

Deferred Maintenance Northern Region Facility

FY2015 Request: \$650,000
Reference No: 56503

AP/AL: Allocation

Project Type: Deferred Maintenance

Category: Natural Resources

Location: Fairbanks (Areawide)

House District: Fairbanks Areawide (HD 1-5)

Impact House District: Fairbanks Areawide (HD 1-5)

Contact: Jean Davis

Estimated Project Dates: 07/01/2014 - 06/30/2019 **Contact Phone:** (907)465-2422

Appropriation: Deferred Maintenance, Renewal, Repair and Equipment

Brief Summary and Statement of Need:

This project will replace 25 year old carpet in the Northern Region DNR Office, install already purchased energy-efficient boilers, and paint building interior and two exterior walls.

Funding:	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>FY2018</u>	<u>FY2019</u>	<u>FY2020</u>	<u>Total</u>
Gen Fund	\$650,000	\$700,000		\$100,000		\$100,000	\$1,550,000
Total:	\$650,000	\$700,000	\$0	\$100,000	\$0	\$100,000	\$1,550,000

<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:

No prior funding history

Project Description/Justification:

What is the issue or problem to be solved?

The current boilers are 25 years old, near the end of their expected life span and need to be replaced. New energy-efficient boilers have been purchased and this funding will allow for the installation, and stacks and piping necessary for installation to be purchased. One of the old boilers caught fire in October 2013, causing significant smoke in the building but was caught in time to avoid damage. This incident underscores the necessity to install the new boilers, estimated to be \$25,000.

Carpet throughout the building is 25 years old, is bubbling in some areas, has pulled threads, frayed seams and is pulling apart in other areas. Many hallways and high traffic areas have required the application of duct tape to provide a safer walking surface and to mitigate additional carpet damage from vacuuming, shampooing and foot traffic. The condition of the carpet poses a significant safety hazard in many areas of the facility. The estimated cost to replace the carpet is \$550,000, which includes moving, storage and reinstallation of furniture, partitions and file cabinets.

Most of the building's interior has not been painted in 25 years. Walls are stained, and in many areas paint has peeled. Walls have been damaged by pins, glue, sunlight, and general wear and

tear. New paint will return the walls to a professional office appearance. In addition to the interior, exterior siding on the south and west-facing sides of the building require painting every three to four years due to significant sun and wind wear and tear. Interior and exterior signage will be replaced at the same time. Estimated cost of these projects is \$75,000. Painting can be accomplished at the same time as carpet replacement, minimizing the cost of moving and reinstalling furniture, and disruption to the workplace.

What is the scope of work to be performed?

Through a Reimbursable Services Agreement (RSA) with the Department of Transportation and Public Facilities, install already-purchased energy-efficient boilers, replace carpet throughout the building, paint the interior and two exterior walls and replace signage.

What results will be achieved and/or products to be produced?

Protection of the state’s investment in the building’s infrastructure for the long term, providing a more energy-efficient and cost-effective building and a safer environment for employees and visiting public.

How does the project contribute to the division and/or department mission?

Maintaining and protecting the state’s investment in facilities allows the department to operate in a safer, more cost-effective and energy-efficient manner, allowing the regular business of the occupying divisions to continue.

Why is this project needed now - What is the impact of remaining status quo?

Failure to install the boilers and replace the carpet can result in safety issues for both employees and visiting public; energy savings from more efficient boilers will be lost.

Failure to keep the exterior of the building’s high quality cedar siding protected from sun and wind damage will result in eventual premature replacement of the siding, costing the state more money over the long run.

SPECIFIC SPENDING DETAIL:

<u>LINE ITEM</u>	<u>DOLLAR AMOUNT</u>	<u>DESCRIPTION</u>
Personal Services	\$ 8,000	Onsite staff management of project activities and DOT/PF RSA
Services	\$ 192,000	DOT engineering and contract management; contracts for boiler installation, carpet installation, furniture moving, painting, etc.
Commodities	\$ 450,000	Boiler installation parts,

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		carpet and supplies, paint and supplies, etc.
PROJECT TOTAL	\$650,000	

Personal Services Detail:

Number of new position(s) : Type of Position(s): PFT NP NP

Number of existing position(s): Type of Position(s): PFT X NP NP

(10-9678) Admin Officer I, Fairbanks (partial funding)