

Deferred Maintenance, Renewal, Repair and Equipment

FY2017 Request: \$2,382,100
Reference No: 54564

AP/AL: Appropriation

Project Type: Deferred Maintenance

Category: Law and Justice

Location: Statewide

House District: Statewide (HD 1-40)

Impact House District: Statewide (HD 1-40)

Contact: Rhonda McLeod

Estimated Project Dates: 07/01/2016 - 06/30/2021

Contact Phone: (907)264-8215

Brief Summary and Statement of Need:

This is an annual project to address repairs to building components that have not been sufficiently maintained and whose condition now threatens longevity of the buildings.

Funding:	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total
1004 Gen Fund	\$2,382,100	\$6,243,400					\$8,625,500
Total:	\$2,382,100	\$6,243,400	\$0	\$0	\$0	\$0	\$8,625,500

<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 Ch18 SLA2014 P79 L15 SB119 \$2,500,000
- Sec1 Ch16 SLA2013 P98 L6 SB18 \$2,420,000
- Sec1 Ch17 SLA2012 P152 L22 SB160 \$2,500,000
- Sec1 Ch5 SLA2011 P119 L11 SB46 \$2,500,000
- Sec4 Ch43 SLA2010 P14 L25 SB230 \$2,500,000
- Sec13 Ch29 SLA2008 P174 L20 SB221 \$3,276,000
- Sec1 Ch3 SLA2005 P90 L8 SB46 \$150,000
- Sec1 Ch135 SLA2000 P44 L24 SB192 \$300,000
- Sec100 Ch2 SLA1999 P79 L8 SB32 \$500,000

Project Description/Justification:

The court system received \$15,424,000 in capital budget appropriations during the FY00 - FY15 timeframe to address deferred maintenance. This request for \$8,655,500 will eliminate most of the remaining deferred maintenance backlog that accumulated due to insufficient maintenance funding for state owned facilities. The following project list has been updated from the list contained in the Legislature's 2003 Deferred Maintenance Task Force report as well as previous session bills HB316 and SB228. It incorporates information from previous years' building surveys at DOT/PF facilities including Delta Junction and Anchorage Boney, and issues arising at Sitka, Juneau, Palmer, and Anchorage Snowden.

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This request covers only those deficiencies not previously funded and not requested by DOT/PF or DOA.

Annual funding amounts are determined according to the urgency associated with building failure or safety if the repairs are not funded; e.g., roof failure can result in failure of many other structural components or worn flooring presents a trip/fall liability. The court system is making every effort to prevent any additions to the list of deferred maintenance needs.

Priority	Court Dist.	Location	Project	Project Cost	FY17	FY18
1	3	Kenai Courthouse	Fire Alarm Upgrade: Replace fire alarm panel. Existing equipment is obsolete and parts no longer available.	200,000	200,000	0
2	3	Anchorage Jail	Casework Repairs & Replacement: Repair/replace deteriorated finishes at court areas, including flooring, walls, casework, and ceilings.	21,500	21,500	0
3	4	Rabinowitz Courthouse	Update Obsolete Security System for Current Standards: Existing security system is over capacity, with outdated hardware and software. Project includes replacement of obsolete parts and programming to bring the system up to current requirements.	50,000	50,000	0
4	4	Delta Junction Courthouse	Replace/Upgrade Water System: Replace/upgrade water system to reduce sediment in water. Water is not currently potable.	75,000	75,000	0
5	4	Delta Junction Courthouse	Fuel Tank & Head-bolt Heater Replacement: Replace deteriorated fuel oil tank and non-functioning head bolt heater	45,000	45,000	0
6	3	Palmer Courthouse	Provide Service Panels at old HVAC for Maintenance: Provide access panels at re-heat coils to prolong the useful life. Original construction omitted panels that are needed to service coils, which are needed to correct current airflow problems, enable servicing of coils, unclogging of equipment that is plugged up, and keeping equipment maintained in the future.	20,000	20,000	0
7	3	Palmer Courthouse	Roof Replacement: After review of existing roof, it was found that repairing existing roofing is not cost effective as the entire roof is past its useful life expectancy. A full roof replacement is more appropriate. Replace with EPDM roof system - includes design, demo & re-roof. Request supplements FY14 DM funding for repair (\$75K).	227,000	227,000	0
8	3	Snowden Admin. Building	Roof Replacement: After review of existing roof, it was found that anticipated repairs of existing roofing would not be sufficient. A full roof replacement is needed. Replace failing roof with EPDM roof system - includes design, abatement, demo & re-roof. Supplements FY14 DM funding for repair (\$75K).	226,800	226,800	0
9	3	Kodiak Court	Repair/replace deteriorated and unsafe judge's	414,700	414,700	0

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54564**

		& Office Building	bench casework at District Courtroom & Design of Superior Courtroom: Repair/replace deteriorated, non-functioning, non-secure, and unsafe casework and finishes at District Courtroom, and public areas of the 2nd floor. Includes 15% design fee & interfacing construction. This project would be most efficient in coordination with FY15 Funding for Superior Courtroom. Design fee for the courtrooms is included.			
10	4	Rabinowitz Courthouse	Repair/Replace Deteriorated Site Concrete: Repair/Replace deteriorated, damaged curb and gutter and sidewalks, and replace joint sealant at perimeter of building	50,000	50,000	0
11	3	Snowden Admin. Building	Pneumatic Controls Replacement: Replace outdated, inefficient, discontinued pneumatic controls w/DDC, & replace old heating valves.	365,400	365,400	0
12	4	Rabinowitz Courthouse	Replace old fluorescent lamps: Replace high maintenance, outdated, expensive fluorescent lamps with LEDs at light fixtures. Project results in energy savings, less maintenance and replacement of soon-to-be discontinued fluorescent lamps.	80,000	80,000	0
13	4	Delta Junction Courthouse	Replace lighting and plumbing fixtures: Interior finishes, lighting & plumbing fixtures are deteriorated, outdated and need to be repaired or replaced. Includes 15% design fee.	20,700	20,700	0
14	3	Snowden Admin. Building	Repair Exterior Tile Finishes: Replace exterior tile finishes that are falling off and no longer manufactured with new lower maintenance finishes	30,000	30,000	0
15	3	Anchorage Boney Courthouse	Replace outdated HVAC and Electrical at Basement: Final Repairs to HVAC, plumbing, and electrical in basement per 2009 assessment report. These areas are not upgraded and were not completed in conjunction with the 2014 Remodel or with Deferred Maintenance funding. Funding requested will complete outstanding work.	197,000	197,000	0
16	3	Boney Parking Garage	Repair/replace deteriorated brickwork: Replacement of original deteriorated brick pavers and grout which is cracked, allowing water to get under the pavers. Pavers and grout are freezing and lifting and presenting a tripping hazard.	45,000	45,000	0
17	3	Nesbett Courthouse	Replace old fluorescent lamps - exterior locations: Replace high maintenance, outdated, expensive fluorescent lamps with LEDs at exterior light fixtures. Project results in energy savings, less maintenance and replacement of soon-to-be discontinued fluorescent lights.	197,000	197,000	0
18	3	Snowden Admin. Building	Replace old Warehouse lighting: Retrofit old, inefficient and no longer manufactured T-12 Light fixtures with LED fixtures in Warehouse	17,000	17,000	0
19	3	Palmer Courthouse	Replace Deteriorating Public Lobby Flooring: Replace deteriorating public corridor slate finish. Current flooring is constantly being repaired and cleaned, but it has been determined that it is unsuitable for the conditions.	100,000	100,000	0

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20	3	Nesbett Courthouse	Staff Elevators Modernization: Modernization of six (6) T-4 elevators to coincide with their end of life cycle expectancy in 2020.	1,281,000	0	1,281,000
21	3	Seward Court & Office Building	Replace deteriorating Finishes: Court share of cost to replace deteriorated flooring, wall and ceiling finishes	95,000	0	95,000
22	1	Sitka Court & Office Bldg	Replace Original HVAC Equipment: Court's share of cost to upgrade HVAC and original equipment (44% of \$390.5K)	171,900	0	171,900
23	1	Sitka Court & Office Bldg	Upgrade Pneumatic Controls to DDC: Court's share of cost to upgrade pneumatic controls to DDC (44% of \$765.5K)	336,800	0	336,800
24	3	Kenai Courthouse	Upgrade Pneumatic Controls to DDC: Replace outdated, inefficient Controls equipment (MBC, MEC, etc.) with DDC System	193,000	0	193,000
25	3	Palmer Courthouse	Upgrade Pneumatic Controls to DDC: Replace outdated, inefficient Controls equipment (MBC, MEC, etc.) with DDC System	100,000	0	100,000
26	3	Snowden Admin. Building	Replace old lighting at 444 "H" Street, and 820 West 4th: Retrofit old inefficient and no longer manufactured T-12 Light fixtures with LED fixtures in office areas.	180,300	0	180,300
27	3	Palmer Courthouse	Refinish Deteriorated & cracked lobby soffits and walls: At original lobby walls and soffits repair and refinish stress cracks at soffits, damaged and soiled GWB at diffusers and delaminating vinyl wallcovering at entries.	20,000	0	20,000
28	3	Anchorage Boney Courthouse	Replace Original HVAC Equipment: Replace deficient original Air Handling Units, heat exchanges, glycol makeup system, DDC Controls & other interfacing equipment and construction top floor fan room. According to 2009 report, the equipment is 42 years old, far past its useful life expectancy, and components are not functioning efficiently and correctly. Includes contingency and design fees.	3,164,400	0	3,164,400
29	3	Boney Parking Garage	Replace second floor decking	145,000	0	145,000
30	3	Snowden Admin. Building	Code Required Structural Upgrades at the Warehouse: Upgrade for current seismic code at the warehouse exterior walls.	50,000	0	50,000
31	1	Dimond Court & Office Bldg	Replace leaking atrium curtainwall: Project cost includes 15% design fee	506,000	0	506,000
Total				8,625,500	2,382,100	6,243,400