 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).