

House Transportation Committee

Department of Transportation & Public Facilities

Public Facilities Overview

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KEEP ALASKA MOVING

Division of Facilities Services (DFS)

Mission

Division of Facilities Services delivers, improves, and maintains safe and reliable facilities across Alaska.

Vision

Division of Facilities Services strives to be the premier facilities service provider for Alaskans. We achieve shared goals through strategic collaboration, planning, and continuous improvement.

We leverage experience, technology, and industry best practices to optimize our facilities and make evidence-based decisions.

Core Values

Integrity: Doing the right thing, even when no one is watching. Doing what we say we are going to do

Excellence: Commitment to continuous improvement, innovation, and quality

Respect: Unconditional positive and professional regard for team members: customers, stakeholders and coworkers

Service: Diligently fulfill the needs of our customers to prepare for Alaska's future

Safety: Provide safe facilities and promote a safety culture

DFS Functional Areas

Statewide Public Facilities

- Personnel in Fairbanks, Anchorage, Juneau

Maintenance & Operations (M&O)

- Major Hubs: Fairbanks, Anchorage, Juneau
- Personnel around the State

Administration

- Personnel in Fairbanks, Anchorage, Juneau

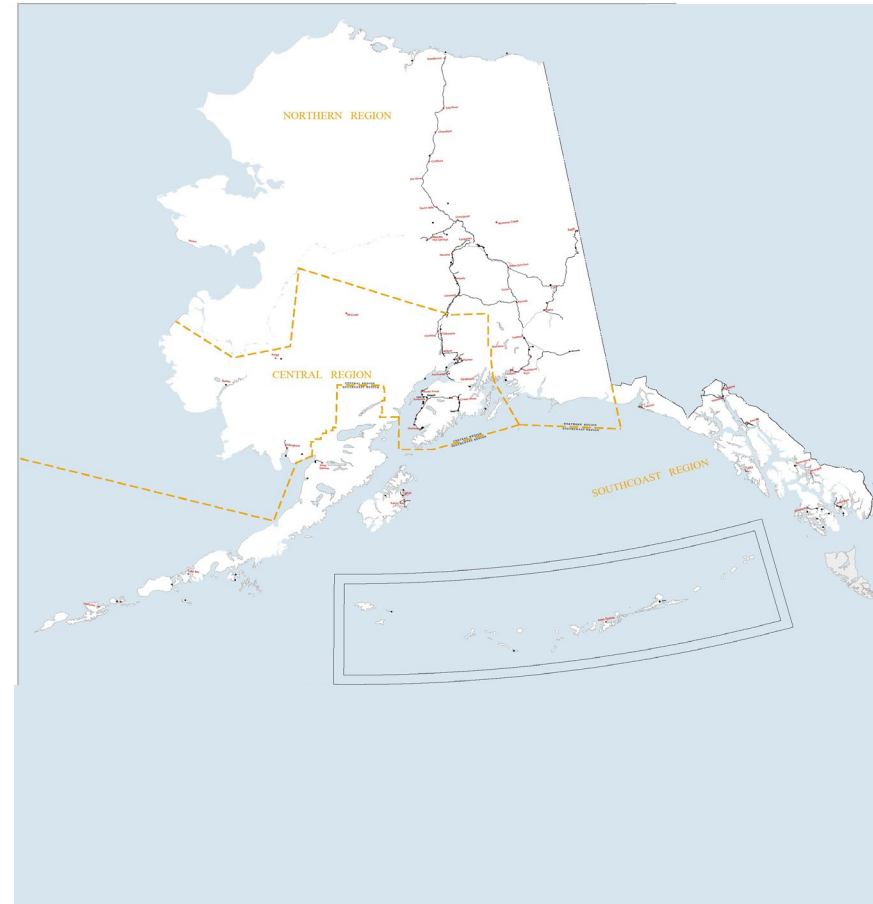
Leasing

- Personnel in Anchorage

One Results Delivery Unit, Two Budget Components

Where DFS is located

Hub	Location	M&O PCNs*	Statewide PCNs*	Admin PCNs*	Leasing
Fairbanks	Fairbanks	24	6	5	
	Dalton Highway	7			
	Nome, Tok, Tazlina, Valdez, Ft. Yukon	13			
Anchorage	Anchorage	27	17	10	6
	Palmer, Bethel, Kenai, Wasilla	5			
Juneau	Juneau	17	3	2	
	Ketchikan, Kodiak	2			
Total		95	26	17	6



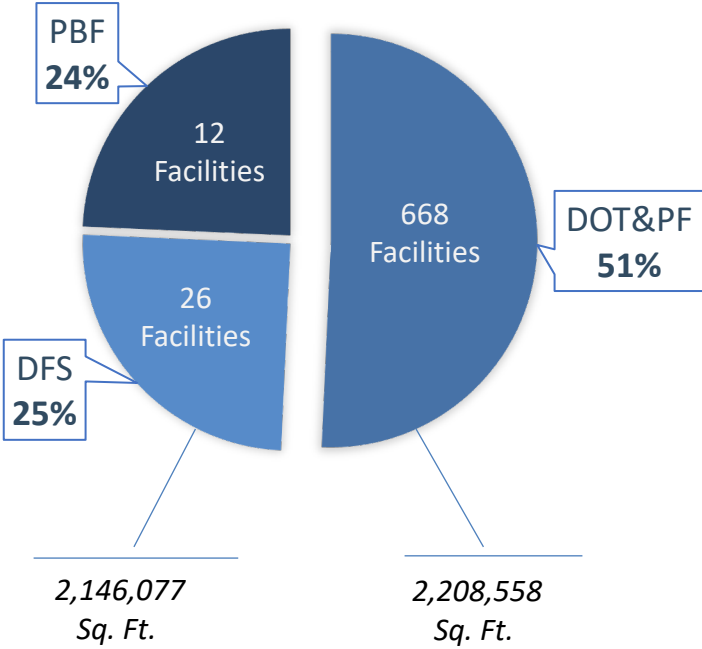
*Personnel Control Number



Alaska DOT&PF Facility Portfolio

DFS Owned Facilities Portfolio:

- 706 Facilities across 233 locations
- Over \$2B in assessed building value
- Over 4.25 million square feet



DFS – Current Facility Portfolio

DOT&PF

- Highway & Aviation Maintenance Stations
- Programmatic Support Facilities
- Equipment Storage Facilities

DFS

- Multi-Agency Occupied Facilities

PBF

- Public Building Fund Facilities

Occupied space by State Agencies in
Public Building Fund (PBF) &
Division of Facility Services (DFS) buildings

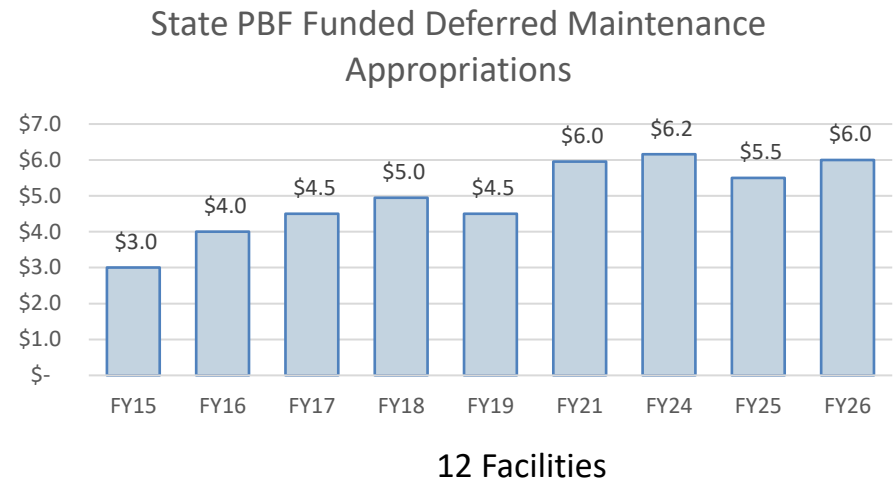
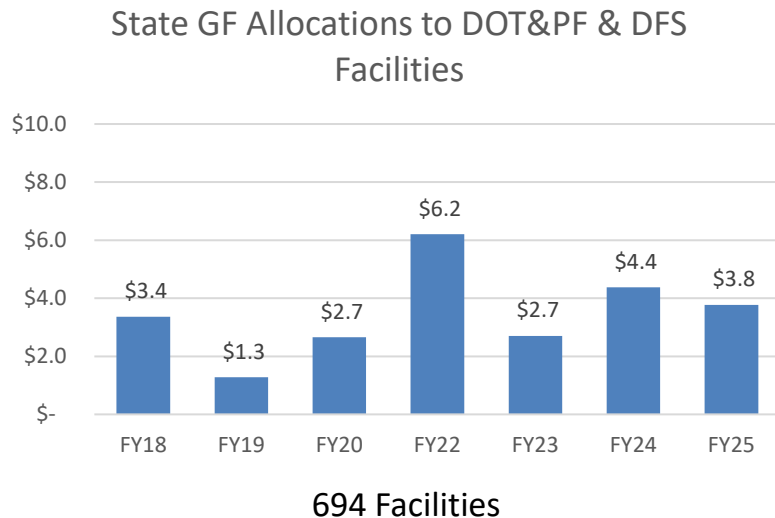
Department	Sq Ft.
Administration	238,244
Alaska Court System	379,695
Commerce, Community & Economic Development	91,936
Corrections	146,919
Education & Early Development	5,585
Environmental Conservation	18,025
Family & Community Services	104,401
Fish & Game	65,691
Health	111,842
Labor & Workforce Development	70,781
Law	103,607
Legislature	44,289
Natural Resources	310,507
Public Safety	135,201
Revenue	160,950
Transportation & Public Facilities	79,960

Deferred Maintenance – Backlog & Past Allocations

Present backlog estimated total - \$373M

- \$210M estimated from PBF Buildings
- \$163M estimated from DOT&PF Usage and DFS buildings

Prior year DM appropriations from State Capital General Funds (GF) and Public Building Fund (PBF)



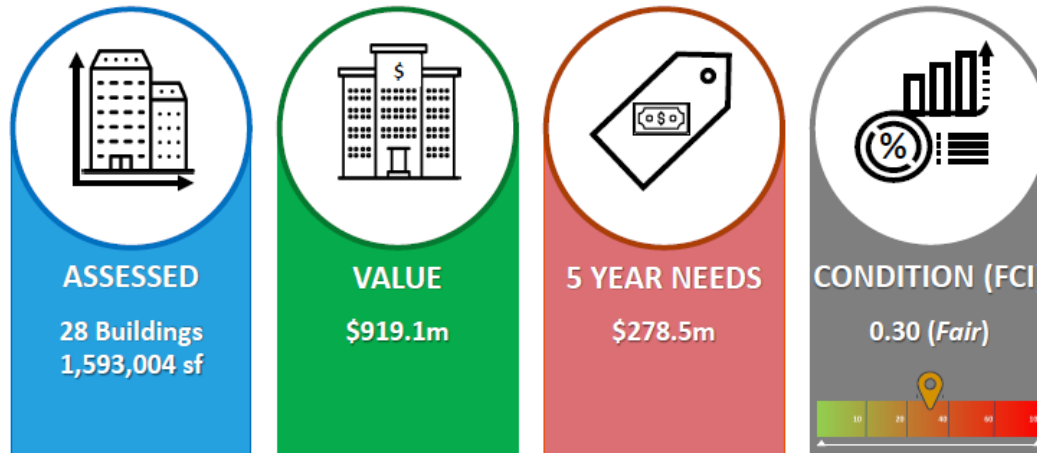
Deferred Maintenance – Planned Approach

Facilities Condition Assessments

- Assessments performed recently for PBF and DFS facilities to help inform conditions, short-term and long-term needs
- Used to refine and prioritize the deferred maintenance needs
- New assessments in progress for additional 1M+ square feet of DOTPF facilities

Computerized Maintenance Management System (CMMS)

- Centralizes the facilities information and deficiencies found through assessments
- Captures maintenance work orders, asset information and performance



Recent Assessments performed
Using the Assessments and CMMS to inform the needs and priorities

Deferred Maintenance – Prioritizing and Allocation

For DOT&PF Usage and Multi-Agency Usage Facilities (State Capital GF Funded)

- DOT&PF presents top priority deferred maintenance projects to the State Facilities Council
- Projects are prioritized via methodology incorporating factors of Mission Alignment, System, and Need to create a Project Index Value

The *State Facilities Council* will:

- Review and prioritize deferred maintenance projects across executive branch agencies
- Present the ranked priorities to OMB for funding allocations

The ranked projects are funded based upon General Fund availability

For PBF Facilities (State PBF account Funded)

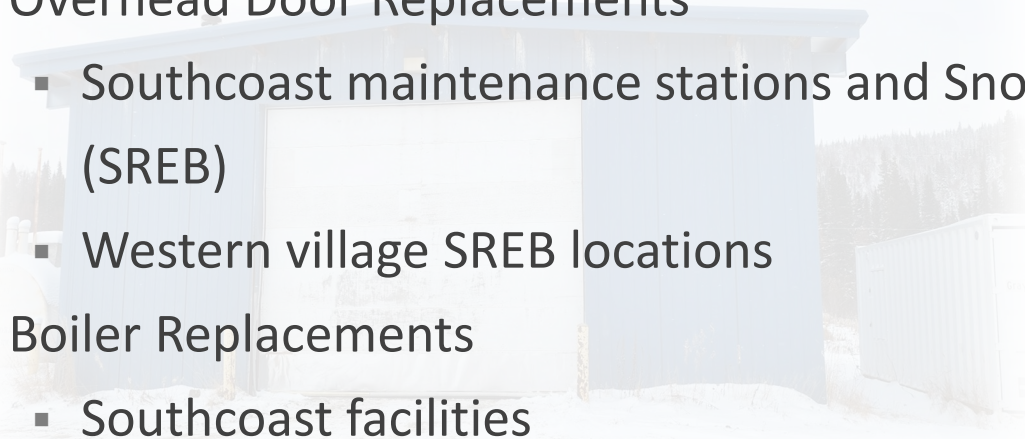
- DFS has prioritized and submitted the most current deferred maintenance projects
- Priorities may flex dynamically through the year

Funded projects to be completed through Maintenance & Operations or Design & Construction efforts.

Current Deferred Maintenance Prioritized Projects

DOTPF projects prioritized through last State Facilities Council Review*

- Sitka Court & Office Building Roof Replacement
- Generator Replacements
 - Chandalar Camp
 - Sag River Maintenance Shop
- Fairbanks Peger M&O and Supply Building Roof Replacements
- Ketchikan Court & Office Building Chiller Replacement
- Overhead Door Replacements
 - Southcoast maintenance stations and Snow Removal Equipment Building (SREB)
 - Western village SREB locations
- Boiler Replacements
 - Southcoast facilities



Deferred Maintenance – Recent Completed Projects

DOT&PF Facilities

- Tok Combined Facility new septic system
- Valdez Combined Facility (Courthouse) HVAC repair and upgrades
- Anchorage State Equipment Fleet (SEF) Shop HVAC replacement
- Palmer M&O/SEF Shop sewer line upgrades
- Adak Maintenance Station siding replacement
- Akutan Airport Station Generator System
- Fairbanks SEF Shop asbestos removal and flooring replacement
- Kalsin Bay Maintenance Station Upgrades



Deferred Maintenance – Recent Completed Projects

Public Building Fund Facilities



- Alaska Office Building Roof Replacement
- Juneau 2nd & Gold Parking Structure Repairs
- Fairbanks Regional Office Building Heating System Repairs
- Fairbanks Regional Office Building Loading Dock Replacement



Deferred Maintenance – Projects In-Progress

- Yakutat Maintenance Station Generator Replacement
- Livengood Maintenance Camp Generator Replacement
- Healy & Nenana Maintenance Station Roof Replacements
- Tazlina Maintenance District Generator Replacement
- Chulitna Maintenance Station Septic System Replacement
- Juneau State Office Building Elevator Shaft Rehabilitation
- Ketchikan Court & Office Building Elevator Modernization
- Ketchikan Court & Office Parking Garage Repairs
- Juneau State Office Building Parking Garage
- Atwood Building Electrical System Upgrades
- Atwood Building Pressurization Modifications
- Atwood Building Freight Elevator Modernizations



Deferred Maintenance – Leveraging Resources

Effectuating Deferred Maintenance through Statewide Roving Maintenance Teams



Thank You.

Danny Gibson, Director, Division of Public Facilities

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Cover photos by Alaska DOT&PF Staff:
Sunset departure, Anchorage International Airport. By Christopher Cummins
Alaska Range from the Richardson Highway. By Dennis Bishop
Aboard the MV LeConte sailing Lynn Canal to Juneau from Haines. By Andrea Deppner

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