SCOMM 111:11

ALASKA STATE LEGISLATURE

Rep. Eldon Mulder, Co-Chair
Rep. Kim Elton
Rep. Richard Foster
Rep. Jeannette James
Rep. Beverly Masek
Rep. Gail Phillips

Sen. Tim Kelly, Co-Chair
Sen. Loren Leman
Sen. Georgianna Lincoln
Sen. Robin Taylor
Sen. Gary Wilken
Sen. Mike Miller

DEFERRED MAINTENANCE TASK FORCE

Capitol Building, Room 501 • Juneau, Alaska 99801 • Phone (907) 465-2647 • FAX (907) 465-3518

Building an Alaska for the 21st Century

Public Hearing

October 2, 1997

Anchorage Legislative Information Office
716 W. 4th Avenue
Anchorage
October 2, 1997
1:30 PM to 5:00 PM

The Deferred Maintenance Task Force of the Alaska State Legislature is visiting many sites in Alaska to review the condition of state roads, road side facilities, harbors, airports, buildings and other state assets. It will develop a list of needs and propose a means of paying for the repairs.

WE NEED TO HEAR FROM ALASKANS

This is <u>your</u> opportunity to share <u>your</u> views of state assets, such as roads, harbors and schools, in your area that need repairs We need your suggestions on how to <u>fund</u> the needed repairs.

You are welcome to attend in person or send your comments to the Deferred Maintenance Task Force, Room 501, State Capitol Building, Juneau, Alaska 99801.

NOTICE

SPONSOR:

DEFERRED MAINTENANCE TASK FORCE

TOPIC:

Roads and Schools

DATE: 10-02-97
TIME: 1:30 pm
PLACE: Room 220
TESTIMONY: Allowed

ALASKA STATE LEGISLATURE

Rep. Eldon Mulder, Co-Chair
Rep. Kim Elton
Rep. Richard Foster
Rep. Jeannette James
Rep. Beverly Masek
Rep. Gail Phillips

Sen. Tim Kelly, Co-Chair
Sen. Loren Leman
Sen. Georgianna Lincoln
Sen. Robin Taylor
Sen. Gary Wilken
Sen. Mike Miller

DEFERRED MAINTENANCE TASK FORCE

Capitol Building, Room 501 • Juneau, Alaska 99801 • Phone (907) 465-2647 • FAX (907) 465-3518

Building an Alaska for the 21st Century

Task Force Announces Hearing in Anchorage

For Immediate Release

Monday, September 22, 1997

Contact: Denny DeWitt
Legislative Assistant to Rep. Mulder
907 465-2647 or 258-8193

(Juneau, AK) -- Representative Eldon Mulder and Senator Tim Kelly, the Deferred Maintenance Task Force Co-Chairs, announced an Anchorage public hearing to review problems associated with the lack of maintenance on state assets. The hearing is scheduled for October 2, 1997 from 1:30 PM to 5:00 PM at the Anchorage Legislative Information Office, 716 W. 4th Avenue, Anchorage. Alaskans are welcome to attend in person or send their written comments to the Deferred Maintenance Task Force, Room 501, State Capitol Building, Juneau, Alaska 99801.

"We will be making site visits in the Anchorage area in the morning of October 2, to view the deferred maintenance needs and speak with folks in the Anchorage area. We are looking forward to hearing what Alaskans in this region think we need to do to repair our state assets. " stated Rep. Mulder. "We scheduled the afternoon hearing for members of the public to formally share their thoughts. I am eager to hear proposals of solutions to the question of how we should fund the identified needs. We need to solve maintenance problems with our existing facilities so we can focus on new infrastructure needs for the growing parts of our community."

"We need to see all parts of Alaska," stated Senator Tim Kelly. "It is important for task force members to visit and talk with the people who live in Anchorage. The Task Force needs to understand the different needs and how they impact urban as well as rural areas. I'm looking forward to hearing from Anchorage residents about the needs in this area, including problems with roads, road side facilities such as rest areas, schools and other state assets. "

The Deferred Maintenance Task Force scheduled 10 hearings to review the needed upgrades to roads, airports, harbors, public buildings, and schools in Alaska. The task force is listening as people throughout Alaska share their view of the need to repair and replace existing state owned facilities including proposals for how to finance the needed repairs. The Task Force has held hearings in Kenai, Kotzebue, Kodiak, the Mat-Su, and Nome. Future hearings are planned in Anchorage, Fairbanks, and Ketchikan.

"We have had lots of problems identified. That's been helpful," said Mulder. "The real challenge is coming up with a solution. In Anchorage, I hope we will hear suggestions for funding. There are several options available. We need to hear what Alaskans consider acceptable."

The Legislature established the Deferred Maintenance Task Force to assess the condition of public facilities and solicit input on needs. Further, and equally necessary, the task force is to evaluate various funding proposals to pay for the needed repair and replacement to state facilities. The task force will report back to Legislature in January of 1998.

end # end # end

Task Force schedule is attached

ALASKA STATE LEGISLATURE

Rep. Eldon Mulder, Co-Chair
Rep. Kim Elton
Rep. Richard Foster
Rep. Jeannette James
Rep. Beverly Masek
Rep. Gail Phillips

Sen. Tim Kelly, Co-Chair
Sen. Loren Leman
Sen. Georgianna Lincoln
Sen. Robin Taylor
Sen. Gary Wilken
Sen. Mike Miller

DEFERRED MAINTENANCE TASK FORCE

Capitol Building, Room 501 • Juneau, Alaska 99801 • Phone (907) 465-2647 • FAX (907) 465-3518

FAX

TO:	Bruce Richards, DOC	Fax 465-3390
	Gary Webster	Fax 272-7671
	Virginia Juettner	Fax 337-8567
	Larry Wiget ASD	Fax 269-2340
	Michelle Bates UAA	Fax 786-6123
	Jim Tiver UAA	Fax 786-6719
FROM:	Denny DeWitt, Legislative Assistant Representative Eldon Mulder	
Phone #	907-465-2647	
FAX #	907-465-3518	
E-mail:	Dennis_DeWitt@legis.state.ak.us	
DATE:	September 22, 1997	
PAGES:	2, including cover	
SUBJECT:	Deferred Maintenance Task Force Visit	

COMMENTS: Here is the final agenda for the Deferred Maintenance Task Force visits in Anchorage. I realize that we will be moving quickly and appreciate your help in keeping on time.

We will come to Dr. Juettner's office at Muldoon Elementary and the door at the Sixth Avenue Jail. I need a point and directions to meet with the UAA folks.

The task force is focused on deferred maintenance, not needed changes to enhance programs or new construction. The issues of interest would include cost benefit of replacement rather than investing in repair.

I am available the rest of the week if you have any questions.

Thanks for your willingness to participate with the task force..

ALASKA STATE LEGISLATURE

DEFERRED MAINTENANCE TASK FORCE

Capitol Building, Room 501 • Juneau, Alaska 99801 • Phone (907) 465-2647 • FAX (907) 465-3518

ANCHORAGE AGENDA

Site Visits and Public Hearing

October 2, 1997

8:00 AM	Sixth Avenue Jail Gary Webster, Superintendent (277-7651)
9:15 AM	Muldoon Elementary School, Virginia Juettner, Principal (337-9591)
11:00 AM	University of Alaska, Anchorage, Lee Gorsuch, Chancellor (786-1437)
Noon to 1:15	LUNCH
1:30 to 5:00 PM	Public Hearing Anchorage Legislative Information Office 716 W. 4th Avenue, Anchorage

ANC

UAA – 40, million Deferred Maint

University Needs about 40 million yr to keep up

Suggest Capitalizing CBR to Develop Income Stream

Then bond new time
service Bonds with Income and
cash Capital with Remainder

Need to recognize fixed cost increases

Library is #1 Anchorage Priority
38-77 million
38 - upgrade
68 - new w classRooms
77 - Full Blown New faculty
Academic Center

DMTF
10-2-97
P12

Anc 10/2

Mayor Mystrom -
slide show

George ~~Wuerch~~ Wuerch - Anc Assembly Member
Wuerch

Convince People we have a problem 1st
second step is solution -
if People are not with you they won't
buy into any solution - no matter how good.

50/50 Dollar Split
Anc/Department

Anc School Dist.
Bob Crystal

Roger Patch
Always do what you always did
you always get what you always got

look at Private Sector
Must have preventive Maint program in place
- That will save money -
objective - eliminate Emergency callout
- state has no full time energy managers

- Educate work force
- Need to understand + Fund Renewal + Replacement of systems
in Building to get full Life of Building

Roger Patch

6 Recommend

1 - Consolidate Building Resources & operations
2 - Manage facilities - computerized
3 - Account for Labor force
4 - Restructure Budget - "Condo fee"
5 - Address backlog of Deferred Maint
- Prioritize on STATE wide basis
- Spend on Maint. not STUDIES
5 - EDUCATION
Work w local 71 to bring labor pool up to STANDARDS we need.

6. Think Globally
- get out of Dept. stop turfing

Facts
- age of Bldg Don't affect cost of Maint
- can't stop growth of Deferred Maint unless you fully fund operation of budget
- Renovation is Program EXPENSE

Frank Dillon - ATA
Truckers pay $42 million in Direct Taxes
TOTAL over $100 million
- Inspection - Weight is form of Maintenance
- Consider 2yr Budget Cycle

LEGISLATIVE TELECONFERENCE

7092

SIGN-IN SHEET

SPONSOR: Deferred Maintenance Task

SUBJECT: Roads & Schools

START/END TIME: 1:30 pm DATE: Oct 2

PLEASE PRINT

	Name/Representing	Address	Zip	Phone No.	Testify
1.	Gene Kulawik DOT&PF M&O	3215 Westmar Circle	99508-4336	277-7892	
2.	Frank Dillon AK Trucking Assoc	3443 Minn Dr	99501	276 1149	✓
3.	ROGER PATCH DMVA, FMD	2374 5IMMELMAN CAMP MK #H	99567	688-1553	✓
4.	GEORGE WUERCH	ANCHORAGE ASSEMBLY		563-2737	✓
5.	Bob Christal	Anchorage School District		269-2111	✓
6.	Jimmy Doyle - Weaver Bros Inc.	1611 E 1st Anch	99501	278-4526	✓
7.	ANDRÉE McLEOD	3721 Young St.	99508	561-8595	
8.	Harriet Drummond	2139 Hillcrest Pl. ASD Bd	99503	279-7722	✓
9.	Tanya Crocker	PO Box 659 Palmer, AK	99645	446-1820	
10.					
11.					
12.					
13.					
14.					
15.					

LEGISLATIVE TELECONFERENCE

709?

SIGN-IN SHEET

SPONSOR: Deferred Maintenance Task

SUBJECT: Boards & Schools

START/END TIME: 1:30 pm DATE: Oct 2

PLEASE PRINT

	Name/Representing	Address	Zip	Phone No.	Testi
1.	Kathi Gillespie / Anch School Board	2741 Seaforth loop, Anch.	99516	345-5335	
2.	DOUG STARK SELF	60871 HORIZON CT HOMER	99603	5222898	X
3.	Tom Nadreau	4114 Victoria Ct	99502	248 5405	
4.	Bill Deaver Seahound Service	11532 Discovery Heights Ct.	99515	522-9033	
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					

LEGISLATIVE TELECONFERENCE

7093

SIGN-IN SHEET

SPONSOR: Deferred Maintenance Task

SUBJECT: Roads + Schools

START/END TIME: 1:30 pm DATE: Oct 2

PLEASE PRINT

	Name/Representing	Address	Zip	Phone No.	Testi
1.	James Byers DOT/PF Maintenance	5848 E Tudor Rd, Anch AK	99501	269-5980	
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					

Maintenance backlog troubles chancellor

By Melissa Eichholz
Northern Light News Editor

Chancellor Lee Gorsuch told legislators Thursday about the backlog of maintenance and repair problems for UAA's buildings.

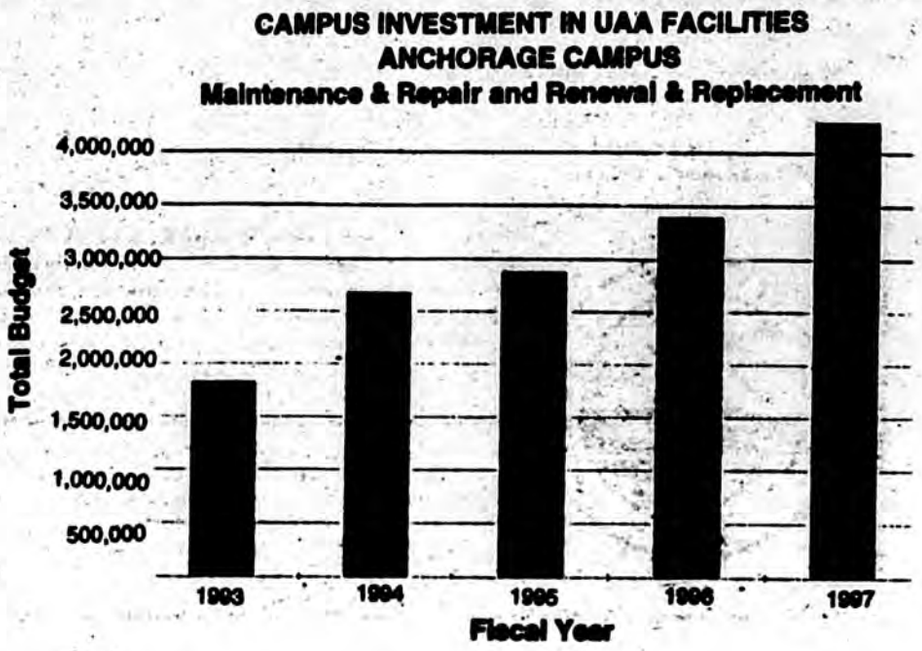
The University of Alaska will ask legislators for more than $165 million to cover all its backlogged maintenance and code compliance costs in the fiscal year 1999 budget request. UAA's portion of that is about $35 million, Gorsuch said.

UAA was one of four stops made by the state's Deferred Maintenance Task Force, co-chaired by Sen. Tim Kelly and Rep. Eldon Mulder. The task force is looking at Alaska's estimated $1 billion deferred maintenance problem—building repairs that have not been done on schedule or at a time when they are needed.

"The task force is trying to identify the totality of the problem," said Dennis DeWitt, Mulder's legislative assistant and the staff assistant to the task force. "They are also trying to find a financing solution that is acceptable to the legislature and to the people of Alaska."

The University of Alaska, which holds 40 percent of the state's building facilities, has been forced to consider shutting down at least one building because of lack of money for maintenance and upkeep, said Wendy Redman, vice president of UA's university relations. UAF Chancellor Joan Wadlow is considering shutting down the Brooks Building, one of the campus' original facilities because of the high cost for bringing the building up to code.

See Maintenance, page 10



Maintenance

Continued from page 1

With budgets declining, options for dealing with these problems are limited, Redman said.

"So we haven't been able to fix some things when they get broken, then we have to defer it," Redman said.

Unlike the Fairbanks campus, UAA is not currently faced with shutting down buildings because of safety and health concerns.

Aesthetically, however, several UAA buildings are beginning to need some attention. The College of Arts and Sciences building, for example, needs new carpet, paint and ceiling tiles, Gorsuch said.

"CAS is looking pretty shoddy," he said. "Right now, we're not in terrible shape. We've been relatively good about keeping up with things, but there are some things that need to be addressed before they get worse."

For the past five years, UAA has taken money out of its operating budget to use for the maintenance and repair of the facilities.

The budget for these repairs has steadily increased since fiscal year 1993, when nearly $2 million was allocated. In fiscal 1997, more than $4 million, or 8.5 percent of the total general fund budget, was reserved for maintenance.

Redman said this figure will continue to increase until 11 percent of the budget is allocated toward repairs and maintenance.

"These have been painful increases at a time when budgets have been going down," Redman said. "But we're committed to doing that. To continue to do this and not hurt service, we have got to have help from the legislature."

Funding is the biggest problem faced by the task force and the university. Some ideas the task force may review is to tap into the Constitutional Budget Reserve and the Permanent Fund Reserves, issuing bonds to cover some of the costs. Reinstating an income tax may also be addressed.

"I don't think tapping into the permanent fund or an income tax will be the top two suggestions," DeWitt said. "I don't think there would be the public support for those two things."

PUBLISHED WEEKLY

Alaska Star

X COVER SHEET • STAR FAX: 907-694-1545

nber of Pages (including cover sheet) 2

ssage from: Ethel Breese

ssage to: Denny DeWitt

mo: here is a proof of your ad, it is 3 x 7½
and will run in the 9/25 edition
Thanks for calling the Alaska Star

re are any problems with this FAX copy, call us as soon as possible at 907-694-2727

anchorage PRESS

Anchorage Press
Office: 702 W. 32nd Ave. Suite 203
Mail: P.O. Box 241841, Anchorage, AK 99524-1841
Phone: (907) 561-7737
Fax: (907) 561-7777
Email: press@alaskana.com

Fax Cover Page

To: Denny DeWitt
Company: SOA - Legislative Affairs
Phone: 907-465-2647
Fax: 907-465-3518
From: Cyndi Adams
Date: 9/22/97

Message:

Dear Denny,

Following page is your ad proof for your 9/25 ad in the Anchorage Press.

Please let me know asap if it is good or if you have any corrections.

Thanks again for advertising in the Anchorage Press.

Cyndi Adams

cc:Mail for: Denny DeWitt

Subject: Karen Garza
From: Denny DeWitt 9/22/97 4:46 PM
To: retailart@adn.com at CC2MHS1
cc: Matt Gill at LAA_TRANS

Here is the ad draft for the Deferred Maintenance Task Force It is in Word 6.0. I will have our Anchorage office send you the letterhead which is in Page maker You can expect it first thing tomorrow morning

Matt-
This is 3 ways I've
Sent Message
Hope you get it
D.

TO ETHEL BREESE

OK 10/24/97

ALASKA STATE LEGISLATURE

Rep. Eldon Mulder, Co-Chair
Rep. Kim Elton
Rep. Richard Foster
Rep. Jeannette James
Rep. Beverly Masek
Rep. Gail Phillips

Sen. Tim Kelly, Co-Chair
Sen. Loren Leman
Sen. Georgianna Lincoln
Sen. Robin Taylor
Sen. Gary Wilken
Sen. Mike Miller

DEFERRED MAINTENANCE TASK FORCE

Capitol Building, Room 501 • Juneau, Alaska 99801 • Phone (907) 465-2647 • FAX (907) 465-3518

Public Hearing
October 2, 1997
Anchorage Legislative Information Office
716 W. 4th Avenue
Anchorage
October 2, 1997
1:30 p.m. to 5:00 p.m.

The Deferred Maintenance Task Force of the Alaska State Legislature is visiting many sites in Alaska to review the condition of state roads, road side facilities, harbors, airports, buildings and other state assets. It will develop a list of needs and propose a means of paying for the repairs.

WE NEED TO HEAR FROM ALASKANS

This is your opportunity to share your views of state assets, such as roads, harbors and schools in your area that need repairs. We need your suggestions on how to fund the needed repairs.

You are welcome to attend in person or send your comments to the Deferred Maintenance Task Force, Room 501, State Capitol Building, Juneau, Alaska 99801.

ALASKA STATE LEGISLATURE

DEFERRED MAINTENANCE TASK FORCE

FAX

TO: Joyce
Alaska Star
FAX # 907- 694-1545

FROM: Denny DeWitt, Legislative Assistant
Representative Eldon Mulder
Phone # 907-465-2647
FAX # 907-465-3518
E-mail: Dennis_DeWitt@legis.state.ak.us

DATE: September 19, 1997

PAGES: 6, including cover

SUBJECT: Deferred Maintenance Task Force display ad and Press Release

COMMENTS: I attached a copy of the ad copy that will need to be reduced. If you need a copy of the state seal I can help you get it.

The hearing is October 2 in Anchorage. We need to run in Thursday, September 25 edition. We need to discuss ad size of the ad. I believe something like 3 columns wide and about 6 to 7 inches long will work.

The ad order number for billing is #3180418. Send the bill to this office, Room 501, State Capitol, Juneau Alaska 99801-1182.

I would appreciate your giving the Press Release to the news department.

Please give me a call so we can confirm this information.

Thanks for your help

Free Food!

Find the fake ad in this week's newspaper and win a $30 gift certificate to a local brewpub!

Name: _____

Address: _____

Phone #: _____

Attach ad and send entries to the Press
P.O. Box 241841
Anchorage, Ak 99524
Fax to 561-7777
or drop off @ 702 W. 32nd Ave.
Entries must be received by Wednesday @ 5 pm.
Winners will be chosen at random from all correct entries.

Congratulations to this week's winner M.L. Galbreath

Last Week's Fake Ad:
Prime real estate in Cook Inlet. Great views, reasonably priced, needs fill. Waders a must. Call today! 561-7737.

Note!
[illegible] paper, not [illegible] those ads are real!

ALASKA STATE LEGISLATURE

Rep. Eldon Mulder, Co-Chair
Rep. Kim Elton
Rep. Richard Foster
Rep. Jeannette James
Rep. Beverly Masek
Rep. Gail Phillips

Sen Tim Kelly, Co-Chair
Sen. Loren Leman
Sen. Georgianna Lincoln
Sen. Robin Taylor
Sen. Gary Wilken
Sen. Mike Miller

DEFERRED MAINTENANCE TASK FORCE

Capitol Building, Room 501 • Juneau, Alaska 99801 • Phone (907) 465-2647 • FAX (907) 465-3518

Building an Alaska for the 21st Century

Public Hearing: October 2, 1997 1:30 pm - 5:00 pm

Anchorage Legislative Information Office
716 W. 4th Avenue, Anchorage

The Deferred Maintenance Task Force of the Alaska State Legislature is visiting many sites in Alaska to review the condition of state roads, road side facilities, harbors, airports, buildings and other state assets. It will develop a list of needs and propose a means of paying for the repairs.

WE NEED TO HEAR FROM ALASKANS

This is <u>your</u> opportunity to share <u>your</u> views of state assets, such as roads, harbors and schools, in your area that need repairs. We need your suggestions on how to <u>fund</u> the needed repairs.

You are welcome to attend in person or send your comments to the Deferred Maintenance Task Force, Room 501, State Capitol Building, Juneau, Alaska 99801.

Have you got your PRESS?

Star Publishing Company, Inc.
16941 North Eagle River Loop Rd.
Eagle River, Alaska 99577

Telephone (907)694-2727
FAX (907)694-1545

Publishers of
The Chugiak - Eagle River Alaska Star
Suburbanite Shopping News

S T A T E M E N T

Date: 09/30/97

2194 State of Alaska
DEFERRED MAINTENANCE TASK FORC
State Capitol RM #501
Juneau, AK 99801-1182

Date	Publ PO #	Description Size/Qty X Rate	Discount	Color	Net Amount
		Previous Balance			0.00
09/25/97	STAR	ORDER 3180418 22.5000 X 10.0000			225.00
		Please pay this amount			225.00

OK to pay from Deferred Maint Task Force
[signature]
10/21/97

I'm in Anchorage
Could you make a
copy & send to Capitol
for my file Thanks
Denny

9934 73540

FISCAL
OCT 23 1997
Legislative Affairs Agency

Prev Bal: 0.00 Current Charges: 225.00 New Balance: 225.00
Payments: 0.00

Thank you for this opportunity to be of service.
We appreciate your business.

cc:Mail for: Denny DeWitt

Subject: Messages
From: Matt Gill at LAA_TRANS 9/15/97 1:03 PM
To: Denny DeWitt (Dennis Dewitt) at LAA_CAP

A Mr. Shaeffer(sp?) from Cominco called you this afternoon. His number is 426-9316.

Larry Wiget was wondering if you were going to do any site visits for the Anchorage DMTF meeting. He's at 269-2255.

Muldoon Elementary
6TH AVE
University

Deborah Dammon
474-7122

ANCHORAGE SCHOOL DISTRICT- SIX YEAR CAPITAL IMPROVEMENT PLAN

AUGUST 11, 1997

Fiscal Year Requested	District Priority	School	Project Description	Cost Estimate
1998-99	1	Romig Middle School	Roof Replacement	$1,000,000
	2	Birchwood Elementary	Roof Replacement	$724,000
	3	Taku Elementary	Addition and Renovation	$6,479,633
	4	Nunaka Valley Elementary	Renewal and Upgrades	$5,400,000
	5	Scenic Park Elementary	Renewal and Upgrades	$5,298,000
	6	Ptarmigan Elementary	Renewal and Upgrades	$3,247,000
	7	Ocean View Elementary	Roof Replacement	$1,100,000
	8	Bartlett High	Roof Renewal	$2,732,000
	9	Baxter Elementary	Renewal and Upgrades	$4,250,000
	10	Creekside Park Elementary	Renewal and Upgrades	$5,200,000
	11	Muldoon Elementary	Renewal and Upgrades	$9,000,000
	12	Denali Elementary	Renewal and Upgrades	$3,000,000
	13	Wendler Middle School	Renewal and Upgrades	$9,000,000
	14	Dimond High	Replacement School	$55,000,000
		FY 99 Total		$111,430,633
1999-00	15	New Muldoon Elementary	New School	$13,800,000
	16	Chugiak High	Addition	$9,000,000
	17	New SE Anchorage Elementary	New School	$13,800,000
	18	Central Middle School	Library/Science Renovations	$8,000,000
	19	Girdwood K-12	Planning Study	$0
	20	Districtwide	Phase 1 Facility Audit Corrections	$3,000,000
		FY 00 Total		$47,600,000
2000-01	21	Districtwide	Master Planning	$420,000
	22	Gruening Middle School	Renewal & Code Upgrades	$3,500,000
	23	Clark Middle School	Renewal & Code Upgrades	$4,000,000
	24	Chester Valley Elementary	Renewal & Code Upgrades	$2,800,000
	25	Chugach Optional Elementary	Renewal & Code Upgrades	$1,500,000
	26	Inlet View Elementary	Renewal & Code Upgrades	$2,500,000
	27	Polaris	Addition Design and Construction	$6,000,000
		FY 01 Total		$20,720,000

ANCHORAGE SCHOOL DISTRICT- SIX YEAR CAPITAL IMPROVEMENT PLAN

AUGUST 11, 1997

Fiscal Year Requested	District Priority	School	Project Description	Cost Estimate
2001-02	28	Service High	Renewal & Upgrades	$20,000,000
	29	Rabbit Creek Elementary	Renewal & Upgrades	$3,000,000
	30	Turnagain Elementary	Renewal & Upgrades	$2,100,000
	31	O'Malley Elementary	Renewal & Upgrades	$1,300,000
	32	Sand Lake Elementary	Renewal & Upgrades	$2,250,000
	33	Districtwide	Phase II Facility Audit Corrections	$15,000,000
	34	Orion Elementary	Improvements (Federal Funding)	$9,300,000
	35	Kennedy Elementary	Improvements (Federal Funding)	$2,400,000
		FY 02 Total		$55,350,000
2002-03	36	East High	Renewal & Upgrades	$15,000,000
	37	Bartlett High	Renewal & Upgrades	$15,000,000
		FY 03 Total		$30,000,000
2003-04	38	Eagle River Elementary	Renewal & Upgrades	$3,000,000
	39	Airport Heights Elementary	Renewal & Upgrades	$4,200,000
	40	Gladys Wood Elementary	Renewal & Upgrades	$2,300,000
	41	Girdwood Elementary	Renewal & Upgrades	$1,000,000
	42	Russian Jack Elementary	Renewal & Upgrades	$3,200,000
	43	Government Hill Elementary	Renewal & Upgrades	$3,600,000
	44	Bayshore Elementary	Renewal & Upgrades	$3,000,000
	45	Mt. View Elementary	Renewal & Upgrades	$2,300,000
	46	Abbott Loop Elementary	Renewal & Upgrades	$1,500,000
	47	Huffman Elementary	Renewal & Upgrades	$1,500,000
	48	Tudor Elementary	Renewal & Upgrades	$2,200,000
	49	Districtwide	Phase III Facility Audit Corrections	$5,000,000
		FY 04 Total		$32,800,000
		Grand Total of Six Year Plan		$297,900,633

PRESENTATION TO DEFERRED MAINTENANCE TASK FORCE- OCTOBER 2, 1997

Slide #	Text
1	As you are halfway through the hearings, undoubtedly you have heard the message repeated over and over that Alaska's public facilities are desperately in need of major reinvestment to restore them to serviceable condition. The Anchorage School District echo's this message. We also want to emphasize that the Anchorage School District
2	has the most sq. ft. of facilities of any public entity in the state. With 6.7 million sq. ft., the ASD has 2 million sq. ft. more than the University System .
3	The value of ASD facilities is $1.2 Billion, $400 million greater than the University System.
4	ASD has 94 facilities, 49,000 students, 5000 staff
5	ASD has more students than the total of the next 4 largest districts.
	We educate 37% of the total student population of the state
6	Approx. 20% of Anchorage residents spend their day in a school
7	Not only is our inventory large, it is aging.
8	63 ASD schools are 20-50 years old. 8 are over 40 years old.
9	Facility components only last so long.
10	Roofs deteriorate and leak,
11	Heating and Plumbing systems wear out and fail, ceiling
12	systems give way. Various code changes require updating electrical
13	systems, handicap access, asbestos removal, sprinkler and fire safety
14	upgrades. For older schools these systems wear out almost simultaneously.
	The best way to quantify the extent of the problem is through facility
15	condition audits. These audits cover every component or subsystem in a school facility, providing general plans and detailed cost estimates for each element of work. (show example)
	We have completed 10 audits and 8 more are in progress. The information
16	obtained has been incorporated into our current and proposed bond projects
17	On average the elementary schools need about $2 million and high
18	schools $15 million in building repairs and system renewal.
	Our deferred maintenance problem is not comprised of single scope projects; our schools have multiple deficiencies.

19 Another fact of life for older schools is functional obsolescence. Over the 30-40 year life of a school, programmatic changes take place that demand an updating. The emergence of technology is the obvious example.
20 In older open concept schools, the old moveable partitions no longer operate properly. Once they provided flexibility, now they restrict effective use of space
21 and do not even provide effective sound barriers.
Ptarmigan, Baxter, and Taku are such schools

22 Other examples of functional obsolescence
are outdated science rooms that limit curriculum options , there are schools without adequate electrical capacity to support the operation of donated computers
23 There are playgrounds that should be upgraded with
24 newer, safer equipment and safer more accessible surfaces. Without renovation these schools do not provide our students the same quality educational environment as our newer schools.

25 The third component of capital requirements is additional capacity needed to house our growing student population.
26 Anchorage is the largest District and its enrollment has been steadily climbing. At our growth rate of 2% a new elementary school
27 will be required each year with additional middle schools and high schools needed on a periodic basis. To meet short term capacity needs, the ASD uses over 142 relocatable units.

In the face of these needs for capital improvements, the ASD has been actively pursuing solutions. The District has a comprehensive capital plan.
28 It addresses Capacity, functional obsolescence and facility condition upgrades. Because of the magnitude of the needs, projects identified for specific schools
29 address multiple deficiencies. In the case of Baxter the roof needs replacing,
30 the heating system replaced, the electrical system upgraded. The
31 classrooms need to be enclosed.
32
33 Similar schools also need small additions to accommodate enrollment increases.

To undertake one of these upgrades without addressing the others not only will make negligible improvement but will add to the overall cost when they are eventually accomplished.

Because of the age of our buildings it is only good management to identify the

total facility requirement. This is the approach Anchorage has taken. With the help of the Legislature the Anchorage voters have made a serious dent in the backlog of facility needs in Anchorage.

In 1993, the Legislature appropriated $44.1 million for ASD use, which was matched by 19.3 million in local bonds.

These funds were used to build 2 new schools,
10 additions
11 renewal projects
and designs for 7 additional projects.

In 1994, the legislature funded a debt reimbursement program that allowed the ASD to raise $175 million in capital funds.
These funds were used to construct
7 new schools
3 additions
and 4 renewal projects.

With prudent project management the District saved $24 million from these bond issues. In 1996 the Anchorage voters approved redirection of this savings to fund much needed replacement schools, which are currently under construction. These are Northern Lights and Fairview.

The voters also approved new 100% locally funded bonds in the amount of $21 million for renewal and replacements
and life safety
and $6 million for playground and field safety.

In 1997, the Anchorage voters again approved bonds for school construction in the amount of $24.6 million. These bonds are funding the renovation of 6 schools, planning for renewal projects for 3 high schools, 2 middle schools, and 4 elementary schools, and site acquisition for future school construction. These 100% local bonds are eligible for state reimbursement and are included in our 1999 DOE grant request as they are our highest ranking projects
ASD takes seriously its responsibility to plan for renovation, addition, or other projects to keep its physical plant in top shape. The Retrofit study in 1992 was a comprehensive review of the overall

functionality of each school. This study was used to develop a priority
60 listing of schools for renewal projects and formed the basis for much of six year CIP plan that is in place now.
These priority projects are audited and the identified condition upgrades
61 are included in the project scope of work.

Although a significant amount of work has been completed, there is still a tremendous amount to be done. Recent history says that the most successful approach is a state and local match program, similar to those of 1993 and 1994.
62 Our six year Capital Improvement Program totals $297 million. Of this amount $43 million is needed to increase capacity to reduce overcrowding. The balance of $254 million is for renewal and replacement projects. The first $23 million has been funded by the 1997 Bonds. The remaining projects need to be accomplished over the
63 next five years.

Upgrades of our schools located on Military property are included in our CIP plan. The majority of funding for these projects is from the federal
64 Departments of Defense and Education. The District is working very closely and creatively with the Corp of Engineers to maximize funding. One example, is the renovation and addition to Ursa Minor. The Legislature provided a $2,250,000 grant for an addition to Ursa Minor. The Corp has federal funding for renovation of the existing building. Regulations do not allow the Corp
65 to accept state funds. However, the Corp and the District jointly selected one design team for both projects. The two scopes of work were bid together with each agency issuing the contract for the portion it is funding. The Corp will provide construction oversight for all work. We are very appreciative of the extraordinary efforts the Corp is making on behalf of Anchorage's children and of the support of our federal delegation and the Legislature to bring the military schools to current condition and program standards.

66 We recognize that effective use of our operation and maintenance funding is critical to keeping our schools in good condition. The District has a preventive maintenance program. We have a copy of that program for the Committee. We have spent the last year doing the legwork to convert to a computerized PM system. In November, the automated system
67 will be on-line. We continually review our maintenance program to implement better ways of doing business. Last year we started the process
68 of regionalizing maintenance teams to provide better service and reduce travel time. This year we are implementing an apprenticeship program at no cost to the District that will improve worker skills and productivity.

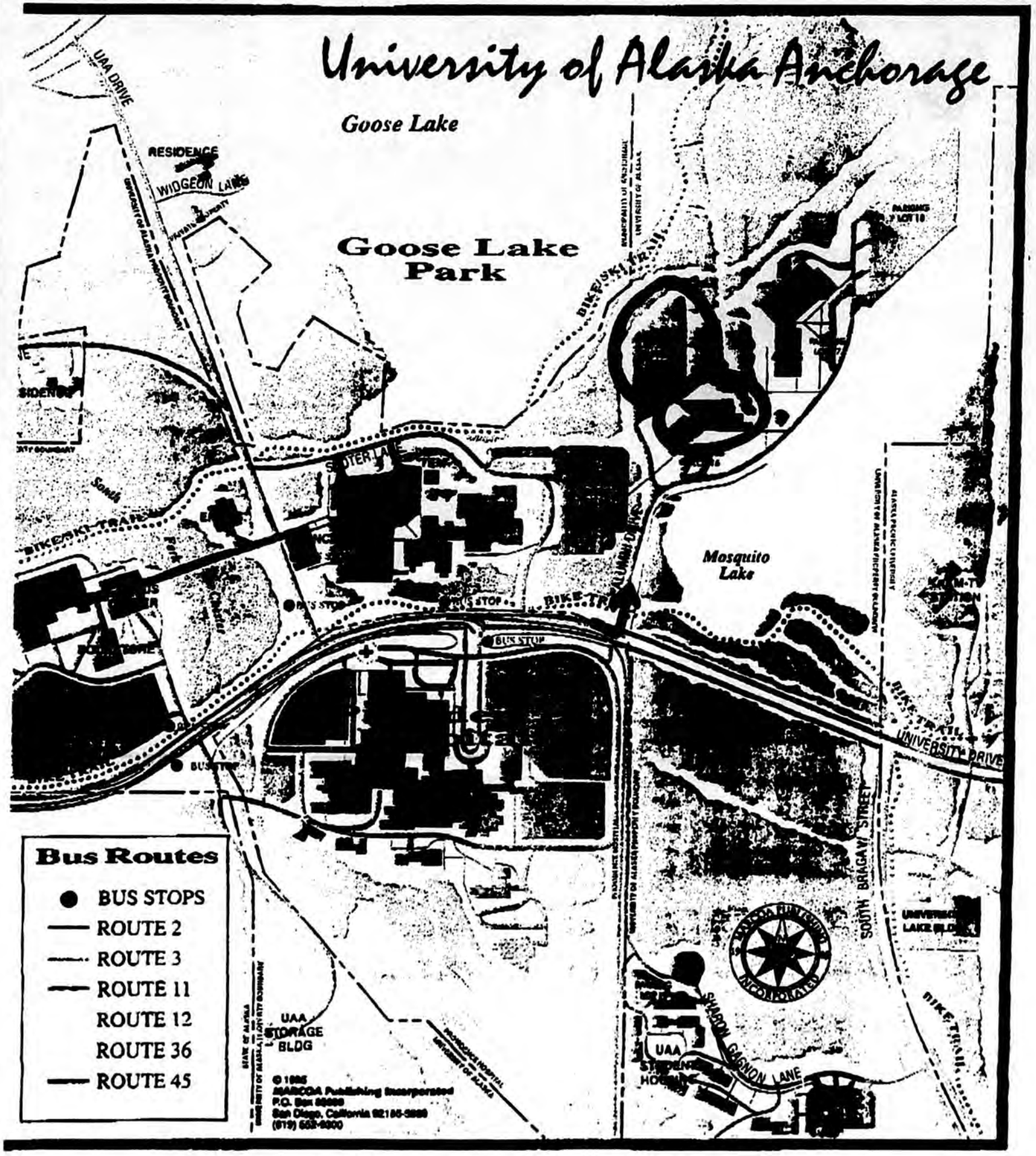
The District is doing its best to maximize the resources available. The
69 Anchorage voters have demonstrated their willingness to reach into their pocketbooks to support our schools. But the needs are so great that we can not upgrade our older schools without your help.
70 It is a fact of life that these buildings require periodic major reinvestment to continue to adequately serve our children.

The Anchorage School District deferred maintenance requirements need to
71 be funded in conjunction with our comprehensive capital improvement plan. About $70 million per year is necessary to keep pace with student enrollment, programmatic upgrades and facility renewal. We need assistance
72 in funding this obligation.
We urge the Legislature to dedicate a portion of the state finances to Alaska's
73 greatest resource - our children. Only with your help can the Anchorage
74 School District provide equitable educational facilities for our 49,000 students.

ANCHORAGE SCHOOL DISTRICT
DOE FY99 GRANT APPLICATIONS

	PROJECT NAME	COST ESTIMATE
1	Romig Middle School Roof Replacement	$1,000,000.00 *
2	Birchwood Elementary Roof Replacement	$724,000.00 *
3	Taku elementary Additions and Renovations	$6,479,633.00 *
4	Nunaka Valley Elementary Renewal and Upgrades	$5,400,000.00 *
5	Scenic Park Elementary Renewal and Upgrades	$5,298,000.00 *
6	Ptarmigan Elementary Renewal and Upgrades	$3,247,000.00 *
7	Ocean view Elementary Roof Replacement	$1,100,000.00 *
	Sub Total	$23,248,633.00
8	Bartlett High Roof Renewal	$2,732,000.00
9	Baxter high Roof Renewal	$4,250,000.00
10	Creekside Park Elementary Renewal and Upgrades	$5,200,000.00
11	Muldoon Elementary Renewal and Upgrades	$9,000,000.00
12	Denali Elementary Renewal and Upgrades	$3,000,000.00
13	Wendler Middle School Renewal and Upgrades	$9,000,000.00
14	Dimond High Replacement School	$55,000,000.00
	Sub Total	$88,182,000.00
	Total for DOE FY99 Grant Applications	**$111,430,633.00**

* Funding approved by Local Voters



Alumni Drive - Room 204

Project	Co	Estimated Cost	FUNDED	FY-98 Budget Multi"A"	Equip"A"	Multi"B"	FY-99 Budget Multi"A1"	Multi"A2"	Multi "B"	Sgl	FY-00 Multi "A"	Multi "B"	Sgl	FY-01 Multi	Sgl	FY-02 Multi	Sgl	FY-03 Multi	Sgl	FY-04 Multi	Sgl	Def Maint	Code	DOT	DESCRIPTION	REMARKS
																						Categories: 1 - Security, 2 - Life/SafetyCode, 3 - Mission Support, 4 - Lower Priority				
																						"Multi" -- Multi-purpose project; "Sgl" -- Single-purpose project				
SIXTH AVENUE																										
Funded:																										
CCTV Upgrade	1	150.0	150.0	50.0	[814/17361101]																	D		Y	Replacement CCTV system	RSA in progress
Intercom Upgrade	2	40.0	40.0	40.0	[828/17431101]																	D		J?	Replacement intercom system	with CCTV project
Deferred Maintenance:																										
Roof Repair - Courtyard Attachment	3	20.0				20.0	20.0															D		F	Roof Leak Correction	
CCTV Upgrade	1	75.0					75.0															D		F	Replacement CCTV system	
Security Controls & Lock Repair	1	150.0					150.0	???														D		F	and control panels	
Renewal & Replacement:																										
None																										
Renovation & Remodelling:																										
Video Arraignment for State Court	3	[175.0]					[175.0]	DPS Funding																F	video arraignment for state court	
Air cond. for Post 5 Area	2	90.0						90.0																F	Install air conditioning for Post 5, area	
Security Door Modification	1	2.5							2.5																Doors in max cells and gym	
Dental Facility	3	75.0									75.0													F	Dental Chair	
Major:																										
Booking Upgrade	3	3,000.0											3,000.0											F	Renovate booking area	Possible MOA funding
Equipment:																										
Lateral Filing Systm: Records	2	12.0					12.0																		no space left for files!!!	
Steam Kettle	3	20.0					20.0																		Repairs running $1-3K/year	
Meridian Phone System	3	60.0					60.0																		Equivalent to 1/2 time clerk	
Mixer, mt. slicer, hot/cold cts,griddle	3	10.0					10.0																		mt slicer,mixer,hot/cold tray cts,griddle	
Storage Systm/Inmate prop	3	12.0						12.0																	storage system for inmate property	
Air Packs	2	9.2									9.2														Replacement air packs	
Portable Radios	3	8.0												8.0											nine portables	
Lateral Filing Systm: Furlough	2	10.0												10.0											Files in hallway -- hazard!	
Furniture	2	10.0												10.0											Repl desks,chairs, bookcase/falling apart	
Total SACC		3,753.7	190.0	90.0	0.0	20.0	347.0	102.0	2.5	0.0	84.2	0.0	3,000.0	28.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0					

ELTON wants City Prisoner Count

SIXTH AVENUE CORRECTIONAL CENTER
COUNT STATISTICS

104
108 emergency

MONTH	YEAR	AVG. DAILY COUNT			REMANDS				RELEASES				NON-CRIM
		Male	Female	Avg.	Male	Female	Total	Avg.	Male	Female	Total	Avg.	
January	1990	58	40	98	775	162	937	30	776	157	933	30	63
	1991	65	30	95	808	176	984	32	808	172	980	32	74
	1992	74	29	103	783	199	982	32	784	187	971	31	54
	1993	83	26	109	662	187	849	27	667	184	851	27	52
	1994	91	28	119	828	221	1049	34	822	220	1042	34	42
	1995	88	33	121	859	204	1063	34	835	201	1036	33	34
	1996	86	40	126	694	229	923	30	688	228	916	30	22
	1997	84	48	132	615	208	823	27	582	213	795	26	28
February	1990	57	39	96	620	123	743	27	594	136	730	26	45
	1991	64	28	92	795	177	972	35	800	184	984	35	98
	1992	76	30	106	742	181	923	32	727	191	918	32	40
	1993	80	35	115	663	192	855	31	674	189	863	31	50
	1994	91	31	122	647	204	851	30	652	196	848	30	59
	1995	84	35	119	629	172	801	29	647	177	824	29	42
	1996	89	38	127	674	210	884	30	681	224	905	31	23
	1997	79	53	132	550	219	769	27	585	209	794	28	25
March	1990	62	38	100	787	175	962	31	783	176	959	31	78
	1991	65	28	93	964	202	1166	38	944	204	1148	37	90
	1992	72	33	105	830	185	1015	33	832	176	1008	33	36
	1993	82	35	117	760	178	938	30	762	180	942	30	46
	1994	82	41	123	868	241	1109	36	881	236	1117	36	124
	1995	83	34	117	727	190	917	30	742	189	931	30	20
	1996	75	43	118	719	256	975	31	712	250	962	31	39
	1997	69	63	132	633	225	858	28	619	221	840	27	24

SIXTH AVENUE CORRECTIONAL CENTER
COUNT STATISTICS

MONTH	YEAR	AVG. DAILY COUNT			REMANDS				RELEASES				NON-CRIM
		Male	Female	Avg.	Male	Female	Total	Avg.	Male	Female	Total	Avg.	
April	1990	68	31	99	814	169	983	33	820	179	999	33	40
	1991	63	29	92	892	227	1119	37	906	224	1130	38	55
	1992	55	35	90	823	213	1036	35	825	218	1043	35	20
	1993	82	35	117	747	213	960	32	751	211	962	32	54
	1994	83	38	121	867	230	1097	37	875	225	1100	37	118
	1995	75	39	114	717	208	925	31	693	212	905	30	20
	1996	86	42	128	657	255	912	30	672	256	928	31	28
	1997	73	64	137	578	223	801	27	565	235	800	27	15
May	1990	59	27	86	800	203	1003	32	815	197	1012	33	42
	1991	66	26	92	900	185	1085	35	895	192	1087	35	40
	1992	72	34	106	818	203	1021	33	808	203	1011	33	23
	1993	81	35	116	806	221	1027	33	795	226	1021	33	24
	1994	80	38	118	727	192	919	30	718	199	917	30	65
	1995	83	37	120	706	225	931	30	704	220	924	30	23
	1996	75	50	125	684	272	956	31	704	257	961	31	24
	1997	68	65	133	588	196	784	25	590	203	793	26	16
June	1990	53	24	77	691	195	886	30	690	196	886	30	54
	1991	67	25	92	872	204	1076	36	861	206	1067	36	30
	1992	70	37	107	799	200	999	33	806	200	1006	34	19
	1993	75	41	116	593	214	807	27	615	202	817	27	23
	1994	81	39	120	694	210	904	30	701	207	908	30	37
	1995	70	38	108	618	195	813	27	647	201	848	28	12
	1996	69	58	127	682	275	957	32	663	262	925	31	31
	1997	72	55	127	583	192	775	26	582	211	793	26	30

SIXTH AVENUE CORRECTIONAL CENTER
COUNT STATISTICS

MONTH	YEAR	AVG. DAILY COUNT			REMANDS				RELEASES				NON-CRIM
		Male	Female	Avg.	Male	Female	Total	Avg.	Male	Female	Total	Avg.	
July	1990	56	29	85	698	160	858	28	682	172	854	28	54
	1991	65	26	91	776	187	963	31	792	181	973	31	34
	1992	56	29	85	758	202	960	31	748	218	966	31	30
	1993	79	38	117	641	181	822	27	624	192	816	26	18
	1994	83	39	122	734	219	953	31	726	222	948	31	29
	1995	85	36	121	696	207	903	29	661	218	879	28	24
	1996	67	62	129	744	264	1008	33	761	262	1023	33	21
	1997	73	54	127	609	241	850	27	604	234	838	27	22
August	1990	59	29	88	688	179	867	28	687	179	866	28	54
	1991	69	26	95	832	220	1052	34	836	203	1039	34	33
	1992	72	28	100	714	179	893	29	737	149	886	29	26
	1993	81	32	113	697	191	888	29	677	205	882	28	29
	1994	86	35	121	658	230	888	29	661	236	897	29	23
	1995	85	41	126	691	220	911	29	699	213	912	29	33
	1996	67	65	132	733	253	986	32	716	256	972	31	22
	1997	75	52	127	572	211	783	25	574	213	787	25	23
September	1990	62	33	95	739	185	924	31	729	178	907	30	54
	1991	74	25	99	712	163	875	29	717	167	884	29	30
	1992	80	30	110	777	186	963	32	760	185	945	32	33
	1993	85	34	119	701	246	947	32	702	246	948	32	30
	1994	84	32	116	734	190	924	31	733	193	926	31	27
	1995	86	41	127	761	237	998	33	760	231	991	33	19
	1996	65	63	128	722	268	990	33	741	270	1011	34	19
	1997												

SIXTH AVENUE CORRECTIONAL CENTER
COUNT STATISTICS

MONTH	YEAR	AVG. DAILY COUNT			REMANDS				RELEASES				NON-CRIM
		Male	Female	Avg.	Male	Female	Total	Avg.	Male	Female	Total	Avg.	
October	1990	66	37	103	753	184	937	30	761	181	942	30	54
	1991	84	22	106	836	198	1034	33	839	195	1034	33	48
	1992	85	29	114	818	196	1014	33	810	199	1009	33	42
	1993	84	35	119	743	212	955	31	735	212	947	31	27
	1994	81	34	115	819	196	1015	33	812	191	1003	32	48
	1995	81	45	126	850	246	1096	35	851	248	1099	35	21
	1996	65	63	128	752	258	1010	33	735	258	993	32	55
	1997			0			0	0			0	0	
November	1990	65	28	93	753	184	937	31	761	181	942	31	54
	1991	74	24	98	820	178	998	33	823	185	1008	34	45
	1992	92	24	116	892	124	1016	34	772	160	932	31	88
	1993	85	29	114	717	193	910	30	714	212	926	31	31
	1994	80	33	113	682	213	895	30	692	208	900	30	36
	1995	80	45	125	693	248	941	31	690	260	950	32	23
	1996	72	61	133	585	208	793	26	591	208	799	27	21
	1997												
December	1990	65	26	91	780	172	952	31	781	173	954	31	54
	1991	72	23	95	788	162	950	31	779	161	940	30	34
	1992	84	24	108	715	194	909	29	687	196	883	28	67
	1993	79	28	107	733	194	927	30	734	190	924	30	42
	1994	73	38	111	674	215	889	29	673	213	886	29	45
	1995	77	40	117	696	197	893	29	678	199	877	28	35
	1996	69	53	122	569	185	754	24	561	200	861	28	27
	1997												

SIXTH AVENUE CORRECTIONAL CENTER
COUNT STATISTICS

YEAR	AVG. DAILY COUNT			REMANDS				RELEASES				NON-CRIM
	Male	Female	Avg.	Male	Female	Total	Avg.	Male	Female	Total	Avg.	
1985	63	24	87	7362	1706	9068	25	7370	1705	9075	25	278
1986	73	20	93	8937	1927	10864	30	8928	1928	10856	30	803
1987	69	24	93	8791	2228	11019	30	8776	2225	11001	30	1574
1988	70	30	100	9633	2334	11967	33	9676	2334	12010	33	1048
1989	60	36	96	9471	2347	11818	32	9413	2368	11781	32	703
1990	60	36	96	8898	2091	10989	30	8879	2105	10984	30	644
1991	69	24	93	9995	2279	12274	34	10000	2274	12274	34	611
1992	74	30	104	9469	2262	11731	32	9296	2282	11578	32	281
1993	81	34	115	8463	2422	10885	30	8450	2449	10899	30	426
1994	83	38	121	8932	2561	11493	31	8946	2546	11492	31	653
1995	81	39	120	8643	2549	11192	31	8607	2569	11176	31	306
1996	74	53	127	8215	2933	11148	30	8225	2931	11156	30	332
1997												

Deferred Maintenance of Public Facilities

Mayor Rick Mystrom

Municipality of Anchorage

Thank you for tackling a difficult problem.

Deferred Maintenance is not just a State problem.

- *It's a Statewide problem.*
- *Citizens don't differentiate between what is a city road and what is a state road.*
- *By looking only at State facilities, only half the problem is addressed.*

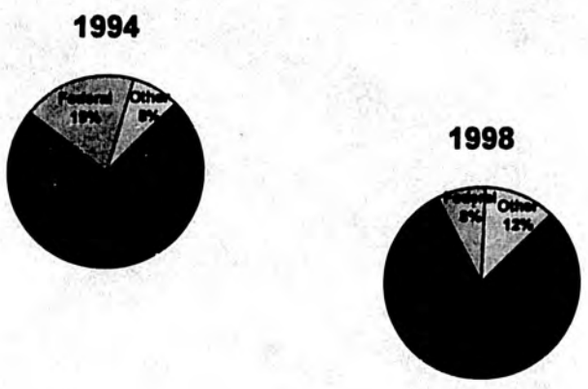
The Legislature and local government need to work together.

- *Develop a plan to systematically address all needs.*
- *Look for more than a short term solution*
- *Provide local taxpayers relief*

Anchorage efforts

- *Local bonds*
- *70/30 Matching grant request*
- *Proposed facilities major maintenance and upgrade program*

Anchorage Capital Budget Funding Sources



Anchorage's #1 need-- 6th Avenue Jail Replacement

- *Task Force got a first hand look this morning*
  - *Built 30 years ago.*
  - *Capacity 104, emergency capacity 108, Consistently housing 150.*
  - *Functionally inadequate for today's needs.*

Other MOA Maintenance Needs - $134.4 million

- *Roads--Municipal - $71.8 million*
- *Public Safety - $7.4 million*
- *Other Public Facilities - $17.2 million*
- *Water & Sewer - $12.6 million*
- *Port - $1.6 million*
- *Other Utilities - $23.8 million*

Examples of Road Needs

- *Arctic Blvd. Upgrade - $5 million*
- *Strawberry Road Upgrade -$5.7*
- *Baxter Road/Beaver Place - $2.8*
- *Recycled Asphalt Program - $4.5*
- *E. 68th Avenue - $6.0*
- *Local Road Improvement Dist. - $17.5*
- *Coastal Trail rehab - $1.9*

Examples of Public Safety Needs

- *Downtown fire station - $3.0 million*
- *Sand Lake area fire station - $1.7*
- *Fire Dept. Communications - $0.6*

Examples of Other Public Facilities Needs

- Public Health Facility - $11.0 million
- Sullivan Arena - $1.2
- Egan Center - $1.3
- Clitheroe Center - $0.9
- Loussac Library - $1.3

Examples of Water & Sewer Needs

- Water plant upgrade - $3.2 million
- Sewer plant upgrade - $4.7
- Sewer trunk replacement - $1.1

Examples of Port Needs

- *Terminal road upgrade - $0.5 million*
- *Equipment replacement - $0.8*

Examples of Other Utility Needs

- *ML&P production upgrade - $6.1 million*
- *ML&P distribution upgrade - $6.2 million*

Summary

- *Look at both municipal and State needs.*
- *Improve our infrastructure.*
- *Provide tax relief.*
- *Develop long range funding solution*

Deferred Maintenance of Public Facilities

Mayor Rick Mystrom

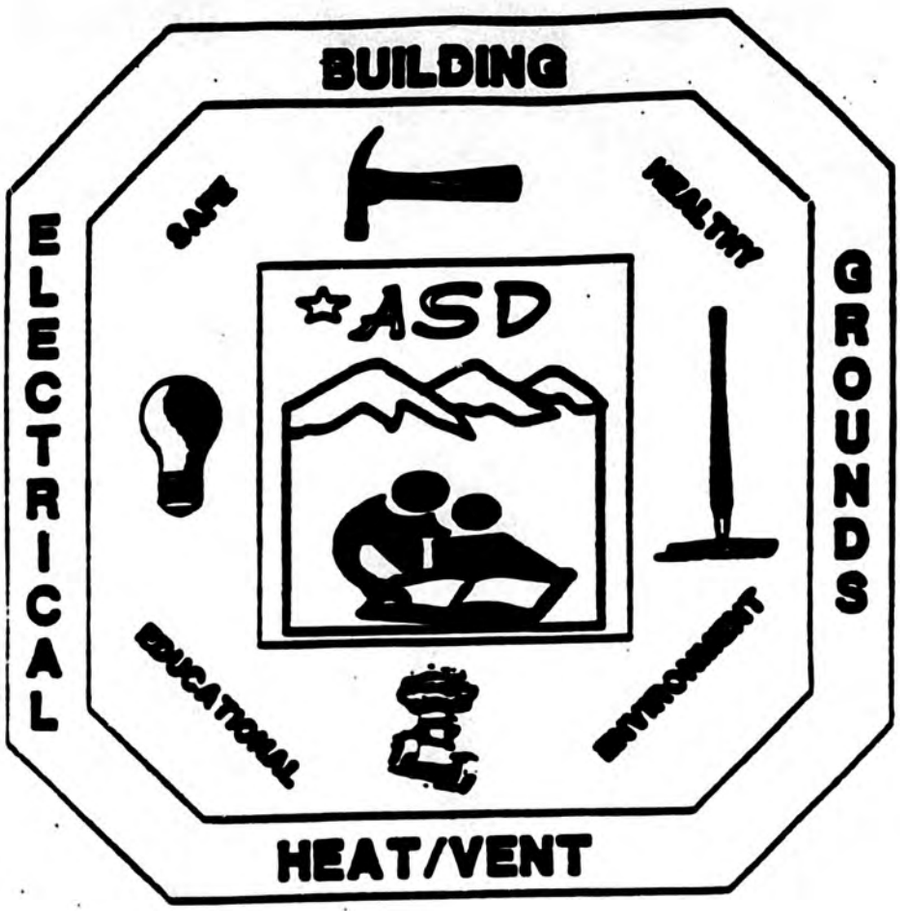
Municipality of Anchorage

Anchorage School District

FY99 Applications for Grants
Alaska Department of Education

Attachment D: Preventative Maintenance Program

Reference Question No. 6



ANCHORAGE SCHOOL DISTRICT

Preventative Maintenance

ANCHORAGE SCHOOL DISTRICT

Maintenance Department

The Anchorage School District's preventative maintenance program is moving forward with additional technology. A five year program is being implemented where the Anchorage School District will be a leader in preventative maintenance technology. The District has purchased the most sophisticated maintenance management software programs ever developed. This software program, The Chief, was developed by Maintenance Automation Corporation.

This software will automatically schedule preventative maintenance work orders, maintain repair histories, analyze life cycle costs, assess staffing requirements, provide specific servicing instructions, improve cost effectiveness of inventory control and group like work orders to reduce costs associated with travel, equipment and human resources. These features are only a sample of the program's capabilities.

Concurrent with this effort, the Anchorage School District is restructuring the Maintenance Department into zones, and geographically locating maintenance teams in those zones. The benefit of this as it relates to preventative maintenance is significantly reduced travel and quicker response times, increased knowledge and familiarity with a limited number of facilities and components, greater sense of "ownership," accountability and professionalism.

The first "zone" was established in Eagle River this past winter and will also be the pilot site for implementation of The Chief this fall. Eagle River was chosen as the first location due to its geographical separation from the balance of the Anchorage School District. Travel distance significantly contributes to higher costs associated with preventative maintenance. The greatest savings will be realized by implementing first at Eagle River.

DEFINITIONS

MAINTENANCE: Recurrent, day-to-day, periodic, or scheduled work required to immediately preserve or restore a facility to such condition that it can be effectively used for its designed purpose. This is limited to an existing facility or component with a total repair cost of under one-thousand dollars.

MAJOR MAINTENANCE: Maintenance, Repair, Renovation, Alteration, or Improvement to existing facility with total project costs over ten-thousand dollars. This classification will include repair to existing components, or installation of new components. Work will be accomplished through contracted services as funding permits.

MINOR FACILITY RENOVATION: Renovation, Alteration, or Improvement to an existing facility with total project costs under ten-thousand dollars. This classification will include repair to existing components, or installation of new components. Work may be accomplished through contracted services as time and funding permit.

NEW CONSTRUCTION: This category is the erection of a new facility or the addition or expansion of the exterior of an existing facility that adds to the building's overall dimensions. New construction can involve support facilities for the buildings including outside utilities, parking, roads, walks, and landscaping.

PREVENTATIVE MAINTENANCE: A maintenance program in which wear, tear, and change are anticipated and continuous, scheduled corrective actions are taken to ensure peak efficiency and minimize deterioration. Such elements will include HVAC inspection, lubrication, repair filter replacement, as well as service to other mechanical, electrical, or physical structural components.

REPAIR: Restoration of a facility to such condition that it may be effectively utilized for its designated purpose. Repair is done by overhaul or replacement of major constituent parts that have deteriorated by action of the elements or usage. Such deterioration has not been corrected through maintenance.

MAINTENANCE DEPARTMENT SERVICE GUIDE
HEATING/VENTILATION SECTION
LES BATE, SECTION FOREMAN

The Heat/Vent Section has 30 craftspersons.

It is the Heat/Vent Section's objective to maintain a safe and healthy environment to allow the students of the Anchorage School District to achieve the best education possible.

The Heat/Vent Section is responsible for the following areas:

Heating/Ventilation Unit:

Plumbing - Plugged sewer systems, water leaks, replacement of plumbing fixtures, minor remodels.

Heating - Heating and cooling problems. Service boiler rooms and fan rooms as needed. Service exhaust fans and supply fans. Change air filters in the air systems on a schedule which includes the required belts, oil and grease.

Pneumatic - Service and maintain the Districtwide EMS system, calibrate the heat control system in order to maintain a comfortable temperature. Make minor changes to the EMS system to insure better control, to suit the needs of each school. This unit encompasses all field controls for the heating systems and minor remodel projects.

Mechanical Unit:

All the required welding and sheet metal work, bleacher repairs, weight room equipment repair and minor adjustments to overhead doors. However, if the problem cannot be resolved by the Maintenance Department, we contract the required service. We make repairs to swimming pool equipment such as diving boards, starting blocks and needed welding repairs on the maintenance department's equipment. This includes the repair of fixed shop equipment such as laths, drill presses, planers, etc.

WHO TO CALL FOR WHICH TYPES OF MAINTENANCE OR EMERGENCIES:

The following items are considered emergencies in areas outside the arena of being cold or hot and we will respond to the call as soon as possible:

1. Any leak that is causing further damage to the facility.
2. If there is an entire restroom, classroom or school with a plugged sewer or a bad gas smell.
3. A loud noise coming from a boiler room or fan room.
4. A building with no water.
5. A roll up door that will not operate and is causing a security problem. However, do not wait to report this, for if we can not fix it and we have to call the contractor they have a four hour response time and overtime costs specified in their contract.
6. Any faucet, toilet, urinal that will not shut off completely should be reported with a maintenance request.

CORRECTION

THE FOLLOWING DOCUMENT(S)
HAVE BEEN REFILMED TO
ASSURE LEGIBILITY OR PAGINATION

DEFINITIONS

MAINTENANCE: Recurrent, day-to-day, periodic, or scheduled work required to immediately preserve or restore a facility to such condition that it can be effectively used for its designed purpose. This is limited to an existing facility or component with a total repair cost of under one-thousand dollars.

MAJOR MAINTENANCE: Maintenance, Repair, Renovation, Alteration, or Improvement to existing facility with total project costs over ten-thousand dollars. This classification will include repair to existing components, or installation of new components. Work will be accomplished through contracted services as funding permits.

MINOR FACILITY RENOVATION: Renovation, Alteration, or Improvement to an existing facility with total project costs under ten-thousand dollars. This classification will include repair to existing components, or installation of new components. Work may be accomplished through contracted services as time and funding permit.

NEW CONSTRUCTION: This category is the erection of a new facility or the addition or expansion of the exterior of an existing facility that adds to the building's overall dimensions. New construction can involve support facilities for the buildings including outside utilities, parking, roads, walks, and landscaping.

PREVENTATIVE MAINTENANCE: A maintenance program in which wear, tear, and change are anticipated and continuous, scheduled corrective actions are taken to ensure peak efficiency and minimize deterioration. Such elements will include HVAC inspection, lubrication, repair filter replacement, as well as service to other mechanical, electrical, or physical structural components.

REPAIR: Restoration of a facility to such condition that it may be effectively utilized for its designated purpose. Repair is done by overhaul or replacement of major constituent parts that have deteriorated by action of the elements or usage. Such deterioration has not been corrected through maintenance.

RENOVATION: This service is the total or partial upgrading of a facility to higher standards of quality or efficiency. Under certain conditions a renovation may also be classified as an improvement.

ALTERATION Alteration is the changing of internal arrangement or other physical characteristics of an existing facility so that it may be effectively used for its designated purpose. For example, interior partitions can be rearranged or a classroom can be changed into a computer lab.

IMPROVEMENT: This is the addition of quality features to existing space by upgrading mechanical or electrical systems or architectural finishes. Examples are installation of carpet on floors that are not worn or otherwise unsatisfactory, the addition of new window or wall coverings, where none previously existed.

MAINTENANCE DEPARTMENT SERVICE GUIDE
HEATING/VENTILATION SECTION
LES BATE, SECTION FOREMAN

The Heat/Vent Section has 30 craftspersons.

It is the Heat/Vent Section's objective to maintain a safe and healthy environment to allow the students of the Anchorage School District to achieve the best education possible.

The Heat/Vent Section is responsible for the following areas:

Heating/Ventilation Unit:

Plumbing - Plugged sewer systems, water leaks, replacement of plumbing fixtures, minor remodels.

Heating - Heating and cooling problems. Service boiler rooms and fan rooms as needed. Service exhaust fans and supply fans. Change air filters in the air systems on a schedule which includes the required belts, oil and grease.

Pneumatic - Service and maintain the Districtwide EMS system, calibrate the heat control system in order to maintain a comfortable temperature. Make minor changes to the EMS system to insure better control, to suit the needs of each school. This unit encompasses all field controls for the heating systems and minor remodel projects.

Mechanical Unit:

All the required welding and sheet metal work, bleacher repairs, weight room equipment repair and minor adjustments to overhead doors. However, if the problem cannot be resolved by the Maintenance Department, we contract the required service. We make repairs to swimming pool equipment such as diving boards, starting blocks and needed welding repairs on the maintenance department's equipment. This includes the repair of fixed shop equipment such as laths, drill presses, planers, etc.

WHO TO CALL FOR WHICH TYPES OF MAINTENANCE OR EMERGENCIES:

The following items are considered emergencies in areas outside the arena of being cold or hot and we will respond to the call as soon as possible:

1. Any leak that is causing further damage to the facility.
2. If there is an entire restroom, classroom or school with a plugged sewer or a bad gas smell.
3. A loud noise coming from a boiler room or fan room.
4. A building with no water.
5. A roll up door that will not operate and is causing a security problem. However, do not wait to report this, for if we can not fix it and we have to call the contractor they have a four hour response time and overtime costs specified in their contract.
6. Any faucet, toilet, urinal that will not shut off completely should be reported with a maintenance request.

A Plugged toilet, urinal or sink that is not the only one in the restroom is not given top priority. The Building Plant Operator should try to unplug it first and if they are unable to correct the problem, a maintenance request should be submitted.

If you are unable to determine if a problem is an emergency, please call Les Bate, Heat/Vent Foreman at 348-5106 or Ed Conyers, Director of Facilities/Maintenance.

The following items are not considered Maintenance Department problems:

1. Cleaning of air grills, air ducts, or ledges that gather dust.
2. Sharpening paper cutters.
3. Installation of wall hung soap dispensers, paper towel or toilet paper dispensers.
4. Hand tools that are used in shop classes.
5. Service or repair portable dishwashers, portable humidifier or smoke eaters that might be in your building.
6. Shop air compressors are the schools responsibility to service and maintain.

Prior to the purchase of any equipment by the staff or P.T.A., please call the Maintenance Department to ensure that what you are purchasing will work and accomplish what you have in mind without any added expense.

LB:jt
Revised 03/24/94

ANCHORAGE SCHOOL DISTRICT
MAINTENANCE DEPARTMENT

PREVENTIVE MAINTENANCE PROGRAM
FOR HEAT/VENT SECTION - NIGHT SHIFT
(Note: Chemical and some filter p.m. are performed on day shift)

Two	M-8's	One Heating	One Plumbing
Two	M-6's	One Heating	One Plumbing
Three	M-6's	Filters	
One	M-4	Filters	

HEATING P.M.

Boiler room repairs and upkeep:

- Check controls, operators and safeties; repair as needed.
- Check pumps, bearing assemblies and couplers; repair as needed.
- Replace burned out lights and clean boiler room, empty trash.
- Check feed water pressure reducing valve.
- Check for pipe leaks.
- Repair pipe insulation (REPORT ASBESTOS).

PLUMBING P.M.

Toilets:

- Check toilets for leaks and cracks.
- Check for broken and/or cracked seats.
- Check spuds for leaks.
- Check vacuum breaker for leaks.
- Check handles for leaks.
- Check flapper valve, float, and supply line on tank type toilets.
- Check for stoppage - adjust pressure.

Urinals:

- Check vacuum breaker for leaks.
- Check handle for leaks.
- Check spuds for leaks.
- Check Urinals for cracks or leaks.
- Check for stoppage - adjust pressure.

Sinks:

- Check faucet operation, aerator, gaskets and seats.
- Check supply lines for leaks.
- Check drains for leaks and stoppage.
- Check stoppers operation.

Fountains:

- Check fountains for cracks.
- Check for loose handles.
- Check pressures - adjust.
- Check drain for leaks and stoppage.
- Check supply line for leaks.

PLUMBING P.M. CONT'D

Disposal:

Check operation.
Check drains for leaks.
Check sprayers for leaks and operation.
Check rubber shield.

Dishwasher:

Check operation.
Check for leaks on supply lines.
Check for leaks on drains.

FILTERS P.M.

Replace Filters.
Check belts.
Wipe down univents.
Check coils - clean if needed.
Check supply and return lines for leaks.
Check zone valve for leaks.
Oil or grease bearing every other time.
Oil pumps in fan rooms and boiler room every other time.
Change lights in fan rooms.
Clean fan rooms.

The filter crew is divided into two teams and schools are divided into two sections. With two people per crew, a crew should be able to average two elementary schools a night. Both crews will do the high schools, this will make a complete run of the District in about 4 to 6 weeks. This will also eliminate the need for an M-6 Maintenance Mechanic doing any filters during the day.

HEATING P.M.

With the same division of the District as mentioned above, this will be set up with two, one-man, crews. They can cover more ground, and if a large job develops they can be teamed up easily to assist in completing the work. The crew will also be available for emergency heating calls during the night.

PLUMBING P.M.

As with the heating p.m., the two men will work independently, unless needed for a large job; they will also be available for service calls. The plumbing P.M. will take the longest amount of time to complete. We will concentrate on elementary schools; junior and senior high schools with shower rooms and science rooms are a never ending battle. Restrooms, fountains and kitchens will also be covered in junior and senior high schools.

CONTROLS P.M.

One M-8 Craft Specialist is scheduled to maintain the air compressors for the controls as needed. We do not maintain shop air compressors. All other control work is done on a as needed basis.

MAINTENANCE DEPARTMENT SERVICE GUIDE
ELECTRICAL/ELECTRONIC SECTION
STEVE MULLEN, ENERGY/ELECTRICAL ADMINISTRATOR

The Electrical/Electronic Section has 23 craftspersons and offers basic routine maintenance of the following equipment and systems:

Electrical wiring, fixtures and appliances including the following:

- Outlets
- Switches
- Lighting fixtures, both indoor & outdoor
- Kilns
- Kitchen appliances
- Refrigeration
- Lighting and energy management controls
- Generators (where applicable)

Electronic systems, including the following:

- Fire alarms
- Master clock Systems
- Weather stations
- P.A. Systems
- Intercoms
- System clocks*
- Antenna systems
- Security systems

In addition to the above repair services, the Electrical/Electronic Section does a limited amount of new construction and improvements as time and funding permits. These include adding outlets and circuits for additional or relocated equipment, upgrading lighting fixtures, and minor remodeling to accommodate a particular unit's needs. The Maintenance Department does not repair portable electronic appliances such as televisions, video recorders or computers. These items are maintained by the District's Audio-Visual Department.

*Clock Note: The ASD Warehouse stocks battery operated clocks which can be ordered through their catalog. These clocks are already in widespread use throughout the District and have proven to be as, if not more, reliable than many of the classroom system clocks. We will continue to maintain the existing classroom clocks as long as we can afford it, however this is one area where we feel a savings could be realized with little impact at the individual unit level. The labor savings of clock maintenance could eventually be re-directed to other important areas such as fire alarm maintenance, security upgrades, or weather station improvements.

Other items which can be ordered directly from the Warehouse include single and two gang switch plate covers and receptacle outlet covers.

Additionally, the Maintenance Department would like to get out of the master clock resetting, and bell programming business. This is another area that is very labor intensive and could just as well be done by someone at the individual unit level. If you or your staff would like to learn how to program the master clock and bell schedule at your school, please give Fred Chatman, Electronic Shop Supervisor, a call at 348-5160.

As a reminder to all concerned, the Uniform Fire Code, Sec. 11.203(c) states, "equipment rooms, boiler rooms, mechanical rooms and electric panel rooms shall not be used for the storage of combustible merchandise, material or equipment." Please assist us in providing you with the best service possible by keeping electrical panels, mechanical rooms and related equipment readily accessible for maintenance and emergencies.

Thank you for your assistance and cooperation. If you have any questions or would like additional information on available services, please call Steve Mullen, Energy/Electrical Administrator at 348-5173 or Ed Conyers, Director, Facilities/Maintenance.

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA
MAINTENANCE DEPARTMENT

ELECTRONICS SECTION
PREVENTIVE MAINTENANCE PROGRAM

4 - Employees - Fire alarm inspections and repairs
2 - Employees - Inspections of
  a. Intercoms
  b. Clocks
  c. Weather Stations
  d. TV Antenna Systems
1.- Employee -
  a. Work Orders
  b. Free lance where needed on the above inspections.

Fire Alarm Inspection

Inspect fire alarm system to comply with:
  The local authority
  The uniform building code
  The uniform fire code
  The national fire protection association standards

Effect repairs to insure system functionality in accordance with:
  The local authority
  The uniform building code
  The uniform fire code
  The national fire protection association standards

Intercoms

Inspect and repair to insure 100% functional.

Clocks

Inspect and repair to insure 100% functional.

Weather Stations

Inspect and repair to insure 100% functional.

T.V. Antenna Systems

Inspect and repair to insure 100% functional.

All employees will cross work all areas when and where necessary to include security system maintenance and repair.

ANCHORAGE SCHOOL DISTRICT
MAINTENANCE DEPARTMENT

ELECTRICAL SECTION
PREVENTIVE MAINTENANCE PROGRAM

1 Employee - Generator p.m.
2 Employees - Area lights p.m.
- Hockey lights p.m.
2 Employees - Interior high light p.m.
1 Employee - Exit and emergency light p.m.
1 Employee - Boiler room and fan room p.m.

Generator p.m.

General inspection:

- Check belts
- Check hoses
- Check for leaks of oil or coolant
- Check oil level
- Check coolant level
- Check battery condition
- Check fuel level in day tank

Run test:

- Check engine operation
- Check transfer switch operation
- Check voltage
- Check cycles
- Check emergency lights throughout building

Area light p.m.

Parking area lights:

- Check bulbs
- Check lens
- Check poles
- Check ballasts
- Check contactors

Outside building lights

- Check bulbs
- Check lens and covers
- Check wiring
- Check contactors

Hockey lights p.m.

- Turn down lights
- Check bulbs
- Check lens
- Check contactor
- Check splice boxes
- Check timers
- Turn up lights

Interior high light p.m.

- Check bulbs
- Check lens
- Check ballasts
- Check key switches

Gym high light p.m.

- Check winch
- Check cable
- Check pulleys
- Check limit switch
- Check key switch

Exit and emergency lights p.m.

Exit signs:

- Check cover face
- Check lamps
- Check mounting
- Check general condition of housing

Boiler room and fan room p.m.

- Check lighting
- Check contactors
- Check controls
- Check flexible conduct
- Check box covers
- Check wiring

Generator p.m.

One man should be able to service all the generators in the district in about four to five weeks and keep them in top operational condition at all times.

Area lights p.m.

Two men should be able to service the area lights in about six to eight weeks. This operation calls for use of the boom truck and another small van for parts.

Hockey lights p.m.

The season for hockey lighting runs from late October to the end of March. At the beginning of the season these lights need to be redirected back down to the hockey rink then returned to their upright position at the end of the season. The same two men with the boom truck and parts van that do the area lighting could handle the hockey light p.m.

Interior high lights p.m.

This operation covers lighting in areas that need a ladder of more than twelve feet in height such as cafeterias, pools, stairwells, some libraries, and gyms. Also, while in the gyms we will check the winches, cables, and pulleys that raise and lower the basketball backstops and divider curtains.

ANCHORAGE SCHOOL DISTRICT
ELECTRICAL MAINTENANCE DEPARTMENT
PREVENTATIVE MAINTENANCE - LIGHTING

SCHOOL: CODE: DATE: TIME:

Location	Lamps	Ballasts	Batteries	Replace	O.K.	Notes/Comments
Gym/Locker Rooms						
Main Lights						
Emergency Lights						
Stage Lights						
Exit Signs						
Receptacles/Switches						
Baskets/Curtains						
Pool/Locker Rooms						
Main Lights						
Emergency Lights						
Exit Signs						
Receptacles/Switches						
Multipurpose Room						
Main Lights						
Emergency Lights						
Stage Lights						
Exit Signs						
Receptacles/Switches						
Kitchen						
Main Lights						
Storage Rooms						
Cafeteria Lights						
Emergency Lights						
Exit Signs						
Receptacles/Switches						
Hallways						
Main Lights						
Emergency Lights						
Exit Signs						
Receptacles/Switches						
Bathrooms						
Main Lights						
Emergency Lights						
Receptacles/Switches						
Hand Dryers						

Location	Lamps	Ballasts	Batteries	Replace	O.K.	Notes/Comments
Boiler Room(s)						
Main Lights						
Emergency Lights						
Exit Signs						
Receptacles/Switches						
Generator Room						
Main Lights						
Emergency Lights						
Exit Signs						
Receptacles/Switches						
Fan Room #1						
Main Lights						
Emergency Lights						
Exit Signs						
Receptacles/ Switches						
Fan Room #2						
Main Lights						
Emergency Lights						
Exit Signs						
Receptacles/Switches						
Fan Room #3						
Main Lights						
Emergency Lights						
Exit Signs						
Receptacles/Switches						
Fan Room #4						
Main Lights						
Emergency Lights						
Exit Signs						
Receptacles/Switches						
Site Lights						
Building						
Parking Lot(s)						
Playground(s)						
Hockey						

DATE: TIME: COMPLETED BY _____

EL11.47 Signature

ANCHORAGE SCHOOL DISTRICT
ELECTRICAL MAINTENANCE DEPARTMENT
PREVENTATIVE MAINTENANCE - ELECTRONICS

SCHOOL: CODE: DATE: TIME:

Location	Detectors	Horns	Speakers	Switches	O.K.	Notes/Comments
Gym/Locker Rooms						
Fire Alarm						
Intercom						
Clocks						
Security						
T. V.						
P. A. System						
Pool/Locker Rooms						
Fire Alarm						
Intercom						
Clocks						
Security						
T. V.						
P. A. System						
Multipurpose Room						
Fire Alarm						
Intercom						
Clocks						
Security						
T. V.						
P. A. System						
Kitchen						
Fire Alarm						
Intercom						
Clocks						
Security						
T. V.						
Hallways						
Fire Alarm						
Intercom						
Clocks						
Security						
T. V.						

Location	Detectors	Horns	Speakers	Switches	O.K.	Notes/Comments
Bathrooms						
Fire Alarm						
Intercom						
Security						
Boiler Room(s)						
Fire Alarm						
Intercom						
Security						
Generator Room						
Fire Alarm						
Intercom						
Security						
Offices/Lounge						
Fire Alarm						
Intercom						
Security						
Library/IMC						
Fire Alarm						
Intercom						
Clocks						
Security						
T. V.						
P. A. System						
Storage/Custodial						
Fire Alarm						
Intercom						
Security						
Fan Room #1						
Fire Alarm						
Intercom						
Security						
Fan Room #2						
Fire Alarm						
Security						
Fan Room #3						
Fire Alarm						
Security						

DATE: TIME: COMPLETED BY _____

EL11.47 Signature

ANCHORAGE SCHOOL DISTRICT

Energy Management

Energy Management: In 1985 the District established an energy management program to deal with rising costs of electricity, gas, water and sewer. Since utilities very seldom have actual rate decreases, the only way to effectively save money is to cut unnecessary consumption. Basically a three pronged attack was launched to help conserve energy and cut associated costs.

First, we identified areas where electrical consumption could be reduced, particularly hallways storerooms and other non-teaching areas. By reducing lighting in these areas to nationally recognized standards nearly 15 percent of the District's electrical consumption was immediately eliminated. Modest increases are now beginning to appear through an increase in computer usage and the recent purchase of additional relocatable classrooms. It is hoped with additional education and awareness, that these increases can be offset by people being more conscious of energy usage and that personal electric heaters, coffee pots and toaster ovens may be taken home and off the District's payroll. Electricity is the District's single biggest utility expense and the only way to reduce the cost is to reduce consumption.

The second attack on utility costs was through the fine tuning of the District's heating systems. With the efforts of the District's Heating and Ventilation Department and the installation of an automated energy management system, our heating plants are some of the most efficient in the nation. Our gas consumption has decreased steadily over the past six years and with a strong preventative maintenance program and continued technological improvements we hope to be able to "hold the line" on heating fuel costs.

The third cost saving measure undertaken has been education and awareness. Everybody in the District has been made aware of the desire to cut costs by cutting consumption. From informational memos to awareness stickers we hope to continue our cost savings for years to come by educating everyone to use our resources wisely.

In addition, the Anchorage School District, began to install an energy management control system in 1986 and today 76 sites with over 10,000 monitoring and control points communicate with a central host computer to control heating, ventilation and lighting on an "as needed" basis. This has greatly reduced the District's consumption of gas, electricity and required maintenance of these systems. Long term benefits include those of equipment lasting longer and less repair downtime.

The wave of the future is digitally controlled systems and the District has laid the groundwork to move into the 21st century. Hopefully, all future designs of Anchorage School District facilities will call for energy management control systems with digital controls.

We hope this information has been useful, if you have any questions, please call Steve Mullen, Energy/Electrical Administrator at 348-5173 or Ed Conyers, Director of Facilities/Maintenance.

Revised 03/21/94

MAINTENANCE DEPARTMENT SERVICE GUIDE
BUILDING SECTION
PAT MCGOUGH, FOREMAN

The Building Section, the largest section in Maintenance Department, has 41 full-time employees with up to 10 temporary employees during the peak work load periods

The five units that make up the Building Section are Carpentry, Glass, Locks, Painting and Roofing. Listed below are the duties and areas of responsibilities for each unit:

CARPENTRY UNIT

The Carpentry Unit is responsible for interior repairs related to floors, walls and ceilings. They also repair and assemble shelving, cabinets and the teacher's desks. Due to recent budget reductions, we can no longer build these items, however, we can still provide cork boards and marker boards on a limited basis. The Carpentry Unit also is responsible for relocatable setup, hockey rink boards and structural repairs. The recent budget reductions have eliminated almost all remodeling and new construction.

GLASS UNIT

The Glass Unit is responsible for all windows and related hardware. Due to the number of different window sizes in the District (most are thermopane), almost all glass is ordered through a local supplier. After a window has been boarded up, it takes approximately four weeks to receive and install the glass. The Glass Unit is also responsible for the yearly fire extinguisher inspections at all sites.

LOCK/KEY UNIT

The Lock Unit is responsible for all keying, doors and related hardware. With increasing requests for special keying, key control has taken on a greater importance. The District has recently selected a new key system from the Best Corporation. This system ensures that the District's Maintenance Department is the only source for key duplication. Under this system, requests for grand master keys will <u>not</u> be automatically granted. The minor inconvenience of carrying extra keys is offset by the increased security for the rest of the District. This decreases the cost of rekeying when a staff member loses their keys.

PAINT UNIT

The Paint Unit is responsible for interior painted surfaces, hockey rinks, graffiti removal and parking lot and track striping. We will respond to calls regarding graffiti as soon as possible during the school year and on the next regular shift during the summer months. The Maintenance Department has placed the entire District on a 10 year cycle for interior painting. In elementary schools, we will paint the entire interior. Due to the physical size of secondary schools, we will be able to paint only the common areas such as halls, gyms and cafeterias. Other areas within secondary schools should be placed on the Major Maintenance list for funding through the legislature. With the short summer season and number of buildings in the District, we are limited to a minimal amount of exterior painting, this request should also be placed on the Major Maintenance list for funding.

ROOFING UNIT

The Roofing Unit is responsible for all District roofs. They respond to all roof leaks; however, some roofs are still under warranty and must be referred to the original contractor to keep the warranty intact. Many roofs in the District are much older than the life expectancy of a typical roof, which is 15 years. When a roof has outlived its useful life it will begin to crack and check over the entire surface. Once that begins, there is very little that can be done to stop the leaking and the roof is recommended for total replacement. Total replacements are done by contractors through the Facilities Department.

S.M.A.R.T. TEAM

The Building Section will have three carpentry S.M.A.R.T. teams and one paint team beginning in the 1994/95 school year. These teams were created to give principals more control over the maintenance in their buildings and to reduce the response time for minor repairs. The carpentry teams will be able to make three visits to each school each year and the paint team will make one visit per year. Principals are asked to make a list of the minor repair items for these teams. The teams will make the repairs to the items on the list first, then inspect and repair items from their checklist if time permits. The teams will spend one day at each elementary school and two days at each secondary school.

These are the general guidelines for the Building Section. If you have any questions or need any additional information, please call Pat McGough at 348-5108.

PM:jt
03/23/94

Carpentry Check List

Location	Ceiling Tile	Floor Tile	Cove Base	Trans. Strip	Movie Screen	Coat Hooks	Carpet	Blinds	Maps	Pencil Sharpener	Soap Disp.	Door Stop	W.O. # / Misc./Comments

14:38 20-APR-95 THR ASD EMCS REMOTE CONS 03 49.4 DEG F

PAGE 00

QUARTERLY GYM LTG

K ORDER NUMBER: 4298 TRIGGER: DATE
EQUIP DESCRIPTOR : GYM$MPR HIGH LIGHTING 116 EQ NAME: BALIGM
EQUIP LOCATION : 04 BAYSHORE EQ TYPE: UNKNOWN
SKILL TRADE CODE : 47 (INTERIOR LTG TEAM)
COST CENTER CODE : 116 (BAYSHORE ELEM.)
PRIORITY : 3 APPROVAL SIGNATURE: _____
SCHEDULING DATE : 01-DEC-94 SCHEDULE CODE: 9804

ITEM	EQUIPMENT TASK DESCRIPTION	CHECK
1	CHECK BULBS AND REPLACE WHERE NECESSARY.	✓
2	CHECK LENS	✓
3	CHECK BALLASTS AND REPLACE WHERE NECESSARY.	✓
4	CHECK CONTACTORS AND REPAIR WHERE NECESSARY.	✓
5	CHECK LIGHT SWITCHES.	✓
6	PLEASE NOTE ANY MATERIALS USED FOR THIS WORK.	✓
7	NOTE ANY CORRECTIONS OR UPDATES ON THIS WORKORDER.	✓

MATERIAL CODE	REQUIRED MATERIAL	STOCK NUMBER	ESTIMATED QUANTITY	ACTUAL QUANTITY
NO MATERIALS REQUIRED TO COMPLETE THIS WORK ORDER)				

SPECIAL TOOLS AND INSTRUCTIONS:
NONE

COMPLETION DATE: 6-27-95 WORKER CODE: KB

DOWNTIME HOURS: 0 OUTSIDE VENDOR COST: 0

REGULAR HOURS: .50 OVERTIME HOURS: _____

DIAGNOSTIC READING: _____ DIAGNOSTIC DESCRIPTOR: _____

COMMENTS: OK

SUPERVISOR SIGNATURE: _____

SAMPLE - COMPLETED WORK ORDER

QUARTERLY SMART

... ORDER NUMBER: 3919 TRIGGER: RESCHEDULE INTERVAL
QUIP DESCRIPTOR : MISC ELECTRICAL 750 EQ NAME: MELSMT
QUIP LOCATION : MEARS JHS EQ TYPE: UNKNOWN
KILL TRADE CODE : 44 (SMART TEAM)
OST CENTER CODE : 750 (MEARS JHS)
RIORITY : 3 APPROVAL SIGNATURE: _____
CHEDULING DATE : 12-SEP-94 SCHEDULE CODE: 9943

ITEM	EQUIPMENT TASK DESCRIPTION	CHECK
1	CHECK WALL RECEPTACLES, REPLACE IF NEEDED.	_____
2	CHECK LIGHT SWITCHES, REPLACE IF NECESSARY.	_____
3	CHECK BATTERY OPERATED EMERGENCY LIGHTS FOR PROBS.	_____
4	CHECK EXIT LIGHTS FOR PROPER OPERATION.	_____
5	REPLACE RECPT COVERS/SWITCHES/BOXES/ETC AS NEEDED.	_____
6	PLEASE NOTE ANY MATERIALS USED FOR THIS WORK.	_____
7	NOTE ANY CORRECTIONS OR UPDATES ON THIS WORKORDER.	_____

TERIAL CODE	REQUIRED MATERIAL	STOCK NUMBER	ESTIMATED QUANTITY	ACTUAL QUANTITY

O MATERIALS REQUIRED TO COMPLETE THIS WORK ORDER)

ECIAL TOOLS AND INSTRUCTIONS:
NONE

PLETION DATE: _____ WORKER CODE: _____

WNTIME HOURS: _____ OUTSIDE VENDOR COST: _____

GULAR HOURS: _____ OVERTIME HOURS: _____

AGNOSTIC READING: _____ DIAGNOSTIC DESCRIPTOR: _____

Closed

MMENTS: _____

_____

_____

_____

PERVISOR SIGNATURE: _____

SAMPLE - COMPLETED WORK ORDER

Self Finance Maintenance Repair of UAA Student Housing
Annual Budget Projection

Total Annual Housing, Food Service & Conference Revenues	$6,714,268
Total Annual Expenses	$6,714,268

Annual Expense Category Totals:

Utilities	$615,282
Custodial	$329,976
Landscaping and Snow Removal	$57,500
Operations and Facility Management	$1,285,072
Maintenance & Repair	$798,378
Renewal & Replacement Reserves	$136,573
Residence Life Program for Students	$479,054
Summer Conference Operations	$115,848
Food Service Contract Costs	$1,225,912
Security	$105,000
Debt Service	$1,565,678
Total:	$6,714,268

CORRECTION

THE FOLLOWING DOCUMENT(S)
HAVE BEEN REFILMED TO
ASSURE LEGIBILITY OR PAGINATION

5:11 20-APR-95 THR ASD EMCS REMOTE CONS 03 51.5 DEG F

QUARTERLY SMART

... ORDER NUMBER: 3919 TRIGGER: RESCHEDULE INTERVAL
QUIP DESCRIPTOR : MISC ELECTRICAL 750 EQ NAME: MELSMT
QUIP LOCATION : MEARS JHS EQ TYPE: UNKNOWN
KILL TRADE CODE : 44 (SMART TEAM)
OST CENTER CODE : 750 (MEARS JHS)
RIORITY : 3 APPROVAL SIGNATURE: _____
CHEDULING DATE : 12-SEP-94 SCHEDULE CODE: 9943

ITEM	EQUIPMENT TASK DESCRIPTION	CHECK
1	CHECK WALL RECEPTACLES, REPLACE IF NEEDED.	
2	CHECK LIGHT SWITCHES, REPLACE IF NECESSARY.	
3	CHECK BATTERY OPERATED EMERGENCY LIGHTS FOR PROBS.	
4	CHECK EXIT LIGHTS FOR PROPER OPERATION.	
5	REPLACE RECPT COVERS/SWITCHES/BOXES/ETC AS NEEDED.	
6	PLEASE NOTE ANY MATERIALS USED FOR THIS WORK.	
7	NOTE ANY CORRECTIONS OR UPDATES ON THIS WORKORDER.	

TERIAL CODE	REQUIRED MATERIAL	STOCK NUMBER	ESTIMATED QUANTITY	ACTUAL QUANTITY

O MATERIALS REQUIRED TO COMPLETE THIS WORK ORDER)

ECIAL TOOLS AND INSTRUCTIONS:
NONE

PLETION DATE: _____ WORKER CODE: _____

WNTIME HOURS: _____ OUTSIDE VENDOR COST: _____

GULAR HOURS: _____ OVERTIME HOURS: _____

AGNOSTIC READING: _____ DIAGNOSTIC DESCRIPTOR: _____

Closed

MMENTS: _____

_____

_____

_____

PERVISOR SIGNATURE: _____

SAMPLE - COMPLETED WORK ORDER

EMERGENCY QUARTERLY GENERATR

WORK ORDER NUMBER: 593 TRIGGER: MANUAL REQUEST FOR PREVENTIVE MAINTENANCE
EQUIP DESCRIPTOR : EMERGENCY GENERATOR 130 EQ NAME: COGEN1
EQUIP LOCATION : CAMPBELL CREEK ELEM. EQ TYPE: ~~D.N. DCYL NATURAL GAS~~ Ford 8cyl Nat Gas
SKILL TRADE CODE : 15 (GENERATOR TECHNICIAN)
COST CENTER CODE : 130 (CAMPBELL ELEM.)
PRIORITY : 3 APPROVAL SIGNATURE: _____
SCHEDULING DATE : 12-MAY-95 SCHEDULE CODE: 16012

ITEM	EQUIPMENT TASK DESCRIPTION	CHECK
1	CHECK BELTS FOR WEAR AND REPLACE IF NECESSARY.	✓
2	CHECK HOSES AND REPLACE WHERE NECESSARY.	✓
3	CHECK FOR OIL LEAKS/CHECK OIL LEVEL; NOTE ANY USED	✓
4	CHECK FOR COOLANT LEAKS/CHECK COOLANT LEVEL.	✓
5	CHECK BATTERY CONDITION.	✓
6	CHECK FUEL LEVEL IN DAY TANK.	✓
7	RUN GENERATOR UNDER NO LOAD CONDITIONS.	✓
8	PLEASE NOTE ANY MATERIALS USED FOR THIS WORK.	✓
9	NOTE ANY CORRECTIONS OR UPDATES ON THIS WORKORDER.	✓

MATERIAL CODE	REQUIRED MATERIAL	STOCK NUMBER	ESTIMATED QUANTITY	ACTUAL QUANTITY

NO MATERIALS REQUIRED TO COMPLETE THIS WORK ORDER)

SPECIAL TOOLS AND INSTRUCTIONS:
NONE

COMPLETION DATE: 5/15/95 WORKER CODE: AC
COUNTING HOURS: 2 OUTSIDE VENDOR COST: 0
REGULAR HOURS: 1 OVERTIME HOURS: 0
DIAGNOSTIC READING: _____ closed DIAGNOSTIC DESCRIPTOR: _____

COMMENTS: _____

SUPERVISOR SIGNATURE: _____

END OF REPORT

SAMPLE - COMPLETED WORK ORDER

Self Finance Maintenance Repair of UAA Student Housing
Annual Budget Projection

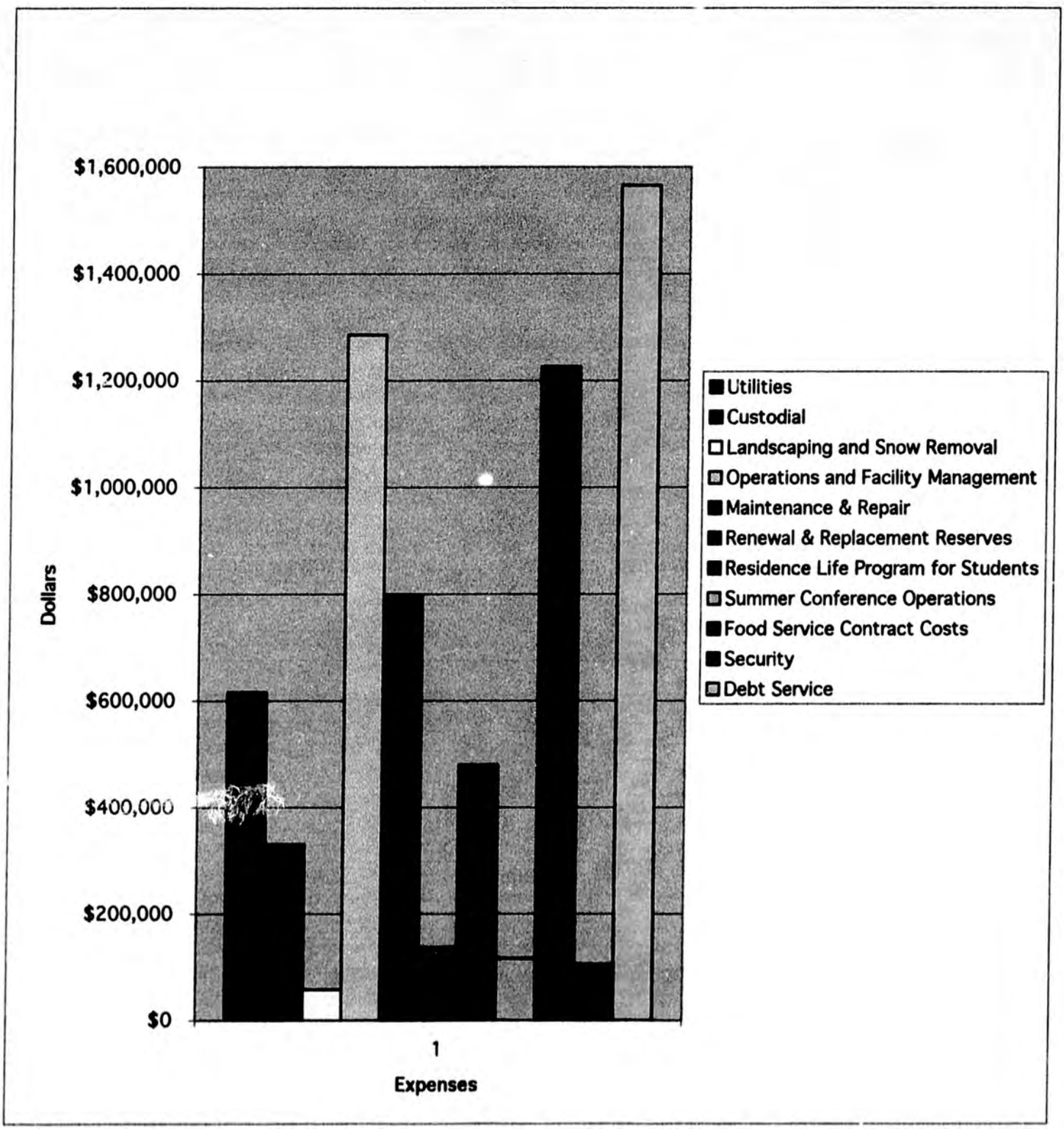
Total Annual Housing, Food Service & Conference Revenues	$6,714,268
Total Annual Expenses	$6,714,268

Annual Expense Category Totals:

Utilities	$615,282
Custodial	$329,976
Landscaping and Snow Removal	$57,500
Operations and Facility Management	$1,285,072
Maintenance & Repair	$798,373
Renewal & Replacement Reserve	$136,573
Residence Life Program for Students	$479,054
Summer Conference Operations	$115,848
Food Service Contract Costs	$1,225,912
Security	$105,000
Debt Service	$1,565,678
Total:	$6,714,268

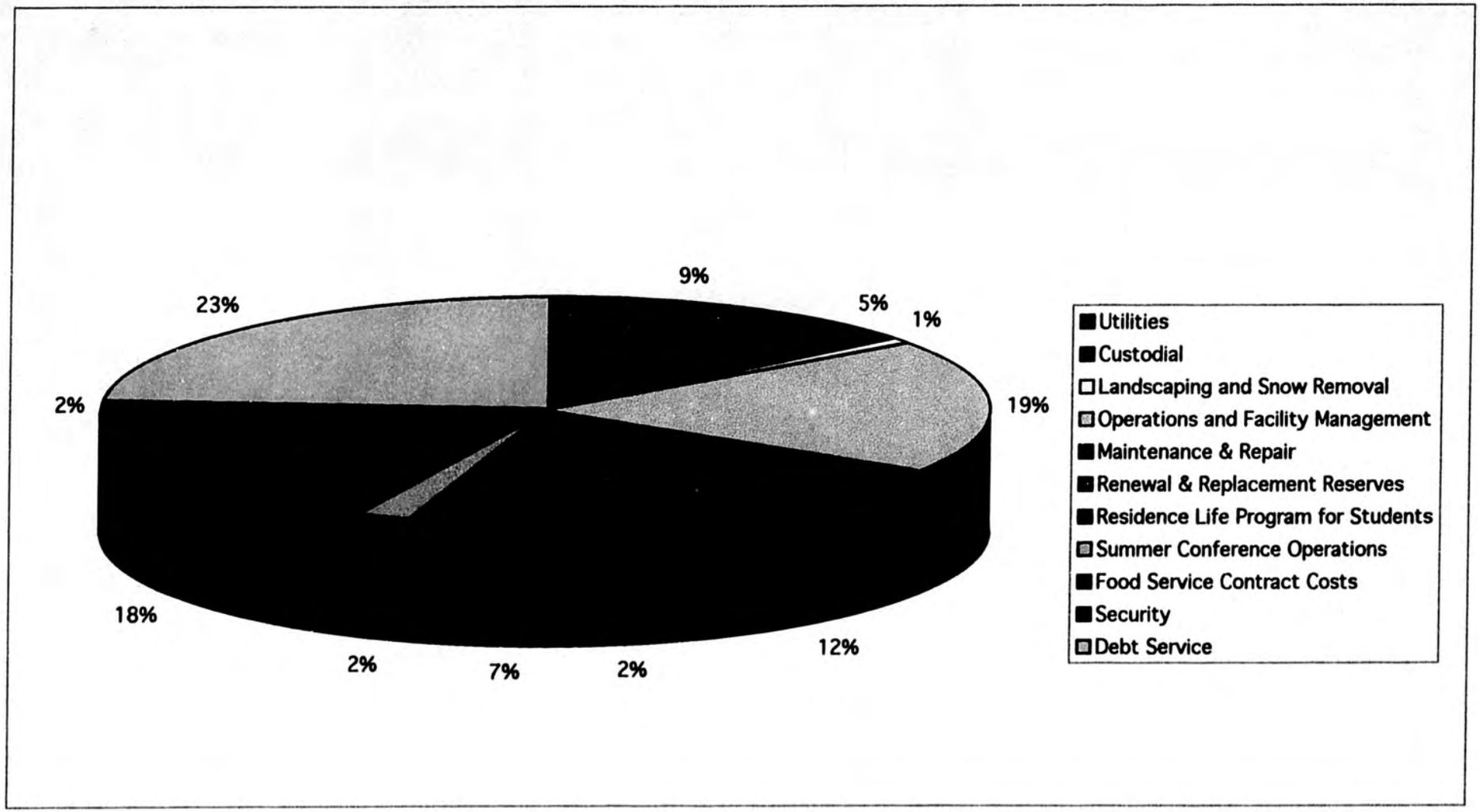
Self Finance Maintenance Repair of UAA Student Housing

Annual Budget Projection



Self Finance Maintenance Repair of UAA Student Housing

Annual Budget Projection



UNIVERSITY OF ALASKA ANCHORAGE

CAPITAL FUNDED DEFERRED MAINTENANCE PROJECTS

FY 93	$ 919,800.00
FY 94	$1,120,400.00
FY 95	$ -0-
FY 96	$3,670,600.00
FY 97	$1,847,700.00

CAMPUS INVESTMENT IN UAA FACILITIES
ANCHORAGE CAMPUS
Maintenance & Repair and Renewal & Replacement (M&R/R&R) Budget as a Percentage of Total General Fund Budget

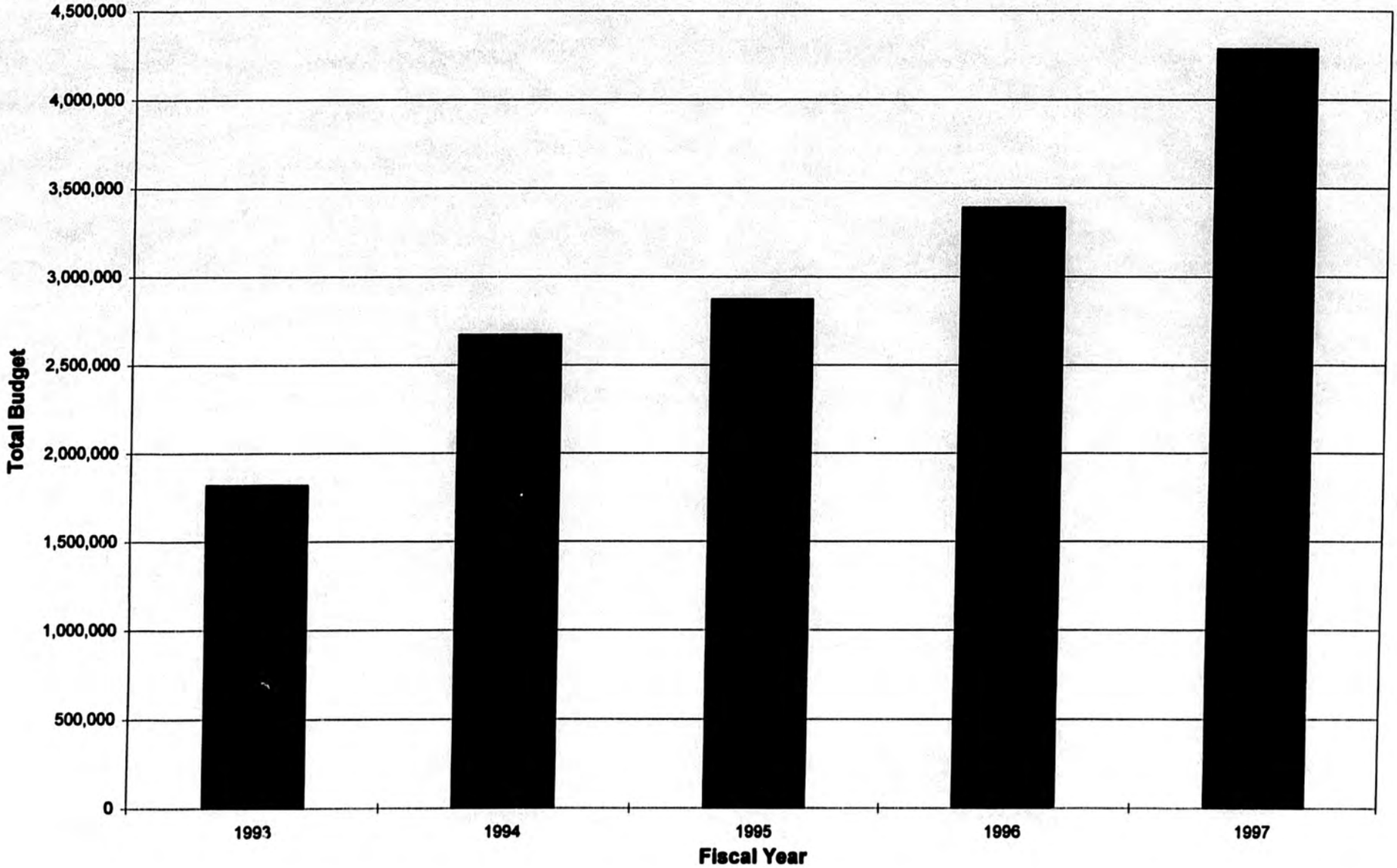
ANCHORAGE CAMPUS	Fiscal Year 1993	Fiscal Year 1994	Fiscal Year 1995	Fiscal Year 1996	Fiscal Year 1997
Total General Fund Budget	$ 48,799,300	$ 52,154,122	$ 51,378,700	$ 50,686,100	$ 50,505,859
Maintenance & Repair/Renewal & Replacement (M&R/R&R) Budget	$ 1,815,900	$ 2,667,100	$ 2,868,000	$ 3,386,000	$ 4,282,975
M&R/R&R Budget as a Percentage of Total General Fund Budget	3.72%	5.11%	5.58%	6.68%	8.48%

UNIVERSITY OF ALASKA ANCHORAGE

CAPITAL FUNDED DEFERRED MAINTENANCE PROJECTS

FY 93	$ 919,800.00
FY 94	$1,120,400.00
FY 95	$ -0-
FY 96	$3,670,600.00
FY 97	$1,847,700.00

CAMPUS INVESTMENT IN UAA FACILITIES
ANCHORAGE CAMPUS
Maintenance & Repair and Renewal & Replacement
Fiscal Years 1993 - 1997



ALASKA STATE LEGISLATURE

DEFERRED MAINTENANCE TASK FORCE

Capitol Building, Room 501 • Juneau, Alaska 99801 • Phone (907) 465-2647 • FAX (907) 465-3518

September 25, 1997

MG Jake Lestenkof
Adjutant General/Commissioner
Department of Military & Veterans Affairs
PO Box 5800
Ft. Richardson, Alaska 99505-5800
FAX 907-428-6019

Dear General Lestenkof:

The Deferred Maintenance Task Force has visited your Nome facility and was impressed with its maintenance. We have been encouraged to talk with Roger Patch, Director AK ARNG Installations about the process your department uses to maintain your facilities. Indeed, Speaker Phillips specifically requested we have Mr. Patch address the Task Force to describe your methodology.

The Task Force will be meeting Thursday October 2 at the Anchorage Legislative Information Office. We would like to have the pleasure of Mr. Patch addressing the Task Force at 2:30 PM. It is our understanding that Mr. Patch can available and is willing to address the Task Force.

Denny DeWitt, our staff, or I can be reached through my Anchorage Office next week. The phone number there is 258-8193.

Thank you in advance for your cooperation.

Sincerely,

Representative Eldon Mulder
District 23

Alaska State Public Facilities Problems and Solutions
Presentation to Deferred Maintenance Committee

By

Roger R. Patch (907) 428-6770
Director, Facilities Management Division
Department of Military & Veterans' Affairs
October 2, 1997

Most of the facility managers of Alaska's state public buildings would agree on the following statement. The problems we all have in common are: a) there is not enough money, and b) there are not enough people to manage Alaska's aging public facilities. Unfortunately, I do not agree with that statement; but, I do believe, **"if you always do what you always did, you always get what you always got."** You must change the way you do business if you want to change the results. We all look at the sky-rocketing backlog of deferred maintenance and focus on it; but that is the effect and not the cause of the problems we face today. The cause of our backlog is directly related to the lack of a professional facility maintenance program and the fact that there are no state standards for facility maintenance; so, why should we address the effect of the backlog of deferred maintenance? Let's address the cause. To help bring clarity to the issue, I would like to offer an analogy of how the state maintains its public facilities. To illustrate my point, let's reorganize and restructure the Alaska State Troopers. First of all, we will take all of their existing assets, both personnel and equipment, and split them between all of the Alaska departments. We will allow each section to develop their own standards or allow them to have no standards at all. We will not allow these different sections to share assets or information and, if they try to share, we will force them to use the RSA structure so that no sharing could be timely. We will have each group of State Troopers using separate frequencies; they will all work for supervisors that have absolutely no experience in law enforcement; and, if that were not enough roadblocks to success, we will never allow one person to be in charge or to be responsible for the entire program. This, in effect, is the way the State of Alaska manages its facility resources. We have separated and isolated the leasing functions, purchasing, construction, operation and maintenance, and have provided absolutely no education for our facility managers on a statewide basis. The state has done this through evolution not design, and it is time to change the way we do business.

Who does it right? Fortunately this is easy. The private sector does it right and why - they do it because they have a profit motive. Just review the hotel chains, hospitals, and general industry to see that they have solved the problems and given us a model to follow.

1. Computerized maintenance management (preventative maintenance) is the basis for all facility work. Properly applied each building component and each facility will reach its designed life. Operating costs will be dramatically reduced and emergency call-outs will be virtually eliminated with the objective being to maximize the quality of building space for the occupants, both employees and the public, on a cost-effective basis.

2. Another major component to the private sector's approach is energy management. At the moment, to the best of my knowledge, there is not one single full-time professional energy manager employed by the State of Alaska. The potential benefits of energy management are endless. Within a three-year period, an energy manager could reduce any department's energy by thirty-three percent and that reduction would be for the life-span of that facility. These energy reductions could be one important source of funding necessary to reduce the backlog of deferred maintenance.

3. The next item that becomes a key element in the private sector's approach is the education of the facility managers and their work force. The technology that has been developed and successfully applied by the private sector is not complicated, operates on stand-alone PCs and when properly applied will allow for the orderly transfer from crisis management to a professionally run maintenance program utilizing these basic technologies. When utilizing these technologies you are able to generate accurate and timely information for building managers. Until you can identify the cost per square foot of each building, broken out into utility costs, operation cost, maintenance cost, and the cost of administrative overhead, you do not have the basis for making intelligent decisions on such things as:

    a. lease versus build.
    b. repair versus demolition.
    c. the true cost of operating a building, which must be used as a key component in determining the viability of the program that the building supports.

1. You must develop a scheduled renewal and replacement program. In the private sector all leases and rentals include scheduled renewal and replacement. Some people will recognize this as a "condo fee." Professional facility managers understand that each building contains components that have specific design lives that are less than the life of the building. These components must be replaced on a scheduled basis if the building is going to operate economically and continue to provide the benefits to the occupants. Failure to identify and fund scheduled renewal and replacement items dramatically increases the operating costs associated with that building. Another simple analogy to help understand this basic principle is the way we treat our automobiles. We know that it is necessary to keep the desired air pressure in each tire and keep our tires balanced to ensure that they reach their design life. This is preventative maintenance. But, we also understand that at the end of 25,000 or 30,000 miles these tires must be replaced or you could lose the entire vehicle. This is called scheduled renewal and replacement. Maintaining a building is no more complex than following the basic maintenance schedules associated with our automobiles; yet, somehow this incredibly basic principle is overlooked and rarely applied to Alaska's public facilities.

After twenty-one years of having almost total focus on the operation and maintenance of Alaska's public facilities, I would like to leave you with the following recommendations.

1. Alaska must consolidate its facility resources to include the buildings, the people, and the equipment. As long as you allow program managers to control facility budgets, programs will succeed at the expense of the facility. I would never criticize a program manager for taking advantage of a facility budget because a program manager is rated on his program's success not the quality of his facilities; and, he or she doesn't have the background, education, training, or experience to understand or appreciate the application of technologies necessary to properly run today's sophisticated public buildings.

2. Establish statewide standards for facility maintenance. The minimum standards must include computerized maintenance management (CMM), the application of direct digital controls, and a comprehensive energy management program to run our facilities on a cost-effective basis. The application of CMM is a relatively simple process. Once facility managers have the basic training (2-3 days), a system can be installed by in-house personnel, local contractors who have proven track records, or the state can develop or contract its own computerized maintenance management service center and provide services statewide. The service center approach is economical, overcomes problems associated with people that are intimidated by computers, and provides complete centralized facility information to the Governor, the Legislature, and the facility managers. This approach would be the fastest way to implement CMM on a statewide basis and at minimal cost.

3. Review the work that is currently being executed by our facilities work force. We need to re-evaluate the things that we do on a daily basis and stop doing work that has no consequence and reallocate those financial resources to essential work. A consequence-based facility maintenance program will meet the current needs of the state. On a statewide basis only a small percentage of the maintenance effort is dedicated to preventative maintenance, with as much as forty percent of the manpower going toward unscheduled maintenance, i.e., breakdowns and emergency call-outs; and, another forty percent is unaccounted for. This ratio must be reversed with eighty percent of our effort going into preventative maintenance and no more than twenty percent of our effort going into unscheduled maintenance, and we must account for one hundred percent of our labor force's time.

4. We must restructure our facility budgets and accounting methods.

    a. We must establish an accounting system that identifies all funds spent on all facilities. Currently there is no way to identify or compare the cost of facilities between divisions, between departments, or regionally throughout the state. There is no way to even identify how much money is currently being spent on Alaska's public facilities. Program funds and maintenance funds are intermingled to the point that it is impossible to account for funds that are identified in our facilities budgets.

b. We need to adequately fund the minimum standards identified through a computerized maintenance management program that will be the basis for the operating budget. Only by adequately funding the minimum requirements can we ever keep the backlog of deferred maintenance from growing. **[Please note that this minimum requirement is <u>not</u> expensive and only averages approximately twenty percent of existing facility budgets.** (See DMVA for historical reference and watch the Nome Project as data becomes available).]

c. We must develop and fund a scheduled renewal and replacement program in order to minimize the long-term operating costs in our public facilities.

d. We must deal methodically with the backlog of deferred maintenance by establishing statewide priorities that are consequence based. This should be a ten or fifteen year program that after the first few years should be funded with the savings generated by energy management programs and lower operating costs that will result from a new way of doing business.

5. <u>Establish an education program for public facility managers</u>.

a. The private sector is successful because managers must keep abreast of changes in facility maintenance technology which allows for the more professional management of facilities. Managers must understand the relationships between operating budgets, computerized maintenance management, scheduled renewal and replacement, backlog of deferred maintenance, and the application of current technologies. Membership and participation in organizations like Building Owners and Managers Association (BOMA) and the National Association of State Facility Managers (NASFA) are minimum requirements for private sector professional facility managers, and the same standards should apply for state managers as well.

b. Develop an apprenticeship program for our Local #71 labor force in conjunction with Alaska Vocational Technical Center (VOTEC) so we can develop the technical skills of our labor force needed both today and tomorrow for Alaska's facilities. (Proposed program is on file with DOA and approved by Local #71.)

6. Facility managers currently working for the state must start to think globally. Until they start making decisions that benefit all state facilities, stop the turf battles, and start to follow the private sector models, we will continue to receive the same results. If each of us could only ask ourselves the simple question, "how would I do it if I owned all the public facilities", we will find the answers.

Additional facility facts:

1. The age of a building has no bearing on the cost of its maintenance. Frequently you will hear the statement, "the building is getting older and I need more money." This is only a true statement if you have failed to meet the minimum preventative maintenance standards identified by the manufacturer of each component within your building, and/or failed to establish and fund a scheduled renewal and replacement program for your building components.

2. Renovation is typically a program expense as opposed to a facility maintenance expense. Here again, if you have properly operated and maintained your building, renovations will be unnecessary unless the renovation is associated with program requirements.

3. You cannot stop the growth of the backlog of deferred maintenance unless you adequately fund the operating budget.

4. A ten percent cut in a maintenance program can easily yield a fifty percent cut in maintenance performed. If you have a million dollar operating budget and eighty percent of that budget represents fixed costs of utilities, personnel, risk management premiums, and administrative overhead, only twenty percent of the budget remains for variable costs which is the time spent actually turning the wrench. If you receive a ten percent budget cut ($100,000), since all of the fixed costs must be funded in order to keep the facility open, the ten percent cut results in a fifty percent cut in the actual maintenance performed.

   $1,000,000 total budget — 80% fixed costs = $800,000.00
   20% variable costs = $200,000.00 (maintenance performed)

   10% budget cut = $100,000 in variable costs or a 50% cut in actual maintenance performed.

5. You must separate and distinguish facility funds from program funds. As long as these funds are intermingled and program managers have the discretion, facility maintenance programs will suffer. In the vast majority of cases, if a department takes a budget cut, maintenance is the first thing to be reduced.

6. Don't spend money trying to quantify the backlog of deferred maintenance. Since there is not enough money to fund the total the total is irrelevant, and the money would be better spent funding a few of the priority items rather than quantifying academic information. Address the cause and the results will follow.

MEMO

STATE OF A

RECEIVED

Copy

M&O Director's Office Central Region
Director
Manager
Anchorage Supt.
Mat-Su Supt.
Peninsula Supt.
Southwest Supt.
Equipment Mgr.
Facilities Mgr.
Aviation Safety Mgr.
Reg. Safety
Admin. Budget
Contracts
Planning

Department of Transportation & Public Facilities

To: Eugene L Kulawik, Director, M&O, DOT/PF, Central Region
From: James N. Byers, Superintendent, Building Maintenance, Central, M&O
Subject: Funding For Chiefs Operations
Date: October 3, 1997

As a follow up to the presentation Roger Patch, DMVA, gave to the Legislature Committee about Deferred Maintenance, I share some of the same thoughts as he does. DOT/PF Building Maintenance has the same system. He has one advantage over us with extra funding sources, but we will not let this keep us from fully implementing this Maintenance Management System into our maintenance program. We do have some advantages over him, we are tracking materials used with the Chiefs Program. I truly believe Computer Maintenance Management is the way of the future. If you can pass this information on to the Deferred Maintenance Committee, it would greatly be appreciated.

Presently we have implemented the Anchorage office at Tudor Road that serves our three office positions, our two foremen and the supply chief. The foreman responsible for the day-to-day activities in the Anchorage area will share his workstation with our other maintenance employees which will enable them to work with work orders. We have entered the equipment and building components of the fifteen Anchorage facilities we are responsible for. Each facility has been scheduled for preventive maintenance according to calendar months. Also, we have entered all of the Alaska State Accounting System numbers into the System's Administration Module of the program, and established an interface between the Computer Maintenance Management System(CMMS) and our Metasys(Direct Digital Control System). Lastly, we have developed Facility Input forms and created Work Request Codes for work order's. This is the beginning of our Standard Operating Procedure(SOP) for the system.

With the funding I am requesting we will be able to reach the goals of our CMMS program. Some of those items will be completing the inventory of all maintenance items; imputing all Purchase Requests and Inventory Received into the system; track equipment and contract warranties; imputing all RSA's and encumbrances into the system; tagging all facility equipment; and continue development of our CMMS SOP.

For a more in depth long term goal we will eventually input the remaining facilities into the system; use the Request Module to track all requests from occupants, inspectors, management and our own employees; get the Palmer Maintenance Shop, the Old Kenai Courthouse and the Kodaik Airport Shop inventory into the supply system. This will allow detailed tracking in our remote areas. These facilities are where we have Building Maintenance Remote Workers based at.

A breakdown of our request for the funding is as follows in priority:

Priority I: Purchase Hardware, establish a support service contract and purchase support agreement.

1)	Purchase hardware for Palmer, Kenai and Kodiak (Each of these locations is manned by a permanent Building Maintenance employee and has satellite facilities surrounding them)	$ 7,500	
2)	Establish a service agreement for FY 1998-99	$ 2,400	
3)	Establish a Support Contract	$ 16,320	
	Subtotal:		$ 26,220

Priority II: Our supply technician will visit designated locations and establish a warehouse inventory, assign labels and input this information into the system. This will enable a better managed supply system for us and reduce double stocking of items.

1)	Visit Palmer	(No travel allowances required) Inventory Time 5 days	$ -0-	
2)	Visit Kodiak	Inventory Time 5 days	$ 1,000	
3)	Visit Kenai	Inventory Time 5 days	$ 1,000	
		Subtotal:		$ 2,000

Priority III: Travel Cost to locations to inventory all facility equipment under the responsibility of DOT, Central Region that contain HVAC, electrical, plumbing, etc. Most of these locations have satellite facilities surrounding them. Most of these locations have been inventoried; this visit will be to verify all equipment on location:

1)	Bethel(air travel)	Inventory Time 5 days	$ 1,500
2)	McGrath(air travel)	Inventory Time 1 day	$ 800
3)	King Salmon/St Paul(air)	Inventory Time 4 days	$ 1,500
4)	Iliamna(air travel)	Inventory Time 1 day	$ 600
5)	Kodiak(air travel)	Inventory Time 6 days	$ 1,500
6)	Unalaska(air travel)	Inventory Time 1 day	$ 1,000

PRIORITY III, Continued:

7)	Cold Bay(air travel)	Inventory Time 5 days	$ 1,500	
8)	Aniak(air travel)	Inventory Time 2 days	$ 800	
9)	Kenai(air travel)	Inventory Time 6 days	$ 1,400	
10)	Palmer(automobile)	Inventory Time 4 days	$ 200	
11)	Dillingham(air travel)	Inventory Time 4 days	$ 1,200	
		Subtotal:		$ 12,000
		Total Amount:		$40,220

Eventually, we can advance even further by introducing other items into the system which could make the system totally self sufficient. Chiefs offer these items now for their systems, but we have elected to not use them at this time. Those items are Bar Coding Module, Drawing and Document Interface, Time Card Module, Invoicing Module and Planning and Scheduling Module.

Any support you can provide us in achieving our goals will greatly be appreciated.

Thank you

cc K. Chris Kepler, P.E., Manager, M&O, Central Region
Tim Nadreau, Building Maintenance Foreman, M&O, Central Region

100759 wed oct 1???, soa deffernrnt kg 3x7 tom ads not in sys

ALASKA STATE LEGISLATURE

Rep. Eldon Mulder, Co-Chair
Rep. Kim Elton
Rep. Richard Foster
Rep. Jeannette James
Rep. Beverly Masek
Rep. Gail Philips

Rep. Tim Kelly, Co-Chair
Sen. Loren Leman
Sen. Georgianna Lincoln
Sen. Robin Taylor
Sen. Gary Wilken
Sen. Mike Miller

DEFERRED MAINTENANCE TASK FORCE

Capitol Building, Room 501 • Juneau, Alaska 99801 • Phone (907) 465-2647 • FAX (907) 465-3518

Building an Alaska for the 21st Century

Public Hearing
October 2, 1997

Anchorage Legislative Information Office
716 W. 4th Avenue
Anchorage
October 2, 1997
1:30 PM to 5:00 PM

The Deferred Maintenance Task Force of the Alaska State Legislature is visiting many sites in Alaska to review the condition of state roads, road side facilities, harbors, airports, buildings and other state assets. It will develop a list of needs and propose a means of paying for the repairs.

WE NEED TO HEAR FROM ALASKANS

This is your opportunity to share your views of state assets, such as roads, harbors and schools, in your area that need repairs. We need your suggestions on how to fund the needed repairs.

You are welcome to attend in person or send your comments to the Deferred Maintenance Task Force, Room 501, State Capitol Building, Juneau, Alaska 99801.

cc:Mail for: Denny DeWitt

Subject: Letterhead document
From: kgarza@adn.com (Karen Garza) at CC2MHS1 9/29/97 10:35 AM
To: Denny DeWitt at LAA_CAP

Denny, I had a message this morning from the graphic artist he said he could not get the letterhead document on 6.5. You will need to send it on 6.0. If you have any problems please give me a call at (907)257-4250. Thanks, have a great day!

Karen Garza
Account Executive
Anchorage Daily News