

**02/19/2014  
PRESENTATION:  
DEPARTMENT OF  
ADMINISTRA-  
TION OVERVIEW**

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DEPARTMENT OF ADMINISTRATION  
OVERVIEW</SUBJECT><COMM>SFIN28</COMM></TARGET>

# ALASKA DEPARTMENT OF ADMINISTRATION DEPARTMENT OVERVIEW

Presentation to

**Senate Finance**

**February 19, 2014**

**Commissioner Curtis W. Thayer**

**Director Cheri Lowenstein**



## **CAPITAL INCREMENTS**

**Reference Number 58322**

**General Fund \$1,200.0**

- **Enterprise Technology Services - Uninterrupted Power Supply Replacement for Juneau Data Center**

**Reference Number 58240**

**General Fund \$900.0**

- **Motor Vehicles - Replace Outdated Information Technology Infrastructures**

**Reference Number 58168**












**General Fund \$350.0**

- **Motor Vehicles - Real-Time Driving Records**

# DEFERRED MAINTENANCE

- **Reference 49602 - This is one appropriation for a total of \$10,250.0 with 3 allocations:**
  - **General Services – Public Building Fund Buildings**  
**Reference 54089                      GF \$3,250.0 / PBF \$3,000.0**
    - Funding is provided to the Division of General Service's for Public Building Fund deferred maintenance
    - Currently there are 12 Public Buildings in the fund
  - **General Services – Non Public Building Fund**  
**Reference 54799                      GF \$1,000.0**
    - Funding is provided to the Division of General Service's for the Non-Public Building Fund deferred maintenance
    - Currently there are 6 Non Public Buildings

# PUBLIC BUILDING FUND

<p><b>Robert B. Atwood Building</b> 550 W 7th Avenue Anchorage</p>  <p>Year Built/Acquired Usable SF - FY15</p> <p>Rate per SF 2012 (special ETS PBF rate)* Rate per SF 2013 Rate per SF 2014 Rate per SF 2015</p> <p>RSA for ETS Electricity \$ 17,593.82 Rate per SF 2014 1.5622 RSA for ETS Electricity \$ 22,000.00 Rate per SF 2015 1.5367 RSA for ETS Electricity \$ 22,000.00</p> <p>FY10 Costs 4,350,626 FY11 Costs 4,388,591 FY12 Costs 4,637,252 FY13 Costs 4,407,116 FY14 Costs 4,784,903 FY15 Costs 4,726,089</p>	<p><b>Fairbanks Regional Office Building</b> 878 7th Avenue Fairbanks</p>  <p>Year Built/Acquired Usable SF - FY15</p> <p>Rate per SF 2012 Rate per SF 2013 Rate per SF 2014 Rate per SF 2015</p> <p>FY10 Costs 847,819 FY11 Costs 833,362 FY12 Costs 896,650 FY13 Costs 830,836 FY14 Costs 987,667 FY15 Costs 922,041</p>	<p><b>State Office Building</b> 333 Willoughby Avenue Juneau</p>  <p>Year Built/Acquired Usable SF - FY15</p> <p>Rate per SF 2012 Rate per SF 2013 (special ETS PBF rate) Rate per SF 2014 Rate per SF 2015</p> <p>RSA for ETS Electricity \$ 189,228.41 Rate per SF 2014 2.0620 RSA for ETS Electricity \$ 194,300.00 Rate per SF 2015 2.2159 RSA for ETS Electricity \$ 194,430.00</p> <p>FY10 Costs 3,894,731 FY11 Costs 4,046,331 FY12 Costs 4,211,610 FY13 Costs 4,342,143 FY14 Costs 4,203,784 FY15 Costs 4,517,460</p>	<p><b>Alaska Office Building</b> 300 Main Street Juneau</p>  <p>Year Built/Acquired Usable SF - FY15</p> <p>Rate per SF 2012 Rate per SF 2013 Rate per SF 2014 Rate per SF 2015</p> <p>FY10 Costs 690,229 FY11 Costs 680,476 FY12 Costs 671,829 FY13 Costs 704,146 FY14 Costs 760,213 FY15 Costs 753,826</p>	<p><b>Juneau Public Safety Building</b> 450 Whittier Juneau</p>  <p>Year Built/Acquired Usable SF - FY15</p> <p>Rate per SF 2012 Rate per SF 2013 Rate per SF 2014 Rate per SF 2015</p> <p>FY10 Costs 309,314 FY11 Costs 306,805 FY12 Costs 268,877 FY13 Costs 249,188 FY14 Costs 244,348 FY15 Costs 273,631</p>	<p><b>Douglas Inland Center Building</b> 802 Third Street Juneau</p>  <p>Year Built/Acquired Usable SF - FY15</p> <p>Rate per SF 2012 Rate per SF 2013 Rate per SF 2014 Rate per SF 2015</p> <p>FY10 Costs 505,546 FY11 Costs 561,013 FY12 Costs 539,711 FY13 Costs 520,817 FY14 Costs 613,570 FY15 Costs 622,485</p>
<p><b>Court Plaza Building</b> 240 Main Street Juneau</p>  <p>Year Built/Acquired Usable SF - FY15</p> <p>Rate per SF 2012 Rate per SF 2013 Rate per SF 2014 Rate per SF 2015</p> <p>FY10 Costs 614,580 FY11 Costs 551,736 FY12 Costs 692,032 FY13 Costs 728,191 FY14 Costs 743,873 FY15 Costs 700,747</p>	<p><b>Community Building</b> 180 3rd Street Juneau</p>  <p>Year Built/Acquired Usable SF - FY15</p> <p>Rate per SF 2012 Rate per SF 2013 Rate per SF 2014 Rate per SF 2015</p> <p>FY10 Costs 255,768 FY11 Costs 257,341 FY12 Costs 236,162 FY13 Costs 283,830 FY14 Costs 273,785 FY15 Costs 268,580</p>	<p><b>Diamond Courthouse</b> 123 4th Street Juneau</p>  <p>Year Built/Acquired Usable SF - FY15</p> <p>Rate per SF 2012 Rate per SF 2013 Rate per SF 2014 Rate per SF 2015</p> <p>FY10 Costs 1,280,808 FY11 Costs 1,302,173 FY12 Costs 1,372,118 FY13 Costs 1,482,939 FY14 Costs 1,530,780 FY15 Costs 1,513,752</p>	<p><b>Linnay Pavilion Parking Garage</b> 55X W7th Avenue Anchorage</p>  <p>Year Built/Acquired Usable SF - FY15</p> <p>Rate per SF 2012 (special DMV office rate)* Rate per SF 2013 (special DMV office rate)* Rate per SF 2014 (special office rate)* Rate per SF 2015 (special office rate)*</p> <p>FY10 Costs 1,402,258 FY11 Costs 1,396,710 FY12 Costs 1,173,981 FY13 Costs 1,274,654 FY14 Costs 1,758,442 FY15 Costs 1,662,423</p>	<p><b>Palmer State Office Building</b> 515 E Dahlia Avenue Palmer</p>  <p>Year Built/Acquired Usable SF - FY15</p> <p>Rate per SF 2012 Rate per SF 2013 Rate per SF 2014 Rate per SF 2015</p> <p>FY10 Costs 489,339 FY11 Costs 1,333,675 FY12 Costs 1,201,843 FY13 Costs 1,416,853 FY14 Costs 1,487,244 FY15 Costs 1,449,450</p>	<p><b>Nome State Office Building</b> Nome</p>  <p>Year Built/Acquired Usable SF - FY15</p> <p>Rate per SF 2015</p> <p>FY15 Costs 355,782</p>

# DEFERRED MAINTENANCE – UNDERGROUND PARKING



*Atwood Lot Before*

- Leaking roof
- Deteriorating concrete
- Waterproofing

*Atwood Lot After*





*Juneau Alaska Office Bldg  
Sidewalk Before*

- Non-compliant rails
- Inadequate landings
- Deteriorating concrete

*Juneau Alaska Office Bldg  
Sidewalk After*



# DEFERRED MAINTENANCE

- **ETS - State of Alaska Telecommunications Deferred Maintenance System Year 5 of 5**

Reference 54183

GF \$3,000.0

- Funding is provided to Enterprise Technology Services for maintenance of the State of Alaska Telecommunications Systems



*Honolulu Tower*



*Reindeer Hills*

- Tower inspections
- Cable tensioning
- Install microwave system in shelter

# SATS DEFERRED MAINTENANCE - SELDOVIA AND INDEPENDENT RIDGE



- Crews often work in extreme, cold weather
- Increase in fuel capacity
- Reduces refueling missions

# SATS DEFERRED MAINTENANCE - CORDOVA



*Heney Ridge*

- Covered in rime ice
- Site remained operational



## WHAT WE USE TO HAVE...



Most of the larger buildings the state owns or leases were built with an “Open Office Concept”, as you can see in these circa 1970’s photos above; new standards below.



# NEW UNIVERSAL SPACE STANDARDS

## Why space standards?

- Save the state over \$125 million the next 20 years in reduced lease costs.
- Through WSCA contract the state saves significantly on systems furniture
- New space will be better for teamwork and collaboration among “neighborhoods”
- Better airflow with fewer walls
- Natural light for everyone with private offices toward core of building
- Shared printers, scanners and copiers reduce the cost of individual units
- Employees can move from one office to another and have the same working experience in any department or agency
- Clean desk policy addresses need for document privacy in agencies



*Before New Standards*

*After New Standards*



# LPPG UPDATE

- Collocate high traffic customer service agencies into one location:
  - Div. of Motor Vehicles (DMV)
  - Permanent Fund Dividend (PFD)
  - Child Support Services Division (CSSD)
- Provide shared customer waiting area for PFD and CSSD
- Ease of customers and clients parked in the LPPG to conduct business in LPPG
- Provide shared resource rooms for PFD and CSSD. Employee restrooms and café
- Reduce traffic and use of elevators in Atwood “office” spaces



	May 2013	End date	May 2014
Project Start date			
SQ FT		15,458	
Cost/SQ FT		\$1.56	
Office Annual Cost		\$289,782	
Parking Annual Cost		\$49,693	
Workstations		67	

# NOME SOB UPDATE

## Schedule

January 2014    Construction starts  
 April 2015     Construction complete

## Number of Agencies Before and After

Before - 6

After - 8

(2 new agencies to be added)

**Project Budget:**            \$11,623,145

**Budget Required:**        Fully funded

**Amenities:**            329 sf Café  
                               193 sf 1<sup>st</sup> floor conf room  
                               296 sf 2<sup>nd</sup> floor conf room  
                               1<sup>st</sup> floor ADA public restroom



▲ Current Nome State Office Building (above)

▼ New Nome State Office Building rendering (below)



# DOUGLAS ISLAND BUILDING UPDATE

## Schedule

July 2013 Final funding (2 of 2) appropriated  
April 2014 Construction starts  
August 2015 Construction complete

## Number of Agencies Before and After

Before - 2  
After - 3  
(1 new agency to be added)

**Project Budget:** \$18,200,000

**Budget Required:** Fully funded

**Amenities:** (2) Cafés  
(3) Conference rooms  
Negotiated increased parking



▲ Current Douglas Island Building (above)

▼ New Douglas Island Center rendering (below)



# GEOLOGIC MATERIALS CENTER UPDATE



▲ Existing Sam's Club (above)

New GMC architectural rendering (below) ▼



**Square Footage:** 100,908

**Project Budget:** \$24,500,000

**Schedule:** July 2013  
July 2013  
February 2014  
September 2014

Final funding (2 of 2) appropriated  
Building purchased  
Construction starts  
Construction complete

**Budget Required:** Fully funded

**Thank you!**

Visit [www.DOA.alaska.gov](http://www.DOA.alaska.gov)

for more information about our department.

**Questions?**

