



# Alaska Department of Transportation & Public Facilities

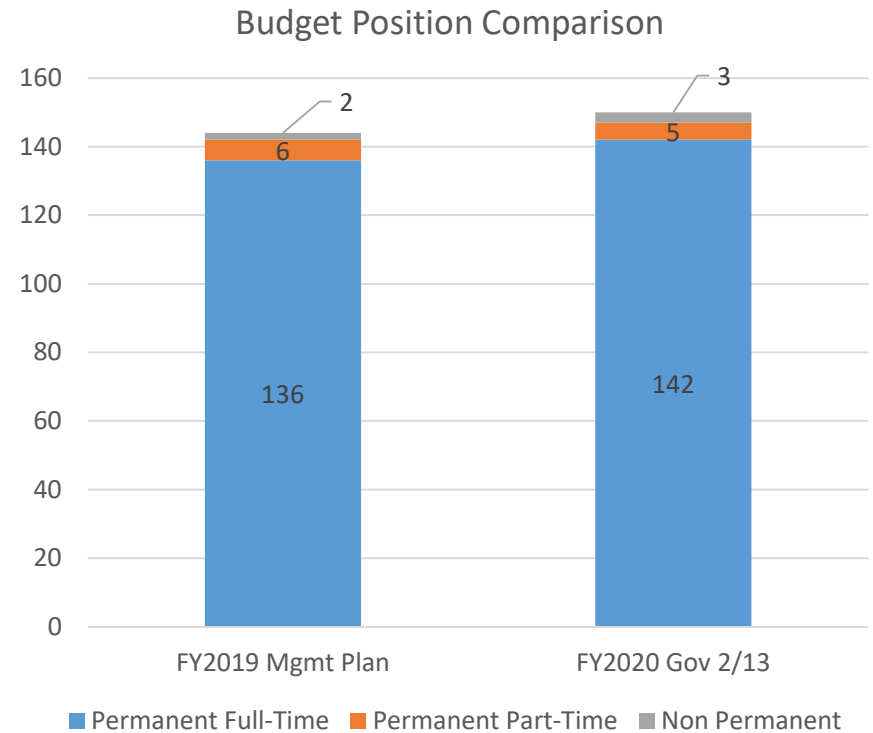
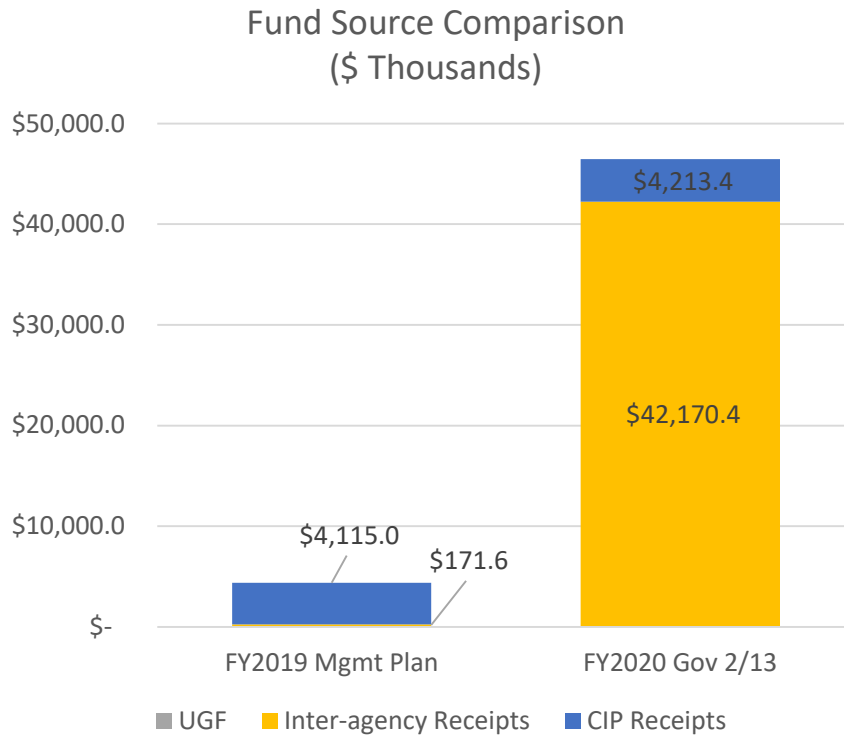
## Division of Facilities Services Brief

Mark Davis, Director, Division of Facilities Services  
Amanda Holland, OMB Management Director

March 28, 2019

Our mission is to **Keep Alaska Moving** through service and infrastructure.

## Fund Source & Position Comparisons: Facilities Services (\$ Thousands)



## Budget Changes: Facilities Services (\$ Thousands)

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- Receipt Authority to Allow Collection of Revenue for Facilities Maintenance and Operations (\$42,000.0 Inter-agency Receipts)
- Executive Branch 50% Travel Reduction (-\$1.2 Inter-agency Receipts; -\$15.0 CIP)
- Transfer Maintenance & Facilities Support Staff from Department of Labor and Workforce Development, AVTEC Facilities Management (5 Permanent Full-Time; 1 Permanent Part-Time)

# Division of Facilities Services

## Mission

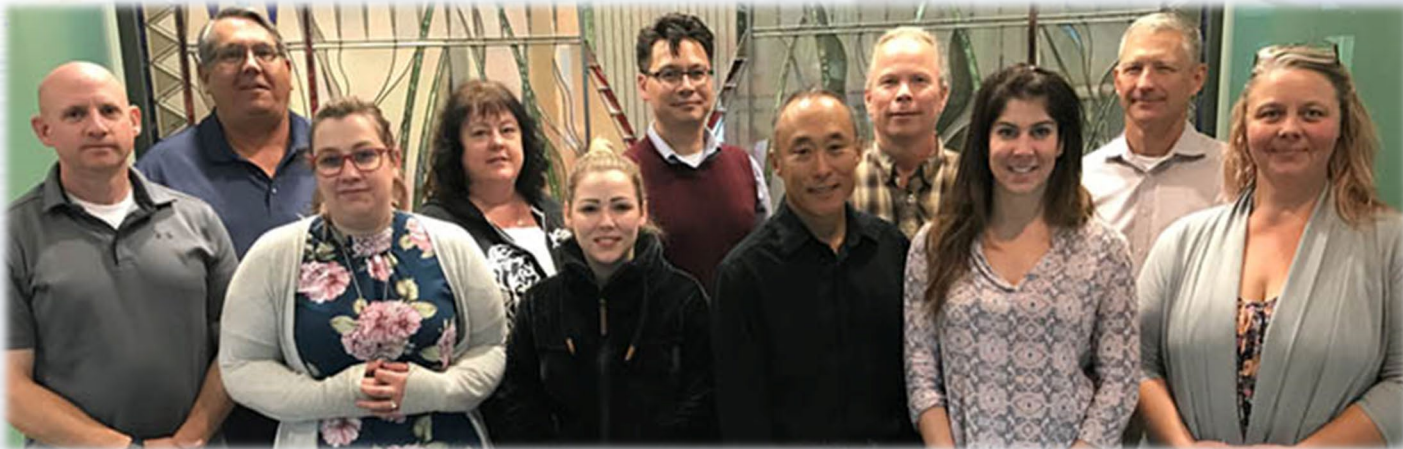
*Keep Alaska Moving* through service and infrastructure.  
DFS delivers, improves, and maintains safe and efficient facilities across Alaska.

## Vision

Alaska's DFS strives to be the premier facilities service provider.

## Values

Integrity, Excellence, Respect and Service.





# Our Team and Capabilities

## Statewide Public Facilities

- Registered Professional Architects, Civil, Mechanical, and Structural Engineers
- Project Management Professionals (PMP)
- Certified Energy Management Professionals (CEM)
- Construction Contracting Officer

## Facilities Maintenance & Operations

- Facilities and Building Maintenance Managers
- Maintenance professionals spanning all building trade disciplines – carpentry, plumbing, electrical, HVAC, building automation
- Building Automation and Controls specialists

*Serving Alaska Statewide*



*Eric*



*Vadim*



*Mike*

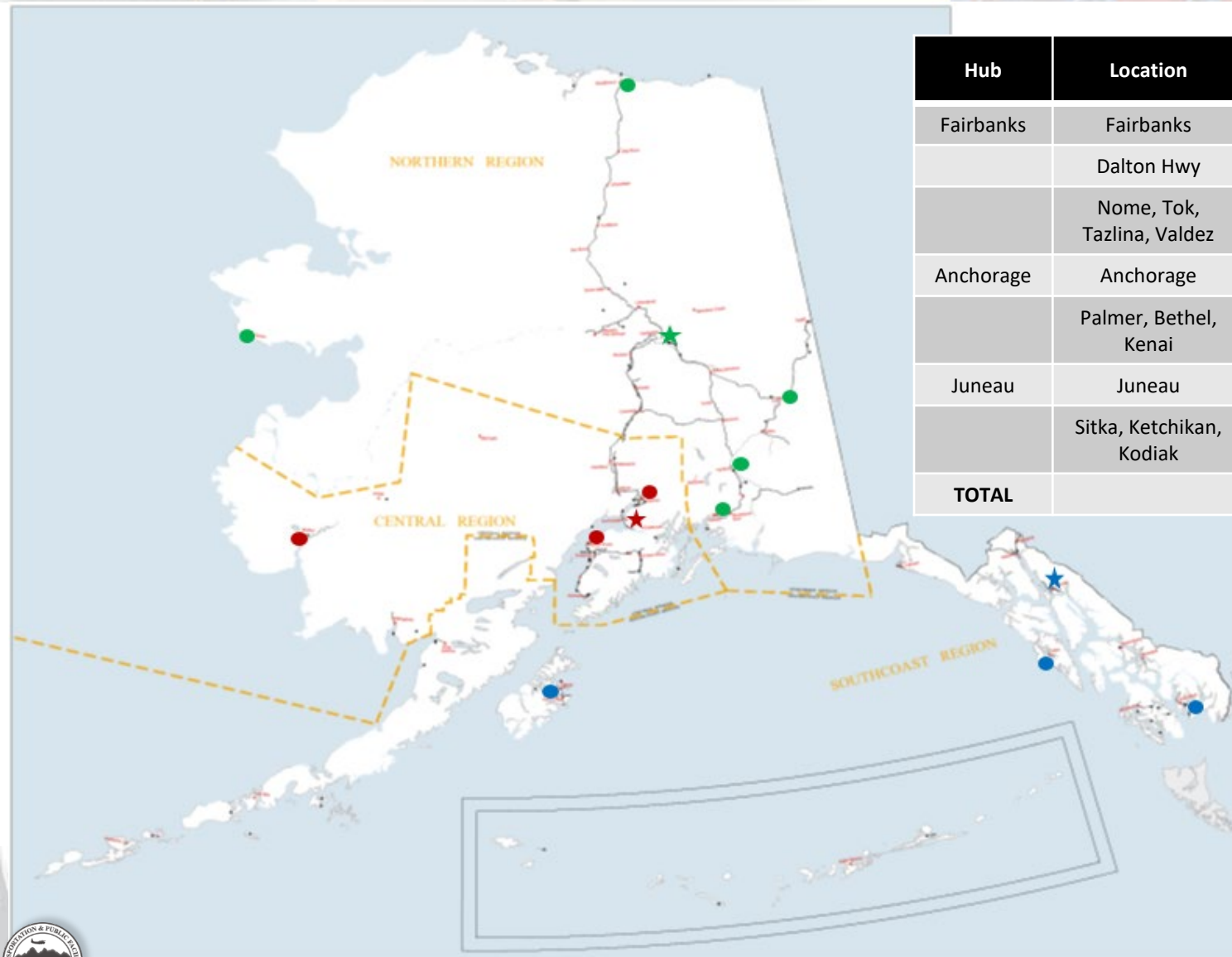


*Aly*



*Dave*

# Where We Are Now



Hub	Location	Ops PCNs	PF PCNs	Admin PCNs
Fairbanks	Fairbanks	23	3	2
	Dalton Hwy	9		
	Nome, Tok, Tazlina, Valdez	14		
Anchorage	Anchorage	25	23	8
	Palmer, Bethel, Kenai	4		
Juneau	Juneau	18	1	5
	Sitka, Ketchikan, Kodiak	9		
<b>TOTAL</b>		102	27	15

# **The Facilities Initiative**

# Facilities Initiative – History

**2015**

OMB Initiative,  
Executive  
Facilities  
Management  
Advisory  
Committee  
(EFMAC)  
creation and  
recommendations.

**2016**

State Facilities  
Council formed,  
Centralization  
Analysis  
Recommendation  
& Approval.

**2017**

DOT&PF  
determined as  
lead agency for  
Division of  
Facilities Services.

**2018**

July 1  
DOT&PF Division  
of Facilities  
Services – PCNs  
transferred  
and budget  
established.

**DOT&PF working with all agencies to provide  
leadership on implementation.**





# Facilities Initiative – Benefits

## Unity of Purpose, Values, and Abilities

- **Uniting facilities maintenance personnel knowledge, resources and expertise**
  - Utilizing the expertise across the state.
  - Maximizing efficiency and available resources, minimizing duplication.
- **Facilities maintenance, design and construction under one Division**
  - Holistic view of deferred maintenance and facilities needs statewide across all agencies.

# Facilities Initiative – Progress

- **Statewide Public Facilities brought into DFS – October 2017**
- **FY19 (July 1, 2018):**
  - All DOT&PF regional facilities M&O personnel brought in
  - 30 facilities personnel from DOA and DEED transferred into DFS
  - Combination of 102 Statewide Maintenance Professionals in DFS
- **Service Levels Agreements (SLAs)**
  - 2018: SLA's in-place with DOT&PF, DOA and DEED
  - 2019: Goal - SLA's executed with HSS, DOL&WD and DPS
  - 2020: Goal – SLA's executed with DF&G, DEC, DNR and DMVA  
(All SLAs updated each FY)

# Facilities Initiative – Expansion

- **Statewide Expansion to all agencies:**
  - Following the OMB approved expansion plan – August 2018
- **CMMS Implementation / Facilities Condition Assessments (FCIs) future deployments**
- **Discoveries:**
  - Standardizing operational and administrative processes.
  - Balancing resources and growing capability.
  - Determining overall facilities personnel and facilities to be included as we work with the other agencies.
  - Refining charge-back methodology and details.

# Facilities Initiative

## A Uniform Statewide Maintenance Management System (CMMS) AiM Asset Works

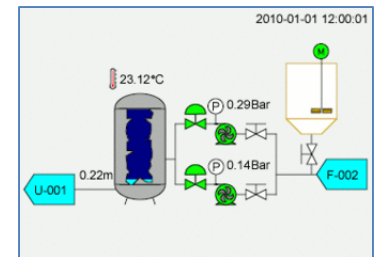
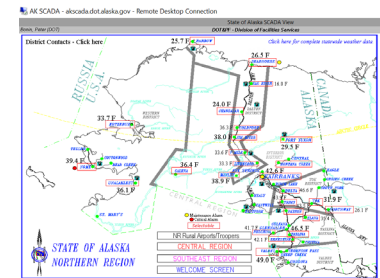
- The Situation - Multiple duplicative systems found with different interfaces and capabilities
- DFS now leading implementation of new enterprise-wide system



## Statewide SCADA Implementation to monitor facilities

### Supervisory control and data acquisition (SCADA)

- Real time local and remote monitoring and control of facility systems



# Facilities Initiative

## On-Boarding Activities



Mt. Edgecumbe High School (MEHS)  
Maintenance Staff  
March 7, 2018



DOT&PF Central Region Staff  
May 1st, 2018



# Facilities Maintenance & Operations

# Maintenance & Operations

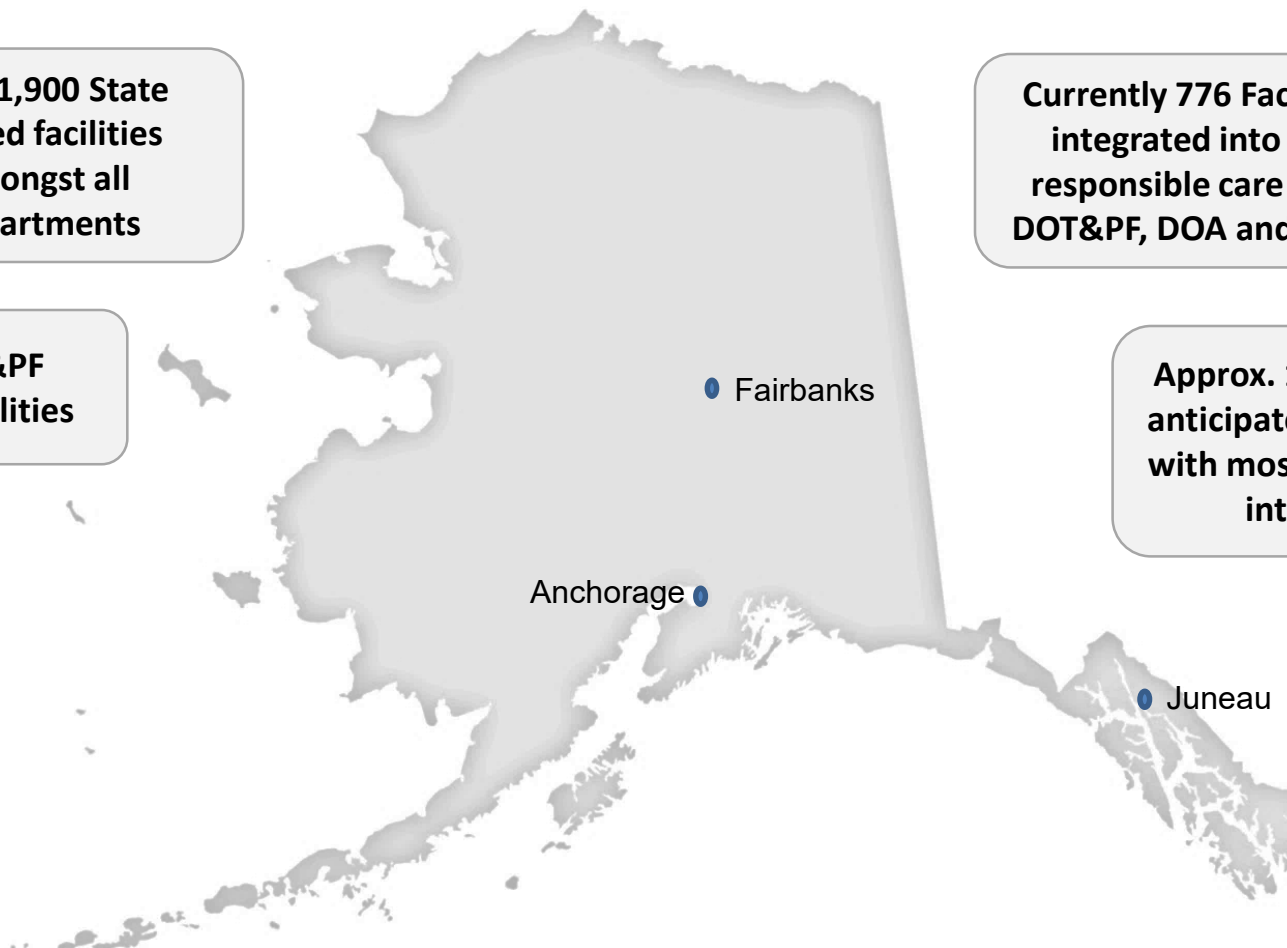
**The statewide, programmatic approach for delivering facilities maintenance and assessing facility needs.**

**Over 1,900 State  
owned facilities  
amongst all  
departments**

**Currently 776 Facilities  
integrated into DFS  
responsible care from  
DOT&PF, DOA and DEED**

**733 DOT&PF  
Owned Facilities**

**Approx. 1,800 facilities  
anticipated at end state  
with most departments  
integrated.**



A collage of three images: a yellow crane on the left, a person in a hard hat in the center, and a worker in a yellow hard hat and red safety vest on the right.

# Advantages

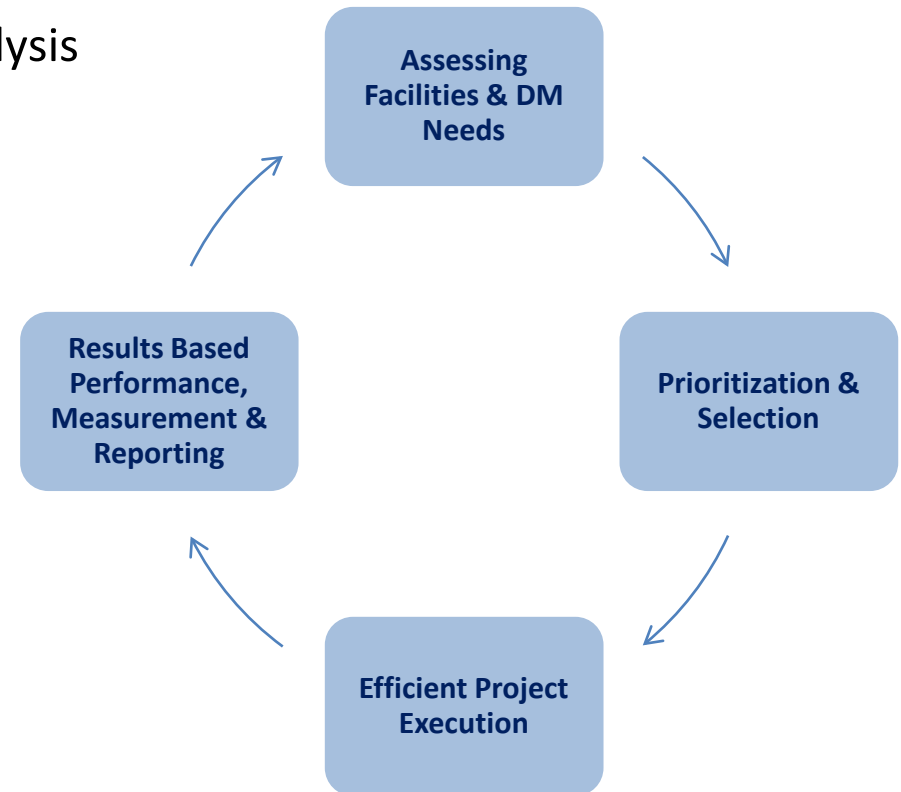
- Systematic approach to routine and preventative maintenance
- Cost saving options – travel, training, procurement
- Facility Condition Assessments
- Consolidation of facility maintenance related contracts
- Performance Metrics
- Best practices

# Maintenance & Operations

## Assessing Facility Conditions and Needs:

**The Vision:** Establish an effective, continuous, transparent and results based program of managing facilities deferred maintenance (DM) projects through:

- **Objective assessment** and uniform analysis of existing conditions and DM needs.
- Structured, consistent and predictable means of **prioritizing** and selecting DM projects.
- **Results based, measurable Key Performance Indicators** and reporting to show progress on project execution, facility improvement and return on investment.



# Statewide Public Facilities



# Statewide Public Facilities

- **The State's vertical design and construction authority for new facilities, deferred maintenance and energy efficiency projects**
  - Total Capital & DM Projects: 105
  - Total Budget of Projects: \$185M
  - Clients – 15 different agencies
  - 12 Professional Engineers (P.E.), 9 Resident Engineers; 5 Project Management Professionals (PMP)
- **DOT&PF Statutes on Public Facilities**
  - AS 35 – Planning, design, construction and maintenance of public facilities
  - AS 36 - Procurement and control over the construction of all state public infrastructure – transportation, roads, bridges and facilities
  - AS 44 - Planning, design, construction and maintenance
  - AS 44.42 – State of Alaska Energy Efficiency Program - energy efficiency retrofits of public buildings



Juneau Statewide Library, Archives and Museum



Anchorage International Airport Jet Bridge

# Statewide Public Facilities

## Project Delivery – Planning, Design & Construction

- **CIP & Deferred Maintenance**
  - From small scale roof replacements to large multi-year projects as the *State Library Archives and Museum* and *Mt. Edgecumbe High School (MEHS) Aquatic Center*.
- **Project Management Best Practices**
  - *Project Charters, Earned Value Management, Scope, Risk and Stakeholder Management*
- **Expertise in multiple project delivery methods**
  - Professional Services Term Agreements – HazMat, A/E
  - Design – Bid – Build / Design – Build / Best Value
  - Construction Manager General Contractor
  - Job Order Construction Contracting
  - Energy Savings Performance Contracting
- **Recent Major Projects**
  - MEHS Aquatic Center, DPS Crime Lab, DEED Statewide Museum, AIA Jet Bridge



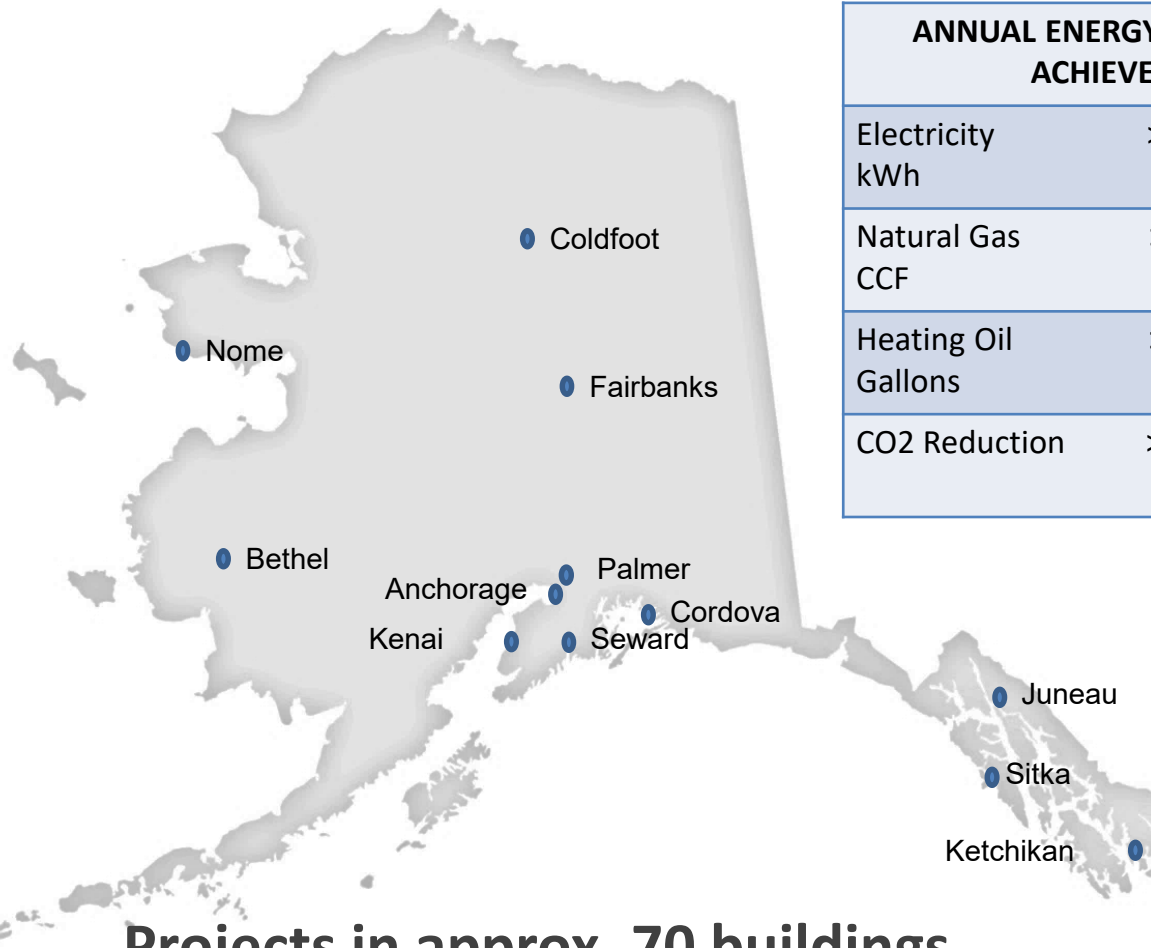
# Statewide Public Facilities

## Energy Program – Alaska Sustainable Energy Act - AS 44.42.067

**Annual savings  
greater than  
\$3.5M**

**> \$35M in  
projects through  
state, federal and  
financed funding**

**Concept to nest  
Potential Energy  
Projects within  
the DM process**



### ANNUAL ENERGY SAVINGS ACHIEVED

Electricity kWh	> 8,115,000
Natural Gas CCF	> 162,000
Heating Oil Gallons	> 261,000
CO2 Reduction	>10,000 Tons

# Key Summaries



# Key Summaries

## Leveraging Synergies:

### Alignment of Assets, Resources & Expertise:

- Concentrated experience and knowledge in infrastructure maintenance, engineering, and construction across Alaska – spanning all modes of infrastructure and facilities types.
- Depth of project management experience with State and Federal funded projects (FEMA, FHWA, FAA). Ability to receive aid from Federal funding partners.
- DOT&PF already providing facilities maintenance services to other departments for many years.
- Supporting / enhancing standard construction and maintenance practices to allow sharing of expertise between vertical and horizontal construction.

### Maximizing Efficiencies:

- Robust procurement and contracting resources throughout DOT&PF for design, construction and maintenance.
- Established organizational framework for design, construction and maintenance activities, leveraged to provide services to other departments and entities.
- Deploy maintenance resources to areas of need, while avoiding duplication of services within other departments.

***“We are Facilities!”***

***DFS aligned with DOT&PF Statutory Requirements***





# Questions and Thank You

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