

SB

226

ALASKA STATE LEGISLATURE

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DEFERRED MAINTENANCE TASK FORCE

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Sponsor Statement

Senate Bill 226

Required Preventive Maintenance Programs

SB 226 requires that every agency and school district have in place a preventive maintenance program prior to it being able to receive any funding for deferred maintenance, renovation or replacement funds from the state.

The preventive maintenance plan would include:

- a computerized maintenance management program,
- energy management,
- custodial care,
- training of facility managers and employees, and
- renewal and replacement schedules.

The Deferred Maintenance Task Force determined that the best way to prevent a reoccurrence of deferred maintenance was to be proactive in maintenance. It recommended that the carrot for accomplishing this goal was withholding funds identified as needed by the Task Force until the preventive maintenance programs are in place and working.

Section 1 requires school districts and regional education attendance areas must have preventive maintenance programs in place prior to receiving maintenance or construction funds. The district is required to provide evidence to the Department of Education that the plan is in place and operating

Section 2 requires that a municipality must have a preventive maintenance program in place before it draws any state funds. The municipality is required to provide evidence of the preventive maintenance program to the Department of Administration.

Section 3 requires that an unincorporated community must have a preventive maintenance program in place before it can receive capital matching grant programs. The unincorporated community is required to provide evidence of the preventive maintenance program to the Department of Community and regional affairs.

Section 4 provides for an effective date of July 1, 1998.

STATE OF ALASKA

TONY KNOWLES, GOVERNOR

DEPARTMENT OF EDUCATION

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TO: Senate State Affairs

FROM: Michael Morgan, PMP
Facilities Manager 

DATE: February 4, 1998

SUBJECT: Amendments to SB 226, Preventive Maintenance Programs

The following amendments are suggested for SB 226:

Section 1

- 1) Add: (4)(A)(i) ...program, cardex system, or other formal systematic means of tracking the timing and costs associated with planned and completed maintenance activities, including scheduled preventive maintenance

This change allows districts an option other than computers to manage their maintenance/preventive maintenance and, renewal and replacement programs.

- 2) Delete: (4)(A)(ii) ...for [all] buildings ...
- 3) Delete: (4)(A)(iii) ...for [all] buildings ...

These changes remove this consideration from the position of "absolutely everything or nothing" when determining project eligibility for funding.

- 4) Change: (4)(A)(iv) ... facility mangers and maintenance employees [with maintenance duties]; ...

This change focuses on those with primary responsibility for maintenance, as opposed to those who may just have incidental maintenance duties, e.g. custodians.

5) Delete: (4)(A)(v) ...and other components of [all] facilities
Section 2 and 3

This change removes this requirement from the position of "absolutely everything or nothing" when determining project eligibility for funding.

If the intent of this is to require this on all school projects, then this change would be appropriate:

Change AS 37.06.010, AS 37.06.020, AS 37.05.315, 316, and 317 to match.

Section 4 Change the effective date to July 1, 1999.

The department's preference for this bill would be to move this entire section, with proposed changes, from AS 14.11.011 to a new sub-section of AS 14.11.013, (b)(7). This would move it from the eligibility consideration to the ranking arena. Practically, this would mean that if a district missed one of the criteria on a technicality or due to poor paperwork, their entire group of projects would not be rejected and omitted from the list, but they would just rank lower that they might have otherwise. This would also mitigate the fiscal impact currently forecast.

ALASKA STATE LEGISLATURE

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JANUARY 10, 1998