

DEED Deferred Maintenance Backlog 10.28.2021

05-DEED Department of Education and Early Development

Prepared 10/28/2021

\$ in thousands

Dept Priority	Allocation	Project Title	Project Description	Project Cost	Running Total	GF Cost	GF Running Total	Location (City)	House District
1	Mt. Edgecumbe High School Deferred Maintenance	Dining Hall Renovation	This project will completely renovate the dining hall and kitchen, and provide some realignment of the dining hall in order to increase seating capacity of the dining hall. The project will replace and upgrade aging kitchen equipment including major appliances. The building interior has not had major work since 1985, the dining hall is too small to adequately allow all of the students to assemble during mealtimes, and some of the kitchen equipment is aging and is beginning to fail.	\$4,741.0	\$4,741.0	\$4,741.0	\$4,741.0	Sitka	35
2	Mt. Edgecumbe High School Deferred Maintenance	Building 299 Access Stairs and Bridge Replacement	This project will replace the access stairs and bridge for Kuspuk Hall. The second floor of building 299 includes three student classrooms as well as two staff offices. Students must use wood exterior stairs on one end of the building, or a wood bridge on the other end of the building to access their classrooms. The horizontal wood beams that support the bridge entrance are showing signs of significant rot and the mechanical timber supports on the exterior stairs are nearing failure. A long term maintenance free and practical solution is to install aluminum stairs and an aluminum bridge.	\$519.0	\$5,260.0	\$519.0	\$5,260.0	Sitka	35
3	Museum Operations	Sheldon Jackson Museum HVAC replacement	This project provides an adequate humidification, ventilation, and air conditioning system that also dehumidifies and filters the air to maintain a stable environment for the artifacts in the museum's exhibition galleries and collection storage area and a healthy environment for the staff and visiting public. A building automated system was added in 2013 that provides monitoring, thermostat and humidistat controls. Currently, the fundamental components of the heating and cooling system consists of a 35-year old electric furnace and a direct exchange cooling coil that passively and ineffectively dehumidifies the environment. The process of dehumidifying is ineffective, inefficient, and costly. The age of the furnace increases risk of failure. This project includes building automation improvements. \$1,050.0 and \$567.0 indirect charge that includes project management, design, and engineering costs.	\$1,617.0	\$6,877.0	\$1,617.0	\$6,877.0	Sitka	35

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4	Mt. Edgecumbe High School Deferred Maintenance	Replacement of Boys' Dorm (Building 292) and Main Girls' Dorm (Building 293) Windows	This project will replace all of the windows in the Boys' Dorm and Main Girls' Dorm (buildings 292 and 293) with single-hung, energy efficient vinyl windows. The windows in these dormitories are worn out and the warranty period has expired. Wind-driven rain that seeps into the building around the windows, soaks carpeting on the weather side of the girls dormitory. Window replacement parts are nearly impossible to find and procure due to reoccurring changes in manufacturer's ownership.	\$903.0	\$7,780.0	\$903.0	\$7,780.0	Sitka	35
5	Mt. Edgecumbe High School Deferred Maintenance	Emergency Generator and Switch Gear Installation, Upper Campus	This project will include the installation of transfer switch gear and conduit to intertie the upper campus electrical systems to the standby generator. Periodic electrical service interruptions have resulted in the loss of servers and switch gear, rendering the school's internet, email, and phone service inoperable.	\$1,200.0	\$8,980.0	\$1,200.0	\$8,980.0	Sitka	35
6	Museum Operations	Sheldon Jackson Museum Window Replacement	Window replacement, \$500.0 to a facility on the historic register. The remaining \$270.0 is for indirect project management, design, and engineering costs. Replace 50-year old windows with thermal insulated, UV control glazing, and vinyl clad framing to increase energy efficiency and control damaging light on artifacts. The windows have failed seals, deteriorating wood frames, no thermal value, condense moisture and mildew on and between the glass, are not energy efficiency, and covered with 30-year old deteriorating blinds. The window style must be in keeping with the historical context of the building. New thermally insulated windows with UV protection to replace the 35-year old single pane windows in the office space is also necessary and included in the overall price.	\$770.0	\$9,750.0	\$770.0	\$9,750.0	Sitka	35
7	Mt. Edgecumbe High School Deferred Maintenance	Backup Generator Installation, Building 1331	This project will install a 75 KW backup generator that will serve the gymnasium facilities including the heating plant. In the event of a power outage, the lower campus currently does not have backup power to keep the heating system running or maintain emergency lighting. The backup generator will provide enough electricity to keep the heating plant operational, providing heat as well as basic lighting to ensure student safety and comfort.	\$509.0	\$10,259.0	\$509.0	\$10,259.0	Sitka	35
8	Mt. Edgecumbe High School Deferred Maintenance	Superintendent Residence Asbestos Abatement and bathroom renovation	This project will result in the removal of all asbestos-containing material (ACM) and bathroom renovation to repair pipes. The facility was built in the early 1940s and is full of ACM, the most serious of which is located behind the wall and in the attic space.	\$1,171.0	\$11,430.0	\$1,171.0	\$11,430.0	Sitka	35
9	Mt. Edgecumbe High School Deferred Maintenance	Replacement of Gymnasium Basketball Court Floor	This project will replace the main court floor in the gymnasium. The existing court floor was installed in 1980, but was purchased as a used court from a college.	\$521.0	\$11,951.0	\$521.0	\$11,951.0	Sitka	35

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10	Museum Operations	Sheldon Jackson Museum sidewalk replacement	This project replaces sections of the sidewalk and curb in front of the museum entry and surrounding the flag pole that are deteriorated, pitted, and cracked. The sidewalk has been patched with asphalt. Entire sections of the concrete need to be replaced and leveled. Cost is for grading and leveling with appropriate drainage rock beneath new concrete. \$150.0 and \$82.5 for project management/design/engineering costs.	\$232.5	\$12,183.5	\$232.5	\$12,183.5	Sitka	35
11	Museum Operations	Stratton Library Critical Maintenance to Allow for Rental of Facility	This project addresses the safety and protection of state property and assets by repairing six vital building systems: 1) pre-action fire suppression system \$84.0; 2) HVAC \$920.0; 3) plumbing \$127.0; 4) electrical \$200.0; 5) security \$25.0; 6) selective hazmat abatement \$500.0. The remaining \$557.0 is for indirect project management, design, and engineering costs. Addresses life, safety, and ADA needs to permit human occupancy for professional business use. Without upgrades the building can only be used for storage. Project cost updated with input from DFS.	\$2,629.2	\$14,812.7	\$2,629.2	\$14,812.7	Sitka	35
12	Mt. Edgecumbe High School Deferred Maintenance	Environmental cleanup and renovation of building 288, Warehouse building (Old Firehouse Building)	A one-story steel framed building with metal roof and metal siding, approximately 200'x60', 12,000 square feet. Building was originally constructed in the 1950s. The facility is currently full of a variety of materials and equipment, all in poor condition, and the building contains asbestos-containing material and lead paint. The structure and enclosure are in very poor condition. The structure is unsafe due to rot of structural members, water penetration through roof and walls and over stress of the structure from multiple mezzanines constructed within and pipes within the building include asbestos. Windows are broken, the structure is rusting, and materials are piled in a haphazard manner. The building is in such despair, it cannot be secured from entry. The renovation will include removing hazardous materials, siding and roofing system. The existing structural supports will remaining and a new roof will be installed to facilitate an outdoor covered are for student activities.	\$552.0	\$15,364.7	\$552.0	\$15,364.7	Sitka	35

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13	Museum Operations	Stratton Renovation (completing construction from 2015-2018)	This project addresses protection of state property and assets through renovation of the building to secure museum collections, including: 1) complete hazmat abatement \$1,000.0; 2) finalize building envelop of siding, windows, and wall insulation \$1,000.0; 3) renovation of collections storage and work space on the second floor \$500.0; 4) connecting corridor and utilities from Sheldon Jackson Museum to the Stratton Library \$3,000.0; 5) lighting \$200.0; 6) interior finishes \$250.0; 7) exterior ramps and walkways \$400.0. The remaining \$1,905.0 is for indirect costs. This project will complete work on the building that began in FY 2018 so the building can be used to store Sheldon Jackson Museum collections, improve energy efficiency to reduce utility costs, and address hazardous materials abatement needs.	\$8,255.0	\$23,619.7	\$8,255.0	\$23,619.7	Sitka	35
14	Mt. Edgecumbe High School Deferred Maintenance	Environmental cleanup and demolition of building 296, paint shop	This project will remove a single story structure, approximately 1,000 square feet, that was formerly used as a paint shop. Building was built in the 1940s and connected by a utilidor to another dilapidated building. The building contains asbestos-containing material (ACM) and lead paint, the roof is failing, there are broken windows, the building cannot be secured, and the utilidor pipes on the building exterior contain ACM that will be abated as part of the project. Building may have hazardous material inside.	\$203.0	\$23,822.7	\$203.0	\$23,822.7	Sitka	36
15	Mt. Edgecumbe High School Deferred Maintenance	Dormitory Furniture Replacement	This project includes the replacement of dormitory furniture (wardrobes, bunk beds and student desks) in Heritage Hall (Building 295) and the Main Girl's Dorm (Building 293). The bunk beds, desks, and wardrobes in Heritage Hall were installed in 1992 and have exceeded their useful life. In the Main Girl's Dorm approximately one-fourth of the bunk beds date back to the 1980s and have exceeded their useful life.	\$208.0	\$24,030.7	\$208.0	\$24,030.7	Sitka	37
16	Mt. Edgecumbe High School Deferred Maintenance	Student Housing Upgrades	This project will renovate space freed up by the classroom vacated with the construction of the academic wing expansion project and convert them into dorm space in order to decrease the density of existing dorm rooms in the boys and girls dorm (Buildings 292 and 293). The dorm rooms of concern are currently housing six or more students in violation of Alaska DHSS occupancy regulations. Dorm space will be constructed in the dining hall building (Building 290), and the second floor of Kuspuk Hall (Building 299).	\$2,420.0	\$26,450.7	\$2,420.0	\$26,450.7	Sitka	38
TOTAL:				\$26,450.7					