

Project Title: **Deferred Maintenance Projects** Location: **Statewide**
 Category: **Justice** Project Priority: **99**
 Project Type: **Deferred Maintenance** Agency Priority: **AP/AL: AP** Completion Date (mmyr): **062022**

Funding	FY 2018 Capital Request	Annual State Operating/ Maintenance	2018 New State PFT	Capital Requests					Total Request FY 2018 - FY 2023
				FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	
1002 Federal Receipts									
1003 General Fund Match									
1004 General Fund	2,525.4			2,391.2	2,798.9				7,715.5
1005 GF Program Receipt									
1037 GF Mental Health									
TOTAL	2,525.4			2,391.2	2,798.9				7,715.5

BRIEF PROJECT SUMMARY:
 The court requests funding for repairs to building components that have not been sufficiently maintained and whose condition now threatens longevity of the buildings.

PROJECT DESCRIPTION AND JUSTIFICATION:	Does Capital Project:	
	Yes	No
<p>The court system received \$17,118,000 in capital budget appropriations during the FY00 - FY17 timeframe to address deferred maintenance. This three-year funding request for \$7,715,500 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.</p> <p>This request covers only those deficiencies not previously funded and not requested by DOT/PF or DOA.</p> <p>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.</p>	1) Meet state constitutional or statutory responsibility?	X
	2) Address life, health or safety issues?	X
	3) Reduce state operating costs?	X
	4) Leverage private sector or local funds?	X
	5) Create ongoing private sector jobs?	X
	6) Facilitate transfer of responsibility to local or private sector?	X

DEFERRED MAINTENANCE PROJECTS LIST

Priority	Court Dist.	Location	Project	Project Cost
1	3	Snowden Admin. Building	Pneumatic Controls Replacement: Replace outdated, inefficient, discontinued pneumatic controls w/Direct Digital Controls (DDC), and replace old heating valves.	301,400
2	3	Anchorage Boney Courthouse	Replace Boney Back-up Generator: The existing generator is original equipment, no longer supported, and past its life expectancy. Request amount includes the design and installation of a new generator of similar KW output.	350,000
3	3	Anchorage Boney Courthouse	Replace Sewage Pumps: The existing emaciator pumps are over 35 years old and replacement parts can no longer be purchased. If the pumps fail the building will be unable to discharge sewage to the city system.	85,000
4	3	Anchorage Boney Courthouse	Recaulk Window and Precast Panel: Caulking on window and precast panels has failed over the period of years allowing water to enter the building and damage recently renovated wall finishes and window sills. DOT re-sealed the north elevation in 2016; this estimate is for east/west/south elevations.	120,000
5	3	Snowden Admin. Building	Repair Exterior Tile Finishes: Replace exterior tile finishes that are falling off and no longer manufactured, with a new low maintenance exterior finish.	30,000
6	3	Nesbett Courthouse	Staff Elevators Modernization: Modernization of four (4) T-4 elevators to coincide with their end of life cycle expectancy. This request estimate is based on the cost submitted to replace (2) two elevators in a bid awarded in 2016.	1,200,000
7	3	Anchorage Boney Courthouse	Replace Outdated HVAC and Electrical at Basement: Provide final code upgrades and repairs to HVAC, Plumbing and Electrical only at Basement areas per the 2009 Assessment Report. These Basement areas were not upgraded in the 2014 Remodel, nor in FY14 and FY15 Deferred Maintenance funding.	197,000
8	3	Boney Parking Garage	Repair/replace Deteriorated Brickwork: Replace original deteriorated brick pavers and grout which is damaged and cracked. Cracked pavers and deficient grout allows water infiltration, which then freezes and thaws, lifting tiles and presenting a trip hazard.	45,000
9	3	Nesbett Courthouse	Replace Old Fluorescent Lamps - Exterior Locations: Replace high maintenance, outdated, and expensive fluorescent lamps (which will be discontinued shortly anyway) with LEDs at exterior light fixtures. LEDs provide energy savings, less maintenance, and brighter, safer consistent lighting.	197,000
10	3	Snowden Admin. Building	Replace Old Warehouse Lighting: Retrofit old inefficient and no longer manufactured T-12 light fixtures with LED compatible light fixtures in the Warehouse.	17,000
11	3	Palmer Courthouse	Replace Deteriorating Public Lobby Flooring: Replace deteriorating public lobby slate finish. Slate has been determined to be inappropriate for the high traffic conditions, and the maintenance costs to keep it repaired and adequately clean is significant. Replacing the slate with a finish appropriate for high traffic will reduce operating costs.	100,000
12	3	Boney Parking Garage	Replace Second Floor Decking: The existing deck coating has failed allowing leakage from the top to the lower level, and causing deterioration of the structural concrete below the coating.	350,000

DEFERRED MAINTENANCE PROJECTS LIST				
Priority	Court Dist.	Location	Project	Project Cost
13	3	Seward Court and Office Building	Replace Deteriorating Finishes: Cost reflected is the Court's share of a project to replace deteriorated flooring, wall and ceiling finishes.	95,000
14	1	Sitka Court and Office Building	Replace Original HVAC Equipment: Cost reflected is the Court's share of a project to upgrade HVAC and original equipment (44% of \$390.5K)	171,900
15	1	Sitka Court and Office Building	Upgrade Pneumatic Controls to DDC: Cost reflected is the Court's share of a project to upgrade pneumatic controls to DDC (44% of \$765.5K)	336,800
16	3	Kenai Courthouse	Upgrade Pneumatic Controls to DDC: Replace outdated, inefficient HVAC Controls equipment (Modular Building Controller, Modular Equipment Controller, etc.) with DDC compatible controls system	193,000
17	3	Palmer Courthouse	Upgrade Pneumatic Controls to DDC: Replace outdated, inefficient HVAC Controls equipment (Modular Building Controller, Modular Equipment Controller, etc.) with DDC compatible controls system	100,000
18	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 compatible light fixtures in offices	180,300
19	3	Palmer Courthouse	Refinish Deteriorated and Cracked Lobby Soffits and Walls: Repair and refinish: 1) lobby walls which are damaged and soiled from outside air at diffusers areas; 2) delaminating vinyl wallcovering at entries; and 3) soffits damaged with stress cracks.	20,000
20	3	Anchorage Boney Courthouse	Replace Original HVAC Equipment at Mechanical Fan Rooms: Replace deficient air handling units, heat exchangers, glycol makeup system, DDC Controls and other interfacing equipment and construction in the mechanical fan rooms. According to the 2009 report, the equipment is 42 years old, far past its life expectancy, and the components are not functioning efficiently and correctly. The request includes a 15% contingency, 12% design fee & 15% Inflation -2008 thru 2017.	2,798,900
21	3	Anchorage Boney Courthouse	Replace HVAC Coils in Air Handling Units #1 and #2: Replace old coils with new coils and install new DDC controls, valves, heat exchanger, insulation, piping & other interfacing equipment to facilitate heating system. This request includes 15% inflation from the initial estimate.	356,500
22	3	Anchorage Boney Courthouse	Upgrade 5th Floor HVAC System: At the 5th Floor install new Variable Air Volume boxes, DDC Controls, branch ductwork, new coils, new piping, new insulation, and new valves to allow proper control for occupant comfort.	350,000
23	4	Rabinowitz Courthouse	Replace Old Fluorescent lamps: Replace high maintenance, outdated, expensive fluorescent lamps with LEDs at light fixtures. LED provide energy savings and less maintenance, and many fluorescent lamps will be soon discontinued.	50,000
24	4	Delta Junction Courthouse	Replace Lighting and Plumbing Fixtures: Interior finishes, lighting and plumbing fixtures are deteriorated, outdated and need to be repaired or replaced. Request includes a 15% design fee.	20,700
25	3	Snowden Admin. Building	Code Required Structural Upgrades at the Warehouse: Provide new structural support to comply with current seismic code at the warehouse exterior walls.	50,000