

State of Alaska FY2021 Governor's Operating Budget

Department of Education and Early Development Andrew P. Kashevaroff Facilities Maintenance Component Budget Summary

Component: Andrew P. Kashevaroff Facilities Maintenance

Contribution to Department's Mission

FACILITY MANAGEMENT: Budgets, coordinates, and manages the operations, maintenance, repair, renewal, and replacement of the state-owned Father Andrew P. Kashevaroff (APK) Building in Juneau, Alaska. Staff in this section also coordinate and manage the operations, maintenance and repair of the state-owned the Sheldon Jackson Museum and Stratton Building in Sitka, Alaska.

Core Services

- Alaska Libraries, Museums, Archives and the Department of Transportation and Public Facilities, Division of Facility Services staff provide for the repair, replacement, upgrade, and utilities for the operations and maintenance of the APK Building and two facilities in Sitka, Alaska.

Major Component Accomplishments in 2019

The lecture hall, atrium and classroom at the APK were rented 99 times with an attendance of 2,709 people at these events. Rentals provided over \$30.0 in income to the Division. The Twilight Café and the store added another \$5.0 to Division receipts.

A monument street sign for the APK building was designed and awarded to a fabricator to help visitors find this building in response to complaints frequently heard by Division staff. The sign will be installed during FY2020.

A deferred maintenance request to replace the cedar shake roof on the Sheldon Jackson Museum was approved by OMB in early FY2020. Since the Museum is on the National Historical Register, the new roof must meet the standards expected of such significant structures.

The Division gained clarity on the future of the Stratton facility in Sitka. During FY2018, the Division finished spending an FY2012 capital award to renovate that facility so that the top floor could be used for storage for the Museum next door and so that the lower floor could be rented out. That award was not enough to make the Stratton habitable, so it sat empty and incomplete once renovation ended early in FY2019. Governor Dunleavy's FY2020 budget from February 2019 included a directive to sell the Stratton. Another capital award of \$900,000 was vetoed by the Governor in the final FY2020 budget. Staff are moving forward with plans to sell the Stratton during FY2020.

Other accomplishments during FY2019 include:

- Installation of clean agent fire suppression in the APK server room;
- The Division Operations Manager provided a list of assets at the APK and Sitka facilities to DFS for their comprehensive maintenance management system, which tracks inventory of system and equipment assets, schedules preventative maintenance, and tracks maintenance requests;
- Corrective action to rewire the emergency lighting in the Museum galleries and in the mechanical/electrical room;
- Tracking down and correcting domestic water pressure fluctuation issues that were leading to expensive humidifier and fixture repairs and replacement;
- Removal of expensive carbon filtration from air handling units for public areas;
- Purchase of new 2-way radios for security and purchase of folding tables and café tables for lecture hall, atrium and classroom use; and
- New computer and upgraded software purchased for the network lighting system.

Completion of operating policies on parking, food and beverage, and ADA accommodations and a general code of conduct for the APK.

Key Component Challenges

The expense of operating the new chiller, which started up in April 2019, is proving to be astronomical. Division staff had estimated that we would need an additional \$36,000 for FY2020 electricity for the chiller in both the supplemental and amended budget requests; instead APK electric utility costs are expected to increase by an additional \$149,500 for FY2020. On the bright side, LAM overpaid the Division of Facility Services during FY2019 for maintenance of the APK, SJM, and Stratton. These funds have been carried forward into FY2020. This overpayment has reduced the FY2020 shortage in the APK facility budget by \$95,000. Once the electricity costs are included, the APK facility budget alone is short \$39,000 for FY2020.

The Division has never received funding to operate or maintain the Sheldon Jackson Museum. We requested funds to operate and maintain the Sheldon Jackson Museum in both the FY2020 supplemental and FY2021 amended budget requests, but these requests were denied. The Division continues to rely on program receipts and Library operating funds to help maintain this facility.

In September 2019, the Division requested an additional \$333.1 for operating Division facilities in the FY2021 budget. As of October 30, the Division needs an additional \$326.0 in the FY2021 Budget. These funds would cover:

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| • Renewal of one service contracts for building automation | \$46,500 |
| • Increased electricity costs for the APK | \$39,000 |
| • Sheldon Jackson Museum operating costs | \$89,900 |
| • Storage costs for SJM following sale of the Stratton | \$20,000 |
| • Service level O&M contract with DFS | \$95,000 |
| • Contingency increase of 2% | \$25,600 |
| • Total | \$326,000 |

The State purchased the Stratton Library in 2010 for \$2.5 million. In FY2012, the Division was awarded \$900,000 in capital to use on upgrades. The plan was to use the top floor of the Stratton for Museum storage and to rent out the bottom floor for enough rent to operate and maintain the building. In FY2018, the capital funding was exhausted, yet upgrades were still needed in order to make the facility suitable to rent. The Division accepted the suggestion of selling the Stratton in FY2019, so it was added to the Governor's property disposal list.

The Division plans to sell the building during FY2020. Problems with accomplishing this goal include the fact that the Department has no statutory authority under which it can sell properties. In addition, Division staff will need to rent space in Sitka to house Museum supplies, the hands-on collection, and a variety of large Museum objects, including a whale skull and jawbone. While there are non-profits interested in acquiring the Stratton, it is questionable whether they would be able to afford the appraised value of the property.

Significant Changes in Results to be Delivered in FY2021

If the Stratton is sold during FY2020, the Division has petitioned that the proceeds of that sale be used as capital to purchase property directly behind the Sheldon Jackson Museum during FY2021. This will allow the Division to expand the annex portion of the Museum. This additional space in the SJM will provide for the expansion of collections and supply storage and the upgrade of the HVAC system.

The Division anticipates working with the Department of Transportation on a much-needed energy performance audit of the APK. In consultation with the building's design team, the Department and the Division believe that an independent auditor, in consultation with the mechanical design engineers, will find operating efficiencies and cost effective alternatives that will lead to reduced utility costs in FY2021.

The Division continues to work through the slowly disappearing list of APK facility projects using the remaining capital funds on account with the Department of Transportation. Spend out of these capital funds is anticipated during FY2021 on the following needs:

- Auto-operator installation on the Museum gallery entry doors to address life safety and American with Disability Act (ADA) access concerns. Design is 90% complete; expected completion January 2021.
- Install glass to the clerestory ceiling between the library and atrium and add transfer ventilation to address noise and correct air return issues (Design 90% complete by February 2020; completion by May 2021).
- Clerestory window blinds for south and east facing windows over the library and research center. Design 90% complete; completion by August 2021.
- Davit arm roof crane to lift filters and equipment to maintain the five dedicated outside air units located on the

roof. Design recommendations complete February 2020; completion September 2020.

During FY2020, OMB approved our deferred maintenance request to replace the cedar shake roof on the Sheldon Jackson Museum at a cost of \$400,000, a project which will be started this fiscal year. Other FY2020 pending capital budget requests for the Sheldon Jackson Museum include expansion of the annex, HVAC replacement, and window replacement.

Statutory and Regulatory Authority

AS 14.07.020
AS 44.27.020
AS 37.07.020(e)

Contact Information
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Component Detail All Funds
Department of Education and Early Development

Component: Andrew P. Kashevaroff Facilities Maintenance (3143)
RDU: Alaska State Libraries, Archives and Museums (386)

Non-Formula Component

	FY2019 Actuals	FY2020 Conference Committee	FY2020 Authorized	FY2020 Management Plan	FY2021 Governor	FY2020 Management Plan vs FY2021 Governor	
71000 Personal Services	0.0	0.0	0.0	0.0	0.0	0.0	0.0%
72000 Travel	0.0	0.0	0.0	0.0	0.0	0.0	0.0%
73000 Services	1,139.4	1,216.3	1,216.3	1,216.3	1,336.3	120.0	9.9%
74000 Commodities	112.6	28.8	28.8	28.8	28.8	0.0	0.0%
75000 Capital Outlay	2.9	0.0	0.0	0.0	0.0	0.0	0.0%
77000 Grants, Benefits	0.0	0.0	0.0	0.0	0.0	0.0	0.0%
78000 Miscellaneous	0.0	0.0	0.0	0.0	0.0	0.0	0.0%
Totals	1,254.9	1,245.1	1,245.1	1,245.1	1,365.1	120.0	9.6%
Fund Sources:							
1004 Gen Fund (UGF)	1,254.9	1,245.1	1,245.1	1,245.1	1,265.1	20.0	1.6%
1005 GF/Prgm (DGF)	0.0	0.0	0.0	0.0	100.0	100.0	100.0%
Unrestricted General (UGF)	1,254.9	1,245.1	1,245.1	1,245.1	1,265.1	20.0	1.6%
Designated General (DGF)	0.0	0.0	0.0	0.0	100.0	100.0	100.0%
Other Funds	0.0	0.0	0.0	0.0	0.0	0.0	0.0%
Federal Funds	0.0	0.0	0.0	0.0	0.0	0.0	0.0%
Positions:							
Permanent Full Time	0	0	0	0	0	0	0.0%
Permanent Part Time	0	0	0	0	0	0	0.0%
Non Permanent	0	0	0	0	0	0	0.0%

Change Record Detail - Multiple Scenarios with Descriptions
Department of Education and Early Development

Component: Andrew P. Kashevaroff Facilities Maintenance (3143)
RDU: Alaska State Libraries, Archives and Museums (386)

Scenario/Change Record Title	Trans Type	Totals	Personal Services	Travel	Services	Commodities	Capital Outlay	Grants, Benefits	Miscellaneous	Positions		NP
										PFT	PPT	
***** Changes From FY2020 Conference Committee To FY2020 Authorized *****												
FY2020 Conference Committee												
ConfCom		1,245.1	0.0	0.0	1,216.3	28.8	0.0	0.0	0.0	0	0	0
1004 Gen Fund		1,245.1										
	Subtotal	1,245.1	0.0	0.0	1,216.3	28.8	0.0	0.0	0.0	0	0	0
***** Changes From FY2020 Management Plan To FY2021 Governor *****												
Andrew P. Kashevaroff Utility and Maintenance Costs												
Inc		100.0	0.0	0.0	100.0	0.0	0.0	0.0	0.0	0	0	0
1005 GF/Prgm		100.0										
	Transfer from Archives for Increased Maintenance Costs											
Trin		20.0	0.0	0.0	20.0	0.0	0.0	0.0	0.0	0	0	0
1004 Gen Fund		20.0										
	Totals	1,365.1	0.0	0.0	1,336.3	28.8	0.0	0.0	0.0	0	0	0

Add authority to cover anticipated Andrew P. Kashevaroff (APK) facility utility and other maintenance costs. These costs will be supported by an increase in the fees for entry into the Alaska State Museum and Sheldon Jackson Museum. Current entry fees are modest compared to other museums. Increased fees will still include discounts for seniors, youth, and during the off-peak winter months. As a result of a failed design for the building cooling system, maintenance costs for the APK building have been significantly higher than anticipated. The replacement systems run less efficiently and, as a result, utilities costs have significantly increased.

Transfer authority from Archives to Andrew P. Kashevaroff (APK) Facilities Maintenance for increased maintenance costs. As a result of a failed design for the building cooling system, maintenance costs for the APK building have been significantly higher than anticipated. The replacement systems run less efficiently and utilities costs have significantly increased. To offset the transfer necessary to cover these costs, the Archives component is increasing microfilm duplication fees to state agencies.

Line Item Detail (1676)
Department of Education and Early Development
Services

Component: Andrew P. Kashevaroff Facilities Maintenance (3143)

Line Number	Line Name		FY2019 Actuals	FY2020 Management Plan	FY2021 Governor
3000	Services		1,139.4	1,216.3	1,336.3
Object Class	Servicing Agency	Explanation	FY2019 Actuals	FY2020 Management Plan	FY2021 Governor
3000 Services Detail Totals			1,139.4	1,216.3	1,336.3
3000	Education Services	Training, educational conferences, agency memberships, books and fees for work-related courses.	0.9	0.0	0.0
3001	Financial Services	Accounting, auditing, management/consulting services.	21.2	0.0	0.0
3003	Information Technology	Information Technology - Training, consulting, equipment and software leases, licensing, and maintenance.	6.3	0.0	0.0
3004	Telecommunications	Local, long distance, cellular and telecommunications equipment charges; data/network, and television.	2.6	0.0	0.0
3006	Delivery Services	Delivery and courier services.	3.2	0.0	0.0
3008	Utilities	Costs for electricity, water and sewage, disposal, and heating oil; disposal of confidential data and recycling.	464.6	508.4	578.2
3009	Structure/Infrastructure/Land	Structure, infrastructure and land repairs, maintenance, rentals and leases.	254.6	220.0	224.2
3010	Equipment/Machinery	Machinery, furniture and equipment purchase, repairs, maintenance, rentals, and leases.	2.4	135.4	128.6
3011	Other Services	Other services, including strategic planning services, State Travel Office fees, and printer/copy machine supplies and maintenance.	126.8	42.4	103.5

Line Item Detail (1676)
Department of Education and Early Development
Services

Component: Andrew P. Kashevaroff Facilities Maintenance (3143)

Object Class		Servicing Agency	Explanation	FY2019 Actuals	FY2020 Management Plan	FY2021 Governor
3000 Services Detail Totals				1,139.4	1,216.3	1,336.3
3018	Inter-Agency Information Technology Telecommunications	Admin - Department-wide	Office of Information Technology chargeback for telecommunications, Enterprise Productivity Rates, phone lines, and service requests.	6.4	0.0	0.0
3020	Inter-Agency Building Maintenance	Trans - Department-wide	Division of Facilities Services - Service Level Agreement.	168.8	0.0	0.0
3026	Inter-Agency Insurance	Admin - Department-wide	Department of Administration - Risk Management for self-insurance costs on state-owned facilities in Juneau and museum collections.	1.9	0.0	85.3
3027	Inter-Agency Financial	Admin - Department-wide	Division of Finance - Computer services for State accounting (IRIS), payroll (HRM), and reporting (ALDER) systems.	79.7	0.0	0.0
3038	Inter-Agency Management/Consulting	Trans - Department-wide	Division of Facilities Services - Service Level Agreement for Shared Facility Services.	0.0	310.1	216.5

Line Item Detail (1676)
Department of Education and Early Development
Commodities

Component: Andrew P. Kashevaroff Facilities Maintenance (3143)

Line Number	Line Name		FY2019 Actuals	FY2020 Management Plan	FY2021 Governor
4000	Commodities		112.6	28.8	28.8
Object Class	Servicing Agency	Explanation	FY2019 Actuals	FY2020 Management Plan	FY2021 Governor
4000 Commodities Detail Totals			112.6	28.8	28.8
4000	Business	Business supplies including books and educational equipment and furniture; office supplies; desktop computers, printers and IT equipment less than \$5,000 per item; and subscriptions including electronic access to information.	103.6	0.0	0.0
4004	Safety	Safety, first aid, personal safety protection, and fire suppression.	2.5	0.0	0.0
4015	Parts and Supplies	Parts and supplies.	6.5	28.8	28.8

Line Item Detail (1676)
Department of Education and Early Development
Capital Outlay

Component: Andrew P. Kashevaroff Facilities Maintenance (3143)

Line Number	Line Name		FY2019 Actuals	FY2020 Management Plan	FY2021 Governor
5000	Capital Outlay		2.9	0.0	0.0
Object Class	Servicing Agency	Explanation	FY2019 Actuals	FY2020 Management Plan	FY2021 Governor
5000 Capital Outlay Detail Totals			2.9	0.0	0.0
5002	Structures and Infrastructure	Structure or infrastructure rentals that are not considered capital leases under AAM 55.	2.9	0.0	0.0

Revenue Detail (1681)
Department of Education and Early Development

Component: Andrew P. Kashevaroff Facilities Maintenance (3143)

Revenue Type (OMB Fund Code) Revenue Source	Component	Comment	FY2019 Actuals	FY2020 Management Plan	FY2021 Governor
5005 GF/Prgm (1005 GF/Prgm)			0.0	0.0	100.0
5103 Program Receipts - Charges for Services		Revenue from the collection of museum gate fees.	0.0	0.0	100.0

Inter-Agency Services (1682)
Department of Education and Early Development

Component: Andrew P. Kashevaroff Facilities Maintenance (3143)

				FY2019 Actuals	FY2020 Management Plan	FY2021 Governor
Component Totals				256.8	310.1	301.8
With Department of Administration				88.0	0.0	85.3
With Department of Transportation/Public Facilities				168.8	310.1	216.5
Object Class	Servicing Agency	Explanation	FY2019 Actuals	FY2020 Management Plan	FY2021 Governor	
3018	Inter-Agency Information Technology Telecommunications	Admin - Department-wide Office of Information Technology chargeback for telecommunications, Enterprise Productivity Rates, phone lines, and service requests.	6.4	0.0	0.0	
3020	Inter-Agency Building Maintenance	Trans - Department-wide Division of Facilities Services - Service Level Agreement.	168.8	0.0	0.0	
3026	Inter-Agency Insurance	Admin - Department-wide Department of Administration - Risk Management for self-insurance costs on state-owned facilities in Juneau and museum collections.	1.9	0.0	85.3	
3027	Inter-Agency Financial	Admin - Department-wide Division of Finance - Computer services for State accounting (IRIS), payroll (HRM), and reporting (ALDER) systems.	79.7	0.0	0.0	
3038	Inter-Agency Management/Consulting	Trans - Department-wide Division of Facilities Services - Service Level Agreement for Shared Facility Services.	0.0	310.1	216.5	