Public Building Fund Deferred Maintenance, Renovation, Repair and Equipment

FY2019 Request: **$4,950,000**
Reference No: **49602**

AP/AL: Appropriation
Project Type: Deferred Maintenance
Category: General Government
Location: Statewide
House District: Statewide (HD 1-40)
Impact House District: Statewide (HD 1-40)
Contact: Cheryl Lowenstein
Estimated Project Dates: 07/01/2018 - 06/30/2023
Contact Phone: (907)465-5655

Brief Summary and Statement of Need:
Address deferred maintenance needs in the State Office Building, the Dimond Courthouse, the Atwood Building, the Fairbanks Regional Office Building, the Linny Pacillo Parking Garage and Office, the Palmer State Office Building, and the Alaska Geologic Materials Building.

Funding:	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
1147 PublicBldg	$4,950,000	$4,500,000	$4,500,000	$4,500,000	$4,500,000	$4,500,000	$27,450,000
Total:	$4,950,000	$4,500,000	$4,500,000	$4,500,000	$4,500,000	$4,500,000	$27,450,000

☐ State Match Required ☐ One-Time Project ☐ Phased - new ☐ Phased - underway ☑ On-Going
0% = Minimum State Match % Required ☐ Amendment ☐ Mental Health Bill

Operating & Maintenance Costs:

	Amount	Staff
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	
Totals:	0	0

Prior Funding History / Additional Information:
Sec1 Ch1 SLA2017 P2 L14 SB23 $4,500,000
Sec1 Ch2 SLA2016 P2 L10 SB138 $4,000,000
Sec1 Ch38 SLA2015 P2 L10 SB26 $3,000,000
Sec1 Ch18 SLA2014 P2 L18 SB119 $4,000,000
Sec1 Ch16 SLA2013 P3 L12 SB18 $6,250,000

Project Description/Justification:

Priority	Project Title	Projected Cost	Location	HD
1	Court Plaza Building - Exterior Recladding	1,000,000	Juneau	33-34
2	Alaska Office Building - Replace Original Failing Roof	900,000	Juneau	33-34
3	Fairbanks Regional Office Building - Energy Efficiency	1,750,000	Fairbanks	1-5
4	Atwood Building - Energy Efficiency	850,000	Anchorage	12-28
5	Nome State Office Building - Replace Failing Elevator	450,000	Nome	39
	Total	**4,950,000**		

Court Plaza Building - Exterior Recladding Phase 4 of 4 - $1,000,000

Complete Court Plaza Building (CPB) recladding project on the 4th and final side of the building will eliminate water intrusion and the associated damage.

The CPB was identified as suffering from water intrusion for many years. This water intrusion caused sheet rock damage, rust of the internal building steel frame and water leakage into the interior of the building. To rectify these issues, it was determined that the external cladding of the building needed to be replaced.

The recladding of the first three sides of the CPB is currently underway, with an anticipated completion date of June 30, 2018, however funding is still needed to complete the fourth and final side of this project. Failing to complete this project will result in continued damage to the structure and possible hazards to the occupants.

Alaska Office Building - Replace Original Failing Roof - $900,000

The Alaska Office Building (AOB) roof is past its useful life and is leaking water inside the building. Due to the rainy climate in Juneau, it is important that this roof be replaced to avoid organic growth and additional damage to the building structure.

This roof was scheduled to be demolished and replaced in 2002. After an investigation, it was determined that the roofing and insulation were asbestos containing material and sufficient funds were not available to complete the roof replacement and asbestos abatement. Rather than replacing the roof parts of the failing roof were repaired and a temporary asphalt roof was placed over the old failed roof. Despite this temporary fix, the AOB continues to have leaks throughout the building. Staffing time and funds are required to continue to address these leaks, however, some are unable to be resealed.

Given the nature of the Juneau climate, it is imperative to provide the long-term solution of replacing the entire original roof, to avoid organic growth in the building, damage to the overall structure and possible hazards to the occupants.

Fairbanks Regional Office Building - Energy Efficiency - $1,750,000

Replace original air conditioning unit, which is not energy efficient and no longer functions at a level that maintains temperatures. The air conditioning unit is original to the building, is approximately 40 years old and is far beyond its useful life of 25-30 years. As a result, the air conditioning unit can no longer maintain the necessary temperatures and in addition is not energy efficient which results in significantly higher electric bills during the summer months. Further, because of the age of the unit, it is increasingly difficult to find replacement parts, which will soon be obsolete.

Due to the declining state of the air conditioning unit, in or around 2012, the Department of Transportation and Public Facilities engaged Architect Alaska to prepare a full project package to replace the air conditioning unit. Unfortunately, funding was unavailable at that time, and this project has remained stalled.

Replacement of the air conditioning unit is now needed to increase energy efficiency, reduce utility costs and offer a working system for the tenants.

Atwood Building - Energy Efficiency - $850,000

The caulking on all the building windows is original to the building. The sealant is beginning to fail which results in heat loss in the winter and cooling loss in the summer. The building has recently

undergone some energy upgrades, but we are unable to see the reduction in utility costs due to the window seals failing.
The Robert B. Atwood Building construction was completed in 1983, the gasketing and caulking on the building windows is original to the building and is significantly failing in certain areas of the building. The gasket is an important component of the window system as it is a neoprene or rubber seal that cushions the glazing and can assist in ensuring that water and/or air does not come through the window seals. Deteriorated gaskets can begin to cause water leaks resulting in damage to buildings and significant heat/cooling loss. Upgrading of caulking and gasketing is one of the more popular ways to increase energy efficiency in homes and commercial properties. The building has undergone some significant energy upgrades and the poor gasketing has not allowed us to see the savings via our heating/cooling and electric bills. The process to complete this project is significant and will require multiple phases for completion during the summer months.

Nome State Office Building - Replace Failing Elevator - $450,000
Replace failing elevator in the Nome State Office Building (NSOB) which currently presents a safety and Americans with Disabilities Act (ADA) issue. The current elevator is original to the building (approximately 44 years old) with a useful life of 20-25 years. The elevator has required multiple repairs just this year and is failing. In 2015 the NSOB underwent significant updates. At that time, it was determined that the existing elevator needed to be replaced. Unfortunately, due to budget constraints, we were unable to replace the elevator at that time and the failing elevator has continued to be a significant issue.

The failing elevator presents a safety issue, as it is the only elevator in the building. Further, it creates an ADA accessibility issue, this is of considerable concern given that many second-floor tenants' missions include a high volume of public visitors with ADA needs (e.g. DMV, OCS, DOC Probation & Parole, and Department of Law).

The elevator failure is compounded by the fact that there are no elevator technicians located in Nome. Each time the elevator breaks, the State must fly a service technician in to fix the issue. This process is both costly and time consuming, leaving the tenants and community without a working elevator for up to several weeks.

Priorities and cost estimates shown above may need to be changed to accommodate emergency maintenance projects not listed, actual project costs, and other considerations.