

Statewide Deferred Maintenance - Courts

FY2021 Request: \$1,551,200

Reference No: 62585

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: 07/01/2020 - 06/30/2025

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Brief Summary and Statement of Need:

Critical deferred maintenance, renewal, replacement, repair, renovation, repurposing, and other miscellaneous capital projects for the court system.

Funding:	<u>FY2021</u>	<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2026</u>	<u>Total</u>
1197 AK Cap Inc	\$1,551,200						\$1,551,200
Total:	\$1,551,200	\$0	\$0	\$0	\$0	\$0	\$1,551,200

<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"/> Ongoing
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 Ch3 SLA2019 P7 L14 SB2002 \$1,500,000
 Sec1 Ch1 SLA2017 P9 L26 SB23 \$2,525,400
 Sec1 Ch2 SLA2016 P18 L18 SB138 \$1,694,000

Project Description/Justification:

The court system received \$19,006,400 in capital budget appropriations during the FY00 - FY19 timeframe to address deferred maintenance. Additionally, in FY20, ACS received \$3,094,000 in two separate appropriations for ACS's highest priority deferred maintenance items, both critical mechanical issues for the Anchorage Courthouses.

This project will address the top ten priority projects in the \$8,981,500 deferred maintenance list.

Funding item priorities 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. Additional priority factors include the actual evaluated risk of failure, and associated disruption to business, should a failure occur.

List of deferred maintenance capital projects:

Priority	Dist	Location	Project		
1	3	Palmer Courthouse	Replace HVAC Chiller & Boiler Piping Upgrade: Replace problematic and leaking 40 ton chiller and old 10 ton AC unit with energy efficient 60 ton chiller. Make HVAC piping corrections in boiler room and replace HVAC pumps and drives. The existing chiller has a multitude of issues and repairs are no longer effective. Due to its age and condition, our engineers have recommended that we replace it. This project would correct HVAC piping size issues that have caused pump and valve damage in the past. The equipment is past the end of its useful service life. The equipment is at high risk of failure due to age and condition. Replacement parts for the equipment would be difficult to obtain quickly if any components fail. Most of the parts are no longer available. Failure of the chiller equipment would lead to an extended shutdown of the Courthouse Building. The equipment provides ventilation, and supplemental cooling to the building. If the equipment was to fail, the building would not have any ventilation or cooling. A complete failure may result in a disruption of court proceedings for weeks.	319,000	319,000
2	3	Snowden Admin. Building	HVAC upgrade to install cooling on 2nd & 3rd floors: install cooling on 2nd and 3rd floors of Snowden. Currently these areas are not served by any cooling, and experience sustained high summer temperatures - in the 90s. Failure of the existing air system to keep the building temperatures in a comfortable range is already a health safety issue in the summer months.	120,000	439,000
3	4	Rabinowitz Courthouse	Replace Existing Clerk's Counter Casework: Existing casework is non-ergonomic, damaged and deteriorating, inefficient, does not have the necessary security features, and is not compatible with existing technology and court practices. As constructed, the existing casework workstations are very difficult to use, cramped, and are not friendly to the modern technology necessary for conducting day to day business. The court will use security funding to upgrade the casework to provide protection for the staff, but additional funding is necessary for replacement of the old casework.	116,700	555,700
4	4	Rabinowitz Courthouse	New Software & Controls to HVAC DDC system: Replace outdated DDC components and non-supported software with latest updates from manufacturer. The Rabinowitz Courthouse was notified in 2012 that Schneider-Electric would start to phase out the software and some components of our current DDC building HVAC control system. This project will install their newest software and replace all components needed to work with the new system. Failure of the DDC control system removes the ability to control ventilation and temperature control. However, it may be possible to work around this failure to provide some temperature control.	87,500	643,200
5	4	Snowden Admin. Building	Water Heater Replacement: Existing gas-fired water heater is over 23 years old, inadequately restrained, has poor support, and is leaking. There is an electric water-heater also, that is expensive and inefficient. Engineers recommend that the electric heater be removed, and the existing gas-fire heater be replaced with a new unit size to accommodate the full building demand.	25,000	668,200
6	3	Anchorage	Misc. Plumbing Issues: Provide thermostatic mixing valves at	45,000	713,200

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		Nesbett Courthouse	fixtures to comply with current code; replace corroded water pump booster station and a non-functioning trap primer.		
7	3	Anchorage Nesbett Courthouse	Misc. Ventilation Issues: Replace old badly functioning VFDs at (2) AHUs. Repair damaged motor and bearings at RF-2A and 2B relief fans.	48,000	761,200
8	3	Anchorage Nesbett Courthouse	Fire Sprinkler Protection: Replace old continuously leaking and deteriorating pumps.	90,000	851,200
9	3	Anchorage Nesbett Courthouse	Misc. Heating Issues: Replace leaking seals at the boiler, and replace gate valves, drain valves, and vents at the hydronic piping. Replace leaking and deteriorating vents, fittings, joints, piping, insulation and valves in the air handler room. Replace snow melt system controller which is past its useful life.	450,000	1,301,200
10	3	Anchorage Boney Courthouse	Replace Concrete Walking Surface in Plaza and Sidewalks: Existing concrete is fractured in many places resulting in significant spalling, frost heaves, missing or damaged sealant which in turn causes numerous tripping and safety hazards for the public and staff. The condition of the concrete surface makes it difficult for proper snow removal creating additional seasonal hazards.	250,000	1,551,200
Total				1,551,200	1,551,200