

Facility Deferred Maintenance List

FY 2010

Reference Number: 30632

Depart of Transportation & Public Facilities

FAC ES
FY2010 Deferred Maintenance List

Department Name: DOT&PF							FY2010 Facility Deferred Maintenance -- Department Inventory	
Dept			Project Cost (\$000)	Project Description	Location (City)	Election District		
Reg	Priority	Project Title						
NR	1	Nenana Shop Hydronic Heat Conversion and Mezzanine Remodel	60.0	Convert shop to more efficient hydronic heat. Elimination of the large forced air furnace on the mezanine will allow remodeling the space for better use as a meeting area for the crew. Not required if new shop is funded - see request below.	Nenana Maintenance Station	8D		
SE	2	Region-wide eyewash and safety shower installation	140.0	Upgrade and/or install OSHA required and approved eyewash stations to meet ANSI standards.	Region-wide	1-A, 2-A, 3-B, 4-B & 5-C		
SEF	3	Crane Replacement and Upgrade	30.0	Current Unit will not handle larger equipment	Valdez			
CR	4	Kodiak Griffin Building Repair Exterior Finish	145.0	Stucco type finish is cracking and allowing water to penetrate, needs repair or replaced	Kodiak	6		
SEF	5	Equipment Lift Replacement	35.0	Replace Unsafe/Outdated Maintenance Lift	Nenana			
CR	6	Upgrade Lighting in DOT&PF Facilities to Energy Efficient Lighting	220.0	Numerous Facilities have T12 lighting and need to be replaced with the new energy efficient T8 bulbs and electronic ballasts will save 30% in lighting costs	Region Wide	10		
CR	7	Anchorage Aviation HQ Building Replace Heating Coil	20.0	Existing heating coil has leaks and needs to be replaced. The location of the leak makes it impossible to repair	Anchorage	8		
SEF	8	Equipment Lift Replacement	60.0	Replace Unsafe/Outdated Maintenance Lift	Palmer			
CR	9	Anchorage Aviatin Building Relocate Elevator Pump and Controller	20.0	Code requires the elevator pump and controller to be isolated from the elevator pit. We must correct this discrepancy to avoid penalties and fines.	Anchorage	8		
CR	10	Anchorage Boney Court Upgrade Elevators	520.0	Elevators need modernization work to be code compliant	Anchorage	8		
NR	11	Nome SEF Complex Concrete Slab for Tractor/Trailer Bldg	40.0	The Tractor/Trailer building was created by recycling two ATCO buildings placed end to end. Only one half of the structure has a concrete slab under it. This project will place concrete in one half of the building to allow maintenance in a normal shop environment vs. on a dirt floor.	Nome SEF Complex	39T		
NR	12	Livengood Bunkhouse Upgrade	60.0	The bunkhouse kitchen needs remodeling due to wear & tear. Counter tops and floors are worn through. Appliances are at the end of useful life. This kitchen is too small for the assigned personnel and wears heavily as a result. A gas line will likely result in a new bunkhouse, but this kitchen remodel should not be delayed. Project includes new more efficient windows.	Livengood Maintenance Station	6C		
SE	13	Ketchikan Court & Office Building - Interior Finish Repairs	70.0	Repair worn and damaged interior wall and ceiling finishes; replace worn carpet in corridors which is becoming a life safety hazard.	Ketchikan	1-A		
SEF	14	Equipment Lift Installation	31.0	Lift Installation for Safety/Productivity	Wrangell			

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NR	15	Emergency DG Arctic Pack	50.0	Procure and set up portable Arctic Pack Diesel Generator for emergency power. This unit is backup to our DG powered maintenance stations. It can be quickly transported where needed and placed in service immediately with quick disconnect capability.	Pager Complex	7,8,9,10, 11
CR	16	Anchorage Public Safety Replace Carpet	150.0	Carpet is worn and unsightly and needs replacement	Anchorage Public Safety	10
NR	17	Paxson Install DG Coolant Heat Recovery System	80.0	Install heat exchangers and piping to recover and use heat radiated off of the camp's electrical generators. This is a energy saving upgrade with an estimated 3-year payback. These systems would tie into the existing cooling system and recover approximately 1 million BTU/hour, which should provide most of the necessary heat to the shop.	Paxson Maintenance Station	12F
NR	18	Montana Creek Shop Hydronic Heat Conversion and Mezzanine Remodel	60.0	Convert shop to more efficient hydronic heat. Elimination of the large forced air furnace on the mezzanine will allow remodeling the space for better use as a meeting area for the crew.	Montana Creek Maintenance Station	7D
SE	19	Klawock - Rain Gutter Replacement	15.0	Replace failed rain gutters. This will extend building life by protecting siding and foundation	Klawock	5-C
SE	20	Gustavus - Rain Gutter Replacement	15.0	Replace failed rain gutters. This will extend building life by protecting siding and foundation	Gustavus	5-C
CR	21	Dutch Harbor Paint Exterior of Hanger Building	65.0	Building is deteriorating due to weather conditions and lack of protective coating.	Dutch harbor	
NR	22	Livengood Generator Heat Recovery System	80.0	Install heat exchangers and piping to recover and use heat radiated off of the camp's electrical generators. This is a energy saving upgrade with an estimated 3-year payback. These systems would tie into the existing cooling system and recover approximately 1 million BTU/hour, which should provide most of the necessary heat to the shop.	Livengood Maintenance Station	6C
NR	23	Livengood Shop Window Replacement	15.0	Windows in the shop need replacement.	Livengood Maintenance Station	6C
CR	24	Anchorage Boney Court Retrofit with Energy Efficient Lighting	58.0	Many outdated lighting fixtures still exist within this facility, Changing these fixtures with new energy efficient lighting would save costly energy consumption.	Anchorage Boney Court	10
SE	25	Haines - Repair Roof	45.0	Replace all metal roofing fasteners to eliminate leaks in field and around flashings.	Haines	5-C
SEF	26	Crane Replacement and Upgrade	30.0	Current Unit will not handle larger equipment	Tok	
CR	27	Kodiak State Equipment Fleet Shop Pave Parking Area	150.0	Existing yard is poorly graded, gets extremely muddy and needs resurfaced	Kodiak SEF	6
SE	28	Juneau - Cold Storage	100.0	Repair structural steel at slab. Add concrete housekeeping pads to protect base of structural steel.	Juneau	3-B

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SE	29	Skagway - Drainage	25.0	Septic drains back up and create health and environmental hazards due to high water table in the area.	Skagway	5-C
CR	30	Kodiak Court Replace Carpet	52.0	Carpet is worn and unsightly and needs replacement	Kodiak Courthouse	6
NR	31	Tazlina Facilities Shop	950.0	The Tazlina Facilities crew shop is inadequate and is currently housed in a 1950's vintage Quonset hut. This building has almost no insulation, no vehicle bay, no bathroom and no foundation. This project would build a 40' x 50' shop with office, vehicle bay with overhead door, and a bathroom. Included would be a storage mezzanine and a two-ton hoist. This project is not needed if the Tazlina Warm Storage project is funded.	Tazlina Maintenance Station	12F
NR	32	Peger Admin Bldg - Engineering Area Remodel	85.0	Remodel the northeast Design area. This heavy traffic area has 26 employees in it. The space needs to be recarpeted, painted, office furniture upgraded, and electrical distribution reworked. The current use of the room is very different from what the space was designed for, resulting in an uncomfortable working environment for the employees. The logistics of displacing this many employees for the project adds significantly to the cost. Asbestos abatement is required to remove the tile mastic beneath the carpeting. It is believed that the poor working conditions in the space are contributing to hiring difficulties, moral, and retention problems.	Peger Admin Building	7,8,9,10, 11
CR	33	Anchorage Aviation HQ Replace Ceiling Tile and Light Sensors	30.0	Existing tile is unsightly and lighting sensors need to be installed for energy saving	Kodiak Griffin	6
SE	33	Region-wide Lighting Upgrade	100.0	Replace T-12 fluorescent lighting with energy efficient T-8/T-5 lighting and install lighting controls to increase occupant comfort and reduce energy costs. Upgrade exterior lighting and high bay lighting at maintenance shops.	Region-wide	1-A, 2-A, 3-B, 4-B & 5-C
SEF	34	Crane Upgraded and Moved	30.0	Current Unit is too small and off center	Silvertip	
CR	35	Anchorage Annex Replace Water Lines with New Copper Lines	32.0	Replace existing corroded iron pipes with copper	Anchorage Annex	10
NR	36	Peger Parking Expansion and Head bolt Heater Upgrade	1,500.0	All existing headbolts are currently assigned. There are none available for new employees. The existing system has indoor rated wire which is impossible to repair in cold weather. Upgrade and expand system. This project adds 30 additional spaces adjacent to Davis Road.	Peger Complex	7,8,9,10, 11
SEF	37	Crane Replacement and Upgrade	30.0	Current Unit will not handle larger equipment	Tazlina	
CR	38	Upgrade Ready lines	130.0	Equipment requirements have changes requiring increases in electrical for ready lines	Ninilchik, Homer, Kodiak, Seward, Palmer, McGrath, and N. Kenai	

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CR	39	Replace Highway Scale Signs with LED signs	30.0	Existing signs are hard to read and require constant maintenance	Anchorage Glenn-in and Glenn-out	10
SE	40	Sitka Court and Office Building - Restroom Renovation	140.0	New fixtures, replace tiling and flooring, partitions, counters, dispensers and upgrade automatic door openers.	Sitka	2-A
SEF	41	Equipment Lift Replacement	26.0	Replace due to size limitations - larger equipment	Anchorage LD	
NR	42	Peger Complex Building Maintenance Shop Addition	1,700.0	The facilities section has outgrown our existing shop. The existing shop is so crowded that it is nearly impossible to perform any work in it. All facility maintenance work for the Fairbanks/Denali areas and 23 rural airports is based out of this shop. Twenty seven maintenance personnel are currently working out of the existing 2,500 sq. ft. shop. Add 4000 sq ft with layout patterned after FIA and Anchorage International A/P Facility buildings with separate electrical, carpenter, and plumbing, shops. Central Region workshop is far superior to NR's converted loading dock.	Peger Complex	7,8,9,10, 11
NR	43	Peger Water Well & Pumphouse	200.0	Water Pumphouse – This will eliminate purchasing water from the city to use for road maintenance. High capacity well and associated equipment.	Peger Complex	7,8,9,10, 11
CR	44	Anchorage SEF Replace Bi-fold doors	200.0	Doors are original 1977 construction and are uninsulated. New insulated doors will save considerable energy/heating costs	Anchorage SEF	10
SE	45	Juneau - DOT&PF SE Regional Complex HVAC Major Maintenance and upgrade.	340.0	Replace malfunctioning pneumatic HVAC controls with direct digital controls; clean ducts in entire building, rebalance and repair system for efficient operation and lower operating costs. This project will increase productivity and improve indoor air quality for health/life safety.	Juneau	3-B
SE	46	Juneau - DOT&PF SE Regional Complex Ventilation Improvement	40.0	Replace restroom exhaust ventilator to improve indoor air quality. Install new exhaust system for 1st and 2nd floor copy rooms to reduce heat buildup in the building.	Juneau	3-B
SE	47	Ketchikan Court & Office Building - HVAC Major Maintenance and upgrade.	400.0	Replace malfunctioning pneumatic HVAC controls with direct digital controls; clean ducts in entire building, rebalance and repair system for efficient operation and lower operating costs. This project will increase productivity and improve indoor air quality for health/life safety.	Ketchikan	1-A
NR	48	Western District Rural Airport - Slabs for SREBs	800.0	Western area SREB's concrete floor installation at White Mountain, Teller, Emmonak, Golovin. Dirt floors in many of the SREB's trap moisture and causes mold growth on interior walls and ceilings. Concrete floors would eliminate this health risk and provide for a much cleaner environment for the contractors, mechanics and maintenance personnel.	White Mtn, Teller, Emmonak, Golovin	39T
CR	49	Anchorage Glenn Highway Scales Install Protective Barriers	15.0	Skidding automobiles are a potential hazard to state employees performing duties at the Glenn Highway scales. A barrier needs to be installed between the highway and the scales stations.	Anchorage Glenn-in and Glenn-out	10
CR	50	Maintenance Shops/Weigh Stations Water/Filtration Systems	425.0	Several Shops/Weigh Stations have nonpotable water supply need new wells or filtration systems	Glenn, Potter, Sterling, Silvertip,	

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SEF	51	Equipment Lift Installation	35.0	Lift Installation for Safety/Productivity	Bethel	
SE	52	Ketchikan COB Exterior Clean, Seal and Caulk	140.0	Concrete exterior panels need to be cleaned, sealed and joints caulked to protect from further weather damage; this will increase the service life of the building.	Ketchikan	1-A
CR	53	Kodiak Regional Office Repair Parking Lot and Sidewalks	300.0	Pave parking area and replace 200' of deteriorated sidewalks and curbs	Kodiak	6
SE	54	Region-wide - Insulation Upgrade	275.0	Survey and upgrade insulation and exterior sealing systems. Where necessary, added insulation and improving cladding integrity will reduce energy costs and increase productivity.	Region-wide	1-A, 2-A, 3-B, 4-B & 5-C
SEF	55	Equipment Lift Replacement	31.0	Replace Unsafe/Outdated Maintenance Lift	Valdez	
SE	56	Sitka - Prepare and Paint Exterior Doors	20.0	Prevailing weather-side doors are corroding due to failing paint; this will prolong the life of the doors. Door replacement may be necessary.	Sitka	2-A
SE	57	Juneau - AMHS Reservations Building	45.0	Install roof access to 2nd floor roof for roof inspections, snow removal and drain maintenance. Life/safety - hazard of accessing 2nd floor roof from 1st floor awning roof.	Juneau	3-B
CR	58	Chulitna Highway Maintenance Station Expansion	525.0	Existing shop is too small to accommodate the new larger equipment. Need to extend the bay area to allow inside storage of critical snow removal equipment	Chulitna SEF	36
NR	59	Manley Hot Springs Shop/SREB	900.0	Current rented shop is inadequate and inefficient. Combine with new SREB in A/P Relocation Project (AKSAS 61564) Add State funds to double size of AIP SREB. This funding would expand the AIP funded, planned 40'x50' building to 40'x100' and consolidate the Elliott Highway equipment under one roof in a new energy efficient building. This will eliminate leasing a substandard and inefficient building for highway equipment.	Manley Hot Springs	6C
NR	60	Trims Shop Addition	1,200.0	Expands the shop's equipment warm storage building. There are currently 2 bays and there is a for an additional bay. The warm storage shop is used for equipment during the winter months and also serves as the SEF shop when a mechanic travels from Delta. The existing bays are small and the amount of equipment makes it difficult to work on equipment. Equipment must be moved out of the building in order to change blades on graders and plow trucks. This project would add one 21'x100' bay to the joint SEF/M&O equipment building.	Trims	12F
CR	61	North Kenai Highway Maintenance Station Expansion	525.0	Existing shop is too small to accommodate the new larger equipment. Need to extend the bay area to allow inside storage of critical snow removal equipment	Kenai	

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NR	62	Cantwell Slab Repair	240.0	Replace slab in 40'x50' section of shop. Existing concrete floor is rough, broken, and has in-floor heat pipes that leak. Remove and replace concrete and underground plumbing. Install OWS for DEC compliance. Not required if Shop will be replaced - see request below.	Cantwell	8D
NR	63	Delta Maintenance Shop Office Addition	100.0	This shop's office is inadequate for the needs of the camp. It is only 300 square feet and poorly insulated. The eight personnel assigned need additional space. The office was an add-on to the original construction. It is uncomfortably cold during sub-zero weather. This project is not required if a new shop is funded.	Delta Maintenance Station	12F
NR	64	Western SREB Roof Ladder Installation	400.0	SREB's without roof mounted beacons do not have a wall mounted ladder to access roof. Currently, for roof maintenance (roof covering or chimney), access is gained with a ladder stood up in a loader bucket, and then raised high enough to reach the roof. (Extension ladders do not fit on passenger planes). This is a severe SAFETY hazard.	Western District SREBs	6C,39T, 40T
SE	65	Gustavus - Door Installation	30.0	Install 2 new doors in equipment storage area.	Gustavus	5-C
SEF	66	Crane, .5T Jib Crane	3.0	Additional unit; requires electricity and mounting	Kotzebue	
SEF	67	Crane Replacement and Upgrade	30.0	Current Unit will not handle larger equipment	Unalakleet	
CR	68	Silvertip Highway Maintenance Station Expansion	525.0	Existing shop is too small to accommodate the new larger equipment. Need to extend the bay area to allow inside storage of critical snow removal equipment	Hope	
NR	69	Peger SEF Shop Addition	1,800.0	Add two bays to Heavy Equipment Shop. 50'x80' total with O/H crane.	Peger SEF	10
NR	70	Healy Shop Replace Roof	210.0	The original roof design currently provides an R 11 energy rating. The current condition of the roof is very poor and needs to be replaced. This project would provide additional insulation, raising the R-value to R 40. At the time of replacement of the new roof system, an OSHA-approved, fall protection system would be installed. Not necessary if shop is replaced.	Healy Maintenance Station	8D
SE	71	Sitka Court & Office/Municipal Building Major Repairs	140.0	Replace defective glazing; renovate interior finishes (shared cost basis with City & Borough of Sitka.) This project will increase energy efficiency to reduce heating costs.	Sitka	2-A
SE	72	Petersburg Scow Bay Shop - Replace Roofing	175.0	Replace metal roof. Add insulation and improve wall/roof seal. This project will extend building life, increase building efficiency and reduce maintenance costs	Petersburg	5-C
CR	73	Anchorage Public Safety Repave Parking Lot	420.0	Existing Parking lot has deteriorated and has cracks and pot holes	Anchorage	10
SEF	74	Equipment Lift Replacement	31.0	Replace Unsafe/Outdated Maintenance Lift	Northway	
NR	75	Chandalar Bunkhouse Addition	175.0	Increased staffing level on the Dalton highway are taxing the existing bunkhouse. An additional four rooms are necessary to correct the situation. This will be an addition to the existing bunkhouse. Not required if new bunkhouse is funded.	Chandalar Maintenance Station	40T

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CR	76	Anchorage State Equipment Fleet Replace Sprinkler System	30.0	Existing sprinkler system is deteriorated and leaking. Pipes are over 30 years old and need to be replaced.	Anchorage	10
CR	77	Anchorage Comm Building DDC Upgrades	50.0	HVAC systems controls needs upgrade to better heat and cool the facility. Many critical communications system depend on proper cooling in this facility.	Anchorage Communications	10
CR	78	Chulitna Highway Maintenance Station Replace Siding	300.0	Siding is old, damaged and lacks proper insulation. New insulated metal panels will save costly heating for this facility.	Chulitna Station	36
SEF	79	Equipment Lift Replacement	35.0	Replace Unsafe/Outdated Maintenance Lift	Livengood	
SE	80	Skagway Maintenance Shop - Cold Vehicle Storage	85.0	Install roof and siding to cold storage shed. Structure is in place and will increase equipment life by providing sheltered storage.	Skagway	5-C
NR	81	Peger Complex Supply Building Roof Replacement	170.0	This roof is in poor condition and requires patching several times every year.	Peger Complex Supply Building	7,8,9,10
CR	82	Replace Roof Anchorage Aviation Building	450.0	Roof membrane has surpassed its life expectancy. Leaks and needs replacement	Anchorage AviationHQ	10
NR	83	Tazlina District Headquarters ADA Office Addition	750.0	This building is not ADA compliant. This is the DOT hub for the district and is frequented by many members of the public. An elevator and many other modifications will need to be installed allowing wheelchair access to the 2nd floor offices.	Tazlina District Maintenance Station	12F
SE	84	Juneau DOT&PF SE Regional Complex - 2nd Floor Ceiling Tile	35.0	Replace poor quality ceiling tile for acoustical and lighting improvement. This will increase occupant productivity.	Juneau	3-B
SE	85	Skagway - 12-mile Bldg - Wastewater Tank	20.0	No wastewater facilities available at this remote site. Tank would be pumped as necessary to remove waste.	Skagway	5-C
CR	86	Aniak Maintenance Shop Roof Replacement	175.0	Roof is extremely old and leaks excessively	Aniak Maintenance Shop	36
CR	87	Dutch Harbor Storage Facility Repair Concrete Roof	350.0	Roof leaks excessively causing safety concerns with electrical panels needs drains installed and new membrane	Dutch harbor	
SE	88	Sitka Court and Office Building - Boiler Replacement	15.0	Original re-appropriation less than required for the project, creating an unpaid obligation.	Sitka	2-A
SEF	89	Equipment Lift Replacement	22.0	Replace Unsafe/Outdated Maintenance Lift	Delta	
NR	90	Delta Vehicle Warm Storage Extension	600.0	The Delta Warm Storage Bldg is not "deep" enough. Currently graders will not fit with any attachment installed. This causes inefficiency requiring removal of plows to utilize the warm storage or plugging the grader in outside while still spending money to heat the building.	Delta Maintenance Station	12F
NR	91	Peger Complex Tech Services Building Roof Replacement	260.0	Roof is in poor shape. Replace with EPDM and add fall protection system.	Peger Complex	7,8,9,10
NR	92	Peger Complex Vehicle Warm Storage Roof Replacement	250.0	Roof is in poor shape. Replace with EPDM and add fall protection system.	Peger Complex	7,8,9,10

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CR	93	Dutch Harbor Remove Asbestos from Hanger Building	175.0	Building contains asbestos and is a hazard to employees entering the facility. Asbestos needs to be removed or contained.	Dutch harbor	
NR	94	Coldfoot Station Vehicle Exhaust System	40.0	Existing system does not work adequately and results in unsatisfactory conditions in the shop during welding/cutting and vehicle testing operations.	Coldfoot Maintenance Station	6
NR	95	Peger SEF Complex Asbestos Removal	90.0	Asbestos mastic was used to secure carpeting when the Complex was built in 1971. This mastic must be abated so the old carpet can be stripped up, and new floor coverings can be installed in several areas.	Peger SEF Complex Floors	7,8,9,10
CR	96	Anchorage Aviation HQ Upgrade Electrical System	320.0	Existing electrical system is unsafe in its current configuration. Failure of the transformer could lead to an explosion within the facility. Transformers need to be relocated to outside of building for the safety of its occupants	Anchorage Aviation Headquarters	10
SEF	97	Equipment Lift Installation	35.0	Lift Installation for Safety/Productivity	McGrath	
SEF	98	Equipment Lift Replacement	31.0	Replace Unsafe/Outdated Maintenance Lift	Slana	
NR	99	Livengood Install New Fuel Station and Tanks	130.0	Existing system doesn't meet DEC Code. Above ground tanks are a concern because of age. Piping is underground (non compliant). Fueling station materials are wood and do not meet fire proof requirements.	Livengood Maintenance Station	6C
NR	100	Sag River Shop Metal Siding	100.0	Replace the maintenance intensive wood siding with metal siding.	Sag River Maintenance Station	40T
NR	101	Cordova ARFF Housing	120.0	Renovation of ARFF apartment housing – Both units need new carpeting, tile, windows, paint, bathroom and kitchen refurbishment. Iron removal system installation on domestic water.	Cordova A/P	5C
CR	102	Soldotna Highway Maintenance Station Correct Condensation problems	125.0	Shop has excessive condensation/water forming inside creating a hazardous work environment around electrical fixtures and panels. Need to increase air flow and building air exchange	Soldotna Maintenance Shop	8
SEF	103	Crane Replacement and Upgrade	30.0	Current Unit will not handle larger equipment	Tazlina	
SEF	104	Hoist Modification	4.0	Needs wireless system	Seven Mile	
SEF	105	Equipment Lift Replacement	22.0	Replace Unsafe/Outdated Maintenance Lift	O'Brien Creek	
SEF	106	Equipment Lift Replacement	35.0	Replace Unsafe/Outdated Maintenance Lift	Healy	
NR	107	Paxson Shop Addition	1,200.0	Add additional bay for heavy equipment warm storage.	Paxson Maintenance Station	12F
NR	108	Overhead Crane Replacement	100.0	Current cranes (2 each 7.5 ton) are over 30 years old, parts are no longer available.	Fairbanks SEF Shop Building	7,8,9,10

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CR	109	Soldotna Highway Maintenance Shop Replace Roof	820.0	Water condensation has caused internal damage and electrical hazards in side the facility. Poor design/construction has created a situation where it rains inside the building shorting out electrical circuits, blowing up lights and creating a potential fire hazard as water leaks into the main electrical distribution panel. A new sandwiched panel roof will eliminate these hazards	Soldotna Maintenance Shop	8
SEF	110	Hoist Modification	4.0	Needs wireless system	Chandalar	
		Total	24,897.0			