

SCOMM

111:15

NOTICE

SPONSOR:

DEFERRED MAINTENANCE TASK FORCE

TOPIC:

**Final Meetings of the Task Force and
Adoption of Final Report.**

DATE: 11-5-97
TIME: 1:30 pm
PLACE: Room 670, 6th floor
TESTIMONY: Will be Taken

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

Report

1. Introduction
2. Summary of Recommendations
3. Travel of Task Force
4. Inventory of needs
5. Financing recommendations
6. Recommendations for Legislation
7. Appendix
 - a) Summary of Hearings
 - b) Summary of Site Visits Including Photographs
 - c) Written Testimony
 - d) Activities in Other States

ALASKA STATE LEGISLATURE

Rep. Eldon Mulder, Co-Chair
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DEFERRED MAINTENANCE TASK FORCE

DRAFT

Deferred Maintenance

The aggregation of unfunded routine maintenance and repair and replacement, but not preventive maintenance, which was not performed in a timely manner due to lack of available funding, lower priority or other recognized delaying factors. Deferred maintenance shall be defined as routine maintenance and repair and replacement included in past budgets but not yet accomplished due to recognized delaying factors.

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ISSUES TO RESOLVE

1. Financing Plan
2. Level of Local Financial Responsibility
3. Legislation
 - a) Corporation Concept
 - b) Required Maintenance Program
 - c) Separate Appropriation for Maintenance
 - d) Ballot Measure - Advisory Vote
 - e) Dedicated Funds
 - f) Use of Prototypical Models for Schools
 - g) Expand DOE Ability to Review and Alter Proposed School Siting and Design
 - h) Eliminate hard metal studs in tires
4. Transferring State Ownership of Harbors
5. Transferring Highway Ownership
6. Rent Concept
7. Reduce Unnecessary Regulatory Requirements on State Construction
8. Prioritization
 - a) Components of each year's funding
 - b) Within each category
 - i) Water & Sewer
 - ii) Harbors
 - iii) University
 - iv) Public Facilities
 - v) Roads & Airports
 - vi) Schools
 - vii) New Construction

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Building an Alaska for the 21st Century **Task Force Unveils Deferred Maintenance Recommendations**

Anchorage – Members of the Legislative Deferred Maintenance Task Force Friday unveiled several recommendations to address Alaska's ongoing maintenance needs.

The Deferred Maintenance Task Force visited 16 communities, 16 schools, 3 University campuses, 3 prisons, 3 harbors, 8 airports, 13 other public buildings and hundreds of miles of state highways. The Task force held over 60 hours of public hearings. In addition, the Task Force members visited with hundreds of Alaskans during various site visits.

The Deferred Maintenance Task Force Thursday concluded a heavy schedule of public hearings, public testimony, and site visits throughout the state. The Task Force tentatively adopted several recommendations along with a six-year a plan to finance the needs to repair Alaska's infrastructure for the 21st Century.

"This has been the most active interim task force I've ever served on," Representative Eldon Mulder, Co-Chair of the Task Force said. "We have been able to see much of what needs repair and heard reasons why our facilities have gotten into such bad repair. Finger pointing won't solve this problem. We have a solid financing plan for legislative consideration along with recommendations to prevent the problem happening again."

The Deferred Maintenance Task Force developed criteria for prioritizing almost \$1.5 billion of projects over a six-year period. The criteria includes health and safety concerns, preservation of educational programs, economic development, history of maintenance and other criteria. The criteria will be used to create a list of projects to be funded by the "Build Alaska - Public Facilities Construction Fund".

"I am encouraged by the bipartisan cooperation shown to address this major problem," said Senator Tim Kelly, Task Force Co-Chair. "We have identified over \$1 billion of needs for repair of our schools, highways, airports, buildings and the University of Alaska. Our financing proposal - "Build Alaska" - addresses these critical needs over a six year period. The plan protects the Permanent Fund and doesn't require any new state taxes. We can use the investment opportunities of the Constitutional Budget Reserve without reducing the principal in the fund."

-more-

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The Task Force tentatively adopted a list of recommendations including a \$1.42 billion Build Alaska - Public Facilities Financing Plan, draft legislation to require maintenance programs for public facilities, separate budget appropriations for maintenance, and the use of prototypical schools. The task force will ask several standing committees to review issues such as lighter weight studs in tires and their impact on maintenance of our roads, and regulatory standards that unnecessarily increase the cost of construction.

"As sponsor of the Resolution that created the Task Force and as a member, I can tell you that it has responded to its charter. We have developed a list of what needs repair, recommendations to keep from falling back into the same quagmire of not maintaining our facilities, and recommendations for financing repairing our public assets," House Speaker Gail Phillips said.

The Task Force will recommend the administration continue moving toward establishing a rental concept for agencies using state buildings. The concept has been under consideration since the Hickel Administration and is almost ready for a pilot program. The concept will help deal with maintenance responsibility and force a more serious consideration of space needs and use.

"We have identified the problem, we have reviewed the needs, and we have proposed a workable solution," said Representative Mulder. "It is a large problem and includes some of the less popular needs like prisons and state buildings along with schools, the University, and roads. This Task Force addressed a large range of problems, not just the "Photo Opportunity" projects and is recommending a plan to address the full scope."

"I am proud to be the Co-Chair of this Task Force," said Senator Kelly. "This Task Force has been willing to tackle the whole problem and do the "heavy lifting" that actually gets improvements off the planning boards and onto the ground." The work of the Deferred Maintenance Task Force will serve to make Alaska in the 21st century a safer and better place to live."

Legislative leaders have said that consideration of the Deferred Maintenance Task Force's proposal will be one of the top priorities for the next legislative session.

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ALASKA STATE LEGISLATURE

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ACTION AND RECOMMENDATIONS

The Deferred Maintenance Task Force Tentatively adopted the following for inclusion in its final report. Staff will refine proposals and prepare final draft for final approval on January 10, 1998.

ISSUE	TASK FORCE ACTION
1. Financing Plan	Tentative Adoption
2. Level of Local Financial Responsibility	Tentative use of current match rates
3. Legislation	
a) Build Alaska -	
Public Facilities Financing Corporation	Prepare draft legislation
b) Required Maintenance Program	Prepare draft legislation
c) Separate Appropriation for Maintenance	Prepare draft legislation
d) Ballot Measure - Advisory Vote	Prepare draft legislation
e) Use of Prototypical Models for Schools	Prepare draft resolution
f) Expand DOE Ability to Review and Alter Proposed School Site and Design	Refer to HES Com
g) Eliminate hard metal studs in tires	Refer to Transportation Com
4. Transferring State Ownership of Harbors	Include in plan
5. Transferring Highway Ownership	Refer to Transportation Com
6. Rent Concept	Support Pilot Project
7. Reduce Unnecessary Regulatory Requirements on State Construction	Refer to Regulation Review Jt. Com
8. Prioritization	Use Draft
a) Components of each year's Funding	Work on Six Year schedule
b) Within each category	Continue work with Administration

11/7/97
9:41 AM

WORKING DRAFT

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Deferred Maintenance Task Force
BUILDING ALASKA FOR THE 21ST CENTURY

Expenditures for Public Facility Repair and Replacement Construction

SIX-YEAR Build Alaska financing plan will support:

Repair

Schools	\$296,000,000
University	\$188,000,000
Highways, Marine	
Highway, Airports	\$299,000,000
Harbors	\$55,000,000
Public Facilities	\$173,000,000
Water & Sewers	\$105,000,000
Subtotal	<u>\$1,116,000,000</u>

Replacement

Schools and University	
Buildings	\$304,000,000
Subtotal	<u>\$1,420,000,000</u>

Total available in financing plan

Schools, University	
Buildings, and Other	\$80,000,000
Construction	
Total	<u>\$1,500,000,000</u>

**NOTE: Sale of the Four Dam Pool and a
blend of 15 and 20 year bonds could easily
net an extra \$200 million from the
proposed funding plan.**

Deferred Maintenance Task Force
Building Alaska for the 21st Century

(5)

New Build Alaska Spending and Debt Service							
	FY 1999	FY 2000	FY 2001	FY 2002	FY 2003	FY 2004	TOTAL
Build Alaska Debt Service	30,000.0	25,000.0	25,000.0	25,000.0	20,000.0	17,000.0	142,000.0
Cumulative Annual New Debt Service	30,000.0	55,000.0	80,000.0	105,000.0	125,000.0	142,000.0	537,000.0
Build Alaska Funds Available from Debt	300,000.0	250,000.0	250,000.0	250,000.0	200,000.0	170,000.0	1,420,000.0
Capital Funds Available from General Fund Cash	90,000.0	90,000.0	90,000.0	90,000.0	90,000.0	90,000.0	540,000.0
Totals	390,000.0	340,000.0	340,000.0	340,000.0	290,000.0	260,000.0	1,960,000.0

Deferred Maintenance Task Force

Building Alaska for the 21st Century

BUILD ALASKA FINANCING PLAN INTEGRATION INTO FIVE YEAR BUDGET STRATEGY

	FY 1998	FY 1999	FY 2000	FY2001	FY 2002	FY 2003				
Revenues										
Unrestricted Revenues	2,080.9	2,000.4	1,976.1	1,979.0	1,959.7	1,919.8				
Adjustments	(58.7)	(56.1)	(63.8)	(63.8)	(60.0)	(60.0)				
AHFC Dividend	70.0	72.1	74.3	76.5	78.8	81.1				
AIDEA Dividend	16.0	15.0	15.0	15.0	15.0	15.0				
General Fund Balance Forward	66.8									
CBRF Appropriated to Gen. Fund	161.1	204.7	200.0	203.3	205.4	239.8				
Revenue from Tobacco Tax	17.8	32.0	32.0	32.0	31.0	31.0				
Remaining New Revenues	40.6	46.0	38.4							
Total Revenues	2,394.5	2,314.1	2,272.0	2,242.0	2,229.9	2,226.7				
Expenditures										
Operating	2,151.5	2,096.5	2,071.6	2,058.2	2,058.2	2,058.2				
Debt Service	87.4	85.5	68.3	51.7	39.8	36.4				
Capital - Cash	100.0	90.0	90.0	90.0	90.0	90.0				
Capitol to Bond Debt Service		10.0	10.0	10.0	10.0	10.0				
Special/Transfers/Fund Capitalization	15.5	15.1	15.1	15.1	15.1	15.1				
Supplementals	16.5	17.0	17.0	17.0	17.0	17.0				
Total Expenditures	2,370.9	2,314.1	2,272.0	2,242.0	2,229.9	2,226.7				
Expenditure Reduction		56.8	42.1	30.0	12.1	3.2				
							FY 2004	FY 2005	FY 2006	FY 2007
CBRF Beginning Balance	3,297.4	3,515.1	3,805.6	4,100.9	4,161.1	4,175.8	4,151.4	4,167.9	4,185.7	4,204.7
Projected Earnings	236.1	251.7	272.5	293.6	297.9	299.0	297.2	298.4	299.7	301.1
Transfers to General Fund	(161.1)	(204.7)	(200.0)	(203.3)	(205.4)	(239.8)	(165.9)	(165.9)	(165.9)	(165.9)
Transfers to Build Alaska Fund	(17.8)	(26.5)	(47.2)	(55.1)	(102.8)	(108.6)	(139.8)	(139.8)	(139.8)	(139.8)
Additional Settlement Deposits	160.5	270.0	270.0	25.0	25.0	25.0	25.0	25.0	25.0	25.0
CBRF Fund Ending Balance	3,515.1	3,805.6	4,100.9	4,161.1	4,175.8	4,151.4	4,167.9	4,185.7	4,204.7	4,225.0
Build Alaska Fund Beginning Balance										
Build Alaska Fund Beginning Balance	0.0	17.8	24.3	26.5	11.4	18.4	11.0	6.5	2.0	0.4
Revenue from Tobacco Tax	17.8	32.0	32.0	32.0	31.0	31.0	31.0	30.0	30.0	30.0
		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Transfers from CBRF and operations	87.4	90.0	93.5	84.6	120.6	123.0	139.8	139.8	139.8	139.8
Build Alaska Fund Debt Service		(30.0)	(55.0)	(80.0)	(105.0)	(125.0)	(142.0)	(142.0)	(142.0)	(142.0)
Current Debt Service	(87.4)	(85.5)	(68.3)	(51.7)	(39.8)	(36.4)	(33.3)	(32.3)	(29.4)	(21.9)
Capital Fund Ending Balance	17.8	24.3	26.5	11.4	18.4	11.0	6.5	2.0	0.4	0.3

Majority Five Year Plan

Build Alaska Six Year Plan

Deferred Maintenance Task Force

Building Alaska for the 21st Century

Notes and Assumptions

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- 1 Debt service was adjusted to reflect the latest Alaskan Public Debt Report information less Bank of America income offset
- 2 Capital (cash) was reduced from operating expenditure budget by \$10 million annually. Beginning in FY 1999 that will be used for debt service. (Possible from savings on cash appropriations to Water & Sewer and schools and funded in new bonding proposal.)
- 3 The CBRF rate of return was calculated at 7.16% beginning in FY 1998, reflecting Dept. of Revenue's latest projections.
- 4 Tobacco tax revenue will be used in the Build Alaska Fund to support school bonds
- 5 Tobacco tax revenues utilize Department of Revenue's latest projections
- 6 No interest earnings were calculated on the Build Alaska Fund balance.
- 7 The CBRF principal is not reduced by the Build Alaska program in this scenario
- 8 A blend of 15 and 20 year bonds and/or more favorable rates could net nearly \$1.5 billion from \$125 million in debt service
- 9 Sale of the Four Dam Pool at \$100 million, deposited in the CBRF, could generate an additional \$7 million in earnings to service \$70 million in debt in the Build Alaska Fund.

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Criteria For Consideration And Prioritization

The Deferred Maintenance will use the following criteria for prioritizing the almost \$ 1.5 billion of deferred maintenance and replacement needs over a six year period. The Task Force will use these criteria and work with the administration to create a list of projects to be funded by the Build Alaska - Public Facilities Construction Fund

1. Health and safety effects
2. Preservation of educational programs
3. Impact on program operation
4. Economic development
5. Feasibility, including public support and project readiness
6. Existence and implementation of a maintenance program
7. Historical maintenance of facility
8. Use of available prototypical facilities
9. Fiscal impacts on costs and revenues
10. Distributional effects
11. Ability to transfer ownership
12. Advantages accruing from relationships to other project proposals

Working Definition of Deferred Maintenance

The Task Force uses the following definition in collecting its data and considering projects for funding as deferred maintenance needs.

"The aggregation of unfunded routine maintenance and repair and replacement which was not performed in a timely manner due to lack of available funding, lower priority, management decisions to use maintenance funds for other purposes or other recognized delaying factors. "

07 November, 1997
10:48 AM

WORKING DRAFT

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State of Alaska

Office of the Governor

Tony Knowles
Governor
P.O. Box 110001
Juneau, Alaska 99811-0001
NEWS RELEASE



Bob King
Press Secretary
Claire Richardson
Deputy Press Secretary
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FAX: 907-465-3533

FOR IMMEDIATE RELEASE: Oct. 27, 1997

97.319

KNOWLES INTRODUCES SCHOOL CONSTRUCTION AND REPAIR PLAN
Urban, Rural School Needs Addressed in \$850 Million Package

ANCHORAGE—Gov. Tony Knowles today unveiled a long-range statewide plan to build new schools and repair, maintain and expand existing schools. The package, funded in part by revenues from the newly increased tobacco tax, will authorize approximately \$850 million for school projects over the next decade.

"School construction and repair needs have been neglected for too long," Knowles said. "Enough is enough - parents, educators and students need to know there's a long-term plan in place to meet the needs in their school districts. As we improve the quality of Alaska's schools inside the classroom, this plan will ensure the buildings themselves are safe, sturdy and adequate for learning."

The plan will be funded by combining general funds for debt reimbursement and revenues from last year's tobacco tax increase to cover the cost of revenue bonds.

Speaking to the state Board of Education and a coalition of education leaders at Anchorage's 4th Avenue Theater, Knowles said his plan will make available \$80 million to \$100 million annually for school construction and repair over the next decade. By comparison, just \$4.7 million was authorized this fiscal year and \$6.9 million last year for school repairs.

The state Department of Education is currently scoring and ranking school projects for next year's new construction and major maintenance lists. By law, those lists are made public each year on Nov. 5.

Typically, 150-200 projects make the DOE lists each year, but only a total of 12 have been funded since fiscal 1996. By comparison, the governor's plan will fund every project on the current list within 10 years.

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School Construction Release

Oct. 27, 1997

The plan addresses needs in both urban and rural Alaska. The package will balance the distribution of money between municipalities and REAAs (Rural Education Attendance

Areas) to complete projects in approximately the same time period. A sliding scale, based on a district's ability to pay, will be used to determine what percentage of each project is funded by the state. REAA schools have received essentially no funding since 1993.

"I'll introduce a bill on Day One of the next legislative session to put this plan in place," Knowles said. "Finally, we'll have long-term stability. School districts and REAAs will know where their projects fall on the lists and when they can expect work to begin."

The governor said he is also looking forward to the recommendations of an interim legislative committee studying Alaska's deferred maintenance needs.

Among the most sorely needed schools to be addressed by Knowles' plan include:

- Talkeetna Elementary, 32 years old, is severely overcrowded at 142 percent over capacity and suffers from a leaking roof. During rainy weather, students must dodge buckets in their classrooms. The governor heard details of Talkeetna's problems Friday when he met with affected parents at Wasilla High School.
- Kenny Lake Elementary in the Copper River District, 43 years old, where mechanical systems like water and heat fail regularly. Periodically, elementary students are escorted through the weather to the high school to use rest rooms.
- Kiana Elementary, 35 years old, and at 113 percent over capacity. The school suffers from foundation problems and does not meet fire codes.
- Arctic Village Elementary, 37 years old at 181 percent over capacity. The school also suffers from foundation problems and students must use honey buckets behind curtains for restrooms.

"School administrators across Alaska support additional state funds to meet what have grown to be huge needs, so this plan will help in a big way," said Juneau Superintendent Mary Rubadeau. "In Juneau, our top priority is a new high school, so I'm pleased the governor's plan will address that need."

Knowles made today's announcement after visiting Anchorage's Taku Elementary School, which is scheduled to undergo renovation and expansion next summer. Taku was built in the mid 1970s and is currently at 136 percent over capacity. It suffers from leaks in the library and hallways, breakfast is served in the halls and the multi-purpose room is used as a gym so all students at the school can have access to exercise.

-MORE-

School Construction Release

3-3-3-3

Oct. 27, 1997

Anchorage voters approved bonds for Taku this spring, but under the governor's plan the Anchorage School District will be able to apply for partial reimbursement from the state.

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Cook

11/4/97

HOUSE BILL NO.**IN THE LEGISLATURE OF THE STATE OF ALASKA****TWENTIETH LEGISLATURE - SECOND SESSION****BY****Introduced:****Referred:****A BILL****FOR AN ACT ENTITLED**

1 "An Act relating to preventive maintenance programs required for certain state
2 grants; and providing for an effective date."

3 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

4 * **Section 1.** AS 14.11.011(b) is amended to read:

5 (b) For a municipality that is a school district or a regional educational
6 attendance area to be eligible for a grant under this chapter, the district shall submit

7 (1) a six-year capital improvement plan that includes a description of
8 the district's fixed asset inventory system and preventive maintenance program no later
9 than September 1 of the fiscal year before the fiscal year for which the request is
10 made; the six-year plan must contain for each proposed project a detailed scope of
11 work, a project budget, and documentation of conditions justifying the project;

12 (2) evidence that the district has secured and will maintain adequate
13 property loss insurance for the replacement cost of all facilities for which state funds
14 are available under AS 14.11.005 or 14.11.007 or has a program of insurance

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1 acceptable to the department; [AND]

2 (3) evidence acceptable to the department that the proposed project
3 should be a capital improvement project and not part of a preventive maintenance
4 program or regular custodial care program; and

5 (4) evidence acceptable to the department that the district

6 (A) has a preventive maintenance plan that

7 (i) includes a computerized maintenance management
8 program;

9 (ii) addresses energy management for all buildings
10 owned or operated by the district;

11 (iii) includes a regular custodial care program for all
12 buildings owned or operated by the district;

13 (iv) includes preventive maintenance training for
14 facility managers and employees with maintenance duties;

15 (v) includes renewal and replacement schedules for
16 electrical, mechanical, structural, and other components of all
17 facilities owned or operated by the district; and

18 (B) is adequately adhering to the preventive maintenance
19 plan.

20 * Sec. 2. AS 37.06.010 is amended by adding a new subsection to read:

21 (j) Before the department may pay a draw under this section to a municipality,
22 the department shall have evidence acceptable to the department that the municipality

23 (1) has a preventive maintenance plan that

24 (A) includes a computerized maintenance management program;

25 (B) addresses energy management for all buildings owned or
26 operated by the municipality;

27 (C) includes a regular custodial care program for all buildings
28 owned or operated by the municipality;

29 (D) includes preventive maintenance training for facility
30 managers and employees with maintenance duties;

31 (E) includes renewal and replacement schedules for electrical,

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- 1 mechanical, structural, and other components of all facilities owned or operated
2 by the municipality; and
3 (2) is adequately adhering to the preventive maintenance plan.
- 4 * Sec. 3. AS 37.06.020 is amended by adding a new subsection to read:
5 (1) Before the department may pay a draw under this section to an entity, the
6 department shall have evidence acceptable to the department that the entity
7 (1) has a preventive maintenance plan that
8 (A) includes a computerized maintenance management program;
9 (B) addresses energy management for all public buildings
10 owned or operated by the entity;
11 (C) includes a regular custodial care program for all public
12 buildings owned or operated by the entity;
13 (D) includes preventive maintenance training for managers of
14 public facilities owned or operated by the entity and employees with
15 maintenance duties;
16 (E) includes renewal and replacement schedules for electrical,
17 mechanical, structural, and other components of all public facilities owned or
18 operated by the entity; and
19 (2) is adequately adhering to the preventive maintenance plan.
- 20 * Sec. 4. This Act takes effect July 1, 1998.

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0-LS1218\A

Cook

11/3/97

HOUSE BILL NO.**IN THE LEGISLATURE OF THE STATE OF ALASKA****TWENTIETH LEGISLATURE - SECOND SESSION****BY****Introduced:****Referred:****A BILL****FOR AN ACT ENTITLED**

1 "An Act authorizing an advisory vote on the issuance of revenue bonds for
2 certain capital projects and the establishment of a capital bond redemption fund;
3 and providing for an effective date."

4 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**

5 * **Section 1.** The lieutenant governor shall place before the qualified voters of the state at
6 the next general election a question advisory to the legislature of whether the legislature
7 should enact laws to provide for the issuance of revenue bonds over a six-year period in a
8 total amount not to exceed \$1,500,000,000 for the construction, renovation, repair, and
9 replacement of school, university, and other public facilities, including roads, water or sewer
10 systems, airports, and harbors; and whether the legislature should establish a capital bond
11 redemption fund with assets that may be pledged as security for the bonds and used for the
12 payment of the principal, interest, and other expenses associated with the bonds. The question
13 shall appear on the ballot in the following form:

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0-LS1218A

QUESTION

Shall the Legislature of the State of Alaska enact laws to provide for the issuance of revenue bonds over a six-year period in a total amount not to exceed \$1,500,000,000 for the construction, renovation, repair, and replacement of school, university, and other public facilities, including roads, water or sewer systems, airports, and harbors; and shall the legislature establish a capital bond redemption fund with assets that may be pledged as security for the bonds and used for the payment of the principal, interest, and other expenses associated with the bonds?

Yes []

No []

* Sec. 2. This Act takes effect immediately under AS 01.10.070(c).

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0-LS1219A
Utermohle
11/3/97

HOUSE BILL NO.**IN THE LEGISLATURE OF THE STATE OF ALASKA****TWENTIETH LEGISLATURE - SECOND SESSION****BY REPRESENTATIVE MULDER**

Introduced:

Referred:

A BILL**FOR AN ACT ENTITLED**

1 "An Act relating to operating appropriations for annual maintenance and repair
2 and periodic renewal and replacement of public buildings and facilities; and
3 providing for an effective date."

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

5 * Section 1. AS 37.07.020 is amended by adding a new subsection to read:

6 (e) The budget prepared under (a) of this section must present the proposed
7 operating expenditures for each agency for annual maintenance and repair and periodic
8 renewal and replacement of public buildings and facilities separately from the other
9 proposed operating expenditures by the agency. Proposed operating appropriations for
10 an agency for annual maintenance and repair and periodic renewal and replacement for
11 public buildings and facilities contained in an appropriation bill prepared under (a) of
12 this section must be presented separately from appropriations for other proposed
13 operating expenditures by the agency.

14 * Sec. 2. AS 37.07.120 is amended by adding new paragraphs to read:

WORK DRAFT

WORK DRAFT

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1 (8) "maintenance and repair" means the day-to-day scheduled and
2 preventive maintenance effort, including janitorial and minor repair work, required to
3 keep buildings and facilities operational and in a continuous state of readiness;

4 (9) "renewal and replacement" means the scheduled replacement of
5 worn-out major building components and the replacement or retrofitting of obsolete
6 or inefficient building systems in order to maintain or extend the life of a building or
7 facility.

8 * Sec. 3. This Act takes effect July 1, 1998.

1
2
3 IN THE LEGISLATURE OF THE STATE OF ALASKA

4
5 TWENTIETH LEGISLATURE - FIRST SESSION

6
7 BY _____

8 Introduced: _____

9 Referred: _____

10
11 A BILL

12
13 FOR AN ACT ENTITLED

14
15 "An Act relating to the Capital Facilities Financing Corporation; and providing for an
16 effective date."

17
18 BE IT ENACTED BY THE STATE OF ALASKA:

19
20 * Section 1. FINDINGS. The legislature finds that

21
22 (1) there is an urgent need for deferred maintenance to existing capital
23 facilities in Alaska and for new capital facilities throughout the state;

24
25 (2) the establishment of the Capital Facilities Financing Corporation as
26 provided in this Act will provide an effective means of financing deferred maintenance
27 and new construction of these facilities.

28
29 * Sec. 2. AS 44.27 is amended by adding new sections to read:

30
31 Article 3. Capital Facilities Financing Corporation.

32
33 Sec. 44.27.100. Capital Facilities Financing Corporation. The Capital
34 Facilities Financing Corporation is created as a public corporation of the state in
35 the Department of [REVENUE?]. The corporation is an instrumentality of the
36 state but has a legal existence independent of and separate from the state and has
37 continuing succession until its existence is terminated by law. The corporation is
38 subject to AS 37.07 (Executive Budget Act).

1 **Sec. 44.27.110. Board of directors.** The corporation is governed by a board of
2 three directors, consisting of the commissioner of revenue, the commissioner of
3 transportation and public facilities, and the commissioner of education. The
4 directors are subject to AS 39.50 (conflict of interest). Before entering upon the
5 duties of office, a director shall take and subscribe to an oath to perform the
6 duties faithfully, impartially, and justly to the best of the director's ability. A
7 record of the oath shall be filed in the Office of the Governor.
8

9 **Sec. 44.27.120. Officers, quorum, and meetings.** (a) The board of directors
10 shall elect one of their number as chair. The board shall elect a secretary and a
11 treasurer who need not be directors, and the same person may be elected to serve
12 both as secretary and treasurer. The powers of the corporation are vested in the
13 board of directors, and two directors of the corporation constitute a quorum.
14 Action may be taken and motions and resolutions adopted by the corporation at
15 any meeting by the affirmative vote of at least two directors. A vacancy in the
16 directorship of the corporation does not impair the right of a quorum to exercise
17 all of the powers and perform all of the duties of the corporation.
18

19 (b) The directors and officers of the corporation may meet and transact
20 business by an electronic medium if (1) public notice of the time and locations
21 where the meeting will be held by an electronic medium has been given in the
22 same manner as if the meeting were held in a single location; (2) participants and
23 members of the public in attendance can hear and have the same right to
24 participate in the meeting as if the meeting were conducted in person; and (3)
25 copies of pertinent reference materials, statutes, regulations, and audio-visual
26 materials are reasonably available to participants and to the public. A meeting by
27 an electronic medium as provided in this subsection has the same legal effect as a
28 meeting in person.
29

30 (c) The corporation may appoint persons as employees it considers
31 advisable and may employ professional advisors, counsel, technical experts,
32 agents, and others as appropriate. The employees of the corporation are in the
33 exempt service under AS 39.25.110 .
34

1 **Sec. 44.27.130. Powers of the corporation.** The corporation may

2
3 (1) sue and be sued;

4
5 (2) adopt and alter an official seal;

6
7 (3) make and enforce bylaws and regulations for the conduct of its
8 business and for the use of its services and facilities;

9
10 (4) maintain an office at any place in the state;

11
12 (5) acquire, hold, use, and dispose of its income, revenue, funds, and
13 money;

14
15 (6) acquire, rent, lease, hold, use, and dispose of other personal
16 property for its purposes;

17
18 (7) subject to AS 44.27.160 , issue revenue bonds or notes and
19 provide for and secure payment of the revenue bonds or notes, provide for the
20 rights of their holders, and purchase, hold, and dispose of any of its revenue
21 bonds or notes;

22
23 (8) fix and revise from time to time and charge and collect fees and
24 charges for the use of its services or facilities;

25
26 (9) accept gifts or grants from the United States, or from any
27 governmental unit or person, carry out the terms or provisions or make
28 agreements with respect to the gifts or grants, and do all things necessary, useful,
29 desirable, or convenient in connection with procuring, accepting, or disposing of
30 the gifts or grants;

31
32 (10) do anything authorized by AS 44.27.100 - 44.27.250, through its
33 officers, agents, or employees, or by contracts with a person;

34
35 (11) make, enter into, and enforce all contracts necessary,
36 convenient, or desirable for the purposes of the corporation or pertaining to a

1 purchase or sale of bonds or other investments, or the performance of its duties
2 and execution of any of its powers under AS 44.27.100 - 44.27.250;
3

4 (12) purchase or hold bonds at prices and in a manner the
5 corporation considers advisable;
6

7 (13) adopt and amend regulations by motion, by resolution, or in
8 another manner permitted under the bylaws of the corporation;
9

10 (14) procure insurance against any losses in connection with its
11 property, operations, or assets in amounts and from insurers it considers
12 desirable;
13

14 (15) to the extent permitted under its contracts with the holders of
15 bonds or notes of the corporation, consent to modification of the rate of interest,
16 time and payment of installment of principal or interest, security, or any other
17 term of a bond or note, contract, or agreement of any kind to which the
18 corporation is a party; and
19

20 (16) do all acts and things necessary, convenient, or desirable to carry
21 out the powers expressly granted or necessarily implied in AS 44.27.100 -
22 44.27.250.
23

24 **Sec. 44.27.140. Issuance of bonds and pledges of assets.** (a) Subject to AS
25 44.27.160 , the corporation may issue its bonds or notes in principal amounts
26 sufficient to provide the state share of funds for the construction and deferred
27 maintenance of [DENNY -- INSERT LIST OF TYPES OF CAPITAL FACILITIES
28 OR JUST INSERT 'CAPITAL FACILITIES'] authorized by the legislature, or of
29 schools or school facilities that are projects approved under AS 14.11.015 (a) and
30 authorized by the legislature.
31

32 (b) Subject to AS 44.27.170, the corporation may enter into agreements
33 providing for financial covenants or pledging amounts to secure bonds of
34 municipalities or the University of Alaska and pay amounts for the following:
35

1 (1) the reimbursement up to 70 percent of net payments as
2 determined by the corporation made by a municipality that is a school district for
3 the retirement of principal and interest on bonds issued to pay the cost of
4 constructing school facilities that are projects approved under AS 14.11.015 (a);
5

6 (2) the reimbursement up to 100 percent of the net payments as
7 determined by University of Alaska for the retirement of principal and interest
8 on bonds issued to pay the cost of constructing university facilities.
9

10 (c) Bonds or notes may be issued or agreements made for a facility under
11 (a) and (b) of this section only when
12

13 (1) the legislature has authorized the facility and the amount of its
14 deferred maintenance and construction cost to be borne by the corporation;
15

16 (2) for agreements made under (b) of this section, the legislature has
17 authorized the percentage of reimbursement that the corporation shall agree to
18 reimburse with respect to the facility; and
19

20 (3) the commissioner of transportation and public facilities
21 [DIVISION OF LEGISLATIVE AUDIT??] has certified that a computerized
22 maintenance management plan is in place for the facility;
23

24 (4) the commissioner of transportation and public facilities has
25 certified that
26

27 (A) the facility is designed in accordance with the energy
28 performance standards adopted under AS 44.42.020 (a); or
29

30 (B) the designer and constructor of the facility have certified
31 that the facility will be designed and constructed in accordance with the energy
32 performance standards and regulations adopted under AS 44.42.020 (a).
33

34 (d) The corporation may issue its bonds or notes in principal amounts that
35 it considers necessary to provide funds for

1 (1) payment, funding, or refunding of the principal of, or interest or
2 redemption premiums on, bonds or notes issued by it, whether the bonds or
3 notes or interest to be funded or refunded have or have not become due;
4

5 (2) the establishment or increase of reserves to secure or to pay
6 bonds or notes or interest on bonds or notes and all other costs or expenses of the
7 corporation incident to and necessary or convenient to carry out its corporation
8 purposes and powers.
9

10 (e) The corporation and a municipality or the corporation and the
11 University of Alaska may enter into agreements as provided by law providing
12 for financial covenants or pledging amounts for the benefit of bondholders of a
13 municipality or the University of Alaska to secure the reimbursement of the net
14 payments to be made by the municipality or the University of Alaska.
15

16 (f) Except as otherwise provided in AS 44.27.100 - 44.27.250 or by the
17 corporation, every issue of bonds or notes shall be payable out of the revenue or
18 funds of the corporation, subject only to agreements with the holders of
19 particular bonds or notes pledging particular revenue or funds.
20

21 (g) Bonds shall be authorized by resolution of the corporation and shall be
22 dated and mature as the resolution may provide, except that a bond may not
23 mature more than 20 years from the date of its issue. Bonds shall bear interest at
24 rates, be in the denominations, be in the form, either coupon or registered, carry
25 the registration privileges, be executed in the manner, be payable in the medium
26 of payment, at the place or places, and be subject to the terms of redemption that
27 the resolution or a subsequent resolution may provide. Bonds or notes may be
28 sold at a public or private sale.
29

30 (h) The corporation may disburse funds necessary to comply with the
31 deferred maintenance, construction and reimbursement provisions of (a) and (b)
32 of this section. The corporation shall administer the reimbursement payments
33 authorized under (b) of this section and shall provide by regulation for the filing
34 of applications for reimbursement, the form of proof of costs for which
35 application for reimbursement is made, and other regulations necessary to
36 administer this section. An agreement not to modify an appropriation for

1 construction or reimbursement after bonds or notes have been issued for the
2 purpose is valid. The corporation shall exclude from the total school
3 construction cost of the local district all state and federal funds included in these
4 costs except funds provided under this section and AS 43.50.140 . In approving
5 applications for reimbursement under (b)(1) of this section, the corporation shall
6 offset against the amount of reimbursement authorized the amount of any funds
7 distributed to the municipality in the second preceding fiscal year from the
8 school fund provided for in AS 43.50.140 .
9

10 **Sec. 44.27.150. Trust indentures and trust agreements.** (a) In the discretion
11 of the corporation, an issue of bonds may be secured by a trust indenture or trust
12 agreement between the corporation and a corporate trustee, including a trust
13 company, bank, or national banking association, with corporate trust powers,
14 located inside or outside the state, or by a secured loan agreement or other
15 instrument or under a resolution giving powers to a corporate trustee by means
16 of which the corporation may
17

18 (1) make and enter into any and all the covenants and agreements
19 with the trustee or the holders of the bonds that the corporation may determine
20 to be necessary or desirable, including, without limitation, covenants,
21 provisions, limitations, and agreements as to
22

23 (A) the application, investment, deposit, use, and disposition
24 of the proceeds of bonds of the corporation or of money or other property of the
25 corporation in which it has an interest;
26

27 (B) the terms and conditions upon which additional bonds of
28 the corporation may be issued; and
29

30 (C) the vesting in a trustee of rights, powers, duties, funds, or
31 property in trust for the benefit of bondholders, including the right to enforce
32 payment, performance, and all other rights of the corporation or of the
33 bondholders, under any agreement of the corporation;
34

1 (2) pledge, mortgage, or assign money, agreements, property, or
2 other rights or assets of the corporation either presently in hand or to be received
3 in the future, or both; and
4

5 (3) provide for other matters of like or different character that in any
6 way affect the security or protection of the bonds.
7

8 (b) For the purpose of securing one or more issues of its bonds, the
9 corporation may establish one or more special funds, called "capital reserve
10 funds," and shall pay into the capital reserve funds the proceeds of the sale of its
11 bonds and other money that may be made available to the corporation for the
12 purposes of those funds from another source. The funds shall be established only
13 if the corporation determines that the establishment would enhance the
14 marketability of the bonds. Money held in a capital reserve fund, except as
15 provided in this section, shall be used as required solely for (1) the payment of
16 the principal of, and interest on, bonds or of the sinking fund payments with
17 respect to those bonds, (2) the purchase or redemption of bonds, or (3) the
18 payment of a redemption premium required to be paid when those bonds are
19 redeemed before maturity; however, money in a fund may not be withdrawn
20 from it at any time in an amount that would reduce the amount of that fund to
21 less than the capital reserve requirement set out in (2) of this subsection, except
22 for the purpose of making, with respect to those bonds, payment, when due, of
23 principal, interest, redemption premiums, and the sinking fund payments for
24 the payment of which other money of the corporation is not available. Income or
25 interest earned by, or increment to, a capital reserve fund, due to the investment
26 of the fund or any other amounts in it, may be transferred by the corporation to
27 other funds or accounts of the corporation to the extent that the transfer does not
28 reduce the amount of the capital reserve fund below the capital reserve fund
29 requirement under (c) of this section.
30

31 (c) If the corporation decides to issue bonds secured by a capital reserve
32 fund, the bonds may not be issued if the amount in the capital reserve fund is
33 less than an amount that may be established by resolution of the corporation,
34 called the "capital reserve fund requirement," unless the corporation, at the time
35 of issuance of the obligations, deposits in the capital reserve fund from the
36 proceeds of the obligations to be issued or from other sources, an amount which,

1 together with the amount then in the fund, is not less than the capital reserve
2 fund requirement.

3
4 (d) In computing the amount of a capital reserve fund for the purpose of
5 this section, securities in which all or a portion of the funds are invested shall be
6 valued by a reasonable method established by the corporation by resolution.
7 Valuation on a particular date shall include the amount of any interest earned or
8 accrued to that date.

9
10 (e) The chair of the corporation shall annually, not later than January 2,
11 make and deliver to the governor and the legislature a certificate stating the
12 amount, if any, required to restore a capital reserve fund to the capital reserve
13 fund requirement. The legislature may appropriate the amount described in this
14 subsection, and all money appropriated during the then current fiscal year by the
15 legislature for the restoration shall be deposited by the corporation in the proper
16 capital reserve fund. Nothing in this section creates a debt or liability of the state.

17
18 (f) If the corporation decides to covenant to issue bonds secured by a capital
19 reserve fund, the bonds may not be issued until 10 days after the corporation has
20 mailed notification to the state bond committee and the Legislative Budget and
21 Audit Committee by certified mail of its intention to establish a capital reserve
22 fund to secure the bond issue. The notification must include the amount of the
23 capital reserve fund to be established and the amount of bonds proposed to be
24 issued. The notification must be accompanied by an estimate by the corporation
25 of the need to withdraw money from the capital reserve fund during the term of
26 the bond issue, the amount that it may be necessary to withdraw, and the time at
27 which withdrawals are estimated to be needed. The corporation shall annually
28 prepare a revised estimate, considering the same factors, and a statement of all
29 withdrawals that have occurred from the date of issuance of the bonds to the end
30 of the calendar year. The revised estimate and statement shall be submitted to
31 the state bond committee and the Legislative Budget and Audit Committee by
32 January 30 of the year following preparation of the revised estimate.

33
34 **Sec. 44.27.160. Bonding limitations.** The corporation may not issue bonds
35 or make agreements under AS 44.27.140 unless the money in the capital facilities
36 fund (AS 44.27.200) equals or exceeds \$1,500,000,000.

1
2 **Sec. 44.27.170. Bond reimbursement limitation.** The corporation may not
3 enter into an agreement to reimburse a municipality or the University of Alaska
4 for payments made to retire principal and interest on bonds issued to construct
5 education facilities or University of Alaska facilities unless the money in the
6 capital facilities fund (AS 44.27.200) equals or exceeds \$1,500,000,000 and the
7 bonds issued by the municipality or the University of Alaska comply with AS
8 44.27.140 (g), except that the bonds need not be authorized by the corporation.
9

10 **Sec. 44.27.180. Nonliability on bonds.** (a) Neither the members of the
11 corporation nor a person executing the bonds is personally liable on the bonds or
12 is subject to personal liability or accountability as a result of the issuance of the
13 bonds.
14

15 (b) Bonds issued by the corporation do not constitute an indebtedness or
16 other liability of the state or of a political subdivision of the state, except the
17 corporation. Bonds shall be payable solely from the income and receipts or other
18 funds or property of the corporation. The corporation may not pledge the faith
19 or credit of the state or of a political subdivision of the state, except the
20 corporation, to the payment of a bond.
21

22 (c) The issuance of a bond by the corporation does not directly or indirectly
23 or contingently obligate the state or a political subdivision of the state to apply
24 money from, or levy or pledge any form of taxation whatever to the payment of
25 the bond.
26

27 **Sec. 44.27.190. Exemption from taxation.** All bonds of the corporation are
28 declared to be issued by a political subdivision of the state and for an essential
29 public and governmental purpose, and the bonds, and the interest on them, the
30 income from them and the transfer of the bonds, and all assets, income and
31 receipts pledged to pay and secure the payment of the bonds, or interest on them,
32 shall at all times be exempt from taxation by or under the authority of the state,
33 except for inheritance and estate taxes and taxes on transfers by or in
34 contemplation of death.
35

1 **Sec. 44.27.200. Pledge of the state.** (a) The state pledges to and agrees with
2 the holders of bonds issued under AS 44.27.100 - 44.27.250 that the state will not
3 limit or alter the rights and powers vested in the corporation by AS 44.27.100 -
4 44.27.250 to fulfill the terms of a contract made by the corporation with the
5 holders and that the state will not in any way impair the rights and remedies of
6 the holders until the bonds, together with the interest on them with interest on
7 unpaid instalments of interest, and all costs and expenses in connection with an
8 action or proceeding by or on behalf of the holders are fully met and discharged.
9 The corporation is authorized to use this pledge and agreement of the state in
10 agreements involving holders of bonds of the corporation.
11

12 (b) It is the intention of the legislature that a pledge made in respect of
13 bonds shall be valid and binding from the time the pledge is made; that the
14 money and property so pledged and thereafter received by the corporation shall
15 immediately be subject to the lien of the pledge without physical delivery or
16 further act; and that the lien of the pledge shall be valid and binding as against all
17 parties having claims of any kind in tort, contract or otherwise against the
18 corporation irrespective of whether the parties have notice. Neither the
19 resolution, trusts agreement, nor any other instrument by which a pledge is
20 created need be recorded or filed under the provisions of the Uniform
21 Commercial Code to be valid, binding or effective against the parties.
22

23 (c) The pledge of the state is limited to the express provisions of (a) of this
24 section and is not a guarantee, surety, promise, undertaking, or assurance of
25 repayment or performance of any obligation of the corporation.
26

27 **Sec. 44.27.210. Capital facilities fund.** (a) The capital facilities fund is
28 established in the corporation. The fund consists of appropriations made to the
29 fund by the legislature, and, subject to appropriation, the income of the fund.
30 The corporation may enter into agreements for financial covenants or pledge
31 amounts in the fund that exceed \$1,500,000,000 to secure the payment of bonds of
32 the corporation and may make expenditures from the fund for the purposes of
33 the agreements.
34

35 (b) The fund and any other funds of the corporation shall be invested by
36 the [Alaska Permanent Fund Corporation OR the department of revenue] as

1 agent of the corporation in the manner provided for assets of the permanent
2 fund under AS 37.13.120 unless otherwise provided in a trust agreement
3 securing bonds.
4

5 **Sec. 44.27.220. Annual audit.** The corporation shall have its financial
6 records audited annually by a certified public accountant. The legislative auditor
7 may prescribe the form and content of the financial records of the corporation
8 and may have access to the records at any time.
9

10 **Sec. 44.27.230. Annual report.** Before March 1 of each year, the corporation
11 shall submit to the governor and the legislature a comprehensive report
12 describing operations, income, and expenditures for the preceding 12-month
13 period.
14

15 **Sec. 44.27.250. Definitions.** In AS 44.27.100 - 44.27.250, unless the context
16 requires otherwise,
17

18 (1) "corporation" means the Capital Facilities Financing
19 Corporation established under AS 44.27.100 ;
20

21 (2) "bonds" means revenue bonds, notes, or other obligations of the
22 corporation issued under AS 44.27.100 - 44.27.250;
23

24 (3) "fund" means the capital facilities fund established under AS
25 44.27.200 .
26

27 * **Sec. 3.** AS 36.30.850 (b) is amended by adding a new paragraph to read:
28

29 (38) contracts of the Capital Facilities Financing Corporation (AS 44.27.100
30).
31

32 * **Sec. 4.** AS 39.25.110 is amended by adding a new paragraph to read:
33

34 (33) the employees of the Capital Facilities Financing Corporation.
35

36 * **Sec. 5.** AS 39.50.200 (b) is amended by adding a new paragraph to read:

1
2 (56) Capital Facilities Financing Corporation (AS 44.27.100).
3
4

5 * **Sec. 6. AUTHORIZATION OF FACILITIES.** (a) Subject to the limitations of AS
6 44.27.160 - 170, the Capital Facilities Financing Corporation established under AS
7 44.27.100 , enacted in sec. 2 of this Act, is authorized under AS 44.27.140 (a) to issue its
8 bonds for construction of the following facilities at the following costs:
9

10 **INSERT LIST OF PROJECTS TO BE FUNDED DIRECTLY BY THE CFFC, INCLUDING**
11 **AMOUNT AUTHORIZED FOR EACH PROJECT AND THE REQUIRED MATCH BY A**
12 **MUNICIPALITY, IF APPLICABLE**
13

14 (b) Subject to the limitations of AS 44.27.160 - 170, the Capital Facilities Financing
15 Corporation is authorized under AS 44.27.140 (b)(2) to agree to pay amounts and to pay
16 amounts sufficient to reimburse 70 percent of net payments, as determined by the
17 corporation, made by a municipality for the retirement of principal and interest on
18 bonds issued to pay the following costs of constructing the following school facilities:
19

20 **INSERT LIST OF DEBT SERVICE REIMBURSEMENT CONTRACTS TO BE ENTERED**
21 **INTO FOR MUNICIPAL SCHOOL AND UNIVERSITY PROJECTS, INCLUDING**
22 **AMOUNT AUTHORIZED FOR EACH PROJECT AND PERCENT REIMBURSEMENT**
23 **AUTHORIZED**
24

25 (c) Subject to the limitations of AS 44.27.160 - 170, the Capital Facilities Financing
26 Corporation is authorized under AS 44.27.140 (b)(2) to agree to pay amounts and to pay
27 amounts sufficient to reimburse 100 percent of net payments, as determined by the
28 corporation, made by the University of Alaska for the retirement of principal and
29 interest on bonds issued to pay the following costs of constructing the following
30 university facilities:
31

32 (d) The University of Alaska is authorized to issue bonds and enter into
33 obligations with the Capital Facilities Financing Corporation necessary to finance
34 projects identified under (b) of this section, as required under AS 14.40.253 .
35

36 * **Sec. 7.** This Act takes effect immediately under AS 01.10.070 (c)

1
2
3 **IN THE LEGISLATURE OF THE STATE OF ALASKA**

4
5 **A BILL**

6
7 **FOR AN ACT ENTITLED**

8
9 **"An Act making an appropriation from the Constitutional Budget Reserve to the**
10 **Capital Facilities Financing Corporation; and providing for an effective date."**
11

12 **BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:**
13

14 * **Section 1.** The sum of \$1,500,000,000 is appropriated from the constitutional budget
15 reserve fund (Article IX Sec. 17 [c]) to the Capital Facilities Financing Corporation to
16 capitalize the capital facilities fund (AS 44.27.200).
17

18 * **Sec. 2.** The appropriation made by sec. 1 of this Act is to capitalize a fund and does
19 not lapse.
20

21 * **Sec. 3.** This act takes effect on the latest of: December 1, 1998; or the date that the
22 Lieutenant Governor has certified that a majority of people voting in a general election
23 have voted in favor of an advisory question asking whether the legislature should
24 approve the appropriation of \$1,500,000,000 from the constitutional budget reserve fund
25 (Article IX Sec. 17 [c]) to the Capital Facilities Financing Corporation to capitalize the
26 capital facilities fund (AS 44.27.200).

SECTIONAL SUMMARY
DMTF Draft Bill

"An Act relating to the Capital Facilities Financing Corporation; and providing for an effective date."

Section 1. FINDINGS.

- There is an urgent need for deferred maintenance to existing capital facilities in Alaska and for new capital facilities throughout the state;
- The Capital Facilities Financing Corporation as provided in this Act will provide an effective means of financing deferred maintenance and new construction of these facilities.

Section 2. AMENDS AS 44.27 BY ADDING A NEW ARTICLE 3, PROVIDING FOR THE CFFC.

44.27.100. CAPITAL FACILITIES FINANCING CORPORATION established:

- Public corporation of the state.
- Within Department of Revenue.
- Subject to the Executive Budget Act (AS 37.07).

44.27.110. BOARD OF DIRECTORS

- Members:
 - Commissioner of Education
 - Commissioner of Revenue
 - Commissioner of DOTPF
- Directors subject to AS 39.50 (Conflict of Interest).

44.27.120. OFFICERS, QUORUM, AND MEETINGS.

- Standard public corporation bylaws.
- May hire employees deemed advisable.
 - Employees in exempt service

44.27.130. POWERS OF THE CORPORATION.

- Standard public corporation powers, required for financing.

44.27.140. ISSUANCE OF BONDS AND PLEDGES OF ASSETS.

- (a) Authorizes the corporation to issue bonds for capital facilities if:
- The projects are authorized by the Legislature.

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page 2

(b) Authorizes the corporation to agree to and pledge amounts to reimburse municipalities and the University of Alaska a proportion of their net debt service on school bonds, and to pay these amounts directly to bond trustees in the event of municipal default;

- For municipalities:
 - Up to 70% of net debt service
- For the University of Alaska:
 - Up to 100% of net debt service

(c) Establishes further requirements that must be met before the corporation may issue bonds for projects, or agree to reimburse debt service on municipal or university projects:

- the legislature has authorized the facility and the amount of its deferred maintenance and construction cost to be borne by the corporation;

- for reimbursement agreements, the legislature has authorized the percentage of reimbursement that the corporation shall agree to reimburse with respect to the facility; and

- the commissioner of transportation and public facilities [DIVISION OF LEGISLATIVE AUDIT??] has certified that a computerized maintenance management plan is in place for the facility;

- the commissioner of transportation and public facilities has certified that
 - The Legislature must authorize the project and its cost (see Section 6).
 - The Legislature must authorize the percentage reimbursement to apply to agreements with municipalities or the university (see Section 6).
 - The projects must meet energy efficiency standards.

(d) - (h): Specific authorizations required in order to issue bonds and to enter agreements to back (through reimbursement pledges) municipal and university bonds. These authorizations are required to make the bonds saleable.

(d) Allows bonds to be issued to provide funds to refund bonds or pay interest or principal (1), and to fund reserve requirements and issuance costs (2).

(e) Allows the corporation to enter financial covenants to secure the reimbursement amounts authorized.

(f) Requires that all bonds are payable out of revenues of the corporation.

Education Facilities Financing Authority -- Sectional Analysis/predraft/November 3, 1997
page 3

(g) Requires that bonds be authorized by resolution of the corporation, allows them to be in the form, term, interest rates, etc. determined by the corporation. Limits bond terms to 15 years.

(h) Allows the corporation to disburse funds to municipalities and the university in accordance with pledges and agreements it has lawfully made. Requires the corporation to establish by regulation the procedures for reimbursement. Requires the corporation to exclude state and federal funds applied to school construction from the reimbursement calculation, and to offset tobacco tax receipts distributed to the municipality.

44.27.150. TRUST INDENTURES AND AGREEMENTS -- Standard language providing for the corporation to enter into the trust indentures and agreements that are the foundation documents of all financings, and; providing for the corporation to attach the State's moral obligation to its bonds.

(a) Authorizes use of a trustee and entering into trust agreements that pledge assets.

(b) - (f) collectively allow the corporation to apply the State's "moral obligation" to its bonds. It does not allow the corporation to pledge the faith and credit of the state, nor create a debt or liability of the State. This is the same language that allows other authorities to apply the "moral ob" to their bonds:

(b) Allows use of capital reserve funds to handle bond proceeds.

(c) Requires that, if a capital reserve fund is used for a bond issue, it be fully funded.

(d) Establishes evaluation criteria if securities are purchased with the capital reserve fund.

(e) Requires that the corporation certify to the Governor and the Legislature at the beginning of each year what amount, if any, is required to restore any capital reserve funds to full funding, and states that the Legislature "may" appropriate that amount. (This provides the legislature annually with a statement of the amount of school debt service due, and allows them, if they choose, to appropriate all or a portion of that amount. If the amount is shortfunded, the CFFC will pay the balance from Education Facilities Fund earnings.) Specifically states that "nothing in this section creates a debt or liability of the state."

(f) Requires the corporation to notify the State Bond Committee and the Legislative Budget and Audit Committee at least 10 days before issuing any moral obligation bonds. Establishes what information must be included in the notification, and requires the corporation to annually revise this information.

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44.27.160. BONDING LIMITATIONS. Precludes the corporation from issuing bonds or agreeing to reimburse debt service unless the Education Facilities Fund contains at least \$1.5 billion. (Once bonds are issued or reimbursement agreements entered, however, these remain effective regardless of the balance of the fund.)

This section makes the activation of the corporation contingent upon the appropriation bill.

44.27.170. BOND REIMBURSEMENT LIMITATION Puts the above (44.27.160) limitations on corporation agreements to reimburse municipal or university debt service. This precludes the corporation from entering any such agreements until the \$1.5 billion appropriation is effective. All agreements the corporation lawfully enters after that time remain effective regardless of the fund balance. Requires that municipal and university bonds meet the standards of corporation bonds (contained in 44.27.140 9[g]).

44.27.180. NONLIABILITY ON BONDS Establishes (a) that neither the members of the corporation nor the executor of the bonds becomes personally liable for their repayment, and; (b) that all bonds are non-recourse bonds to the state and its political subdivisions, payable solely from corporation assets. Establishes that the corporation may not pledge the faith or credit of the State or of another political subdivision of the State.

44.27.190. PLEDGE OF THE STATE. The standard pledge of the state not to change the rules in midstream. The State pledges that it will not interfere (through future legislation) with the rights of the corporation to fulfill terms of contracts it enters into lawfully, and allows the corporation to include this pledge in its bonds.

44.27.200. CAPITAL FACILITIES FUND Establishes the fund which will be used to back corporation bonds and reimbursement agreements, and provides for its management by the Permanent Fund Corporation.

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- Fund consists of:
 - Appropriations to the Fund(*The initial appropriation to the fund is contained in an accompanying appropriation bill,*)
 - Income of the fund (subject to appropriation)
- Authority may pledge:
 - Fund income
 - Amounts that exceed \$1.5 billion (the initial deposit).
- The fund shall be invested by the Permanent Fund Corporation [DEPT REVENUE?] under rules for Permanent Fund assets. (AS 37.13.120).

44.27.210. ANNUAL AUDIT. Requires an annual audit by a CPA in a form prescribed by the Legislative Auditor, and requires that the Legislative Auditor have full access to corporation records.

44.27.220. ANNUAL REPORT. Requires an annual report.

44.27.250. DEFINITIONS.

Section 3. Conforming language to establish that corporation contracts are the 38th type of contract exempt from AS 36.30.850 (Public Contracts) of the procurement code.

Section 4. Conforming language to establish that employees of the corporation are in the exempt service under AS 39.25.110.

Section 5. Conforming language to establish that employees of the corporation are subject to AS 39.50 (Conflict of Interest).

Section 6. AUTHORIZATION OF FACILITIES Authorizes corporation bonds and reimbursement of municipal and university bonds for ----- specified projects totalling \$-----.

(a) Authorizes the corporation to issue \$----- in bonds to perform deferred maintenance on or construct ----- specified projects.

(b) Authorizes the corporation to reimburse 100% of net debt service on \$-----in University of Alaska bonds to construct ----- specified university projects.

(d) Authorizes the university under AS 14.40.253 to issue those bonds.

Section 7. Immediate Effective Date.

**DEFERRED
MAINTENANCE:
A LONG-TERM SOLUTION**

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Testimony of outline presented to a joint
House-Senate Committee in Fairbanks
October 14, 1997. Written document given upon
request to Senator Gary Wilken October 17, 1997

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DIMENSIONS OF THE PROBLEM

The nightmare of deferred maintenance for the University of Alaska is well known. Becoming more well known, but still fairly hidden, are mirror images of that problem within some school districts, and for State-owned facilities of various State agencies.

If the annual roughly \$100,000,000 capital appropriation is given over to this problem until resolved, there will literally be no new construction of any sort for years, perhaps decades. This in turn would choke off and destroy the economic prosperity of Alaska.

Deferred maintenance exists because at some point in the past, someone made a bad decision, delaying to an unknown future a given task or expense. The "why" for each such decision are as numerous as the occurrences. Laying blame for past actions might be historically interesting, but is futile for purposes of problem resolution.

However, declaring that deferred maintenance is **the consequence of a bad decision** is important. School districts, the university, and State agencies, as well as all of government, must become fully aware of their role of responsibility and accountability.

Therefore, a solution to the problem must include elements which hold managers responsible.

For school districts, it is critical that local control be retained and strengthened. Thus any solution must involve local voters.

For the university, the problem has assumed runaway proportions, and therefore requires massive funding in the immediate future.

There is a universal problem in public administration in the lack of reward and incentive for good management. Indeed, public funding procedures with lapsing requirements impose penalties for good management and reward instead the poor manager. It would be good to include in the solution to deferred maintenance an element of reward for the good manager and a lack of reward for the poor manager.

A major and growing problem is one of divisiveness between urban and rural Alaska. One critical component of this bitterness and resentment lies in the fact that organized municipalities are required to make a contribution to their school districts, while the unorganized areas are fully funded by the State, generally to a higher amount per student in total.

In addressing the issue of deferred maintenance care should be taken that both in fact and in perception, all areas of the State are treated equally, and that all are required to make contribution and repayment, to the same set of rules.

Finally, we should not impose a penalty on all Alaskans for the poor decisions of a few individuals. Use of the Permanent Fund or any part thereof to address problems of deferred maintenance would be doing exactly that. Therefore this proposed solution avoids the Permanent Fund.

COMPONENTS OF THE PROPOSAL

There are three components to the proposal. These are a resolution ^①amending the state constitution by establishing two dedicated funds, ^②a startup appropriation, and the ^③elements that should be included in the accompanying statutory changes.

The statutory component includes a special element for the University of Alaska, comprised of a one-time appropriation, special repaying, and a land title transfer giving UA the potential revenue source for repayment.

At the conclusion there are definitions of maintenance and deferred maintenance. It will be important to codify in legislation clear and unequivocal definitions of maintenance, deferral, and deferred maintenance. Legislators may also wish to define Equipment and New Construction, as these form part of the overall proposal.

PROPOSAL

Create two funds, with school districts and the university in one and state agencies in the other fund. These funds are to serve as the funding mechanism for paying for deferred maintenance costs. Unneeded money can then be used for equipment and new construction. Participants in the funds are also required contributors, and must make repayment as money is used. If they are good managers of their facilities, they have the incentive of funding availability for equipment or new construction. If they are poor managers, they have a fiscal disincentive in increased contributions and clear exposure to their boss - voters, Regents, or Governor and Legislature.

The proposal includes incentives, rewards, fiscal prudence, flexibility, and elements of local control and self-reliance. It has longterm potential both directly in the area of deferred maintenance, and secondarily in new construction as good management occurs.

AMENDMENTS: DRAFT TEXT

ESTABLISHING TWO DEDICATED FUNDS

There shall be established a dedicated fund called the Educational Facilities Fund which shall be funded by any tobacco tax, mandatory contributions from all school districts, voluntary contributions from municipalities and school districts, appropriations of the Legislature, gifts and donations, and all earned interest income of the fund. The Educational Facilities Fund shall be for the exclusive purpose of school facilities deferred maintenance, new construction and educational equipment. The University of Alaska is considered an educational facility for use of this fund. Money from this fund shall be appropriated by the Legislature, subject to statutory requirements established by the Legislature. Debt incurred to this fund by school districts shall be considered bonded indebtedness, subject to the statutes and procedures affecting bonded indebtedness.

There shall be established a dedicated fund called State Facilities Fund, which shall be funded by all fuel taxes, alcohol taxes, mandatory contributions of State agencies, voluntary contributions of State agencies, gifts and donations, appropriations of the Legislature and earned interest income of the fund. The State Facilities Fund shall be for the exclusive purpose of deferred maintenance and new construction of state facilities. The University of Alaska shall not be considered a State agency for use of this fund. Money from this fund shall be appropriated by the Legislature, subject to statutory requirements established by the Legislature.

Each paragraph would be a Section in Article XV of the constitution.

Tobacco taxes for the EFF, and alcohol taxes for the SAF, were arbitrarily but deliberately selected, so that there would be known, projected outside revenue in addition to mandatory contributions. Fuel taxes were objectively selected, in that fuel users generally use one or more of the major State transportation facilities and therefore contribute to incurred maintenance costs.

In any given year, depending upon the conditions of State revenues, the Legislature may wish to make large, medium or small additional appropriations to this fund, dependent also upon the circumstances of need of the fund in the given year.

Allowance for gifts and contributions gives individuals, trusts, and corporations an opportunity to make donations, either of a specific or a general nature, benefiting a cherished function or aspect of Alaska.

The University of Alaska is an educational institution, and for some instances, is also considered an agency of the State. However, UA is operated by the Board of Regents, and there is no university seat on the Governor's cabinet, the CEO being selected by and working to the direction of the Regents and not the Governor.

Like school districts, the university does not have the authority to raise revenues through taxation, and is dependent upon a Legislative body for operating and capital appropriations and the authority to spend.

It therefore is on a more equal footing in the company of school districts, than in the company of State agencies that report to and are a part of the administration of the Governor.

Though neither an apple (school district) nor orange (state agency) the university is most like the apple for purposes of these funds, and most likely to receive fair treatment in the company of the apples.

Draw-downs by school districts should be treated identically to bonded indebtedness, therefore requiring a vote of local citizens. Meeting this requirement ensures that school districts are pursuing goals of residents who have willingly committed a portion of future school funds for repayment of such commitment.

It is critical for the retention of local control.

EXCLUSIONS FROM THE DEDICATED FUNDS

MUNICIPALITIES

Organized municipalities have authority under Title 29 to impose, levy and raise taxes, of several varieties. In addition, they may incur bonded indebtedness, with a vote of the people. Therefore, they hold the ability to raise the necessary revenues. In addition, they have the authority under Title 29 to purchase, build, and manage in good order any facilities their governing body has chosen to so acquire and maintain.

If the duly elected local officials fail to raise sufficient revenues, fail to properly budget, and/or fail to properly maintain publically acquired facilities, they must be held accountable. That accountability can only occur at the local level, by a vote of local residents.

It is **not the responsibility** of the State to ordain an adequate funding mechanism upon local municipalities, to ensure that they can and do have adequate funds on hand to handle deferred maintenance.

It would be inappropriate to amend the constitution of the State to provide a fund for the facilities maintenance of municipalities.

NON-PROFIT ORGANIZATIONS DEPENDENT ON STATE FUNDING

It is not the responsibility of the State to manage and fund the facilities occupied or used by non-profit organizations, no matter what their contributions to the wellbeing or quality of life of Alaskans.

FACILITIES OF THE STATE OCCUPIED BY NON-PROFITS

Facilities in this category would fall into the second, State Agency Facilities Fund, regardless of who the actual occupants of a given facility may be. Leasees have a legal right and expectation to adequate maintenance; it is the responsibility of the lessor (the State Agency) to fulfill that obligation, both in order to fulfill the terms of the lease, and also to fulfill the responsibility to properly manage and serve as steward for public property.

APPROPRIATION

The Legislature would pass an appropriation that would contain an effective date clause contingent upon approval of the dedicated funds amendment by voters. This appropriation would contain:

\$250,000,000 to the Educational Facilities Fund

\$200,000,000 to the State Agencies Facilities Fund

from the Constitutional Budget Reserve Fund.

These appropriations serve as "starters", or "priming the pump" funds.

Their size gives notice, in advance, to school districts, the university, State agencies, and the citizens of Alaska, of the seriousness of the intent of the Legislature. These funds, with this start, are clearly intended to address the actual dimensions of the problem, not merely to bandaid things until another election is safely passed.

By passage prior to a vote of the people on the amendment, the Legislature helps to persuade citizens of the real value of such funds. It also confers a certain "ownership" upon the citizens within each and every school district, and upon the university and its considerable body of faculty, staff, students, and alumni supporters.

I would recommend that if different numbers are considered, that they be larger rather than smaller.

The Educational Facilities Fund amount is expressed as a larger amount because of the overwhelming pressing need of the university, and of some school districts, for immediate relief.

The State Agency Facility Fund, however, cannot be significantly smaller, because of the sheer volume of State facilities and their impinging upon every aspect of all citizens' lives, private, economic and public.

UNFUNDED MANDATES

To avoid the imposition of unfunded mandates, the Legislature should include, in the Formula Funding, sufficient increase to provide any first-year cost increase being imposed upon school districts.

One-time increases should be placed in the operating budgets of the university and of State agencies.

Thereafter, there should not be any special, additional increases to either the Formula or to operating budgets, for the purposes of funding these costs.

Budgetary constraints have already placed difficulties on school districts, the university, and some state agencies. Alaska has joined other states in opposing unfunded mandates being imposed by the federal government (and federal courts have upheld lawsuits which came about by non-compliance), and Alaska should not in turn, hypocritically, be imposing a new unfunded mandate upon school districts (and municipalities) with this proposed solution.

MANDATORY CONTRIBUTIONS

SCHOOL DISTRICTS

The Legislature would establish by statute a percentage that each and all school districts shall pay, each year. This shall be a percentage of the Formula Funding of that fiscal year, received by that school district. All districts shall pay the same percentage.

Example: School District Alpha receives \$1,000,000 in FY 00, from the Formula Funding. The mandatory contribution percent is set at 1%. Therefore Alpha pays \$10,000.

However, there shall also be established by the Legislature a **maximum dollar contribution**. This figure shall be calculated for each school district, each year, and shall be a fixed percentage of the total replacement value of all facilities of that school district. Each school district maximum dollar amount shall be calculated using the same fixed percentage, and the percentage should not change from year to year, unless extraordinary experiences show the Legislature the original percentage to be inadequate.

Example: School District Alpha has two schools, with a total replacement value in FY 00 of \$10,000,000. The Maximum Dollar Contribution has been set at 5%. Therefore, the maximum needed on deposit for Alpha is \$50,000.

Once a **maximum dollar contribution** is attained by a school district, and not drawn down by useage, a school district shall discontinue mandatory contributions but may continue voluntary contributions.

Example: School District Alpha receives a proration of \$23,500 at the startup, from Legislative appropriations and first-year tobacco taxes. In FY 00 they contribute \$10,000, in FY 01 they contribute \$10,000 again, raising the total deposit to \$43,500, and in addition, tobacco taxes and interest come to \$4,000, making a total of \$47,500. In FY 02, Alpha could contribute the full \$10,000, or limit themselves to \$2,500, or they could select a voluntary amount over \$2,500.

Each time a school district makes a withdrawal, using part or all of its portion of the fund, it must again resume mandatory contributions until the maximum dollar contribution is again attained.

Example: In FY 03, Alpha requests a draw-down of \$25,000 to purchase computer equipment. The Legislature makes this appropriation, and voters approve the indebtedness. In FY 04, Alpha begins repayment of the draw, and in addition, being below the Maximum Contribution, is again contributing the full \$10,000 for that fiscal year.

For purposes of the maximum dollar contribution, all funds assigned to the school district are counted. Thus, for example, tobacco taxes apportioned to that school district count as part of its total on deposit, and therefore toward the calculated maximum dollar contribution necessary.

School districts are prohibited under current law from building up unused funds from year to year, beyond a small amount. It is therefore very difficult for a school board to make longterm plans, or to properly save necessary funds for major capital expenditures that are in fact part of an orderly, longterm maintenance cost, such as boiler replacements, or replumbing pipes.

School districts which do not incur deferred maintenance costs will be able to use this fund to make orderly, longterm capital reserves available, and will be able to plan accordingly.

It is pointless to require that a school district continue to make mandatory contributions past a certain reasonable point. However, while advantage may not be used by all school districts, some districts may see a value in building their account beyond the mandatory size, and there are sound reasons for encouraging such conservative and cautious savings.

UNIVERSITY OF ALASKA

The university does not receive Formula Funding. A percentage could be applied to the current replacement value of existing facilities. If the same percentage is used on UA as was used for school districts, the resultant cost would be unfairly high for the university. An additional second percentage could be included in the calculation, in order to achieve both fairness and a reasonable outcome. Alternatively, a much lower single percentage could be used.

Example: In FY 00, UA would pay 1%, as does Alpha School District. However, the 1% is applied to replacement value, not a non-existent Formula Funding. As this produces an unfair amount, a second percentage is also used. Given replacement value of \$1 billion, the formula might be:

$$1\% \times \$1,000,000,000 \times .25 = \$2,500,000$$

A maximum mandatory contribution amount should be provided, using the method identical to that of school districts. When the maximum mandatory contribution is achieved, the university may voluntarily continue contributions. When a draw-down reduces the ownership below the maximum, mandatory contributions would again be reimposed.

Example: Given \$1,000,000,000 value and a 5% figure as used for Alpha, UA would then have a Maximum Contribution of \$50,000,000.

If the percentage is true and fair for school districts, it would be likewise true and applicable for university facilities. Without Formula Funding, however, there must be a different figure to apply the percentage to; the Legislature after trial and study by Legislative Audit should determine the second factor in this calculation.

There is additionally the sound-management question of what a reasonable maximum amount should be in relation to replacement cost.

The needs for longterm savings, and the constraints of funds lapsing (in this instance, to the State) place the same difficulties on university administrators as those experienced by school districts. Under current conditions, there are penalties rather than rewards for good stewards, and there is no means for a good executive to plan and prepare for longterm needs, either in maintenance or in other equipment needs. The EFF offers, through voluntary donations, the opportunity for the sound executive to both prepare longterm plans and provide the funding as/when needed and expected.

There is a further issue the Legislature may wish to consider. Should the EFF as it applies to UA be a single fund, or should it be divided into four funds so that individual chief executives can be held accountable? (Divisions would be UAA, UAF, UAS, and Statewide, each an "owner" of some proportion of total facilities.)

STATE AGENCIES

The Legislature should establish a mandatory fixed percentage for each State Agency, again calculated by being applied to the current replacement value of State-owned existing facilities occupied by that State Agency. That is, State Agencies should be treated identically to the university in the calculation, with each agency standing alone for the value of its facilities.

Example: Military Affairs owns and uses a total replacement value of \$5,000,000 while DNR owns and uses \$400,000,000. The amounts of mandatory contribution will therefore differ though the calculation is the same:

MA: $\$5,000,000 \times 1\% \times .25 = \$12,500$

DNR: $\$400,000,000 \times 1\% \times .25 = \$1,000,000$

While all State agencies would be paying the same mandatory percentage, each would result in a different dollar amount, predicated upon the value of the facilities owned by that particular agency.

BAD MANAGER CLAUSE

The Legislature should consider adding a Bad manager clause. This clause would cause an increase in the Maximum Mandatory Contribution, triggered by sequential years of increasing deferred maintenance.

Example: Alpha school district has an increasing volume of deferred maintenance three years in a row. Their Maximum Mandatory Contribution is calculated at \$50,000. Because of triggering the "Bad manager" clause, this is now increased to \$60,000 (a 20% increase or penalty).

Conversely, when good management practices are then installed, there should be a corresponding mechanism for eliminating the Bad Manager clause and restoring the original Maximum Mandatory Contribution.

Example: Alpha hires a new physical plant superintendent, and brings facilities to current maintenance within two years, maintains at that for another year. Alpha is then returned to a Maximum amount of \$50,000.

PRO-RATION OF REVENUES

MANDATORY CONTRIBUTIONS: Each mandatory contribution shall be designated upon receipt to the ownership of the contributor.

Example: School District Alpha contributes \$10,000. \$10,000 is deposited or assigned to Alpha.

VOLUNTARY MUNICIPAL CONTRIBUTIONS: Each contribution shall be designated to the school district of that municipality.

Example: The City of Alpha contributes \$500. This \$500 is deposited or assigned to Alpha school district.

TAX REVENUES, EARNED INTEREST INCOME: All tax revenues and all earned interest income shall be pro-rated amongst and between all school districts and the University of Alaska in proportion to their calculated mandatory contributions for that year with the assumption that all shall be contributing 100% regardless of whether one or more is actually contributing less. Thus, a school district whose mandatory contribution amounts to 1% of the total calculated mandatory contribution shall receive credit and ownership of 1% of the tax revenues and earned interest income for that year.

Example: \$40,000,000 in tobacco taxes occur in FY 00. Beta school district's mandatory contribution of \$10,000 is precisely .1% (one tenth of one percent) of the total mandatory contributions calculated for FY 02. Therefore, Alpha's pro-rated share of tobacco taxes is .1%, or \$40,000.

An identical methodology should be followed for the State Agency Facility Fund.

The Legislature should designate a specific date upon which deposits are made showing ownership of funds. Preferably this should be in advance of the finalized budget cycle, either of the Legislature, or of school districts, or in conjunction with some other logical date, such as the fiscal year cycle.

GIFTS AND DONATIONS. For the ongoing sanity of State Accountants and auditors, gifts and donations should only be accepted as "to all" and should therefore be distributed in manner identical to tax revenues. That is, a donor may not make a gift or donation which is to a limited recipient. Any such donor has access to a direct gift to either the university or a specific school district.

Example: The richest man in Beta dies, leaving \$1,000,000 to the Educational Facilities Fund. This is prorated amongst all districts and UA, and therefore Beta school district receives \$1,000.

LEGISLATIVE APPROPRIATIONS: Each stands on its own as specified within the terms of that particular legislation.

Example: Because of particular circumstances, the Legislature makes an appropriation providing \$10,000 to Alpha school district, \$50,000 to Beta school district, and \$100,000 to UA. Other educational facilities were not affected by these particular circumstances and were excluded.

REPAYMENT

SCHOOL DISTRICTS

School districts are required to repay the full amount of any draw-down, over a period of time no greater than 20 years.

Repayment may include taxes, voluntary contributions, gifts, donations, legislative appropriations, and earned interest income, but at least 25% of the total debt must come directly from the school district.

UNIVERSITY OF ALASKA

The university is required to repay the full amount of any draw-down, over a period of time no greater than 20 years for normal draws, and no greater than 30 years for the special \$145,000,000 amount.

Repayment may include taxes, voluntary contributions, gifts, donations, legislative appropriations, and earned interest income, but at least 25% of the total debt must come directly from the university, for normal draws. For the initial special \$145,000,000 amount, 100% of lands revenue shall be required until the debt is paid in full regardless of what percentage such revenues may comprise.

STATE AGENCIES

State agencies are required to repay the full amount of any draw-down, over a period of time no greater than 20 years.

Repayment may include taxes, voluntary contributions, legislative appropriations, and earned interest income, but at least 25% of the total debt must come directly from the State agency.

REPAYMENT = COST OF MONEY AMT?
UA: 145m Special Approp.

USE OF THE FUND

SCHOOL DISTRICTS.

A school district may request up to 100% of its ownership in the fund. The request must meet the following conditions:

1. All funding is for deferred maintenance, or
2. All maintenance is current within the district, and the request is for educational equipment or new construction. And
3. Local voters approve the request after the Legislature has passed an appropriation.

UNIVERSITY OF ALASKA

The university may request up to 100% of its ownership in the fund. The request must meet the following conditions:

1. All funding is for deferred maintenance. or
2. All maintenance is current, and the request is for educational equipment or new construction. and
3. The Board of Regents have approved the request and subsequently accept the appropriation after the Legislature passes an appropriation.

In addition, a special start-up set of conditions are established for UA. See subsequent separate page.

STATE AGENCIES

State agencies may include requests for use of their funds for deferred maintenance, in their capital appropriations requests. The requests must be for deferred maintenance, or if the agency is fully current on maintenance, may be for equipment or new construction.

BOTH FUNDS, ALL USERS

Any use of funds for equipment or new construction must leave a remaining balance equal to two years of mandatory contribution

1)

2)

PRIORITIES

The Legislature should establish in statute a set of priorities that would be applied to requests for use of the fund. Deferred maintenance should have a set of priorities, and then Equipment, and then New Construction.

Deferred Maintenance

- life-safety hazard

- use of facility (ie: heater dysfunctional)

- threat of cascade to life-safety

 - to inability to use facility

 - to greater cost

- other deferred maintenance

Equipment

- equity

- advancement of program or mission

- enhancement

New Construction

- life safety issue

- unhoused, or unmet need

- equity

- advancement of program or mission

- enhancement

The requestor should demonstrate, in the request, both the category of priority, and the lack of any higher priorities extant for that requestor.

There is a further issue of concern, which is the extent, within any one year, that the Legislature wishes the total fund to be drawn down.

Example: All owners of the fund request 100% draw-down in a given year, which would deplete the fund balance to zero. Is there a minimal remaining balance the Legislature wishes to retain?

The Legislature may wish to request Legislative Audit to provide a "prudent rule" opinion on this matter.

Further, should this apply to the total fund, or to the total fund and the individual owner funds, or only to any given individual owner fund?

UNIVERSITY OF ALASKA

SPECIAL APPROPRIATION

A special appropriation to the fund of \$145,000,000 should be made, designated to the University of Alaska.

These monies may be drawn down and used at a rate of \$35,000,000 per year until exhausted.

These monies must be fully repaid by the university.

UNIVERSITY LANDS

New legislation would transfer 350,000 acres of State lands to the university. The university would then begin efforts to earn revenues from these additional lands. All revenues after expenses shall go, 100%, to repaying the \$145,000,000.

Once repayment has been completed, revenues from these lands shall be required to pay, on a first-priority, that year's Mandatory Contribution to the Educational Facilities Fund.

These mandates should apply, to whatever extent possible, to any lands transferred in the future to the university from the federal government.

OTHER CONSIDERATIONS

LONGTERM CONSIDERATIONS

There are three possible outcomes of the fund, over the long term.

The fund may grow exponentially in size, beyond its original need for deferred maintenance. In this instance, the use for Equipment and for New Construction handles any such growth in the fund.

The fund may meet the original need in the area of deferred maintenance, with little for Equipment or New Construction. While very good managers may still be able to use the fund for the latter two, the majority would then turn to current methods for funding those needs.

The fund may not acquire sufficient money to meet deferred maintenance needs. Any such failure would have several lines of defense by the Legislature:

- * recalculation and reset of the Mandatory Contribution percent
- * increase in the Maximum Mandatory Contribution
- * changes in allowable uses
- * appropriations
- * changes in specified tax amounts
- * changes in repayment terms and conditions

The Legislature may have to make periodic adjustments to the various components of the fund's terms and conditions, to make it smoothly functional.

OTHER CAPITAL APPROPRIATIONS

The Legislature has been striving for an annual capital appropriation of roughly \$100,000,000. The establishment of these two dedicated funds, and any use thereof, should be considered as separate and apart from other capital appropriation requests.

The existence of the funds and their ongoing use will obviously influence which items the Legislature chooses to fund with other appropriations. However, it is anticipated that the funds would add a dimension, not reduce existing funding.

EMERGENCY CLAUSE

The Legislature should provide an emergency clause for itself in the statutes, which would allow for special use circumstances affecting the fund, allowing for an appropriation invoking that clause without also requiring a statutory change to permit such appropriation.

DEFINITIONS

MAINTENANCE

Maintenance: the scheduled routine of cleaning, reconditioning, upkeep, replacement, repair and general retention of physical facilities in operational, useable, safe condition. May be required daily, monthly, annually, or to a longer schedule of expected-life. Each part of a facility has its own maintenance schedule requirements, and the component parts their own expected-life.

Example: The toilet and toilet seat need to be cleaned daily, as does the floor of the bathroom where the toilet is installed. The tile flooring may have a weekly or monthly waxing schedule, and annual grout cleaning. Its life expectancy might be 50-80 years. The toilet might have a life expectancy of 30 years, while the toilet seat is given 5 years. Replacement of the seat after 5 years, the toilet after 30 years, and the tile flooring after 55 years are all regular maintenance costs.

DEFERRED MAINTENANCE

Deferred: Put off and postponed from its expected normal date of accomplishment to a future date, whether planned and specified, or uncertain and undesignated.

Example: A trip intended for May first is deferred to May 15.

Deferred maintenance: Routine tasks necessary to keep a physical facility in safe, operational condition, which task(s) has been removed from its scheduled or reasonably expected date of accomplishment, and set aside to be considered for completion at some named or unnamed future date, and the cascading consequences stemming from such deferral.

Example: The toilet is not replaced after 30 years. At the 35th year, the toilet bowl cracks and leaks water onto the tile floor, where temperatures cause the water to freeze in the interstices of the grouting. The tiles are cracked by the forming ice. Therefore, replacement of the broken toilet is deferred maintenance, cascading onto the deferred maintenance costs of replacing the tile floor in its 35th year instead of its 50th-80th year.

MAINTENANCE TIME PERIODS

Routine: These are tasks generally done on a daily or weekly basis.

Example: Cleaning.

Periodic: These are tasks generally done on a monthly or quarterly basis.

Example: Roof gutter cleaning and inspections.

Annual: These are tasks scheduled to be accomplished once a year, or once each fixed-number operational hours.

Example: Change of oil and oil filters after 1000 or 3000 miles; testing of fire alarms once each September.

Longer-term: These are tasks, generally associated with major efforts or replacement, which either give considerable prolongation of life of the subject item, or renew its life entirely.

Example: Replacement of hot water heater.

Life cycle: Every physical element of a facility has its own unique life cycle. At the time of new construction, or at any point thereafter, proper inspection, and research with manufacturer or building engineer, can provide a reasonably precise period of expectation.

Good maintenance practices can extend the life cycle; bad maintenance practices will shorten the life cycle.

There are consequences which accrue if a life cycle is allowed to expend itself before replacement occurs. Some of these consequences are negligible; others are extremely expensive, as cascades occur to other, peripheral portions of the facility.

Any facility can have a complete schedule built, for all of its component parts, with current replacement costs extended, to provide any manager with a clear picture of the necessary annual reserves that must be built up, in order to retain that facility in ongoing, safe, useage operational condition.

EXTRAORDINARY EVENTS

A facility can be altered, damaged, or destroyed by an extraordinary event, such as fire, earthquake, flood, explosion, or other catastrophic occurrence.

Every public facility of the State, the University, and the school districts should have in force catastrophic insurance, which provides replacement costs, for all facilities.

The costs associated with the damage resulting from a catastrophic or extraordinary event should be covered by these insurance policies. They are not by definition *deferred maintenance*.

An extraordinary series of cascading events could conceivably flow from the deferral of a particular maintenance task, resulting in major damage or complete destruction of a facility. The costs associated with the damage resulting from such a cascade would be by definition *deferred maintenance* and are in addition unlikely to be covered by an insurance policy as the costs stem from the neglect of and failure to act by the owner-manager of the facility.

Example: The roof requires hot tar reroofing every fifth year. This task is deferred for several years, resulting in a major leak, which causes the heater to go out during the winter. The pipes freeze and burst; the floors are damaged beyond repair. The leak also damages the roof trusses, which subsequently break under an excessive snow load the following winter. This collapses in turn the interior walls both load-bearing and non-load bearing, breaking all windows, distorting all casements, and distorting, warping and destroying all doors and door jambs. Plumbing fixtures are frozen, and crack from the resultant ice, as does the water heater. The cement foundation in turn is frozen, then damaged by the freezing ice. Leaks even get onto the rebar in the cement, and start the process of destruction through rusting. All electrical systems short out, and some portions are torn from their hangers, distorted in that tearing. The fuse box is crushed.

University of Alaska

Deferred Maintenance Overview

November 5, 1997

University of Alaska FY99 Budget Request

Deferred Maintenance: #1

Deferred Maintenance - Overview

DRAFT

- **How the problem started:**

The university currently has a deferred maintenance backlog of over \$160 million dollars. This problem, which is not unique to either the university or the state, developed over a number of years and for a number of reasons. These include:

- The 1980s and early 1990s marked a period of rapid capital expansion for the university. Operating budgets, on the other hand, remained relatively flat and there were few incremental increases for new structures coming on-line. Increased operating costs for new facilities coupled with fixed cost increases for existing facilities reduced the amount available for maintenance and repair (M&R).
- Concurrently, existing university facilities continued to age. As buildings age, the amount needed for M&R climbs rapidly as components require increased maintenance. For example, a 20-year old building requires twice the annual expenditures for M&R than does a 10-year old building with the same value.
- In FY86, approximately \$1.4 million was removed from maintenance budgets and reallocated into maintaining the academic programs at UAF. This was quickly rectified and by FY87 the maintenance budget was back to pre-FY86 levels. State support to the university over this same two-year period decreased by over \$24 million or 14%.
- Deferred maintenance results not just from lack of adequate annual M&R, but also from the natural deterioration of facilities. While replacement of shorter-term facility components should be incorporated into the operating budget, replacement of major components such as roofs, electrical and mechanical systems, and building exteriors generally require capital funding. Capital appropriations for major renovation projects, however, have been limited and sporadic. The absence of adequate capital appropriations for renewal and replacement (R&R) during the 1980s and early 1990s contributed greatly to the accumulated deferred maintenance problem at the university.
- The methods of quantifying and linking operating M&R and R&R to deferred maintenance is still relatively new. It was not until the early 1990s that a formulaic approach was adopted to estimate the "right" amount of funds that should be spent annually on M&R and R&R to prevent the backlog of deferred maintenance.

University of Alaska FY99 Budget Request

Deferred Maintenance: #1

Deferred Maintenance - Overview (continued):

- **University efforts to correct the problem:**

In absence of adequate capital budgets and recognizing that deferred maintenance on university facilities can only be controlled if adequate annual expenditures are made on building maintenance, the Board of Regents in FY93 mandated that budget deficits in M&R be eliminated.

While since FY94 the university has more than adequately funded M&R, in absence of adequate capital budgets it has also been forced to expand the scope of its operating budget to include expenditures for major renovations that would more appropriately be funded through the capital budget. This kind of drain on the operating budget is very difficult, particularly in a period of declining support. No other state agency or public entity fully funds major renovation projects through its annual operating budget; it is unreasonable to think that the university can accomplish this without greatly harming instructional programs.

In accordance with the Board of Regents' commitment to try to fund the formulaic requirements for both M&R and R&R and in spite of budget reductions totaling \$7.9 million since FY94, university units have internally reallocated funds from non-maintenance budgets, increasing annual expenditures for M&R and R&R by \$7.6 million or 84%. Further, M&R/R&R budgets as a percentage of total state support increased from just over 5% in FY93 to nearly 10% in FY98. (Deferred Maintenance, #2)

In FY98, state support to the university decreased by \$3.4 million or 2% below FY97. This reduction notwithstanding, the Board of Regents directed that FY98 minimum budgets for M&R/R&R not be reduced below FY97 minimum budget levels. However, the Board deferred for one year the additional \$2.5 million that would have been reallocated to M&R and R&R under the Board's policy commitment.

- **Legislative appropriations:**

The Board of Regents' highest priority need for the last several years has been funding to reduce or eliminate the backlog of deferred maintenance. In 1994 the university compiled its first comprehensive assessment of the problem, identifying over \$150 million in specific deferred maintenance needs. The original list has since been updated to reflect inflation or better information, projects funded and completed, and/or further deterioration of

University of Alaska FY99 Budget Request

Deferred Maintenance: #1

Deferred Maintenance - Overview (continued):

facilities. At the current time, the university estimates that it has a remaining deferred maintenance backlog of approximately \$161 million.

Since FY93, the university has tried several different approaches in its attempts to inform the legislature and obtain funding to reduce or eliminate its backlog of deferred maintenance. These efforts have had only limited success, especially during the last two years. As a result, the university's deferred maintenance problem continues to grow as inflation and additional facility components reach or exceed their life cycle at a rate in excess of the annual capital appropriation and internal funding for renewal and replacement.

Board of Regents' capital requests and legislative appropriations for deferred maintenance since FY93 are summarized in the following table (Deferred Maintenance, #3).

- **FY99 Capital request for deferred maintenance and code compliance:**

The Board of Regents' FY99 capital request includes \$160,834.1 for systemwide deferred maintenance and code compliance. This represents the amount needed to eliminate the backlog of deferred maintenance on university facilities, based on November 1997 estimates.

Although the full amount is shown as an FY99 request, the university recognizes that the spread of capital appropriations for deferred maintenance over the next several years depends in large part upon the approval of a bonding package or similar funding mechanism. There are in fact bills pending in the current legislature that take this approach, and the university is supportive of their intent. Moreover, the university believes that a major capital investment over the next few years for deferred maintenance and code compliance, coupled with increased funding for building maintenance in the operating budget and modest capital appropriations in future years for major renovation projects, will allow the university to not only eliminate its deferred maintenance backlog within a reasonable time frame but also to prevent it from recurring.

University of Alaska FY99 Budget Request
Deferred Maintenance: #2

DRAFT

**University Investment in University Facilities
Maintenance & Repair/Renewal & Renovation as % of State Support
FY93 Actuals - FY98 Minimum Budget
(In thousands)**

	FY93	FY94	FY95	FY96	FY97	FY98 Minimum Budget*	\$ Change FY93-FY98	% Change FY93-FY98
State Appropriation*	\$170,409.2	\$174,815.6	\$172,633.4	\$171,580.0	\$170,346.6	\$166,934.5	(\$3,474.7)	-2.0%
Actual M&R/R&R Expenditures	\$9,021.4	\$13,037.0	\$14,394.7	\$15,570.3	\$16,741.1	\$16,594.3	\$7,572.9	83.9%
M&R/R&R Expenditures as % of State Appropriation	5.3%	7.5%	8.3%	9.1%	9.8%	9.9%		
Calculated/Formula Need:								
M&R	\$12,215.4	\$12,542.2	\$13,002.9	\$13,035.5	\$13,935.9	\$14,514.2	\$2,298.8	18.8%
R&R	9,570.5	9,685.3	10,343.9	11,331.1	12,480.2	13,618.6	\$4,048.1	42.3%
Total Calculated M&R/R&R	\$21,785.9	\$22,227.5	\$23,346.8	\$24,366.6	\$26,416.1	\$28,132.8	\$6,346.9	29.1%

- * State appropriations include general funds and Alaska Science & Technology Foundation (ASTF) funds. The FY98 GF/ASTF authorized budget is \$166,934.5, a decrease of \$3.4 million or 2% below FY97. This budget reduction notwithstanding, the Board of Regents has directed that FY98 minimum budgets for M&R and R&R not be reduced below FY97 minimum budget levels. However, the Board deferred for one year the incremental amount that would have been reallocated for M&R/R&R under current Board policy.

University of Alaska FY99 Budget Request
Deferred Maintenance: #3

University of Alaska
Deferred Maintenance Capital Requests and Appropriations
FY93 - FY98
(in thousands)

DRAFT

		<u>Board of Regents' Request</u>	<u>Legislative Appropriation</u>
Notes			
(1)	FY93	25,877.5	2,275.0
(1)	FY94	33,737.0	14,239.6
(2)	FY95	10,404.3 75,000.0	0.0
(3)	FY96	75,000.0	29,500.0
(4)	FY97	133,200.0	6,125.0
(1)	FY98	35,000.0	5,600.0
(4)	FY99	160,834.10	n/a
Total Legislative Appropriation FY93-FY98:			<u><u>\$57,739.6</u></u>

- (1) BOR requests in FY93, FY94 and FY98 proposed spreading full funding for deferred maintenance over six years. This approach has not been favorably accepted by the Legislature.
- (2) The FY95 BOR request included funding for code compliance and annual renewal and replacement. In addition, the Governor submitted legislation on behalf of the university to bond \$75 million for university deferred maintenance. No funding was received for either code compliance or deferred maintenance in FY95.
- (3) Bonding bills submitted by the Governor in 1994 were carried over to the 1995 legislature. The legislature did not approve the bonding proposals, but did appropriate \$29.5 million from Alaska Housing Finance Corporation reserves for university deferred maintenance.
- (4) The amounts requested in FY97 and FY99 represent the full amount of the university's deferred maintenance needs based on best estimates at that time.

University of Alaska
Unfunded Deferred Maintenance by MAU
(in thousands)

DRAFT

MAU	Non-Residential			Residential			Totals		
	FY96	FY97	FY98	FY96	FY97	FY98	FY96	FY97	FY98
UAA	33,729.0	35,917.5	38,592.4	2,733.0	2,638.0	3,273.0	36,462.0	38,555.5	41,865.4
UAF	77,244.0	112,951.9	105,258.7	16,421.0	10,898.4	10,898.4	93,665.0	123,850.3	116,157.1
UAS	2,863.0	2,038.5	2,142.2	220.2	669.4	669.4	3,083.2	2,707.9	2,811.6
Total UA	113,836.0	150,907.9	145,993.3	19,374.2	14,205.8	14,840.8	133,210.2	165,113.7	160,834.1

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA ANCHORAGE**

DRAFT

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
1	ANC	CAS	10 - 25	RENOVATE LOBBY/CORRIDOR	200,000	200,000
2	ANC	LIBRARY	10 - 25	REPLACE CARPET, 2nd FLOOR	375,000	575,000
3	ANC	ALLIED HEALTH	10 - 25	ADDITIONAL HEATING COILS & CTRLS	50,000	625,000
4	ANC	ALLIED HEALTH	10 - 25	REPAIR/REPLACE VAV BOXES	35,000	660,000
5	ANC	ALLIED HEALTH	10 - 25	REPLACE BOILERS	50,000	710,000
6	ANC	MCDONALD	10 - 25	REPLACE LIGHT FIXTURES	160,000	870,000
7	ANC	MCDONALD	10 - 25	REPLACE VAT FLOORING	150,000	1,020,000
8	ANC	MCDONALD	10 - 25	REPAIR RESTROOMS	175,000	1,195,000
9	ANC	MONSERUD	10 - 25	REPLACE CEILING TILE	135,000	1,330,000
10	ANC	MONSERUD	10 - 25	REPLACE LIGHT FIXTURES	90,000	1,420,000
11	ANC	MONSERUD	10 - 25	REPLACE VAT FLOORING	150,000	1,570,000
12	ANC	MONSERUD	10 - 25	REPAIR RESTROOMS	175,000	1,745,000
13	ANC	WILLIAMSON	10 - 25	REPLACE BOILERS/HEATING EQUIPMENT	75,000	1,820,000
14	ANC	WILLIAMSON	10 - 25	BOILER COMBUSTION/VENTILATION AIR	65,000	1,885,000
15	ANC	ALLIED HEALTH	10 - 25	PAINT/SEAL EXTERIOR	120,000	2,005,000
16	MSC	OKESON	26 - 28	PAINT, CARPET LIBRARY LOWER LEVEL	65,000	2,070,000
17	KPC	GOODRICH	8	REPLACE HVAC COMPONENTS	195,000	2,265,000
18	ANC	DIPLOMACY	10 - 25	REPLACE LOBBY CARPET	20,000	2,285,000
19	KOC	ALC	6	UPGRADE HVAC CONTROLS	75,000	2,360,000
20	MSC	KERTTULA	26 - 28	PAINT EXTERIOR	50,000	2,410,000
21	MSC	OKESON	26 - 28	PAINT/SEAL EXTERIOR, PH II	50,000	2,460,000
22	MSC	KERTTULA	26 - 28	REPAIR PARAPET WALLS & FLASHING	300,000	2,760,000
23	MSC	OKESON	26 - 28	REPAIR PARAPET WALLS & FLASHING	300,000	3,060,000
24	ANC	HARTLIEB	10 - 25	REPLACE LIGHT FIXTURES	120,000	3,180,000
25	ANC	HARTLIEB	10 - 25	REPLACE VAT FLOORING	150,000	3,330,000
26	ANC	HARTLIEB	10 - 25	REPAIR RESTROOMS	225,000	3,555,000
27	ANC	7&A	10 - 25	REPAIR/REPLACE HVAC SYSTEM, PH II	200,000	3,755,000
28	ANC	ALLIED HEALTH	10 - 25	PAINT INTERIOR	100,000	3,855,000
29	ANC	ALLIED HEALTH	10 - 25	REPAIR/REPLACE HARDWARE	100,000	3,955,000
30	ANC	ALLIED HEALTH	10 - 25	REPLACE CARPET, PH II	85,000	4,040,000
31	ANC	LIBRARY	10 - 25	REPAIR RESTROOMS	350,000	4,390,000
32	ANC	SCIENCE	10 - 25	REPLACE GALVANIZED DOMESTIC WATER PIPING	250,000	4,640,000
33	KOC	VO-TECH	6	REPAIR/REPLACE HVAC CONTROLS	75,000	4,715,000
34	KOC	VO-TECH	6	REPAIR ROOF DRAIN	10,000	4,725,000
35	KOC	VO-TECH	6	REPAIR HVAC SYSTEM, PH III	25,000	4,750,000
36	ANC	VARIOUS	10 - 25	REPAIR NATURAL GAS DISTRIBUTION SYSTEM	50,000	4,800,000
37	ANC	DIPLOMACY	10 - 25	REPAIR HVAC CONTROLS	250,000	5,050,000
38	MSC	CAMPUS-WIDE	26 - 28	REPAIR ROADS/STREET/PARKING	200,000	5,250,000
39	KOC	BENNY BENSON	6	REPAIR ELECTRICAL SYSTEM	61,000	5,311,000
40	KOC	BENNY BENSON	6	REPAIR CENTRAL HTG PLANT/DDC CTRLS	150,000	5,461,000
41	KOC	BENNY BENSON	6	REPAIR BATHROOM VENTILATION	8,000	5,469,000
42	ANC	ADMIN	10 - 25	REPLACE CARPET, PH II	190,000	5,659,000
43	ANC	CAMPUS CENTER	10 - 25	REPAIR CEILING SUPPORT SYSTEM	100,000	5,759,000
44	ANC	SPORTS CENTER	10 - 25	REPAIR CEILING SUPPORT SYSTEM	100,000	5,859,000
45	ANC	K	10 - 25	REPLACE ROOF, PH II	550,000	6,409,000
46	ANC	CAS	10 - 25	REPLACE ELEVATOR CONTROLS	50,000	6,459,000
47	ANC	WILLIAMSON	10 - 25	REPLACE ROOF	335,000	6,794,000
48	PWS	GROUDEN-HARRISON	35	REPAIR DOMESTIC WATER TREATMENT SYSTEM	20,000	6,814,000
49	PWS	GROUDEN-HARRISON	35	REPAIR BUILDING INSULATION	250,000	7,064,000
50	PWS	GROUDEN-HARRISON	35	REPLACE WINDOWS	40,000	7,104,000

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA ANCHORAGE**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
51	ANC	ARTS	10 - 25	REPAIR OUTSIDE AIR DAMPERS	15,000	7,119,000
52	ANC	VARIOUS	10 - 25	REPLACE SPINE ROOF	400,000	7,519,000
53	KPC	MCLANE	8	REPAIR ELECTRICAL SYSTEM	74,000	7,593,000
54	ANC	AVIATION CMLX	10 - 25	REPAIR PAVING & EXTERIOR	100,000	7,693,000
55	ANC	LIBRARY/VARIOUS	10 - 25	REPAIR/REPLACE TELEPHONE EQUIP. PH I	400,000	8,093,000
56	KPC	WARD	8	REPAIR ROOF	240,000	8,333,000
57	KPC	VARIOUS	8	REPAIR EMCS-FIRE MONITORING/SECURITY	180,000	8,513,000
58	ANC	ENGINEERING	10 - 25	REPLACE ENTRY GRATES	5,000	8,518,000
59	KPC	BROCKEL	8	REPAIR ENTRY	26,000	8,544,000
60	KPC	MCLANE	8	REPAIR SPRINKLER SYSTEM	44,000	8,588,000
61	KPC	MCLANE	8	REPAIR FIRE PROTECTION SYSTEM	20,000	8,608,000
62	ANC	MONSERUD	10 - 25	REPLACE PNEUMATIC CONTROLS	100,000	8,708,000
63	ANC	7&A	10 - 25	REPAIR FIRE SPRINKLER SYSTEM	150,000	8,858,000
64	ANC	VARIOUS	10 - 25	CORRECT FIRE PROTECTION DEFICIENCIES	200,000	9,058,000
65	ANC	VARIOUS	10 - 25	REPLACE EMERGENCY EXIT SIGNS	75,000	9,133,000
66	KPC	CAMPUS-WIDE	8	REPAIR FIRE PUMP SYSTEM	95,000	9,228,000
67	MSC	KERTTULA	26 - 28	REPAIR ROOF	511,000	9,739,000
68	KOC	ALC	6	REPAIR/REPLACE WINDOWS	25,000	9,764,000
69	ANC	LIBRARY	10 - 25	DDC STATIC CTRLS, LOW TEMP ALARMS	75,000	9,839,000
70	ANC	LIBRARY	10 - 25	REPAIR HVAC SYSTEM/CONTROLS	200,000	10,039,000
71	ANC	LIBRARY	10 - 25	SAFETY RAILS AND PLATFORMS, PLENUMS	50,000	10,089,000
72	ANC	WAREHOUSE	10 - 25	REPAIR VENTILATION DEFICIENCIES	75,000	10,164,000
73	ANC	CAS	10 - 25	REPAIR FIRE PROTECTION SYSTEM	120,000	10,284,000
74	ANC	SPORTS CENTER	10 - 25	REPLACE ROOF	1,400,000	11,684,000
75	ANC	SPORTS CENTER	10 - 25	REPAIR POOL GUTTERS & FILTER TANK	150,000	11,834,000
76	ANC	SPORTS CENTER	10 - 25	REPLACE ALUMINUM POOL	2,500,000	14,334,000
77	ANC	CAMPUS CENTER	10 - 25	REPAIR HVAC SYSTEM	115,000	14,449,000
78	ANC	CAS	10 - 25	REPLACE INTERIOR FINISHES, PH I	1,500,000	15,949,000
79	ANC	CAS	10 - 25	REPLACE LIGHT FIXTURES	185,000	16,134,000
80	ANC	SCIENCE	10 - 25	REPLACE LIGHT FIXTURES	90,000	16,224,000
81	ANC	ENGINEERING	10 - 25	REPAIR CURTAIN WALLS	56,500	16,280,500
82	ANC	ENGINEERING	10 - 25	REPAIR/SEAL EXTERIOR WINDOWS	356,000	16,636,500
83	ANC	ADMIN	10 - 25	REPAIR OVERHANG	235,000	16,871,500
84	ANC	CAMPUS CENTER	10 - 25	REPAIR RESTROOMS	220,000	17,091,500
85	ANC	SHORT	10 - 25	REPLACE LIGHTS/CEILING SYSTEM, PH II	190,000	17,281,500
86	ANC	SHORT	10 - 25	REPLACE INTERIOR FINISHES, PH II	285,000	17,566,500
87	ANC	SHORT	10 - 25	REPAIR/REPLACE DOORS/HARDWARE	130,000	17,696,500
88	ANC	SHORT	10 - 25	REPAIR/REPLACE VAT FLOORING	63,000	17,759,500
89	ANC	SCIENCE	10 - 25	REPAIR EMERGENCY POWER	35,000	17,794,500
90	ANC	AUTO/DIESEL	10 - 25	REPAIR MECHANICAL SYSTEM	225,000	18,019,500
91	ANC	AUTO/DIESEL	10 - 25	REPAIR/REPLACE EXHAUST HOODS	35,000	18,054,500
92	ANC	MCDONALD	10 - 25	REPLACE INTERIOR FINISHES	532,000	18,586,500
93	ANC	MCDONALD	10 - 25	REPLACE DOORS AND HARDWARE	100,000	18,686,500
94	ANC	ARTS	10 - 25	REPAIR/REPLACE HUMIDIFICATION SYSTEM	65,000	18,751,500
95	KOC	VARIOUS	6	REPAIR SIDEWALKS & PARKING	25,000	18,776,500
96	ANC	SPORTS CENTER	10 - 25	REPAIR/REPLACE GYM FLOOR, PH I	125,000	18,901,500
97	KOC	BENNY BENSON	6	REPLACE HALLWAY CARPET	10,000	18,911,500
98	KOC	BENNY BENSON	6	REPAIR INTERIOR/REPLACE FLOORING	50,000	18,961,500
99	KOC	ALC	6	REPLACE BATHROOM FLOORING	30,000	18,991,500
100	ANC	K	10 - 25	REPAIR FIRE PROTECTION SYSTEM, PH II	70,000	19,061,500

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA ANCHORAGE**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
101	ANC	MCDONALD	10 - 25	REPAIR ENTRY	300,000	19,361,500
102	ANC	AUTO/DIESEL	10 - 25	REPLACE LIGHTING	25,000	19,386,500
103	ANC	ARTS	10 - 25	REPAIR HARDWARE	35,000	19,421,500
104	ANC	ARTS	10 - 25	REPAIR ENTRY DOORS	32,000	19,453,500
105	ANC	AUTO/DIESEL	10 - 25	REPAIR/REPLACE DOORS/HARDWARE	56,000	19,509,500
106	ANC	AUTO/DIESEL	10 - 25	REPAIR RESTROOMS	125,000	19,634,500
107	ANC	HARTLIEB	10 - 25	REPAIR FIRE SPRINKLER SYSTEM	100,000	19,734,500
108	ANC	HARTLIEB	10 - 25	REPAIR FIRE DETECTION SYSTEM	225,000	19,959,500
109	ANC	ALLIED HEALTH	10 - 25	REPAIR FIRE ALARM SYSTEM	70,000	20,029,500
110	ANC	MONSERUD	10 - 25	REPLACE CARPET	78,000	20,107,500
111	ANC	MONSERUD	10 - 25	REPLACE INTERIOR FINISHES	341,000	20,448,500
112	ANC	AUTO/DIESEL	10 - 25	REPAIR FIRE SPRINKLER SYSTEM	100,000	20,548,500
113	ANC	EM-1	10 - 25	REPLACE EMERGENCY GENERATOR	75,000	20,623,500
114	ANC	EM-2	10 - 25	REPLACE EMERGENCY GENERATOR	75,000	20,698,500
115	PWS	GROUDEN-HARRISON	35	REPAIR FLOOR STRUCTURAL PROBLEMS	25,000	20,723,500
116	MSC	KERTTULA	26 - 28	REPLACE CEILING TILE	180,000	20,903,500
117	ANC	CUDDY	10 - 25	SEAL EXTERIOR	161,000	21,064,500
118	ANC	SHORT	10 - 25	REPAIR ENTRY	25,000	21,089,500
119	KOC	VARIOUS	6	REPAIR INTERIOR FINISHES	75,000	21,164,500
120	KPC	WARD	8	REPAIR FIRE PROTECTION SYSTEM	90,000	21,254,500
121	ANC	WILLIAMSON	10 - 25	PAINT THEATER AND LOBBY	40,000	21,294,500
122	ANC	WILLIAMSON	10 - 25	REPAIR/REPLACE CEILING	750,000	22,044,500
123	ANC	WILLIAMSON	10 - 25	REPAIR/REPLACE DOORS AND HARDWARE	250,000	22,294,500
124	KPC	CAMPUS-WIDE	8	REPAIR PARKING LOTS	1,030,000	23,324,500
125	KPC	CAMPUS-WIDE	8	REPAIR SURFACE DRAINAGE SYSTEMS	150,000	23,474,500
126	ANC	7&A	10 - 25	REPLACE ROOF	95,000	23,569,500
127	ANC	7&A	10 - 25	OSHA APPR ROOF LADDER & HATCH	25,000	23,594,500
128	ANC	7&A	10 - 25	REPLACE CEILING SYSTEM	35,000	23,629,500
129	HOM	CAMPUS-WIDE	7	REPAIR SITE DRAINAGE	85,000	23,714,500
130	ANC	SHORT	10 - 25	REPAIR RESTROOMS	175,000	23,889,500
131	ANC	ENGINEERING	10 - 25	REPLACE CARPET	98,000	23,987,500
132	ANC	CAMPUS CENTER	10 - 25	REPAIR/REPLACE ROOF	470,000	24,457,500
133	ANC	SPORTS CENTER	10 - 25	REPLACE BRANCH HEATING LINES	100,000	24,557,500
134	KPC	BROCKEL	8	REPLACE LIGHTING	70,000	24,627,500
135	KPC	WARD	8	REPAIR GREENHOUSE	180,000	24,807,500
136	ANC	VARIOUS	10 - 25	RETROFIT INTERIOR LIGHTING	69,400	24,876,900
137	ANC	BOOKSTORE	10 - 25	REPLACE LIGHT FIXTURES	50,000	24,926,900
138	ANC	BOOKSTORE	10 - 25	REPAIR/REPLACE CEILING	20,000	24,946,900
139	ANC	CAS	10 - 25	REPLACE ROOF, PH II	300,000	25,246,900
140	ANC	SHORT	10 - 25	SEAL EXTERIOR	25,000	25,271,900
141	ANC	MCDONALD	10 - 25	REPAIR/REPLACE MISC MECHANICAL	30,000	25,301,900
142	ANC	SHORT	10 - 25	REPAIR/REPLACE ELECTRICAL PANELS	125,000	25,426,900
143	ANC	K	10 - 25	REPAIR/REPLACE LIGHT FIXTURES PH II	65,000	25,491,900
144	KPC	BROCKEL	8	REPAIR FIRE PROTECTION SYSTEM	40,000	25,531,900
145	ANC	SPORTS CENTER	10 - 25	REPLACE REFRIGERATION PIPING, ICE RINK	100,000	25,631,900
146	ANC	SPORTS CENTER	10 - 25	REPAIR/REPLACE ICE RINK BOARDS	121,000	25,752,900
147	ANC	AUTO/DIESEL	10 - 25	SEAL EXTERIOR	60,000	25,812,900
148	ANC	K	10 - 25	REPLACE CORRIDOR WALLS	1,500,000	27,312,900
149	ANC	SPORTS CENTER	10 - 25	REPLACE JOGGING TRACK TILES	150,000	27,462,900
150	ANC	SPORTS CENTER	10 - 25	REPAIR/REPLACE GYM FLOOR, PH II	300,000	27,762,900

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA ANCHORAGE**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
151	ANC	HARTLIEB	10 - 25	REPAIR/REPLACE DOORS/HARDWARE	125,000	27,887,900
152	ANC	LIBRARY	10 - 25	REPAIR EXTERIOR SURFACES	50,000	27,947,900
153	ANC	ADMIN	10 - 25	REPLACE HUMIDIFICATION SYSTEM	150,000	28,097,900
154	PWS	GRCUDEN-HARRISON	35	REPAIR/REPLACE HVAC SYSTEM	100,000	28,197,900
155	PWS	GROUDEN-HARRISON	35	REPAIR/REPLACE PLUMBING	53,000	28,250,900
156	ANC	MONSERUD	10 - 25	REPAIR EXTERIOR REPAIR/REPLACE WINDOWS	46,000	28,296,900
157	ANC	CUDDY	10 - 25	REPAIR/REPLACE SOLID WASTE DISPOSAL SYSTEM	40,000	28,336,900
158	ANC	ARTS	10 - 25	REPAIR RESTROOMS	220,000	28,556,900
159	ANC	AUTO/DIESEL	10 - 25	REPAIR ROOF	375,000	28,931,900
160	ANC	HARTLIEB	10 - 25	REPLACE INTERIOR FINISHES, PH II	196,000	29,127,900
161	ANC	WILLIAMSON	10 - 25	REPAIR WALLS	500,000	29,627,900
162	MSC	SNCDGRASS	26 - 28	REPAIR ROOF FLASHINGS	75,000	29,702,900
163	MSC	SNCDGRASS	26 - 28	PAINT INTERIOR/EXTERIOR	100,000	29,802,900
164	ANC	AVIATION CMLPX	10 - 25	REPAIR/REPLACE BOILER	40,000	29,842,900
165	ANC	AVIATION CMLPX	10 - 25	REPAIR MECHANICAL SYSTEMS	67,000	29,909,900
166	ANC	SCIENCE	10 - 25	REPAIR FUME HOODS	20,000	29,929,900
167	ANC	SCIENCE	10 - 25	REPLACE MECHANICAL SYSTEM CTRLS	45,000	29,974,900
168	MSC	KERTTULA	26 - 28	REPAIR CONTROLS/BALANCE HVAC SYSTEM	176,000	30,150,900
169	MSC	OKESON	26 - 28	REPAIR HVAC SYSTEM, DDC CTRLS	150,000	30,300,900
170	ANC	ALLIED HEALTH	10 - 25	REFINISH INTERIOR	100,000	30,400,900
171	ANC	AVIATION CMLPX	10 - 25	REPAIR ROOF	575,000	30,975,900
172	ANC	MCDONALD	10 - 25	REPAIR LECTURE HALL INTERIORS	65,000	31,040,900
173	KPC	GOODRICH	8	REPAIR/REPLACE FLOOR	16,000	31,056,900
174	KPC	GOODRICH	8	REPAIR/REPLACE DOORS/HARDWARE	20,000	31,076,900
175	KPC	GOODRICH	8	REPAIR ENTRY	40,000	31,116,900
176	ANC	EM-1	10 - 25	CORRECT COOLING SYSTEM DEFICIENCIES	25,000	31,141,900
177	KPC	MCLANE	8	REPAIR SIDING	63,000	31,204,900
178	ANC	SPORTS CENTER	10 - 25	REPAIR/REPLACE BLEACHER DRIVE MOTORS	30,000	31,284,900
179	MSC	OKESON	26 - 28	PAINT INTERIOR WALLS	15,000	31,299,900
180	KPC	WARD	8	REPAIR ENTRY	13,000	31,312,900
181	KPC	WARD	8	RECOAT EXTERIOR	35,000	31,348,900
182	ANC	ARTS	10 - 25	REPAIR/REPLACE CARPET	290,000	31,638,900
183	ANC	ARTS	10 - 25	REPAIR ACOUSTICAL COVERINGS	35,000	31,673,900
184	KOC	VO-TECH	6	REPLACE DOMESTIC WATER PIPING	40,000	31,713,900
185	ANC	VARIOUS	10 - 25	REPAIR ASPHALT PAVING	400,000	32,113,900
186	KPC	MCLANE	8	REPLACE LIGHTING	90,000	32,203,900
187	PWS	CAMPUS-WIDE	35	REPAIR PARKING LOT	60,000	32,263,900
188	HOM	KACHEMAK	7	REPAIR ROOF	180,000	32,443,900
189	KOC	VO-TECH	6	REPAIR/REPLACE CEILINGS & LIGHTING	50,000	32,493,900
190	ANC	CAS	10 - 25	REPLACE INTERIOR FINISHES, PH II	775,000	33,268,900
191	ANC	SCIENCE	10 - 25	REPAIR HALLWAYS/REPLACE CARPET	100,000	33,368,900
192	ANC	K	10 - 25	SEAL EXTERIOR	24,000	33,392,900
193	ANC	MONSERUD	10 - 25	REPLACE ROOF	370,000	33,762,900
194	ANC	ENGINEERING	10 - 25	REPAIR ROOF, PH II	582,000	34,344,900
195	ANC	LIBRARY	10 - 25	REPLACE ROOF	800,000	35,144,900
196	ANC	CAMPUS CENTER	10 - 25	REPLACE HUMIDIFICATION SYSTEM	150,000	35,294,900
197	ANC	SPORTS CENTER	10 - 25	REPLACE HUMIDIFICATION SYSTEM	150,000	35,444,900
198	ANC	CAMPUS CENTER	10 - 25	REPAIR SLIDING PARTITIONS	150,000	35,594,900
199	ANC	SPORTS CENTER	10 - 25	REPAIR SAUNAS	125,000	35,719,900
200	ANC	SHORT	10 - 25	REPLACE ROOF	255,000	35,974,900

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA ANCHORAGE**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
201	ANC	K	10 - 25	REPLACE VIDEO CABLE TRAYS	68,000	36,042,900
202	ANC	SPORTS CENTER	10 - 25	REPLACE FLOOR COVERINGS	115,000	36,157,900
203	ANC	SPORTS CENTER	10 - 25	REPAIR/REPLACE DANCE FLOOR	61,000	36,218,900
204	KPC	GOODRICH	8	REPAIR FIRE PROTECTION SYSTEM	18,000	36,236,900
205	MSC	KERTTULA	26 - 28	REPAIR SIDEWALKS	25,000	36,261,900
206	MSC	OKESON	26 - 28	REPLACE ROOF	663,000	36,924,900
207	KOC	ALC	6	REPLACE LOUNGE CARPET	15,000	36,939,900
208	ANC	CUDDY	10 - 25	REPAIR/REPLACE KITCHEN EQUIPMENT	120,000	37,059,900
209	PWS	GROUDEN-HARRISON	35	REPLACE CARPET	100,000	37,159,900
210	PWS	GROUDEN-HARRISON	35	REPAIR INTERIOR LIGHTING SYSTEMS	25,000	37,184,900
211	KOC	BENNY BENSON	6	REPLACE ROOF	510,000	37,694,900
212	ANC	K	10 - 25	REPAIR DANCE FLOOR AIR VENT	5,000	37,699,900
213	ANC	LIBRARY	10 - 25	REPAIR PARKING LOT	612,500	38,312,400
214	ANC	SCIENCE	10 - 25	REPAIR ARCTIC ENTRY	70,000	38,382,400
215	MSC	KERTTULA	26 - 28	REPAIR BIOLOGY LAB BENCH	25,000	38,407,400
216	ANC	ENGINEERING	10 - 25	REPLACE COMPUTER COOLING	95,000	38,502,400
217	ANC	EM-1	10 - 25	REPLACE ROOF	45,000	38,547,400
218	ANC	EM-2	10 - 25	REPLACE ROOF	45,000	38,592,400

UAA NON-RESIDENTIAL DEFERRED MAINTENANCE TOTALS

38,592,400

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
1	FAI	DUCKERING	29 - 34	Cooling System Repairs	530,000		530,000
1	FAI	DUCKERING	29 - 34	Cooling System Repairs	700,000		1,230,000
1	FAI	DUCKERING	29 - 34	Replace Air Handling Equipment	1,785,000		3,015,000
1	FAI	DUCKERING	29 - 34	Replace propane, RO and air piping	300,000		3,315,000
				Provide isolation valves for equipment, individual utilities, etc.			
1	FAI	DUCKERING	29 - 34	Hydronic System Repairs	162,750		3,477,750
1	FAI	DUCKERING	29 - 34	Replace Sewer Lines in Basement	168,000		3,645,750
1	FAI	DUCKERING	29 - 34	Replace Outdoor Lighting Fixtures	95,000		3,740,750
1	FAI	DUCKERING	29 - 34	Replace Repair and Paint Concrete Walls	35,000		3,775,750
1	FAI	DUCKERING	29 - 34	Repair /replace Lighting	498,750		4,274,500
1	FAI	DUCKERING	29 - 34	Replace Curtain Wall Panels	1,460,000		5,734,500
1	FAI	DUCKERING	29 - 34	Floor Covering Replacement	75,000		5,809,500
1	FAI	DUCKERING	29 - 34	Ceiling Repairs	600,000		6,409,500
1	FAI	DUCKERING	29 - 34	ADA Improvements	60,000		6,469,500
1	FAI	DUCKERING	29 - 34	Code Corrections	183,750		6,653,250
					1,584,500		8,237,750
					(\$4,500,000)		3,737,750
				DUCKERING TOTAL:		3,737,750	3,737,750
2	FAI	RASMUSON LIB	29 - 34	HVAC System Repair/Repairs	5,800,000		9,537,750
2	FAI	RASMUSON LIB	29 - 34	Photo Lab Repair/Repairs	250,000		9,787,750
2	FAI	RASMUSON LIB	29 - 34	Walking Deck Waterproofing	75,000		9,862,750
2	FAI	RASMUSON LIB	29 - 34	Exterior Envelope Repairs	950,000		10,812,750
				Emergency Power System and Electrical Repairs			
2	FAI	RASMUSON LIB	29 - 34	Floor Covering Replacement	550,000		11,362,750
2	FAI	RASMUSON LIB	29 - 34	Interior Wall Finishes	875,000		12,237,750
2	FAI	RASMUSON LIB	29 - 34	Suspended Ceiling System Repair	750,000		12,987,750
2	FAI	RASMUSON LIB	29 - 34	Repair Water/Fire Lines	850,000		13,837,750
2	FAI	RASMUSON LIB	29 - 34	Repair and Replace Lighting System	175,000		14,012,750
					685,380		14,698,130
2	FAI	RASMUSON LIB	29 - 34	ADA Improvements incidental to DM work	350,000		15,048,130
2	FAI	RASMUSON LIB	29 - 34	Electrical / Sewer / Water Repairs	375,000		15,423,130
2	FAI	RASMUSON LIB	29 - 34	Door and Hardware Replacement	116,000		15,539,130
				RASMUSON LIBRARY TOTAL:		11,801,380	15,539,130
				Repair / replace Area and Theatre Lighting			
3	FAI	FINE ARTS	29 - 34	Systems	375,000		15,914,130
3	FAI	FINE ARTS	29 - 34	HVAC System Repairs - Theater	1,500,000		17,414,130
				Exterior Insulation/VB Replacement - Theater			
3	FAI	FINE ARTS	29 - 34	Electrical System Repairs - Theater	175,000		17,589,130
3	FAI	FINE ARTS	29 - 34	Floor Covering Replacement - Theater	150,000		17,739,130
3	FAI	FINE ARTS	29 - 34	Ceiling Repairs	600,000		18,339,130
3	FAI	FINE ARTS	29 - 34	Door & Hardware Replacement - Theater	600,000		18,939,130
				Repair Area and Concert Hall Lighting	45,000		18,984,130
3	FAI	FINE ARTS	29 - 34	Systems	360,000		19,344,130
3	FAI	FINE ARTS	29 - 34	HVAC System Repairs - Music	1,100,000		20,444,130
3	FAI	FINE ARTS	29 - 34	Mechanical Room Floors Repairs - Music	36,000		20,480,130
3	FAI	FINE ARTS	29 - 34	Floor Covering Replacement - Music	400,000		20,880,130
3	FAI	FINE ARTS	29 - 34	Interior Finishes Repairs - Music	170,000		21,050,130
3	FAI	FINE ARTS	29 - 34	Ceiling Repairs	400,000		21,450,130
3	FAI	FINE ARTS	29 - 34	Door & Hardware Replacement - Music	60,000		21,510,130
3	FAI	FINE ARTS	29 - 34	Electrical System Repairs / reconfiguration	250,000		21,760,130
3	FAI	FINE ARTS	29 - 34	HVAC System Repairs - Art	1,500,000		23,260,130
3	FAI	FINE ARTS	29 - 34	Floor Covering Replacement - Art	300,000		23,560,130
3	FAI	FINE ARTS	29 - 34	Ceiling Repairs	300,000		23,860,130
3	FAI	FINE ARTS	29 - 34	Darkroom/HVAC Repair	80,000		23,940,130
3	FAI	FINE ARTS	29 - 34	Site Drainage Emergency Repairs	72,010		24,012,140
				FINE ARTS TOTAL:		8,473,010	24,012,140
				Repair / Replace Plumbing systems (sewer, hot and cold water)			
4	FAI	BROOKS	29 - 34	Repair / Replace Electrical System	252,600		24,264,740
4	FAI	BROOKS	29 - 34	Replace Lighting	199,975		24,464,715
					199,975		24,664,690
4	FAI	BROOKS	29 - 34	Exterior Restoration / Insulation / Windows	350,000		25,014,690
4	FAI	BROOKS	29 - 34	Replace Roof	165,000		25,179,690
4	FAI	BROOKS	29 - 34	Floor Covering Replacement	210,500		25,390,190

**FY98 DEFERRED MAINTENANCE
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UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
4	FAI	BROOKS	29 - 34	Door and Hardware Replacement	110,000		25,500,190
4	FAI	BROOKS	29 - 34	Ceiling Replacement	193,660		25,693,850
4	FAI	BROOKS	29 - 34	Replace west side of building sidewalks	20,000		25,713,850
4	FAI	BROOKS	29 - 34	Ventilation Distribution System	568,350		26,282,200
4	FAI	BROOKS	29 - 34	Repair utilities	300,000		26,582,200
4	FAI	BROOKS	29 - 34	ADA Elevator / Restrooms	1,200,000		27,782,200
4	FAI	BROOKS	29 - 34	Replace outdoor lighting fixtures	20,000		27,802,200
4	FAI	BROOKS	29 - 34	Code Corrections	390,480		28,192,680
4				BROOKS TOTAL:		4,180,540	28,192,680
5	FAI	AHRC	29 - 34	HVAC Equipment Replacement	2,785,000		30,977,680
5	FAI	AHRC	29 - 34	Replace Fume Hoods	1,760,000		32,737,680
5	FAI	AHRC	29 - 34	Rehabilitate Bldg Drain Piping	200,000		32,937,680
5	FAI	AHRC	29 - 34	Sewer Main Distr. Repairs (MH K)	356,000		33,293,680
5	FAI	AHRC	29 - 34	Ventilation Distribution Repairs	334,200		33,627,880
5	FAI	AHRC	29 - 34	Hydronic System Repairs	334,200		33,962,080
5	FAI	AHRC	29 - 34	Replace Service Transformers	90,000		34,052,080
5	FAI	AHRC	29 - 34	Repair / replace Lighting	529,150		34,581,230
5	FAI	AHRC	29 - 34	Recaulk Penthouse Exterior Panels	90,000		34,671,230
5	FAI	AHRC	29 - 34	Replace Floor Coverings	1,114,000		35,785,230
5	FAI	AHRC	29 - 34	ADA Improvements	192,450		35,977,680
5	FAI	AHRC	29 - 34	Repair services within laboratories	1,250,000		37,227,680
5	FAI	AHRC	29 - 34	Animal Quarters repairs	75,000		37,302,680
5	FAI	AHRC	29 - 34	Code Corrections	1,290,000		38,592,680
5				AHRC TOTAL:		10,400,000	38,592,680
6	FAI	O'NEILL	29 - 34	Restoration/Drainage and Surfacing	252,000		38,844,680
6	FAI	O'NEILL	29 - 34	Propane Storage Repairs	67,200		38,911,880
6	FAI	O'NEILL	29 - 34	HVAC Equipment Repair	1,633,500		40,545,380
6	FAI	O'NEILL	29 - 34	Electrical Switchgear Renovation	96,000		40,641,380
6	FAI	O'NEILL	29 - 34	Repair /replace Lighting	287,375		40,928,755
6	FAI	O'NEILL	29 - 34	Exterior Repairs and additional insulation	250,000		41,178,755
6	FAI	O'NEILL	29 - 34	Ceiling Replacement	230,000		41,408,755
6	FAI	O'NEILL	29 - 34	Floor Covering Replacement	605,000		42,013,755
6	FAI	O'NEILL	29 - 34	ADA Improvements	105,875		42,119,630
6	FAI	O'NEILL	29 - 34	Foundation Repairs	66,000		42,185,630
6	FAI	O'NEILL	29 - 34	Structural Roof Deck Repairs	360,000		42,545,630
6	FAI	O'NEILL	29 - 34	Code Corrections	157,300		42,702,930
6				O'NEILL TOTAL:		4,110,250	42,702,930
				Storm Drain Repairs (No. & East of O'Neill & Irving)			
7	FAI	IRVING I	29 - 34	& Irving)	38,400		42,741,330
7	FAI	IRVING I	29 - 34	HVAC Equipment Replacement	600,000		43,341,330
7	FAI	IRVING I	29 - 34	Lab Ventilation Repair	1,500,000		44,841,330
7	FAI	IRVING I	29 - 34	Chiller System Repairs	500,000		45,341,330
7	FAI	IRVING I	29 - 34	Plumbing System Repairs	75,000		45,416,330
7	FAI	IRVING I	29 - 34	Electrical System Repairs	192,000		45,608,330
7	FAI	IRVING I	29 - 34	Replace Lighting	315,068		45,923,398
7	FAI	IRVING I	29 - 34	Replace Exterior Lighting	35,000		45,958,398
7	FAI	IRVING I	29 - 34	Exterior Envelope Repairs	150,000		46,108,398
7	FAI	IRVING I	29 - 34	Ceiling System Replacement	610,235		46,718,633
7	FAI	IRVING I	29 - 34	Floor Covering Replacement	663,300		47,381,933
7	FAI	IRVING I	29 - 34	ADA Improvements	116,078		47,498,011
7	FAI	IRVING I	29 - 34	Elevator Rehabilitation	150,000		47,648,011
7	FAI	IRVING I	29 - 34	Upgrade Service Transformer	75,000		47,723,011
7	FAI	IRVING I	29 - 34	Code Corrections	1,836,768		49,559,779
7				IRVING I TOTAL:		6,856,849	49,559,779
8	FAI	IRVING II	29 - 34	Lab Ventilation Repair	800,000		50,359,779
8	FAI	IRVING II	29 - 34	High Voltage Repair	180,000		50,539,779
8	FAI	IRVING II	29 - 34	Secondary Voltage Repairs/Repair	300,000		50,839,779
8	FAI	IRVING II	29 - 34	Replace lighting	108,300		50,948,079
8	FAI	IRVING II	29 - 34	Fenestration Renovation	75,000		51,023,079
8	FAI	IRVING II	29 - 34	Exterior Envelope Repairs	200,000		51,223,079
8	FAI	IRVING II	29 - 34	Foundation Waterproofing	85,000		51,308,079
8	FAI	IRVING II	29 - 34	Ceiling Replacement	209,760		51,517,839
8	FAI	IRVING II	29 - 34	Floor Covering Replacement	228,000		51,745,839
8	FAI	IRVING II	29 - 34	ADA Improvements	39,900		51,785,739
8	FAI	IRVING II	29 - 34	Elevator Repairs	75,000		51,860,739
8	FAI	IRVING II	29 - 34	HVAC System Repairs	200,000		52,060,739
8	FAI	IRVING II	29 - 34	Code Corrections	59,280		52,120,019

**FY98 DEFERRED MAINTENANCE
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Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
8				IRVING II TOTAL:		2,560,240	52,120,019
9	FAI	GRUENING	29 - 34	HVAC System Repair	2,750,000		54,870,019
9	FAI	GRUENING	29 - 34	Lighting Control System Repairs	310,000		55,180,019
9	FAI	GRUENING	29 - 34	Door & Hardware Replacement	97,800		55,277,819
9	FAI	GRUENING	29 - 34	Repair Walls	438,300		55,716,119
9	FAI	GRUENING	29 - 34	Plumbing System Repairs	295,000		56,011,119
9	FAI	GRUENING	29 - 34	Repair/Replace Electrical Systems	325,000		56,336,119
				Exterior Envelope Crack Repair/Window			
9	FAI	GRUENING	29 - 34	Sealing	131,000		56,467,119
9	FAI	GRUENING	29 - 34	Repair Water/Fire Lines	157,000		56,624,119
9	FAI	GRUENING	29 - 34	Electrical Switchgear Renovation	220,000		56,844,119
9	FAI	GRUENING	29 - 34	Storm Drain Repairs	122,050		56,966,169
9	FAI	GRUENING	29 - 34	Replace Stairwell Incandescent to HPS	42,000		57,008,169
9	FAI	GRUENING	29 - 34	Elevator Repairs	225,000		57,233,169
				GRUENING TOTAL:		5,113,150	57,233,169
10	FAI	PATTY CENTER	29 - 34	HVAC System Repair	1,200,000		58,433,169
				Restore Exterior Wall Envelope/Vapor			
10	FAI	PATTY CENTER	29 - 34	Barrier	100,000		58,533,169
10	FAI	PATTY CENTER	29 - 34	Ceiling Replacement	200,000		58,733,169
10	FAI	PATTY CENTER	29 - 34	Repair Entrances	120,000		58,853,169
				Electrical Secondary Distribution			
10	FAI	PATTY CENTER	29 - 34	Renovation	175,000		59,028,169
10	FAI	PATTY CENTER	29 - 34	Floor Covering Replacement	105,950		59,134,119
10	FAI	PATTY CENTER	29 - 34	Door & Hardware Replacement	35,000		59,169,119
10	FAI	PATTY CENTER	29 - 34	Rifle Range Walking Deck Replacement	75,000		59,244,119
10	FAI	PATTY CENTER	29 - 34	Main Entrance Walking Deck Repairs	60,000		59,304,119
				Pool & Support Systems			
10	FAI	PATTY CENTER	29 - 34	Repair/Replacement	2,500,000		61,804,119
				Replace Service Conductors and Add			
10	FAI	PATTY CENTER	29 - 34	cableway	50,000		61,854,119
10	FAI	PATTY CENTER	29 - 34	Site Drainage Emergency Repairs	69,000		61,923,119
10	FAI	PATTY CENTER	29 - 34	Sewer Main Distr. Repairs (collection)	242,000		62,165,119
				PATTY CENTER TOTAL:		4,931,950	62,165,119
11	FAI	PATTY ICE ARENA	29 - 34	HVAC System Repair	750,000		62,915,119
11	FAI	PATTY ICE ARENA	29 - 34	Floor Covering Repairs	210,000		63,125,119
11	FAI	PATTY ICE ARENA	29 - 34	Wall Surface Repairs	136,000		63,261,119
11	FAI	PATTY ICE ARENA	29 - 34	Ice Refrigeration System Repairs	125,500		63,386,619
11	FAI	PATTY ICE ARENA	29 - 34	Door / Hardware Repairs	85,250		63,471,869
				PATTY ICE ARENA TOTAL:		1,306,750	63,471,869
12	FAI	GEIST MUSEUM	29 - 34	Darkroom HVAC Repair	80,000		63,551,869
12	FAI	GEIST MUSEUM	29 - 34	HVAC Controls repairs	250,000		63,801,869
12	FAI	GEIST MUSEUM	29 - 34	Repair Flashing	100,000		63,901,869
12	FAI	GEIST MUSEUM	29 - 34	Foundation Waterproofing	175,000		64,076,869
12	FAI	GEIST MUSEUM	29 - 34	Exterior Wall/Window Repairs	130,000		64,206,869
12	FAI	GEIST MUSEUM	29 - 34	Exterior Wall Vapor Barrier Repairs	300,000		64,506,869
12	FAI	GEIST MUSEUM	29 - 34	Repair/Replace Electrical Systems	100,000		64,606,869
12	FAI	GEIST MUSEUM	29 - 34	Floor Covering Replacement	200,000		64,806,869
12	FAI	GEIST MUSEUM	29 - 34	Repair/Replace Security System	110,000		64,916,869
12	FAI	GEIST MUSEUM	29 - 34	Fire Alarm Repairs	100,000		65,016,869
12	FAI	GEIST MUSEUM	29 - 34	Architectural Finishes repairs	167,000		65,183,869
12	FAI	GEIST MUSEUM	29 - 34	Skylight Repairs	150,000		65,333,869
12	FAI	GEIST MUSEUM	29 - 34	Lighting Repairs	152,000		65,485,869
				GEIST MUSEUM TOTAL:		2,014,000	65,485,869
13	FAI	AFES FARM	29 - 34	Replace Roof Herder's Residence	10,000		65,495,869
13	FAI	AFES FARM	29 - 34	Repair Herder's Residence	16,000		65,511,869
13	FAI	AFES FARM	29 - 34	Replace Roof Barn	180,000		65,691,869
13	FAI	AFES FARM	29 - 34	Replace Roof Maintenance Shop	40,000		65,731,869
13	FAI	AFES FARM	29 - 34	Replace Roof Visitor Center	15,000		65,746,869
				Replace Roof & Soffitt Green House			
13	FAI	AFES FARM	29 - 34	Complex	162,000		65,908,869
13	FAI	AFES FARM	29 - 34	Replace Roof Feed Mills/Repair Walls	70,000		65,978,869
13	FAI	AFES FARM	29 - 34	Repair Envelope - Barn	75,000		66,053,869
13	FAI	AFES FARM	29 - 34	Repair Visitor Center	44,000		66,097,869
				Repair and replace Water Lines/Fire			
13	FAI	AFES FARM	29 - 34	Protection	250,000		66,347,869
13	FAI	AFES FARM	29 - 34	Rehab Animal Waste Collection. System	90,000		66,437,869
13	FAI	AFES FARM	29 - 34	Repair/Repair Overhead Dist. Wiring	79,000		66,516,869

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Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
13	FAI	AFES FARM	29 - 34	Repair deteriorating exterior lighting	25,000		66,541,869
				Sewer Main Distribution Repairs(Parks Hwy Crossing)			
13	FAI	AFES FARM	29 - 34	Sewer Main Distribution Repairs(W Tanana Dr/AK RR)	215,000		66,756,869
13	FAI	AFES FARM	29 - 34	Storm Drain Repairs	204,000		66,960,869
13	FAI	AFES FARM	29 - 34	AFES FARM TOTAL:	28,000	1,503,000	66,988,869
14	FAI	CONSTIT. HALL	29 - 34	Window Replacement	250,000		67,238,869
14	FAI	CONSTIT. HALL	29 - 34	Exterior Surface Restoration	250,000		67,488,869
14	FAI	CONSTIT. HALL	29 - 34	Exterior Envelope Repairs	150,000		67,638,869
14	FAI	CONSTIT. HALL	29 - 34	Floor Covering Replacement	78,000		67,716,869
14	FAI	CONSTIT. HALL	29 - 34	Door Repairs / Replacement	167,000		67,883,869
14	FAI	CONSTIT. HALL	29 - 34	Wall surface repairs	54,500		67,938,369
14	FAI	CONSTIT. HALL	29 - 34	Heating System Repairs	210,000		68,148,369
14	FAI	CONSTIT. HALL	29 - 34	Electrical system repairs	150,000		68,298,369
14	FAI	CONSTIT. HALL	29 - 34	Plumbing system repairs	79,450		68,377,819
14	FAI	CONSTIT. HALL	29 - 34	Ceiling repairs	136,630		68,514,449
14				CONSTITUTION HALL TOTAL:		1,525,580	68,514,449
15	FAI	EIELSON	29 - 34	HVAC Repairs	750,000		69,264,449
15	FAI	EIELSON	29 - 34	Exterior Window Repairs / replacement	250,000		69,514,449
15	FAI	EIELSON	29 - 34	Electrical System Repairs	250,000		69,764,449
15	FAI	EIELSON	29 - 34	Floor Covering Replacement	64,000		69,828,449
15	FAI	EIELSON	29 - 34	Door & Hardware Replacement	40,000		69,868,449
15	FAI	EIELSON	29 - 34	Plumbing System Repairs	45,000		69,913,449
15	FAI	EIELSON	29 - 34	Fire Alarm repairs / modifications	81,000		69,994,449
15	FAI	EIELSON	29 - 34	Hydronic System Repairs	150,000		70,144,449
15	FAI	EIELSON	29 - 34	Modify and repair South Entry Lighting	25,000		70,169,449
15	FAI	EIELSON	29 - 34	Replace Deteriorating Exterior Lighting	30,000		70,199,449
15				EIELSON TOTAL:		1,685,000	70,199,449
16	FAI	ELVEY	29 - 34	Lighting Controls Renovation/Replacement	500,000		70,699,449
16	FAI	ELVEY	29 - 34	Electrical Control and Distribution Repairs	250,000		70,949,449
16	FAI	ELVEY	29 - 34	Exterior Column Repairs	120,000		71,069,449
16	FAI	ELVEY	29 - 34	HVAC System Repairs	2,500,000		73,569,449
16	FAI	ELVEY	29 - 34	Foyer/Annex Roof/Termination	100,000		73,669,449
16	FAI	ELVEY	29 - 34	Exterior Envelope Repairs	450,000		74,119,449
16	FAI	ELVEY	29 - 34	Foundation Waterproofing	100,000		74,219,449
16	FAI	ELVEY	29 - 34	Floor Covering Replacement	900,000		75,119,449
16	FAI	ELVEY	29 - 34	Ceiling Repairs	900,000		76,019,449
16	FAI	ELVEY	29 - 34	Exterior Walkway Reconstruction	90,000		76,109,449
16	FAI	ELVEY	29 - 34	Exterior Steps Reconstruction	50,000		76,159,449
16	FAI	ELVEY	29 - 34	Replace service transformers	90,000		76,249,449
16	FAI	ELVEY	29 - 34	Hydronic System Repairs	800,000		77,049,449
16	FAI	ELVEY	29 - 34	Sewer Main Distr. Repairs (MH K)	368,050		77,417,499
16				ELVEY TOTAL:		7,218,050	77,417,499
17	FAI	INTER CAMPUS-HARPER	29 - 34	Electrical Repair	145,000		77,562,499
17	FAI	INTER CAMPUS-HARPER	29 - 34	Repair/Replace ACM Panels	95,000		77,657,499
17	FAI	INTER CAMPUS-HARPER	29 - 34	Renovate HBO System	75,000		77,732,499
17	FAI	INTER CAMPUS-HARPER	29 - 34	Replace/Relocate Sewer Lift Station	15,000		77,747,499
17	FAI	INTER CAMPUS-HARPER	29 - 34	Renovate Exterior Window System	38,000		77,785,499
17	FAI	INTER CAMPUS-HARPER	29 - 34	Floor covering replacement / repairs	165,150		77,950,649
17	FAI			INTERIOR CAMPUS-HARPER TOTAL:		533,150	77,950,649
18	FAI	HEALTH/SAFETY	29 - 34	HVAC Renovation	350,530		78,301,179
18	FAI	HEALTH/SAFETY	29 - 34	Electrical System Repair	185,000		78,486,179
18	FAI	HEALTH/SAFETY	29 - 34	Ceiling Repair	110,000		78,596,179
18	FAI	HEALTH/SAFETY	29 - 34	Floor Covering Replacement	180,000		78,776,179
18	FAI	HEALTH/SAFETY	29 - 34	Wall Repairs/Patch & Paint	87,000		78,863,179
18	FAI	HEALTH/SAFETY	29 - 34	Door & Hardware Replacement	22,000		78,885,179
18	FAI	HEALTH/SAFETY	29 - 34	Plumbing System Repairs	135,000		79,020,179
18	FAI			HEALTH/SAFETY TOTAL:		1,069,530	79,020,179
19	FAI	WOOD CENTER	29 - 34	HVAC System Repair	725,000		79,745,179

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19	FAI	WOOD CENTER	29 - 34	Building Envelope Vapor Barrier	100,000		79,845,179
19	FAI	WOOD CENTER	29 - 34	Roof Replacement/Repairs	50,000		79,895,179
19	FAI	WOOD CENTER	29 - 34	Repair Kitchen walk-in Coolers	60,000		79,955,179
19	FAI	WOOD CENTER	29 - 34	Replace Hot Water Heater	55,000		80,010,179
19	FAI	WOOD CENTER	29 - 34	Main Entrance Walking Deck Repairs	50,000		80,060,179
19	FAI	WOOD CENTER	29 - 34	Lighting/Controls Repairs	300,000		80,360,179
19	FAI	WOOD CENTER	29 - 34	Floor Covering Replacement	120,000		80,480,179
19	FAI	WOOD CENTER	29 - 34	Ceiling Repairs	200,000		80,680,179
19	FAI	WOOD CENTER	29 - 34	Wall Finishes	240,000		80,920,179
19	FAI	WOOD CENTER	29 - 34	Door & Hardware Replacement	125,000		81,045,179
19	FAI	WOOD CENTER	29 - 34	Lift Station Repairs	25,000		81,070,179
19	FAI	WOOD CENTER	29 - 34	Plumbing Piping Repair	165,000		81,235,179
19	FAI	WOOD CENTER	29 - 34	Electrical Repairs	150,000		81,385,179
19	FAI	WOOD CENTER	29 - 34	Replace Aluminum Feeder Cables	50,000		81,435,179
19	FAI	WOOD CENTER	29 - 34	Ballroom PA System Repairs	55,000		81,490,179
19	FAI	WOOD CENTER	29 - 34	Bathroom Fixture Replacement	43,000		81,533,179
19	FAI			WOOD CENTER TOTAL:		2,513,000	81,533,179
20	PALMER	AFES FARM	26 - 28	HVAC Repair	100,000		81,633,179
20				AFES PALMER FARM TOTAL:		100,000	81,633,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Alarm System Repairs	20,000		81,653,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Repair / Replace Lighting System	30,000		81,683,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Emergency Lighting Repairs	5,000		81,688,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Exterior Lighting Rehabilitation	2,000		81,690,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Heating System Boiler Replacement	65,000		81,755,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Rehabilitate Restrooms	10,000		81,765,179
20	DLHAM	BRISTOL BAY CAMPUS	39	Realign Exterior Doors	500		81,765,679
20	DLHAM	BRISTOL BAY CAMPUS	39	Paint Walls	5,000		81,770,679
20				BRISTOL BAY CAMPUS TOTAL:		137,500	81,770,679
20	KOTZ	CHUKCHI CMP	37	Exterior Rehabilitation	35,000		81,805,679
20	KOTZ	CHUKCHI CMP	37	Replace Exterior Windows	70,000		81,875,679
20	KOTZ	CHUKCHI CMP	37	Replace Flooring and Interior Finishes	35,000		81,910,679
20	KOTZ	CHUKCHI CMP	37	Replace Suspended Ceiling System	40,000		81,950,679
20	KOTZ	CHUKCHI CMP	37	Roof & Chimney Repairs	12,000		81,962,679
20	KOTZ	CHUKCHI CMP	37	Water System Repairs	35,000		81,997,679
20	KOTZ	CHUKCHI CMP	37	Replace Fire Alarm	38,800		82,036,479
20		CHUKCHI CAMPUS-INTERIOR CAMPUS-		CHUKCHI CAMPUS TOTAL:		265,800	82,036,479
20	FAI	DTC	29 - 34	HVAC Renovation	45,000		82,081,479
20	FAI	DTC	29 - 34	Elevator Infiltration Control	15,000		82,096,479
20	FAI	DTC	29 - 34	Flooring Replacement	95,000		82,191,479
20	FAI	DTC	29 - 34	DTC Window Replacement	175,000		82,366,479
20	FAI	DTC	29 - 34	Restoration of Drainage & Surfacing	184,000		82,550,479
20				INTERIOR CAMPUS TOTAL:		514,000	82,550,479
20	BETHEL	KUSKOKWIM CMP	39	Shop Repairs (Voc-Tec)	1,250,000		83,800,479
20	BETHEL	KUSKOKWIM CMP	39	Roof Repairs	50,000		83,850,479
20	BETHEL	KUSKOKWIM CMP	39	Back-up Boiler Repairs	26,000		83,876,479
20	BETHEL	KUSKOKWIM CMP	39	Fire Alarm System Repair	150,000		84,026,479
20	BETHEL	KUSKOKWIM CMP	39	Foundation Rehabilitation	55,000		84,081,479
20	BETHEL	KUSKOKWIM CMP	39	Window Replacement	20,000		84,101,479
20	BETHEL	KUSKOKWIM CMP	39	Window Replacement	20,000		84,121,479
20	BETHEL	KUSKOKWIM CMP	39	Repair Main Entry	55,000		84,176,479
20	BETHEL	KUSKOKWIM CMP	39	Rehabilitate Mechanical Room	75,000		84,251,479
20	BETHEL	KUSKOKWIM CMP	39	Rehabilitate Foundation	55,000		84,306,479
20				KUSKOKWIM CAMPUS TOTAL:		1,756,000	84,306,479
20	MATSU	AFES FARM	26 - 28	Pump & Controls Replacement	125,000		84,431,479

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20	MATSU	AFES FARM	26 - 28	Water Supply/Distribution System Repairs	200,000		84,631,479
20	MATSU	AFES FARM	26 - 28	Venting System Rehabilitation	10,000		84,641,479
20	MATSU	AFES FARM	26 - 28	Renovate Exterior Envelope	25,000		84,666,479
20	MATSU	AFES FARM	26 - 28	Floor Replacement	15,000		84,681,479
20	MATSU	AFES FARM	26 - 28	Controls Rehabilitation	200,000		84,881,479
20				MATSU AFES FARM TOTAL:		575,000	84,881,479
20	NOME	NORTHWEST CMP	38	Boiler Replacement	120,000		85,001,479
20	NOME	NORTHWEST CMP	38	Window & Door Replacement	5,000		85,006,479
20	NOME	NORTHWEST CMP	38	Floors, Walls & Ceiling Repairs	20,000		85,026,479
20	NOME	NORTHWEST CMP	38	Window & Door Replacement	6,000		85,032,479
20	NOME	NORTHWEST CMP	38	Replace Doors & Hardware	15,000		85,047,479
20	NOME	NORTHWEST CMP	38	Interior Finishes Replacement	25,000		85,072,479
20	NOME	NORTHWEST CMP	38	Flooring Replacement	8,000		85,080,479
20	NOME	NORTHWEST CMP	38	Repair Greenhouse	9,000		85,089,479
20	NOME	NORTHWEST CMP	38	Flooring Replacement	5,000		85,094,479
20	NOME	NORTHWEST CMP	38	Flooring Replacement	5,000		85,099,479
20	NOME	NORTHWEST CMP	38	Flooring Replacement	5,000		85,104,479
20	NOME	NORTHWEST CMP	38	HVAC Repairs	75,000		85,179,479
20	NOME	NORTHWEST CMP	38	Flooring Replacement	5,000		85,184,479
20	NOME	NORTHWEST CMP	38	Exterior Envelope Renovation	10,000		85,194,479
20	NOME	NORTHWEST CMP	38	Window Replacement	30,000		85,224,479
20	NOME	NORTHWEST CMP	38	Flooring Replacement	5,000		85,229,479
20				NORTHWEST CAMPUS (NOME) TOTAL:		348,000	85,229,479
20	PALMER	RESEARCH CTR	26 - 28	Interior Surface Rehabilitation	250,000		85,479,479
20	PALMER	RESEARCH CTR	26 - 28	Roof Replacement	40,000		85,519,479
20	PALMER	RESEARCH CTR	26 - 28	Exterior Restoration	75,000		85,594,479
20	PALMER	RESEARCH CTR	26 - 28	Interior Rehabilitation	80,000		85,674,479
20	PALMER	RESEARCH CTR	26 - 28	HVAC Repairs	250,000		85,924,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	20,000		85,944,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	28,000		85,972,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	28,000		86,000,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	20,000		86,020,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	20,000		86,040,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	20,000		86,060,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	20,000		86,080,479
20	PALMER	RESEARCH CTR	26 - 28	Replace Roofing	28,000		86,108,479
20				PALMER RESEARCH CENTER TOTAL:		879,000	86,108,479
20	SEWARD	MARINE CENTER	8	Roof Repairs	180,000		86,288,479
20	SEWARD	MARINE CENTER	8	HVAC Repairs	50,000		86,338,479
20	SEWARD	MARINE CENTER	8	Laboratory Furnishings Renovation	10,000		86,348,479
20	SEWARD	MARINE CENTER	8	New Wet Labs Drain	20,000		86,368,479
20	SEWARD	MARINE CENTER	8	Exterior Lighting	15,000		86,383,479
20	SEWARD	MARINE CENTER	8	Restroom Rehabilitation	30,000		86,413,479
20	SEWARD	MARINE CENTER	8	Replace Carpet (213 S4)	12,000		86,425,479
20	SEWARD	MARINE CENTER	8	Aquaculture Pond Repair	20,000		86,445,479
20	SEWARD	MARINE CENTER	8	Furnace Repairs/Heating Repair	25,000		86,470,479
20	SEWARD	MARINE CENTER	8	Entryway Repairs	50,000		86,520,479
20	SEWARD	MARINE CENTER	8	Exterior Lighting Repairs	20,000		86,540,479
20				SEWARD MARINE CENTER TOTAL:		432,000	86,540,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Exterior Window Repairs	35,000		86,575,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Floor Covering Repairs	25,000		86,600,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Replace Hot Water Heating Piping	15,000		86,615,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Replace Bathroom Fixtures	28,000		86,643,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Repair Fire Alarm System	7,000		86,650,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Hydronic Heating System Repairs	175,000		86,825,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Paint Exterior Surfaces	15,000		86,840,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Replace Interior Lighting	55,000		86,895,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Overhead Door Replacement	75,000		86,970,479

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Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
21	FAI	WHITTAKER (Fire Dept)	29 - 34	HVAC System Repairs	190,000		87,160,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Electrical Repairs	40,000		87,200,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Interior Finishes Repairs	35,000		87,235,479
21	FAI	WHITTAKER (Fire Dept)	29 - 34	Door & Hardware Replacement	40,000		87,275,479
21				WHITTAKER TOTAL:		735,000	87,275,479
22	FAI	BUNNELL HOUSE	29 - 34	Exterior Painting	10,000		87,285,479
22	FAI	BUNNELL HOUSE	29 - 34	Electrical Repairs	30,000		87,315,479
22	FAI	BUNNELL HOUSE	29 - 34	Roof Reconstruction	25,000		87,340,479
22	FAI		29 - 34	BUNNELL HOUSE TOTAL:		65,000	87,340,479
23	FAI	SIGNERS' HALL	29 - 34	Darkroom HVAC Repair	40,000		87,380,479
23	FAI	SIGNERS' HALL	29 - 34	Fire Alarm Repair	45,000		87,425,479
23	FAI	SIGNERS' HALL	29 - 34	Floor Covering Repairs	65,000		87,490,479
23	FAI	SIGNERS' HALL	29 - 34	Repair Wall Finishes	85,000		87,575,479
23	FAI	SIGNERS' HALL	29 - 34	Replace Exterior Windows	70,000		87,645,479
23	FAI	SIGNERS' HALL	29 - 34	HVAC System Repairs	233,000		87,878,479
23	FAI	SIGNERS' HALL	29 - 34	Lighting System Repair	135,000		88,013,479
23	FAI	SIGNERS' HALL	29 - 34	Door & Hardware Replacement	100,360		88,113,839
23			29 - 34	SIGNERS' TOTAL:		773,360	88,113,839
24	FAI	UNIV PARK	29 - 34	Repair Fire Alarm System	54,000		88,167,839
24	FAI	UNIV PARK	29 - 34	Roof Stabilization Repairs	150,000		88,317,839
24	FAI	UNIV PARK	29 - 34	Interior Finishes Repairs	25,000		88,342,839
24	FAI		29 - 34	UNIVERSITY PARK TOTAL:		229,000	88,342,839
25		ROADS/SITE/SEWER					88,342,839
25	FAI	AMBLER LANE	29 - 34	Repair Roadway Drainage/Subgrade	269,000		88,611,839
25	FAI			AMBLER LANE TOTAL:		269,000	88,611,839
25	FAI	BALLAINE PARKING LOT	29 - 34	Repair Stairway/Lot Lighting	34,000		88,645,839
25				BALLAINE PARKING LOT TOTAL:		34,000	88,645,839
25	FAI	CHANDALAR EXTERIOR	29 - 34	Correct Deficiencies/Condition/ Subgrade/Drainage	171,000		88,816,839
25	FAI			CHANDALAR EXTERIOR TOTAL:		171,000	88,816,839
25	FAI	CHANDALAR/ COOPER ST	29 - 34	Repair Roadway Drainage/Subgrade	183,000		88,999,839
25	FAI			CHANDALAR/COOPER ST. TOTAL:		183,000	88,999,839
25	FAI	CHAPMAN YUKON DRIVE	29 - 34	Replace Deteriorating Exterior Lighting	40,000		89,039,839
25				CHAPMAN YUKON DRIVE TOTAL		40,000	89,039,839
25	FAI	COLUMBIA CIRCLE EXTERIOR	29 - 34	Reconstruct Sewer Main to Harwood Hall	255,000		89,294,839
25				COLUMBIA CIRCLE EXTERIOR TOTAL:		255,000	89,294,839
25	FAI	COMMONS PLAZA	29 - 34	Replace Deteriorating Exterior Lighting	41,000		89,335,839
25	FAI			COMMONS PLAZA TOTAL:		41,000	89,335,839
25	FAI	COPPER STREET	29 - 34	Repair Roadway Drainage/Subgrade	379,000		89,714,839
25				COPPER STREET TOTAL:		379,000	89,714,839
25	FAI	DEER YARD	29 - 34	Electrical Distribution Repairs	275,000		89,989,839
25				DEER YARD TOTAL:		275,000	89,989,839
25	FAI	DENALI LANE WALKWAY	29 - 34	Deficiencies/Condition/ Subgrade/Drainage	167,000		90,156,839
25				DENALI LANE WALKWAY TOTAL:		167,000	90,156,839
25	FAI	FAIRBANKS ST	29 - 34	Repair Roadway Drainage/Subgrade	326,000		90,482,839
25	FAI	FAIRBANKS ST	29 - 34	Repair "Dip" in Roadway	209,000		90,691,839
25				FAIRBANKS STREET TOTAL:		535,000	90,691,839
25	FAI	GEIST RD SEWER	29 - 34	Sewer Main Distr. Repairs (Geist)	364,000		91,055,839
25				Reconstruct Sewer Main to Central			
25	FAI	GEIST RD SEWER	29 - 34	Campus	310,000		91,365,839
25				GEIST ROAD SEWER TOTAL:		674,000	91,365,839
25				Replace Deteriorating Exterior			
25	FAI	HAIDA	29 - 34	Lighting/Stevens	29,000		91,394,839
25	FAI	HAIDA	29 - 34	Replace Deteriorating Exterior Lighting	30,000		91,424,839
25				HAIDA TOTAL:		59,000	91,424,839
25	FAI	HARWOOD EXTERIOR	29 - 34	Site Drainage Emergency Repairs	53,000		91,477,839
25				HARWOOD EXTERIOR TOTAL:		53,000	91,477,839

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
25	FAI	HESS VILLAGE EXTERIOR	29 - 34	Replace Deteriorating Exterior Lighting	31,000		91,508,839
25	FAI	HESS VILLAGE EXTERIOR	29 - 34	Replace Transformers & Service Entrances	50,000		91,558,839
25	FAI	HESS VILLAGE EXTERIOR	29 - 34	Replace Deteriorating Exterior Lighting	33,000		91,591,839
25	FAI	HESS VILLAGE EXTERIOR	29 - 34	Restoration/Drainage and Surfacing	421,000		92,012,839
25	FAI	HESS VILLAGE EXTERIOR	29 - 34	Replace Deteriorating Exterior Lighting	25,000		92,037,839
25	FAI	HESS VILLAGE EXTERIOR	29 - 34	Deficiencies/Condition/Subgrade/Drainage	116,000		92,153,839
25				HESS VILLAGE EXTERIOR TOTAL:		676,000	92,153,839
25	FAI	KOBUK AVE. WALKWAY	29 - 34	Correct Deficiencies/Condition/Subgrade/Drainage	128,000		92,281,839
25				KOBUK AVE. WALKWAY TOTAL:		128,000	92,281,839
25	FAI	KUSKOKWIM WAY	29 - 34	Replace Deteriorating Exterior Lighting	36,000		92,317,839
25	FAI	KUSKOKWIM WY/TANANA LP	29 - 34	Repair Roadway Drainage/Subgrade	251,000		92,568,839
25				KUSKOKWIM WAY/TANANA LOOP TOTAL:		287,000	92,568,839
25	FAI	LARS VIEWING PARK. LOT	29 - 34	Restoration/Drainage and Surfacing	25,000		92,593,839
25	FAI			LARS VIEWING PARK. LOT TOTAL:		25,000	92,593,839
25	FAI	MOORE EXTERIOR	29 - 34	Restoration/Drainage and Surfacing	215,000		92,808,839
25				MOORE EXTERIOR TOTAL:		215,000	92,808,839
25	FAI	NENANA PARKING LOT	29 - 34	Storm Drain Repairs	48,000		92,856,839
25				NENANA PARKING LOT TOTAL:		48,000	92,856,839
25	FAI	NOATAK PARKING LOT	29 - 34	Restoration/Drainage and Surfacing	294,000		93,150,839
25	FAI			NOATAK PARKING LOT TOTAL:		294,000	93,150,839
25	FAI	PLAZA	29 - 34	Storm Drain Repairs (Gruening & Library)	51,000		93,201,839
25				PLAZA TOTAL:		51,000	93,201,839
25	FAI	POWER PLANT SITE	29 - 34	Site Drainage Emergency Repairs/Exter. Drive	23,000		93,224,839
25	FAI	POWER PLANT SITE	29 - 34	Sewer Main Distribution Repairs	368,000		93,592,839
25				POWER PLANT SITE TOTAL:		391,000	93,592,839
25	FAI	SAC EXTERIOR	29 - 34	Replace Deteriorating Exterior Lighting	25,000		93,617,839
25				SAC EXTERIOR TOTAL:		25,000	93,617,839
25	FAI	TAKU	29 - 34	Storm Drain Repairs/Drive	117,000		93,734,839
25	FAI	TAKU	29 - 34	Restoration/Drainage and Surfacing/Parking Lot	387,000		94,121,839
25	FAI	TAKU	29 - 34	Taku Parking Lot Rehabilitation	125,000		94,246,839
25				TAKU PARKING LOT TOTAL:		629,000	94,246,839
25	FAI	TANANA DRIVE	29 - 34	Repair Roadway Drainage/Subgrade	329,000		94,575,839
25	FAI	TANANA DRIVE	29 - 34	Sewer Main Distribution Repairs	381,000		94,956,839
25	FAI	TANANA DRIVE	29 - 34	Deficiencies/Condition/ Subgrade/Drainage	238,000		95,194,839
25	FAI	TANANA LOOP	29 - 34	Replace Deteriorating Exterior Lighting	35,000		95,229,839
25				TANANA DRIVE/LOOP TOTAL:		983,000	95,229,839
25	FAI	UPPER DORM SITE	29 - 34	Re:Incandescent Soffitt Lites w/HPS	25,000		95,254,839
25	FAI	UPPER DORM SITE	29 - 34	Restoration/Drainage and Surfacing	107,000		95,361,839
25	FAI	UPPER DORM SITE	29 - 34	Replace Deteriorating Exterior Lighting/Parking Lot	39,000		95,400,839
25	FAI	UPPER/LOWER DORMS SITE	29 - 34	Correct Deficiencies/Condition/Subgrade/Drainage	259,000		95,659,839
25				UPPER/LOWER DORMS SITE TOTAL:		430,000	95,659,839
25	FAI	WALSH EXTERIOR	29 - 34	Site Drainage Emergency Repairs/NW	19,000		95,678,839
25	FAI	WALSH EXTERIOR	29 - 34	Replace Deteriorating Exterior Lighting	30,000		95,708,839
25				WALSH EXTERIOR TOTAL:		49,000	95,708,839
25	FAI	WICKERSHAM /WOOD CENTER	29 - 34	Sewer Main Distribution Repairs (Discharge @ MH30)	222,000		95,930,839
25				WICKERSHAM/WOOD CENTER TOTAL:		222,000	95,930,839
25	FAI	YUKON DRIVE	29 - 34	Storm Drain Repairs	87,000		96,017,839
25	FAI	YUKON DRIVE	29 - 34	Correct Deficiencies/Condition/Subgrade/Drainage	157,000		96,174,839
25				YUKON DRIVE TOTALS:		244,000	96,174,839
26	FAI	HESS COMMONS	29 - 34	Repair Roof Soffit	2,583		96,177,422

**FY98 DEFERRED MAINTENANCE
NON-RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
26	FAI	HESS COMMONS	29 - 34	Replace Windows	29,087		96,206,509
26	FAI	HESS COMMONS	29 - 34	Recaulk	2,461		96,208,970
26	FAI	HESS COMMONS	29 - 34	Replace Exterior Doors	34,656		96,243,626
26	FAI	HESS COMMONS	29 - 34	Replace Window/Trim	1,485		96,245,111
26	FAI	HESS COMMONS	29 - 34	Replace Window Hardware	936		96,246,047
26	FAI	HESS COMMONS	29 - 34	Paint Exterior Surfaces	3,299		96,249,346
26	FAI	HESS COMMONS	29 - 34	Replace/Repair Fixtures	9,940		96,259,286
26	FAI	HESS COMMONS	29 - 34	Replace Lighting Fixtures	11,556		96,270,842
26	FAI	HESS COMMONS	29 - 34	Relight Kitchen Area	7,455		96,278,297
26	FAI	HESS COMMONS	29 - 34	Fire Alarm Detection	95,655		96,373,952
26	FAI	HESS COMMONS	29 - 34	Replace Vinyl Floor Covering	7,267		96,381,219
26	FAI	HESS COMMONS	29 - 34	Replace Toilet Room Accessories	14,093		96,395,312
26	FAI	HESS COMMONS	29 - 34	Replace Window Coverings	1,251		96,396,563
26	FAI	HESS COMMONS	29 - 34	Replace Base Molding	4,567		96,401,130
26	FAI	HESS COMMONS	29 - 34	Repair Door/Window Trim	1,237		96,402,367
26	FAI	HESS COMMONS	29 - 34	Refinish Interior Walls	9,974		96,412,341
26	FAI	HESS COMMONS	29 - 34	Repair Handrails	834		96,413,175
26	FAI	HESS COMMONS	29 - 34	Repair Acoustic Ceiling	15,885		96,429,060
26	FAI	HESS COMMONS	29 - 34	Replace Baseboard Heater Covers	1,473		96,430,533
26	FAI	HESS COMMONS	29 - 34	Replace Exterior Handrail	2,589		96,433,122
26	FAI	HESS COMMONS	29 - 34	Repair Exterior Concrete Stair	855		96,433,977
26	FAI	HESS COMMONS	29 - 34	Repair Garbage Fencing	5,961		96,439,938
26	FAI	HESS COMMONS	29 - 34	Repair Rock Facade	54,400		96,494,338
26	FAI	HESS COMMONS	29 - 34	Replace Pump Disconnect/Starters	4,326		96,498,664
26	FAI	HESS COMMONS	29 - 34	Repairs Breaker Coordination & Meters	45,175		96,543,839
26	FAI	HESS COMMONS	29 - 34	Replace Restroom Fixtures	21,000		96,564,839
26	FAI	HESS COMMONS	29 - 34	HVAC Repairs	75,000		96,639,839
26				HESS COMMONS TOTAL:		465,000	96,639,839
				Waterproof Utilidor/Surface/ Groundwater leaks			
27	FAI	UTILIDOR	29 - 34	leaks	56,000		96,695,839
				Waterproof Utilidor/Surface/ Groundwater leaks			
27	FAI	UTILIDOR	29 - 34	leaks	41,000		96,736,839
				Waterproof Utilidor/Surface/ Groundwater leaks			
27	FAI	UTILIDOR	29 - 34	leaks	37,000		96,773,839
				Waterproof Utilidor/Surface/ Groundwater leaks			
27	FAI	UTILIDOR	29 - 34	leaks	35,000		96,808,839
				Waterproof Utilidor/Surface/ Groundwater leaks			
27	FAI	UTILIDOR	29 - 34	leaks	36,000		96,844,839
27				UTILIDOR TOTALS:		205,000	96,844,839
28	FAI	UTILITIES	29 - 34	Compressed Air System Repairs	65,000		96,909,839
28	FAI	UTILITIES	29 - 34	Geist Well Water Line Replacement	150,000		97,059,839
28	FAI	UTILITIES	29 - 34	Distribution Piping	100,000		97,159,839
28	FAI	UTILITIES	29 - 34	R/O Repairs	55,000		97,214,839
28	FAI	UTILITIES	29 - 34	Boiler Feed Pump Rebuild	75,000		97,289,839
28	FAI	UTILITIES	29 - 34	Boiler Communications Upgrade	160,000		97,449,839
28				UTILITIES TOTAL:		605,000	97,449,839
		ATKINSON (Power Plant)					
29	FAI	ATKINSON (Power Plant)	29 - 34	Fire Alarm System Repairs	110,000		97,559,839
29	FAI	ATKINSON (Power Plant)	29 - 34	Code Corrections	1,300,000		98,859,839
29				ATKINSON TOTAL:		1,410,000	98,859,839
30	FAI	PHYSICAL PLANT	29 - 34	Renovate HVAC System	2,000,000		100,859,839
30	FAI	PHYSICAL PLANT	29 - 34	Renovate Secondary Electrical System	150,000		101,009,839
30	FAI	PHYSICAL PLANT	29 - 34	Exterior Cladding Repairs	50,000		101,059,839
30	FAI	PHYSICAL PLANT	29 - 34	Floor Covering Replacement	70,000		101,129,839
30	FAI	PHYSICAL PLANT	29 - 34	Door & Hardware Replacement	50,000		101,179,839
30	FAI	PHYSICAL PLANT	29 - 34	Plumbing System Repairs	150,000		101,329,839
30	FAI	PHYSICAL PLANT	29 - 34	Sewage Lift Station Repairs	20,000		101,349,839
30	FAI	PHYSICAL PLANT	29 - 34	Fire Alarm Repair	176,000		101,525,839
30	FAI	PHYSICAL PLANT	29 - 34	Replace transformers & service entrance	45,000		101,570,839
30	FAI	PHYSICAL PLANT	29 - 34	Restoration/Drainage and Surfacing	284,000		101,854,839
30	FAI	PHYSICAL PLANT	29 - 34	Code Corrections	3,403,861		105,258,700
30				PHYSICAL PLANT TOTAL:		6,398,861	105,258,700
UAF NON-RESIDENTIAL DEFERRED MAINTENANCE TOTALS					105,258,700		

**FY98 DEFERRED MAINTENANCE
NON RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA SOUTHEAST**

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
1	Marine Core Bldg	4	Sandblast & Repaint Overpass-Bridge No. 1585	72,000	72,000
2	Soboleff Bldg	4	Replace Original Boiler	45,000	117,000
3	Anderson Bldg	4	Replace Access Ramp & Fire Escape	55,400	172,400
4	Soboleff Bldg	4	Replace Air Diffusers and Ceiling Tiles	50,878	223,278
5	Hendrickson Bldg	4	Replace Track Wall - Room 205	5,600	228,878
6	Bill Ray Center	4	Repair Asphalt & Seal Lot & Relocate Lot Lighting	65,000	293,878
7	Auke Lake South Access R	4	Repair & Replace Road Surface	90,500	384,378
8	Anderson Bldg	4	Repair Foundation Drainage	36,358	420,736
9	Anderson Bldg	4	Repair & Stripe Parking Lot	28,605	449,341
10	Soboleff Bldg	4	Replace Siding Sections & Repaint	27,952	477,293
11	Novatney Bldg	4	Insulate 1st Fl. Exterior Walls	16,377	493,670
12	Novatney Bldg	4	Replace Original Boiler	45,000	538,670
13	Marine Core Bldg	4	Repaint Interior	14,557	553,227
14	Bill Ray Center	4	Replace Exterior Doors	16,377	569,604
15	Bill Ray Center	4	Retile Restroom Walls & Floors	27,400	597,004
16	Anderson Bldg	4	Replace Pressure Waste Lines	25,956	622,960
17	Hendrickson Bldg	4	Repair & Repaint Exterior Surfaces	14,650	637,610
18	Auke Lake Site	4	Repair Pedestrian Paths	46,958	684,568
19	Marine Core Bldg	3	Replace UST	23,320	707,888
20	Marine Core Bldg	3	Replace Exterior Sheet Metal One Side	49,131	757,019
21	Marine Core Bldg	3	Recarpet Classroom	21,836	778,855
22	Anderson Bldg	4	Replace Asphalt Drive & Lot	32,754	811,609
23	Anderson Bldg	4	Replace Carpet 2nd Fl Offices/Classrooms	29,044	840,653
24	Anderson Bldg	4	Repair & Repaint Exterior Siding	27,000	867,653
25	Soboleff Bldg	4	Retile Walls & Floors Restrooms	20,600	888,253
26	Bill Ray Center	3	Replace Original Boilers	45,000	933,253
27	Anderson Bldg	4	Repaint Interior	29,044	962,297
28	Bill Ray Center	4	Replace Carpet	54,590	1,016,887
29	Marine Tech Bldg	4	Repaint Interior	11,646	1,028,533
30	Marine Tech Bldg	4	Install Light Covers	7,279	1,035,812
31	Anderson Bldg	4	Replace Damage Ceiling Tiles & Floor Baseboards	8,734	1,044,546
32	Anderson Bldg	4	Replace Walk-In Refer Comp.	15,370	1,059,916
33	Anderson Bldg	4	Replace Fence & Rail	15,285	1,075,201
34	Bill Ray Center	4	Reinstall Fence	23,293	1,098,494
35	Mourant Bldg	4	Repair Roof Gutter	16,218	1,114,712
36	Mourant Bldg	4	Repair Concrete At Entry	4,367	1,119,079
37	Mourant Bldg	4	Repair Window Hardware	7,279	1,126,358
38	Mourant Bldg	4	Remove Campus Street Lights From Bldg Transfor	24,500	1,150,858
39	Auke Lake Site	4	Replace Sewage Lift Station	65,000	1,215,858
40	Hendrickson Bldg	4	Replace Interior Lighting	10,190	1,226,048
41	Hendrickson Bldg	4	Replace Damaged Ceiling Tiles	4,367	1,230,415
42	Knode House	4	Replace Roof	9,301	1,239,716
43	Anderson Bldg	4	Repair Acid Neutralizer Pit	19,716	1,259,432
44	Whitehead Bldg	4	Repair OS Pedestrian Deck	30,000	1,289,432
Juneau Campus Subtotals				\$1,289,432	

KETCHIKAN

CAMPUS

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
1	Ziegler Bldg	1	Replace Electric Heat Phases II	107,623	107,623
2	Ziegler Bldg	1	Replace & Pave Parking Lot	85,000	192,623

**FY98 DEFERRED MAINTENANCE
NON RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA SOUTHEAST**

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
3	Ziegler Bldg	1	Replace Finishes	66,436	259,059
4	Paul Bldg	1	Replace Finishes	66,436	325,495
5	Ziegler Bldg	1	Replace Roof	132,500	457,995
6	Paul Bldg	1	Replace Roof	159,000	616,995
7	Robertson Bldg	1	Grade & Pave Parking Lot	93,000	709,995
8	Ziegler Bldg	1	Replace CeilingTile & Demountable Walls	25,000	734,995
9	Paul Bldg	1	Replace CeilingTile	33,000	767,995
Ketchikan Campus Subtotals				\$767,995	

SITKA

CAMPUS

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
1	Hanger 332	2	Parking Apron Repairs/Mark Roadway	84,800	84,800
Sitka Campus Subtotals				\$84,800	

UAS NON-RESIDENTIAL DEFERRED MAINTENANCE TOTALS

\$2,142,227

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA ANCHORAGE**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
1	ANC	STUDENT HSG	10 - 25	REPLACE ELECTRONIC LOCKSETS, PH II	500,000	500,000
2	ANC	STUDENT HSG #1	10 - 25	REPAIR FIRE ALARM SYSTEM	98,000	598,000
3	ANC	TEMPLEWOOD	10 - 25	REPAIR/REPLACE DOORS & LOCK SYSTEM	210,000	808,000
4	ANC	TEMPLEWOOD	10 - 25	REPAIR FIRE ALARM SYSTEM	62,000	870,000
5	ANC	TEMPLEWOOD	10 - 25	ENTRANCE SITEWORK/AREA LANDSCAPING	385,000	1,255,000
6	PWS	COPPER BASIN	35	REPLACE GALV DOMESTIC WATER PIPING	50,000	1,305,000
7	PWS	CORDOVA	35	REPLACE GALV DOMESTIC WATER PIPING	50,000	1,355,000
8	PWS	VALDEZ	35	REPLACE GALV DOMESTIC WATER PIPING	50,000	1,405,000
9	ANC	STUDENT HSG	10 - 25	REPAIR HEATING SYSTEM	250,000	1,655,000
10	ANC	STUDENT HSG	10 - 25	REPAIR ROOFS, PH II	275,000	1,930,000
11	PWS	VALDEZ	35	REPAIR BOILER COMBUSTION AIR/VENTILATION	10,000	1,940,000
12	PWS	CORDOVA	35	REPAIR BOILER COMBUSTION AIR/VENTILATION	10,000	1,950,000
13	ANC	STUDENT HSG	10 - 25	REPLACE ELECTRONIC LOCKSETS, PH III	300,000	2,250,000
14	ANC	STUDENT HSG #1	10 - 25	REPAIR/REPLACE BOILERS	28,000	2,278,000
15	PWS	COPPER BASIN	35	REPAIR/REPLACE WINDOWS	15,000	2,293,000
16	PWS	CORDOVA	35	REPAIR/REPLACE WINDOWS	15,000	2,308,000
17	PWS	VALDEZ	35	REPAIR/REPLACE ROOF	130,000	2,438,000
18	PWS	VALDEZ	35	REPAIR/REPLACE WINDOWS	15,000	2,453,000
19	PWS	HOUSING	35	REPAIR SITE DRAINAGE/PAVING	55,000	2,508,000
20	PWS	CORDOVA	35	REPAIR/REPLACE LIGHTING	10,000	2,518,000
21	ANC	STUDENT HSG	10 - 25	REPAIR/REPLACE WINDOWS/WEATHER SEAL	165,000	2,683,000
22	ANC	STUDENT HSG #1	10 - 25	REPAIR/REPLACE SHUT-OFF VALVES	5,000	2,688,000
23	ANC	STUDENT HSG	10 - 25	REFINISH DOORS/FRAMES	110,000	2,798,000
24	ANC	TEMPLEWOOD	10 - 25	REPAIR/REPLACE GARAGE DOORS	65,000	2,863,000
25	ANC	STUDENT HSG	10 - 25	REPAIR/RESURFACE PARKING LOTS	80,000	2,943,000
26	ANC	STUDENT HSG	10 - 25	REPAIR/REPLACE SIDEWALKS	55,000	2,998,000
27	ANC	TEMPLEWOOD	10 - 25	REPAIR/RESURFACE PARKING LOT	50,000	3,048,000
28	ANC	TEMPLEWOOD	10 - 25	REPAIR/REPLACE LIGHT FIXTURES	65,000	3,113,000
29	ANC	TEMPLEWOOD	10 - 25	REPAIR SITE DRAINAGE	35,000	3,148,000
30	ANC	TEMPLEWOOD	10 - 25	REPAIR/REPLACE EXTERIOR LIGHTING	25,000	3,173,000
31	PWS	CORDOVA	35	REPAIR/REPLACE BOILER	50,000	3,223,000
32	PWS	VALDEZ	35	REPAIR/REPLACE BOILER	50,000	3,273,000

UAA RESIDENTIAL DEFERRED MAINTENANCE TOTALS

3,273,000

**FY98 DEFERRED MAINTENANCE
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UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
1	TILLY COMMONS	29 - 34	HVAC System Repairs	750,000		750,000
1	TILLY COMMONS	29 - 34	Electrical Renovation/Emergency Power	1,000,000		1,750,000
1	TILLY COMMONS	29 - 34	Replace Exterior Doors	57,059		1,807,059
1	TILLY COMMONS	29 - 34	Freight Elevator Repairs	136,658		1,943,717
1	TILLY COMMONS	29 - 34	Pad Mounted Transfer Service	56,595		2,000,312
1	TILLY COMMONS	29 - 34	Replace Fire Alarm System	77,722		2,078,034
1	TILLY COMMONS	29 - 34	Refinish Interior Walls	40,000		2,118,034
1	TILLY COMMONS	29 - 34	Acoustical Tile Ceilings/Basement	48,080		2,166,114
1	TILLY COMMONS	29 - 34	Replace ceramic/quarry tile	236,349		2,402,463
1	TILLY COMMONS	29 - 34	Renovate Exterior Envelope	135,000		2,537,463
1	TILLY COMMONS	29 - 34	Replace Floor Coverings	75,000		2,612,463
1	TILLY COMMONS	29 - 34	Mechanical Room Repairs	193,160		2,805,623
1	TILLY COMMONS	29 - 34	Replace Exterior Ramps/Sidewalks	156,263		2,961,886
1	TILLY COMMONS	29 - 34	Install Floor drains	2,187		2,964,073
1	TILLY COMMONS	29 - 34	Install Vacuum Break	1,151		2,965,224
1	TILLY COMMONS	29 - 34	Replace Pipe Insulation	6,090		2,971,314
1	TILLY COMMONS	29 - 34	Grease Interceptors and Ducts	113,112		3,084,426
1	TILLY COMMONS	29 - 34	Drain Line Replacement	82,933		3,167,359
1	TILLY COMMONS	29 - 34	Replace Deter. Exterior Lighting	32,000		3,199,359
1	TILLY COMMONS	29 - 34	Repair Loading Dock	23,000		3,222,359
1			TILLY COMMONS TOTAL:		3,222,359	3,222,359
2	WALSH HALL (12 units)	29 - 34	Entry Grates	2,844		3,225,203
2	WALSH HALL	29 - 34	Entry Stairs	34,892		3,260,095
2	WALSH HALL	29 - 34	Kitchen Exhaust Fan	8,852		3,268,947
2	WALSH HALL	29 - 34	Kitchen Cabinet Appliances	111,468		3,380,415
2	WALSH HALL	29 - 34	Mechanical Room Pipe Insulation	961		3,381,376
2	WALSH HALL	29 - 34	Paint Exterior Surfaces	14,103		3,395,479
2	WALSH HALL	29 - 34	Paint & Patch Ceilings	13,501		3,408,980
2	WALSH HALL	29 - 34	Refinish Interior Walls	10,012		3,418,992
2	WALSH HALL	29 - 34	Relocate Vent	5,524		3,424,516
2	WALSH HALL	29 - 34	Repair Mechanical / Electrical	57,621		3,482,137
2	WALSH HALL	29 - 34	Repair Roof Soffit	2,285		3,484,422
2	WALSH HALL	29 - 34	Replace Exterior Door	8,010		3,492,432
2	WALSH HALL	29 - 34	Replace Base Mold	9,273		3,501,705
2	WALSH HALL	29 - 34	Replace Exhaust Fan	22,466		3,524,171
2	WALSH HALL	29 - 34	Replace Fire Alarm System	38,580		3,562,751
2	WALSH HALL	29 - 34	Replace Gypsumboard	13,715		3,576,466
2	WALSH HALL	29 - 34	Replace Hydronic Heating	144,813		3,721,279
2	WALSH HALL	29 - 34	Replace Interior Doors	64,672		3,785,951
2	WALSH HALL	29 - 34	Replace Relites	4,879		3,790,830
2	WALSH HALL	29 - 34	Replace Toilet Fixtures	41,000		3,831,830
2	WALSH HALL	29 - 34	Replace Trim	12,000		3,843,830
2	WALSH HALL	29 - 34	Replace Windows	147,611		3,991,441
2	WALSH HALL	29 - 34	Replace Window Hardware	3,042		3,994,483
2	WALSH HALL	29 - 34	Replace Window/Trim	4,456		3,998,939
2	WALSH HALL	29 - 34	Rewire House	85,000		4,083,939
2	WALSH HALL	29 - 34	Replace Ceramic/Quarter Tile	15,654		4,099,593
2	WALSH HALL	29 - 34	Replace Vinyl Floor Covering	1,661		4,101,254
2	WALSH HALL	29 - 34	Wood Siding	28,124		4,129,378
2	WALSH HALL	29 - 34	Replace Shower Stalls	10,000		4,139,378
2	WALSH HALL	29 - 34	Additional Scope of Work	72,981		4,212,359
2			WALSH HALL TOTAL:		990,000	4,212,359
3	STUART HALL (12 units)	29 - 34	Entry Stairs	4,892		4,217,251
3	STUART HALL	29 - 34	Handrail Ends	8,852		4,226,103
3	STUART HALL	29 - 34	Kitchen Exhaust Fans	11,468		4,237,571
3	STUART HALL	29 - 34	Kitchen Cabinet/Appliances	28,000		4,265,571
3	STUART HALL	29 - 34	Mechanical Repairs	114,103		4,379,674
3	STUART HALL	29 - 34	Mechanical Room Pipe Insulation	13,501		4,393,175

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Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
3	STUART HALL	29 - 34	Paint Exterior Surfaces	10,012		4,403,187
3	STUART HALL	29 - 34	Paint & Patch Ceilings	5,524		4,408,711
3	STUART HALL	29 - 34	Refinish Interior Walls	50,000		4,458,711
3	STUART HALL	29 - 34	Replace Exterior Door	9,273		4,467,984
3	STUART HALL	29 - 34	Replace Base Mold	22,466		4,490,450
3	STUART HALL	29 - 34	Replace Baseboard Heater Cover	38,580		4,529,030
3	STUART HALL	29 - 34	Replace Fire Alarm System	144,313		4,673,843
3	STUART HALL	29 - 34	Replace Gypsumboard	64,672		4,738,515
3	STUART HALL	29 - 34	Replace Relites	41,000		4,779,515
3	STUART HALL	29 - 34	Replace Toilet Fixture	55,337		4,834,852
3	STUART HALL	29 - 34	Replace Trim	21,635		4,856,487
3	STUART HALL	29 - 34	Replace Window	147,511		5,004,098
3	STUART HALL	29 - 34	Replace Window Hardware	2,308		5,006,906
3	STUART HALL	29 - 34	Replace Window/Trim	4,456		5,011,362
3	STUART HALL	29 - 34	Replace Vinyl Floor Covering	1,788		5,013,150
3	STUART HALL	29 - 34	Repairs Egress / Exiting	38,000		5,051,150
3	STUART HALL	29 - 34	Wood Siding	35,200		5,086,350
3	STUART HALL	29 - 34	Replace Shower Stalls	14,000		5,100,350
3	STUART HALL	29 - 34	Replace Laundry Room Equipment	10,000		5,110,350
3	STUART HALL	29 - 34	Additional Scope of Work	102,009		5,212,359
3			STUART HALL TOTAL:		1,000,000	5,212,359
4	HARWOOD HALL (36 units)	29 - 34	Replace Vent Fans	1,208		5,213,567
4	HARWOOD HALL	29 - 34	Replace Window	47,665		5,261,232
4	HARWOOD HALL	29 - 34	Replace Trim	63,051		5,324,283
4	HARWOOD HALL	29 - 34	Paint Exterior Surfaces	21,199		5,345,482
4	HARWOOD HALL	29 - 34	Rewire	335,046		5,680,528
4	HARWOOD HALL	29 - 34	Replace Lights	951		5,681,479
4	HARWOOD HALL	29 - 34	Replace Vinyl Floor Covering	139,317		5,820,796
4	HARWOOD HALL	29 - 34	Replace Doors	252,980		6,073,776
4	HARWOOD HALL	29 - 34	Refinish Interior Walls	90,048		6,163,824
4	HARWOOD HALL	29 - 34	Patch & Paint Ceilings	26,357		6,190,181
4	HARWOOD HALL	29 - 34	Replace Exterior Door Hardware	2,570		6,192,751
4	HARWOOD HALL	29 - 34	Replace Base Molding	33,087		6,225,838
4	HARWOOD HALL	29 - 34	Kitchen Cabinets/Appliances	301,371		6,527,709
4	HARWOOD HALL	29 - 34	Replace Toilet Fixtures	110,674		6,638,383
4	HARWOOD HALL	29 - 34	Refinish Baseboard	4,274		6,642,657
4	HARWOOD HALL	29 - 34	Replace Shower Enclosures	25,000		6,667,657
4	HARWOOD HALL	29 - 34	Replace Laundry Room Equipment	5,000		6,672,657
4			HARWOOD HALL TOTAL:		1,460,298	6,672,657
5	COPPER LANE 514 (Campus Ministry)	29 - 34	Kitchen Exhaust Fan	681		6,673,338
5	COPPER LANE 514	29 - 34	Repair Roof Soffit	654		6,673,992
5	COPPER LANE 514	29 - 34	Replace Exterior Door	1,340		6,675,332
5	COPPER LANE 514	29 - 34	Replace Windows	11,812		6,687,144
5	COPPER LANE 514	29 - 34	Replace Fuel Tank	15,000		6,702,144
5	COPPER LANE 514	29 - 34	Shingle Roofing	15,811		6,717,955
5	COPPER LANE 514	29 - 34	Entry Stairs	4,200		6,722,155
5	COPPER LANE 514	29 - 34	Kitchen Cabinet/Appliances	3,827		6,725,982
5	COPPER LANE 514	29 - 34	Paint & Patch Ceilings	1,913		6,727,895
5	COPPER LANE 514	29 - 34	Refinish Interior Walls	3,754		6,731,649
5	COPPER LANE 514	29 - 34	Replace Carpet	5,339		6,736,988
5	COPPER LANE 514	29 - 34	Replace Gypsumboard	14,509		6,751,497
5	COPPER LANE 514	29 - 34	Replace Interior Door	1,601		6,753,098
5	COPPER LANE 514	29 - 34	Replace Vinyl Floor Covering	1,050		6,754,148
5	COPPER LANE 514	29 - 34	Replace Sinks	1,247		6,755,395
5	COPPER LANE 514	29 - 34	Replace Toilet Fixtures	2,329		6,757,724
5			COPPER LANE 514 TOTAL:		85,067	6,757,724

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Priority	Building	Election District	Description	ost Est. as o 11/01/97	Facility Total	Cumul. Total
	COPPER LANE 515					
6	(Honors House)	29 - 34	Kitchen Exhaust Fan	681		6,758,405
6	COPPER LANE 515	29 - 34	Repair Roof Soffit	654		6,759,059
6	COPPER LANE 515	29 - 34	Replace Exterior Door	1,340		6,760,399
6	COPPER LANE 515	29 - 34	Replace Windows	11,812		6,772,211
6	COPPER LANE 515	29 - 34	Shingle Roofing	15,811		6,788,022
6	COPPER LANE 515	29 - 34	Entry Stairs	4,200		6,792,222
6	COPPER LANE 515	29 - 34	Kitchen Cabinet/Appliances	3,827		6,796,049
6	COPPER LANE 515	29 - 34	Paint & Patch Ceilings	1,913		6,797,962
6	COPPER LANE 515	29 - 34	Refinish Interior Walls	3,754		6,801,716
6	COPPER LANE 515	29 - 34	Replace Carpet	5,339		6,807,055
6	COPPER LANE 515	29 - 34	Replace Gypsumboard	14,509		6,821,564
6	COPPER LANE 515	29 - 34	Replace Interior Door	1,601		6,823,165
6	COPPER LANE 515	29 - 34	Replace Vinyl Floor Covering	1,050		6,824,215
6	COPPER LANE 515	29 - 34	Replace Sinks	1,247		6,825,462
6	COPPER LANE 515	29 - 34	Replace Toilet Fixtures	2,329		6,827,791
6			COPPER LANE 515 TOTAL:		70,067	6,827,791
	COPPER LANE 517					
7	(Single)	29 - 34	Kitchen Exhaust Fan	681		6,828,472
7	COPPER LANE 517	29 - 34	Repair Roof Soffit	654		6,829,126
7	COPPER LANE 517	29 - 34	Replace Exterior Door	1,340		6,830,466
7	COPPER LANE 517	29 - 34	Replace Windows	11,812		6,842,278
7	COPPER LANE 517	29 - 34	Shingle Roofing	15,811		6,858,089
7	COPPER LANE 517	29 - 34	Entry Stairs	4,200		6,862,289
7	COPPER LANE 517	29 - 34	Kitchen Cabinet/Appliances	3,827		6,866,116
7	COPPER LANE 517	29 - 34	Paint & Patch Ceilings	1,913		6,868,029
7	COPPER LANE 517	29 - 34	Refinish Interior Walls	3,754		6,871,783
7	COPPER LANE 517	29 - 34	Replace Carpet	5,339		6,877,122
7	COPPER LANE 517	29 - 34	Replace Gypsumboard	14,509		6,891,631
7	COPPER LANE 517	29 - 34	Replace Interior Door	1,601		6,893,232
7	COPPER LANE 517	29 - 34	Replace Vinyl Floor Covering	1,050		6,894,282
7	COPPER LANE 517	29 - 34	Replace Sinks	1,247		6,895,529
7	COPPER LANE 517	29 - 34	Replace Toilet Fixtures	2,329		6,897,858
7			COPPER LANE 517 TOTAL:		70,067	6,897,858
	COPPER LANE 518					
8	(Single)	29 - 34	Kitchen Exhaust Fan	681		6,898,539
8	COPPER LANE 518	29 - 34	Repair Roof Soffit	654		6,899,193
8	COPPER LANE 518	29 - 34	Replace Exterior Door	1,340		6,900,533
8	COPPER LANE 518	29 - 34	Replace Windows	11,812		6,912,345
8	COPPER LANE 518	29 - 34	Shingle Roofing	15,811		6,928,156
8	COPPER LANE 518	29 - 34	Entry Stairs	4,200		6,932,356
8	COPPER LANE 518	29 - 34	Kitchen Cabinet/Appliances	3,827		6,936,183
8	COPPER LANE 518	29 - 34	Paint & Patch Ceilings	1,913		6,938,096
8	COPPER LANE 518	29 - 34	Refinish Interior Walls	3,754		6,941,850
8	COPPER LANE 518	29 - 34	Replace Carpet	5,339		6,947,189
8	COPPER LANE 518	29 - 34	Replace Gypsumboard	14,509		6,961,698
8	COPPER LANE 518	29 - 34	Replace Interior Door	1,601		6,963,299
8	COPPER LANE 518	29 - 34	Replace Vinyl Floor Covering	1,050		6,964,349
8	COPPER LANE 518	29 - 34	Replace Sinks	1,247		6,965,596
8	COPPER LANE 518	29 - 34	Replace Toilet Fixtures	2,329		6,967,925
8			COPPER LANE 518 TOTAL:		70,067	6,967,925
	COPPER LANE 519					
9	(Single)	29 - 34	Kitchen Exhaust Fan	681		6,968,606
9	COPPER LANE 519	29 - 34	Repair Roof Soffit	654		6,969,260
9	COPPER LANE 519	29 - 34	Replace Exterior Door	1,340		6,970,600
9	COPPER LANE 519	29 - 34	Replace Windows	11,812		6,982,412
9	COPPER LANE 519	29 - 34	Shingle Roofing	15,811		6,998,223
9	COPPER LANE 519	29 - 34	Entry Stairs	4,200		7,002,423
9	COPPER LANE 519	29 - 34	Kitchen Cabinet/Appliances	3,827		7,006,250

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Priority	Building	Election District	Description	ost Est. as o 11/01/97	Facility Total	Cumul. Total
9	COPPER LANE 519	29 - 34	Paint & Patch Ceilings	1,913		7,008,163
9	COPPER LANE 519	29 - 34	Refinish Interior Walls	3,754		7,011,917
9	COPPER LANE 519	29 - 34	Replace Carpet	5,339		7,017,256
9	COPPER LANE 519	29 - 34	Replace Gypsumboard	14,509		7,031,765
9	COPPER LANE 519	29 - 34	Replace Interior Door	1,601		7,033,366
9	COPPER LANE 519	29 - 34	Replace Vinyl Floor Covering	1,050		7,034,416
9	COPPER LANE 519	29 - 34	Replace Sinks	1,247		7,035,663
9	COPPER LANE 519	29 - 34	Replace Toilet Fixtures	2,3 9		7,037,992
9			COPPER LANE 519 TOTAL:		70,067	7,037,992
	COPPER LANE 520					
10	(Copper Lane House)	29 - 34	Kitchen Exhaust Fan	681		7,038,673
10	COPPER LANE 520	29 - 34	Repair Roof Soffit	654		7,039,327
10	COPPER LANE 520	29 - 34	Replace Exterior Door	1,340		7,040,667
10	COPPER LANE 520	29 - 34	Replace Windows	11,812		7,052,479
10	COPPER LANE 520	29 - 34	Shingle Roofing	15,811		7,068,290
10	COPPER LANE 520	29 - 34	Entry Stairs	4,200		7,072,490
10	COPPER LANE 520	29 - 34	Kitchen Cabinet/Appliances	3,827		7,076,317
10	COPPER LANE 520	29 - 34	Paint & Patch Ceilings	1,913		7,078,230
10	COPPER LANE 520	29 - 34	Refinish Interior Walls	3,754		7,081,984
10	COPPER LANE 520	29 - 34	Replace Boiler/Heating System	50,000		7,131,984
10	COPPER LANE 520	29 - 34	Replace Fuel Oil Tank	15,000		7,146,984
10	COPPER LANE 520	29 - 34	Replace Carpet	5,339		7,152,323
10	COPPER LANE 520	29 - 34	Replace Gypsumboard	14,509		7,166,832
10	COPPER LANE 520	29 - 34	Replace Interior Door	1,601		7,168,433
10	COPPER LANE 520	29 - 34	Replace Vinyl Floor Covering	1,050		7,169,483
10	COPPER LANE 520	29 - 34	Replace Sinks	1,247		7,170,730
10	COPPER LANE 520	29 - 34	Replace Toilet Fixtures	2,329		7,173,059
10			COPPER LANE 520 TOTAL:		135,067	7,173,059
11	GARDEN APTS 1	29 - 34	Reroof Building	20,994		7,194,053
11	GARDEN APTS 1	29 - 34	Replace Roof Flashing	2,808		7,196,861
11	GARDEN APTS 1	29 - 34	Replace Exterior Siding	26,512		7,223,373
11	GARDEN APTS 1	29 - 34	Replace Windows/Window Trim	20,280		7,243,653
11	GARDEN APTS 1	29 - 34	Replace 3' x 6'-8" Exterior Door	5,951		7,249,604
11	GARDEN APTS 1	29 - 34	Refinish Interior Walls	2,908		7,252,512
11	GARDEN APTS 1	29 - 34	Replace Interior Doors	22,823		7,275,335
11	GARDEN APTS 1	29 - 34	Replace Vinyl Floor Covering	316		7,275,651
11	GARDEN APTS 1	29 - 34	Replace Ceramic Floor Tile	2,682		7,278,333
11	GARDEN APTS 1	29 - 34	Replace all other flooring	3,413		7,281,746
11	GARDEN APTS 1	29 - 34	Replace cabinets, kitchen	16,900		7,298,646
11	GARDEN APTS 1	29 - 34	Replace Appliances, Kitchens/ Laundrys	5,200		7,303,846
11	GARDEN APTS 1	29 - 34	Replace Fixtures, Bathrooms	3,526		7,307,372
11			GARDEN APTS 1 TOTAL:		134,313	7,307,372
12	GARDEN APTS II	29 - 34	Reroof Building	41,652		7,349,024
12	GARDEN APTS II	29 - 34	Replace Roof Flashing	3,120		7,352,144
12	GARDEN APTS II	29 - 34	Replace Exterior Siding	43,866		7,396,010
12	GARDEN APTS II	29 - 34	Replace Windows/Window Trim	40,560		7,436,570
12	GARDEN APTS II	29 - 34	Replace 3' x 6'-8" Exterior Door	11,903		7,448,473
12	GARDEN APTS II	29 - 34	Refinish Interior Walls	8,774		7,457,247
12	GARDEN APTS II	29 - 34	Replace Interior Doors	49,500		7,506,747
12	GARDEN APTS II	29 - 34	Replace Vinyl Floor Covering	632		7,507,379
12	GARDEN APTS II	29 - 34	Replace Ceramic Floor Tile	5,364		7,512,743
12	GARDEN APTS II	29 - 34	Replace all other flooring	6,825		7,519,568
12	GARDEN APTS II	29 - 34	Replace cabinets, kitchen	33,800		7,553,368
12	GARDEN APTS II	29 - 34	Replace Appliances, Kitchens/ Laundrys	10,400		7,563,768
12	GARDEN APTS II	29 - 34	Replace Fixtures, Bathrooms	7,051		7,570,819
12	GARDEN APTS II	29 - 34	Reroof 2-carports	23,795		7,594,614
12	GARDEN APTS II	29 - 34	Replace Exterior Siding - 2 carports	13,367		7,607,981
12			GARDEN APTS II TOTAL:		300,609	7,607,981

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Priority	Building	Election District	Description	Est. as of 11/01/97	Facility Total	Cumul. Total
	CHANDALAR 714					
13	(Triplex)	29 - 34	Concrete Valley Gutters	840		7,608,821
13	CHANDALAR 714	29 - 34	Entry Stairs	16,800		7,625,621
13	CHANDALAR 714	29 - 34	Garbage Fencing	840		7,626,461
13	CHANDALAR 714	29 - 34	Kitchen Cabinet/Appliances	10,500		7,636,961
13	CHANDALAR 714	29 - 34	Paint Exterior Surfaces	3,474		7,640,435
13	CHANDALAR 714	29 - 34	Pave Drives	2,520		7,642,955
13	CHANDALAR 714	29 - 34	Pipe Insulation	6,580		7,649,535
13	CHANDALAR 714	29 - 34	Refinish Interior Walls	6,282		7,655,817
13	CHANDALAR 714	29 - 34	Repaint Door/Window Trim	378		7,656,195
13	CHANDALAR 714	29 - 34	Repair Heat Exchanger	700		7,656,895
13	CHANDALAR 714	29 - 34	Repair Roof Soffit	526		7,657,421
13	CHANDALAR 714	29 - 34	Replace Exterior Door	4,200		7,661,621
13	CHANDALAR 714	29 - 34	Replace Base Mold	3,528		7,665,149
13	CHANDALAR 714	29 - 34	Replace Door Hardware	6,300		7,671,449
13	CHANDALAR 714	29 - 34	Replace Heating System	42,000		7,713,449
13	CHANDALAR 714	29 - 34	Replace Roof Flashing	6,216		7,719,665
13	CHANDALAR 714	29 - 34	Replace Toilet Fixture (11)	4,400		7,724,065
13	CHANDALAR 714	29 - 34	Replace Trim	4,200		7,728,265
13	CHANDALAR 714	29 - 34	Replace Window	15,400		7,743,665
13	CHANDALAR 714	29 - 34	Replace Ceramic/Quarter. tile	1,386		7,745,051
13	CHANDALAR 714	29 - 34	Replace Toilet Room Access	1,260		7,746,311
13	CHANDALAR 714	29 - 34	Replace Vinyl Floor Covering	3,262		7,749,573
13	CHANDALAR 714	29 - 34	Shingle Roof	12,537		7,762,110
13	CHANDALAR 714	29 - 34	Waterproof Foundations and Site Drains	19,000		7,781,110
13			CHANDALAR 714 TOTAL:		173,129	7,781,110
14	CHANDALAR 715 (Single)	29 - 34	Concrete Valley Gutters	840		7,781,950
14	CHANDALAR 715	29 - 34	Entry Stairs	5,600		7,787,550
14	CHANDALAR 715	29 - 34	Garbage Fencing	840		7,788,390
14	CHANDALAR 715	29 - 34	Kitchen Cabinet/Appliances	3,500		7,791,890
14	CHANDALAR 715	29 - 34	Paint Exterior Surfaces	3,604		7,795,494
14	CHANDALAR 715	29 - 34	Pave Drives	840		7,796,334
14	CHANDALAR 715	29 - 34	Pipe Insulation	6,825		7,803,159
14	CHANDALAR 715	29 - 34	Refinish Interior Walls	3,606		7,806,765
14	CHANDALAR 715	29 - 34	Repaint Door/Window Trim	378		7,807,143
14	CHANDALAR 715	29 - 34	Repair Heat Exchanger	700		7,807,843
14	CHANDALAR 715	29 - 34	Repair Roof Soffit	546		7,808,389
14	CHANDALAR 715	29 - 34	Replace Exterior Door	1,400		7,809,789
14	CHANDALAR 715	29 - 34	Replace Base Mold	1,176		7,810,965
14	CHANDALAR 715	29 - 34	Replace Baseboard Heater Cover	5,565		7,816,530
14	CHANDALAR 715	29 - 34	Replace Door Hardware	6,300		7,822,830
14	CHANDALAR 715	29 - 34	Replace Heating System	14,000		7,836,830
14	CHANDALAR 715	29 - 34	Replace Roof Flashing	6,090		7,842,920
14	CHANDALAR 715	29 - 34	Replace Toilet Fixtures	5,600		7,848,520
14	CHANDALAR 715	29 - 34	Replace Trim	1,400		7,849,920
14	CHANDALAR 715	29 - 34	Replace Window	10,500		7,860,420
14	CHANDALAR 715	29 - 34	Replace Ceramic/Quarter Tile	482		7,860,882
14	CHANDALAR 715	29 - 34	Replace Toilet Room Access	420		7,861,302
14	CHANDALAR 715	29 - 34	Replace Vinyl Floor Covering	1,225		7,862,527
14	CHANDALAR 715	29 - 34	Shingle Roof	7,805		7,870,332
14	CHANDALAR 715	29 - 34	Waterproof Foundations and Site Drains	14,280		7,884,612
14			715 CHANDALAR TOTAL:		103,502	7,884,612
	CHANDALAR 716					
15	(Duplex)	29 - 34	Concrete Valley Gutters	840		7,885,452
15	CHANDALAR 716	29 - 34	Entry Stairs	11,200		7,896,652
15	CHANDALAR 716	29 - 34	Garbage Fencing	840		7,907,492
15	CHANDALAR 716	29 - 34	Kitchen Cabinet/Appliances	7,000		7,914,492
15	CHANDALAR 716	29 - 34	Paint Exterior Surfaces	3,825		7,918,317

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Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
15	CHANDALAR 716	29 - 34	Pave Drives	1,680		7,909,997
15	CHANDALAR 716	29 - 34	Pipe Insulation	7,245		7,917,242
15	CHANDALAR 716	29 - 34	Refinish Interior Walls	5,840		7,923,082
15	CHANDALAR 716	29 - 34	Repaint Door/Window Trim	756		7,923,838
15	CHANDALAR 716	29 - 34	Repair Heat Exchanger	700		7,924,538
15	CHANDALAR 716	29 - 34	Repair Roof Soffit	579		7,925,117
15	CHANDALAR 716	29 - 34	Replace Exterior Door	2,800		7,927,917
15	CHANDALAR 716	29 - 34	Replace Base Mold	2,352		7,930,269
15	CHANDALAR 716	29 - 34	Replace Baseboard Heater Cover	7,287		7,937,556
15	CHANDALAR 716	29 - 34	Replace Door Hardware	12,600		7,950,156
15	CHANDALAR 716	29 - 34	Replace Heating System	28,000		7,978,156
15	CHANDALAR 716	29 - 34	Replace Roof Flashing	6,174		7,984,330
15	CHANDALAR 716	29 - 34	Replace Toilet Fixtures	9,800		7,994,130
15	CHANDALAR 716	29 - 34	Replace Trim	2,800		7,996,930
15	CHANDALAR 716	29 - 34	Replace Window	10,500		8,007,430
15	CHANDALAR 716	29 - 34	Replace Ceramic/Quarter Tile	924		8,008,354
15	CHANDALAR 716	29 - 34	Replace Toilet Room Access	840		8,009,194
15	CHANDALAR 716	29 - 34	Replace Vinyl Floor Covering	5,425		8,014,619
15	CHANDALAR 716	29 - 34	Shingle Roof	11,872		8,026,491
15	CHANDALAR 716	29 - 34	Waterproof Foundations and Site Drains	15,288		8,041,779
15			716 CHANDALAR TOTAL:		157,167	8,041,779
16	CHANDALAR 717 (Single)	29 - 34	Concrete Valley Gutters	840		8,042,619
16	CHANDALAR 717	29 - 34	Entry Stairs	5,600		8,048,219
16	CHANDALAR 717	29 - 34	Garbage Fencing	840		8,049,059
16	CHANDALAR 717	29 - 34	Kitchen Cabinet/Appliances	3,500		8,052,559
16	CHANDALAR 717	29 - 34	Paint Exterior Surface	3,604		8,056,163
16	CHANDALAR 717	29 - 34	Pave Drives	840		8,057,003
16	CHANDALAR 717	29 - 34	Pipe Insulation	6,825		8,063,828
16	CHANDALAR 717	29 - 34	Refinish Interior Walls	3,606		8,067,434
16	CHANDALAR 717	29 - 34	Repaint Door/Window Trim	378		8,067,812
16	CHANDALAR 717	29 - 34	Repair Heat Exchanger	700		8,068,512
16	CHANDALAR 717	29 - 34	Repair Roof Soffit	546		8,069,058
16	CHANDALAR 717	29 - 34	Replace Exterior Door	1,400		8,070,458
16	CHANDALAR 717	29 - 34	Replace Base Mold	1,176		8,071,634
16	CHANDALAR 717	29 - 34	Replace Baseboard Heater Cover	5,565		8,077,199
16	CHANDALAR 717	29 - 34	Replace Door Hardware	6,300		8,083,499
16	CHANDALAR 717	29 - 34	Replace Heating System	14,000		8,097,499
16	CHANDALAR 717	29 - 34	Replace Roof Flashing	6,090		8,103,589
16	CHANDALAR 717	29 - 34	Replace Toilet Fixture	5,600		8,109,189
16	CHANDALAR 717	29 - 34	Replace Trim	1,400		8,110,589
16	CHANDALAR 717	29 - 34	Replace Window	10,500		8,121,089
16	CHANDALAR 717	29 - 34	Replace Ceramic/Quarter Tile	462		8,121,551
16	CHANDALAR 717	29 - 34	Replace Toilet Room Access	420		8,121,971
16	CHANDALAR 717	29 - 34	Replace Vinyl Floor Covering	1,225		8,123,196
16	CHANDALAR 717	29 - 34	Shingle Roof	7,805		8,131,001
16	CHANDALAR 717	29 - 34	Waterproof Foundations & Site Drains	14,280		8,145,281
16			717 CHANDALAR TOTAL:		103,502	8,145,281
	CHANDALAR 718					
17	(Duplex)	29 - 34	Concrete Valley Gutters	840		8,146,121
17	CHANDALAR 718	29 - 34	Entry Stairs	11,200		8,157,321
17	CHANDALAR 718	29 - 34	Garbage Fencing	840		8,158,161
17	CHANDALAR 718	29 - 34	Kitchen Cabinet/Appliances	7,000		8,165,161
17	CHANDALAR 718	29 - 34	Paint Exterior Surfaces	3,325		8,168,986
17	CHANDALAR 718	29 - 34	Pave Drives	1,680		8,170,666
17	CHANDALAR 718	29 - 34	Pipe Insulation	7,245		8,177,911
17	CHANDALAR 718	29 - 34	Refinish Interior Walls	5,840		8,183,751
17	CHANDALAR 718	29 - 34	Repaint Door/Window Trim	756		8,184,507
17	CHANDALAR 718	29 - 34	Repair Heat Exchanger	700		8,185,207

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Priority	Building	Election District	Description	ost Est. as o 11/01/97	Facility Total	Cumul. Total
17	CHANDALAR 718	29 - 34	Repair Roof Soffit	579		8,185,786
17	CHANDALAR 718	29 - 34	Replace Exterior Door	2,800		8,188,586
17	CHANDALAR 718	29 - 34	Replace Base Molds	2,352		8,190,938
17	CHANDALAR 718	29 - 34	Replace Baseboard Heater Cover	7,287		8,198,225
17	CHANDALAR 718	29 - 34	Replace Door Hardware	12,600		8,210,825
17	CHANDALAR 718	29 - 34	Replace Heating System	28,000		8,238,825
17	CHANDALAR 718	29 - 34	Replace Roof Flashing	6,174		8,244,999
17	CHANDALAR 718	29 - 34	Replace Toilet Fixture	9,800		8,254,799
17	CHANDALAR 718	29 - 34	Replace Trim	2,800		8,257,599
17	CHANDALAR 718	29 - 34	Replace Window	10,500		8,268,099
17	CHANDALAR 718	29 - 34	Replace Ceramic /Quarter Tile	924		8,269,023
17	CHANDALAR 718	29 - 34	Replace Toilet Room Access	840		8,269,863
17	CHANDALAR 718	29 - 34	Replace Vinyl Floor Covering	5,425		8,275,288
17	CHANDALAR 718	29 - 34	Shingle Roofing	11,872		8,287,160
17	CHANDALAR 718	29 - 34	Waterproof Foundations & Site Drains	15,288		8,302,448
17			718 CHANDALAR TOTAL:		157,167	8,302,448
18	CHANDALAR 719 (Single)	29 - 34	Concrete Valley Gutters	840		8,303,288
18	CHANDALAR 719	29 - 34	Entry Stairs	5,600		8,308,888
18	CHANDALAR 719	29 - 34	Garbage Fencing	840		8,309,728
18	CHANDALAR 719	29 - 34	Kitchen Cabinet/Appliances	3,500		8,313,228
18	CHANDALAR 719	29 - 34	Paint Exterior Surfaces	3,604		8,316,832
18	CHANDALAR 719	29 - 34	Pave Drives	840		8,317,672
18	CHANDALAR 719	29 - 34	Pipe Insulation	6,825		8,324,497
18	CHANDALAR 719	29 - 34	Refinish Interior Walls	3,606		8,328,103
18	CHANDALAR 719	29 - 34	Repaint Door/Window Trim	378		8,328,481
18	CHANDALAR 719	29 - 34	Repair Heat Exchanger	700		8,329,181
18	CHANDALAR 719	29 - 34	Repair Roof Soffit	546		8,329,727
18	CHANDALAR 719	29 - 34	Replace Exterior Door	1,400		8,331,127
18	CHANDALAR 719	29 - 34	Replace Base Molds	1,176		8,332,303
18	CHANDALAR 719	29 - 34	Replace Baseboard Heater Cover	5,565		8,337,868
18	CHANDALAR 719	29 - 34	Replace Door Hardware	6,300		8,344,168
18	CHANDALAR 719	29 - 34	Replace Heating System	14,000		8,358,168
18	CHANDALAR 719	29 - 34	Replace Roof Flashing	6,090		8,364,258
18	CHANDALAR 719	29 - 34	Replace Toilet Fixture	5,600		8,369,858
18	CHANDALAR 719	29 - 34	Replace Trim	1,400		8,371,258
18	CHANDALAR 719	29 - 34	Replace Window	10,500		8,381,758
18	CHANDALAR 719	29 - 34	Replace Ceramic /Quarter Tile	462		8,382,220
18	CHANDALAR 719	29 - 34	Replace Toilet Room Access	420		8,382,640
18	CHANDALAR 719	29 - 34	Replace Vinyl Floor Covering	1,225		8,383,865
18	CHANDALAR 719	29 - 34	Shingle Roofing	7,805		8,391,670
18	CHANDALAR 719	29 - 34	Waterproof Foundations and Site Drains	14,280		8,405,950
18			719 CHANDALAR TOTAL:		103,502	8,405,950
19	CHANDALAR 720 (Duplex)	29 - 34	Concrete Valley Gutters	840		8,406,790
19	CHANDALAR 720	29 - 34	Entry Stairs	11,200		8,417,990
19	CHANDALAR 720	29 - 34	Garbage Fencing	840		8,418,830
19	CHANDALAR 720	29 - 34	Kitchen Cabinet/Appliances	7,000		8,425,830
19	CHANDALAR 720	29 - 34	Paint Exterior Surfaces	3,825		8,429,655
19	CHANDALAR 720	29 - 34	Pave Drives	1,680		8,431,335
19	CHANDALAR 720	29 - 34	Pipe Insulation	7,245		8,438,580
19	CHANDALAR 720	29 - 34	Refinish Interior Walls	5,840		8,444,420
19	CHANDALAR 720	29 - 34	Repaint Door/Window Trim	756		8,445,176
19	CHANDALAR 720	29 - 34	Repair Heat Exchanger	700		8,445,876
19	CHANDALAR 720	29 - 34	Repair Roof Soffit	579		8,446,455
19	CHANDALAR 720	29 - 34	Replace Exterior Door	2,800		8,449,255
19	CHANDALAR 720	29 - 34	Replace Base Molds	2,352		8,451,607
19	CHANDALAR 720	29 - 34	Replace Baseboard Heater Cover	7,287		8,458,894
19	CHANDALAR 720	29 - 34	Replace Door Hardware	12,600		8,471,494

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Priority	Building	Election District	Description	ost Est. as of 11/01/97	Facility Total	Cumul. Total
19	CHANDALAR 720	29 - 34	Replace Heating System	28,000		8,499,494
19	CHANDALAR 720	29 - 34	Replace Roof Flashing	6,174		8,505,668
19	CHANDALAR 720	29 - 34	Replace Toilet Fixture	9,800		8,515,468
19	CHANDALAR 720	29 - 34	Replace Trim	2,800		8,518,268
19	CHANDALAR 720	29 - 34	Replace Window	10,500		8,528,768
19	CHANDALAR 720	29 - 34	Replace Ceramic /Quarter Tile	924		8,529,692
19	CHANDALAR 720	29 - 34	Replace Toilet Room Access	840		8,530,532
19	CHANDALAR 720	29 - 34	Replace Vinyl Floor Covering	5,425		8,535,957
19	CHANDALAR 720	29 - 34	Shingle Roofing	11,872		8,547,829
19	CHANDALAR 720	29 - 34	Waterproof Foundations and Site Drains	15,288		8,563,117
19			720 CHANDALAR TOTAL:		157,167	8,563,117
20	CHANDALAR 721 (Single)	29 - 34	Concrete Valley Gutters	840		8,563,957
20	CHANDALAR 721	29 - 34	Entry Stairs	5,600		8,569,557
20	CHANDALAR 721	29 - 34	Garbage Fencing	840		8,570,397
20	CHANDALAR 721	29 - 34	Kitchen Cabinet/Appliances	3,500		8,573,897
20	CHANDALAR 721	29 - 34	Paint Exterior Surfaces	3,604		8,577,501
20	CHANDALAR 721	29 - 34	Pave Drives	840		8,578,341
20	CHANDALAR 721	29 - 34	Pipe Insulation	6,825		8,585,166
20	CHANDALAR 721	29 - 34	Refinish Interior Walls	3,606		8,588,772
20	CHANDALAR 721	29 - 34	Repaint Door/Window Trim	378		8,589,150
20	CHANDALAR 721	29 - 34	Repair Heat Exchanger	700		8,589,850
20	CHANDALAR 721	29 - 34	Repair Roof Soffit	546		8,590,396
20	CHANDALAR 721	29 - 34	Replace Exterior Door	1,400		8,591,796
20	CHANDALAR 721	29 - 34	Replace Base Molds	1,176		8,592,972
20	CHANDALAR 721	29 - 34	Replace Baseboard Heater Cover	5,565		8,598,537
20	CHANDALAR 721	29 - 34	Replace Door Hardware	6,300		8,604,837
20	CHANDALAR 721	29 - 34	Replace Heating System	14,000		8,618,837
20	CHANDALAR 721	29 - 34	Replace Roof Flashing	6,090		8,624,927
20	CHANDALAR 721	29 - 34	Replace Toilet Fixture	5,600		8,630,527
20	CHANDALAR 721	29 - 34	Replace Trim	1,400		8,631,927
20	CHANDALAR 721	29 - 34	Replace Window	10,500		8,642,427
20	CHANDALAR 721	29 - 34	Replace Ceramic /Quarter Tile	462		8,642,889
20	CHANDALAR 721	29 - 34	Replace Toilet Room Access	420		8,643,309
20	CHANDALAR 721	29 - 34	Replace Vinyl Floor Covering	1,225		8,644,534
20	CHANDALAR 721	29 - 34	Shingle Roofing	7,805		8,652,339
20	CHANDALAR 721	29 - 34	Waterproof Foundations and Site Drains	14,280		8,666,619
20			721 CHANDALAR TOTAL:		103,502	8,666,619
	CHANDALAR 722					
21	(Duplex)	29 - 34	Concrete Valley Gutters	840		8,667,459
21	CHANDALAR 722	29 - 34	Entry Stairs	11,200		8,678,659
21	CHANDALAR 722	29 - 34	Garbage Fencing	840		8,679,499
21	CHANDALAR 722	29 - 34	Kitchen Cabinet/Appliances	7,000		8,686,499
21	CHANDALAR 722	29 - 34	Paint Exterior Surfaces	3,825		8,690,324
21	CHANDALAR 722	29 - 34	Pave Drives	1,680		8,692,004
21	CHANDALAR 722	29 - 34	Pipe Insulation	7,245		8,699,249
21	CHANDALAR 722	29 - 34	Refinish Interior Walls	5,840		8,705,089
21	CHANDALAR 722	29 - 34	Repaint Door/Window Trim	756		8,705,845
21	CHANDALAR 722	29 - 34	Repair Heat Exchanger	700		8,706,545
21	CHANDALAR 722	29 - 34	Repair Roof Soffit	579		8,707,124
21	CHANDALAR 722	29 - 34	Replace Exterior Door	2,800		8,709,924
21	CHANDALAR 722	29 - 34	Replace Base Molds	2,352		8,712,276
21	CHANDALAR 722	29 - 34	Replace Baseboard Heater Cover	7,287		8,719,563
21	CHANDALAR 722	29 - 34	Replace Door Hardware	12,600		8,732,163
21	CHANDALAR 722	29 - 34	Replace Heating System	28,000		8,760,163
21	CHANDALAR 722	29 - 34	Replace Roof Flashing	6,174		8,766,337
21	CHANDALAR 722	29 - 34	Replace Toilet Fixture	9,800		8,776,137
21	CHANDALAR 722	29 - 34	Replace Trim	2,800		8,778,937
21	CHANDALAR 722	29 - 34	Replace Window	10,500		8,789,437

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Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
21	CHANDALAR 722	29 - 34	Replace Ceramic /Quarter Tile	924		8,790,361
21	CHANDALAR 722	29 - 34	Replace Toilet Room Access	840		8,791,201
21	CHANDALAR 722	29 - 34	Replace Vinyl Floor Covering	5,425		8,796,626
21	CHANDALAR 722	29 - 34	Shingle Roofing	11,872		8,808,498
21	CHANDALAR 722	29 - 34	Waterproof Foundations and Site Drains	15,288		8,823,786
21			722 CHANDALAR TOTAL:		157,167	8,823,786
22	CHANDALAR 723 (Single)	29 - 34	Concrete Valley Gutters	840		8,824,626
22	CHANDALAR 723	29 - 34	Entry Stairs	5,600		8,830,226
22	CHANDALAR 723	29 - 34	Garbage Fencing	840		8,831,066
22	CHANDALAR 723	29 - 34	Kitchen Cabinet/Appliances	3,500		8,834,566
22	CHANDALAR 723	29 - 34	Paint Exterior Surfaces	3,604		8,838,170
22	CHANDALAR 723	29 - 34	Pave Drives	840		8,839,010
22	CHANDALAR 723	29 - 34	Pipe Insulation	6,825		8,845,835
22	CHANDALAR 723	29 - 34	Refinish Interior Walls	3,606		8,849,441
22	CHANDALAR 723	29 - 34	Repaint Door/Window Trim	378		8,849,819
22	CHANDALAR 723	29 - 34	Repair Heat Exchanger	700		8,850,519
22	CHANDALAR 723	29 - 34	Repair Roof Soffit	546		8,851,065
22	CHANDALAR 723	29 - 34	Replace Exterior Door	1,400		8,852,465
22	CHANDALAR 723	29 - 34	Replace Base Molds	1,176		8,853,641
22	CHANDALAR 723	29 - 34	Replace Baseboard Heater Cover	5,565		8,859,206
22	CHANDALAR 723	29 - 34	Replace Door Hardware	6,300		8,865,506
22	CHANDALAR 723	29 - 34	Replace Heating System	14,000		8,879,506
22	CHANDALAR 723	29 - 34	Replace Roof Flashing	6,090		8,885,596
22	CHANDALAR 723	29 - 34	Replace Toilet Fixture	5,600		8,891,196
22	CHANDALAR 723	29 - 34	Replace Trim	1,400		8,892,596
22	CHANDALAR 723	29 - 34	Replace Window	10,500		8,903,096
22	CHANDALAR 723	29 - 34	Replace Ceramic /Quarter Tile	462		8,903,558
22	CHANDALAR 723	29 - 34	Replace Toilet Room Access	420		8,903,978
22	CHANDALAR 723	29 - 34	Replace Vinyl Floor Covering	1,225		8,905,203
22	CHANDALAR 723	29 - 34	Shingle Roofing	7,805		8,913,008
22	CHANDALAR 723	29 - 34	Waterproof Foundations and Site Drains	14,280		8,927,288
22			CHANDALAR 723 TOTAL:		103,502	8,927,288
	CHANDALAR 724					
23	(Triplex)	29 - 34	Concrete Valley Gutters	840		8,928,128
23	CHANDALAR 724	29 - 34	Entry Stairs	16,800		8,944,928
23	CHANDALAR 724	29 - 34	Garbage Fencing	840		8,945,768
23	CHANDALAR 724	29 - 34	Kitchen Cabinet/Appliances	10,500		8,956,268
23	CHANDALAR 724	29 - 34	Paint Exterior Surfaces	3,936		8,960,204
23	CHANDALAR 724	29 - 34	Pave Drives	2,520		8,962,724
23	CHANDALAR 724	29 - 34	Pipe Insulation	7,455		8,970,179
23	CHANDALAR 724	29 - 34	Refinish Interior Walls	7,338		8,977,517
23	CHANDALAR 724	29 - 34	Repaint Door/Window Trim	588		8,978,105
23	CHANDALAR 724	29 - 34	Repair Heat Exchanger	700		8,978,805
23	CHANDALAR 724	29 - 34	Repair Roof Soffit	596		8,979,401
23	CHANDALAR 724	29 - 34	Replace Exterior Door	4,200		8,983,601
23	CHANDALAR 724	29 - 34	Replace Base Molds	3,528		8,987,129
23	CHANDALAR 724	29 - 34	Replace Baseboard Heater Cover	8,883		8,996,012
23	CHANDALAR 724	29 - 34	Replace Door Hardware	9,800		9,005,812
23	CHANDALAR 724	29 - 34	Replace Heating System	42,000		9,047,812
23	CHANDALAR 724	29 - 34	Replace Roof Flashing	6,216		9,054,028
23	CHANDALAR 724	29 - 34	Replace Toilet Fixture	15,400		9,069,428
23	CHANDALAR 724	29 - 34	Replace Trim	4,200		9,073,628
23	CHANDALAR 724	29 - 34	Replace Window	15,400		9,089,028
23	CHANDALAR 724	29 - 34	Replace Ceramic /Quarter Tile	1,386		9,090,414
23	CHANDALAR 724	29 - 34	Replace Toilet Room Access	1,260		9,091,674
23	CHANDALAR 724	29 - 34	Replace Vinyl Floor Covering	3,458		9,095,132
23	CHANDALAR 724	29 - 34	Shingle Roofing	14,595		9,109,727
23	CHANDALAR 724	29 - 34	Waterproof Foundations and Site Drains	15,792		9,125,519

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
23			CHANDALAR 724 TOTAL:		198,231	9,125,519
	CHANDALAR 726					
24	(Duplex)	29 - 34	Concrete Valley Gutters	840		9,126,359
24	CHANDALAR 726	29 - 34	Entry Stairs	11,200		9,137,559
24	CHANDALAR 726	29 - 34	Garbage Fencing	840		9,138,399
24	CHANDALAR 726	29 - 34	Kitchen Cabinet/Appliances	7,000		9,145,399
24	CHANDALAR 726	29 - 34	Paint Exterior Surfaces	3,825		9,149,224
24	CHANDALAR 726	29 - 34	Pave Drives	1,680		9,150,904
24	CHANDALAR 726	29 - 34	Pipe Insulation	7,245		9,158,149
24	CHANDALAR 726	29 - 34	Refinish Interior Walls	5,840		9,163,989
24	CHANDALAR 726	29 - 34	Repaint Door/Window Trim	756		9,164,745
24	CHANDALAR 726	29 - 34	Repair Heat Exchanger	700		9,165,445
24	CHANDALAR 726	29 - 34	Repair Roof Soffit	579		9,166,024
24	CHANDALAR 726	29 - 34	Replace Exterior Door	2,800		9,168,824
24	CHANDALAR 726	29 - 34	Replace Base Molds	2,352		9,171,176
24	CHANDALAR 726	29 - 34	Replace Baseboard Heater Cover	7,287		9,178,463
24	CHANDALAR 726	29 - 34	Replace Door Hardware	12,600		9,191,063
24	CHANDALAR 726	29 - 34	Replace Heating System	28,000		9,219,063
24	CHANDALAR 726	29 - 34	Replace Roof Flashing	6,174		9,225,237
24	CHANDALAR 726	29 - 34	Replace Toilet Fixture	9,800		9,235,037
24	CHANDALAR 726	29 - 34	Replace Trim	2,800		9,237,837
24	CHANDALAR 726	29 - 34	Replace Window	10,500		9,248,337
24	CHANDALAR 726	29 - 34	Replace Ceramic /Quarter Tile	924		9,249,261
24	CHANDALAR 726	29 - 34	Replace Toilet Room Access	840		9,250,101
24	CHANDALAR 726	29 - 34	Replace Vinyl Floor Covering	5,425		9,255,526
24	CHANDALAR 726	29 - 34	Shingle Roofing	11,872		9,267,398
24	CHANDALAR 726	29 - 34	Waterproof Foundations and Site Drains	15,288		9,282,686
24			CHANDALAR 726 TOTAL:		157,167	9,282,686
	CHANDALAR 727					
25	(Triplex)	29 - 34	Concrete Valley Gutters	840		9,283,526
25	CHANDALAR 727	29 - 34	Entry Stairs	16,800		9,300,326
25	CHANDALAR 727	29 - 34	Garbage Fencing	840		9,301,166
25	CHANDALAR 727	29 - 34	Kitchen Cabinet/Appliances	10,500		9,311,666
25	CHANDALAR 727	29 - 34	Paint Exterior Surfaces	3,474		9,315,140
25	CHANDALAR 727	29 - 34	Pave Drives	2,520		9,317,660
25	CHANDALAR 727	29 - 34	Pipe Insulation	6,580		9,324,240
25	CHANDALAR 727	29 - 34	Refinish Interior Walls	6,282		9,330,522
25	CHANDALAR 727	29 - 34	Repaint Door/Window Trim	378		9,330,900
25	CHANDALAR 727	29 - 34	Repair Heat Exchanger	700		9,331,600
25	CHANDALAR 727	29 - 34	Repair Roof Soffit	526		9,332,126
25	CHANDALAR 727	29 - 34	Replace Exterior Door	4,200		9,336,326
25	CHANDALAR 727	29 - 34	Replace Base Molds	3,528		9,339,854
25	CHANDALAR 727	29 - 34	Replace Baseboard Heater Cover	8,358		9,348,212
25	CHANDALAR 727	29 - 34	Replace Door Hardware	6,300		9,354,512
25	CHANDALAR 727	29 - 34	Replace Heating System	42,000		9,396,512
25	CHANDALAR 727	29 - 34	Replace Roof Flashing	6,216		9,402,728
25	CHANDALAR 727	29 - 34	Replace Toilet Fixture	15,400		9,418,128
25	CHANDALAR 727	29 - 34	Replace Trim	4,200		9,422,328
25	CHANDALAR 727	29 - 34	Replace Window	15,400		9,437,728
25	CHANDALAR 727	29 - 34	Replace Ceramic /Quarter Tile	1,386		9,439,114
25	CHANDALAR 727	29 - 34	Replace Toilet Room Access	1,260		9,440,374
25	CHANDALAR 727	29 - 34	Replace Vinyl Floor Covering	3,262		9,443,636
25	CHANDALAR 727	29 - 34	Shingle Roofing	12,537		9,456,173
25	CHANDALAR 727	29 - 34	Waterproof Foundations and Site Drains	19,000		9,475,173
25			CHANDALAR 727 TOTAL:		192,487	9,475,173
	CHANDALAR 728					
26	(Triplex)	29 - 34	Concrete Valley Gutters	840		9,476,013
26	CHANDALAR 728	29 - 34	Entry Stairs	16,800		9,492,813
26	CHANDALAR 728	29 - 34	Garbage Fencing	840		9,493,653

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	ost Est. as o 11/01/97	Facility Total	Cumul. Total
26	CHANDALAR 728	29 - 34	Kitchen Cabinet/Appliances	10,500		9,504,153
26	CHANDALAR 728	29 - 34	Paint Exterior Surfaces	3,474		9,507,627
26	CHANDALAR 728	29 - 34	Pave Drives	2,520		9,510,147
26	CHANDALAR 728	29 - 34	Pipe Insulation	6,580		9,516,727
26	CHANDALAR 728	29 - 34	Refinish Interior Walls	6,282		9,523,009
26	CHANDALAR 728	29 - 34	Repaint Door/Window Trim	378		9,523,387
26	CHANDALAR 728	29 - 34	Repair Heat Exchanger	700		9,524,087
26	CHANDALAR 728	29 - 34	Repair Roof Soffit	526		9,524,613
26	CHANDALAR 728	29 - 34	Replace Exterior Door	4,200		9,528,813
26	CHANDALAR 728	29 - 34	Replace Base Molds	3,528		9,532,341
26	CHANDALAR 728	29 - 34	Replace Baseboard Heater Cover	8,358		9,540,699
26	CHANDALAR 728	29 - 34	Replace Door Hardware	6,300		9,546,999
26	CHANDALAR 728	29 - 34	Replace Heating System	42,000		9,588,999
26	CHANDALAR 728	29 - 34	Replace Roof Flashing	6,216		9,595,215
26	CHANDALAR 728	29 - 34	Replace Toilet Fixture	15,400		9,610,615
26	CHANDALAR 728	29 - 34	Replace Trim	4,200		9,614,815
26	CHANDALAR 728	29 - 34	Replace Window	15,400		9,630,215
26	CHANDALAR 728	29 - 34	Replace Ceramic /Quarter Tile	1,386		9,631,601
26	CHANDALAR 728	29 - 34	Replace Toilet Room Access	1,260		9,632,861
26	CHANDALAR 728	29 - 34	Replace Vinyl Floor Covering	3,262		9,636,123
26	CHANDALAR 728	29 - 34	Shingle Roofing	12,537		9,648,660
26	CHANDALAR 728	29 - 34	Waterproof Foundations and Site Drains	19,000		9,667,660
26			CHANDALAR 728 TOTAL:		192,487	9,667,660
27	COLVILLE 709 (Single)	29 - 34	Reroof	39,376		9,707,036
27	COLVILLE 709	29 - 34	Repair Roof Soffit	1,597		9,708,633
27	COLVILLE 709	29 - 34	Replace OH Door	2,685		9,711,318
27	COLVILLE 709	29 - 34	Replace Glazing	21,219		9,732,537
27	COLVILLE 709	29 - 34	Paint Exterior Surfaces	5,715		9,738,252
27			COLVILLE 709 TOTAL:		70,592	9,738,252
28	COLVILLE 710 (Single)	29 - 34	Reroof	21,731		9,759,983
28	COLVILLE 710	29 - 34	Replace Roof Flashing/Soffit	3,544		9,763,527
28	COLVILLE 710	29 - 34	Replace Window	20,899		9,784,426
28	COLVILLE 710	29 - 34	Wood Siding	17,947		9,802,373
28	COLVILLE 710	29 - 34	Replace Gypsumboard	3,095		9,805,468
28	COLVILLE 710	29 - 34	Reconstruct Vestibule	6,069		9,811,537
28	COLVILLE 710	29 - 34	Replace Exterior Door	2,670		9,814,207
28	COLVILLE 710	29 - 34	Refinish Interior Walls	6,985		9,821,192
28	COLVILLE 710	29 - 34	Paint Interior Surfaces	4,500		9,825,692
28	COLVILLE 710	29 - 34	Kitchen Appliances	4,172		9,829,864
28	COLVILLE 710	29 - 34	Kitchen Countertops	2,997		9,832,861
28	COLVILLE 710	29 - 34	Repair Drives	1,000		9,833,861
28			COLVILLE 710 TOTAL:		95,609	9,833,861
29	COLVILLE 711 (Single)	29 - 34	Reroof	21,731		9,855,592
29	COLVILLE 711	29 - 34	Replace Roof Flashing/Soffit	3,544		9,859,136
29	COLVILLE 711	29 - 34	Replace Windows	20,899		9,880,035
29	COLVILLE 711	29 - 34	Reconstruct Vestibule	6,069		9,886,104
29	COLVILLE 711	29 - 34	Recaulk	370		9,886,474
29	COLVILLE 711	29 - 34	Wood Siding Repairs	17,947		9,904,421
29	COLVILLE 711	29 - 34	Waterproof Foundation	17,272		9,921,693
29	COLVILLE 711	29 - 34	Refinish Interior Walls	6,985		9,928,678
29	COLVILLE 711	29 - 34	Replace Gypsum Board	3,095		9,931,773
29	COLVILLE 711	29 - 34	Replace Interior Door	2,670		9,934,443
29	COLVILLE 711	29 - 34	Kitchen Cabinets	8,827		9,943,270
29	COLVILLE 711	29 - 34	Paint Interior Surfaces	4,500		9,947,770
29	COLVILLE 711	29 - 34	Kitchen Appliances	4,172		9,951,942
29	COLVILLE 711	29 - 34	Repair Spalling Sidewalk	774		9,952,716
29			COLVILLE 711 TOTAL:		118,855	9,952,716
30	TANANA DRIVE 701 (Duplex)	29 - 34	Dielectric Fitting	15,826		9,968,542

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	Cost Est. as of 11/01/97	Facility Total	Cumul. Total
30	TANANA DRIVE 701	29 - 34	Dryer Vent	633		9,969,175
30	TANANA DRIVE 701	29 - 34	Kitchen Cabinet Appliances	34,298		10,003,473
30	TANANA DRIVE 701	29 - 34	Pipe Insulation	4,129		10,007,602
30	TANANA DRIVE 701	29 - 34	Refinish Interior Walls	11,652		10,019,254
30	TANANA DRIVE 701	29 - 34	Repair Acoustic Ceiling	3,249		10,022,503
30	TANANA DRIVE 701	29 - 34	Repair Roof Soffit	1,457		10,023,960
30	TANANA DRIVE 701	29 - 34	Repair Spalling Sidewalk	2,839		10,026,799
30	TANANA DRIVE 701	29 - 34	Replace Exterior Door	10,679		10,037,478
30	TANANA DRIVE 701	29 - 34	Replace Base Mold	3,079		10,040,557
30	TANANA DRIVE 701	29 - 34	Replace Baseboard Cover Heater	16,203		10,056,760
30	TANANA DRIVE 701	29 - 34	Replace Carpet	36,933		10,093,693
30	TANANA DRIVE 701	29 - 34	Replace Roof Flashing	6,583		10,100,276
30	TANANA DRIVE 701	29 - 34	Replace Toilet Fixture	8,439		10,108,715
30	TANANA DRIVE 701	29 - 34	Replace Window	10,904		10,119,619
30	TANANA DRIVE 701	29 - 34	Replace Vinyl Floor Covering	2,101		10,121,720
30	TANANA DRIVE 701	29 - 34	Shingle Roofing	25,624		10,147,344
30			701 TANANA DRIVE TOTAL:		194,628	10,147,344
	TANANA DRIVE 702					
31	(Duplex)	29 - 34	Dielectric Fitting	15,826		10,163,170
31	TANANA DRIVE 702	29 - 34	Dryer Vent	633		10,163,803
31	TANANA DRIVE 702	29 - 34	Kitchen Cabinet/Appliances	34,298		10,198,101
31	TANANA DRIVE 702	29 - 34	Pipe Insulation	4,129		10,202,230
31	TANANA DRIVE 702	29 - 34	Refinish Interior Walls	11,652		10,213,882
31	TANANA DRIVE 702	29 - 34	Repair Acoustic Ceiling	3,249		10,217,131
31	TANANA DRIVE 702	29 - 34	Repair Roof Soffit	1,457		10,218,588
31	TANANA DRIVE 702	29 - 34	Repair Spalling Sidewalk	2,839		10,221,427
31	TANANA DRIVE 702	29 - 34	Replace Exterior Door	10,679		10,232,106
31	TANANA DRIVE 702	29 - 34	Replace Base Mold	3,079		10,235,185
31	TANANA DRIVE 702	29 - 34	Replace Baseboard Heater Cover	16,203		10,251,388
31	TANANA DRIVE 702	29 - 34	Replace Carpet	36,933		10,288,321
31	TANANA DRIVE 702	29 - 34	Replace Roof Flashing	6,583		10,294,904
31	TANANA DRIVE 702	29 - 34	Replace Toilet Fixture	8,439		10,303,343
31	TANANA DRIVE 702	29 - 34	Replace Window	10,904		10,314,247
31	TANANA DRIVE 702	29 - 34	Replace Vinyl Floor Covering	2,101		10,316,348
31	TANANA DRIVE 702	29 - 34	Shingle Roof	25,624		10,341,972
31			702 TANANA DRIVE TOTAL:		194,628	10,341,972
	TANANA DRIVE 705					
32	(Duplex)	29 - 34	Dielectric Fitting	15,826		10,357,798
32	TANANA DRIVE 705	29 - 34	Dryer Vent	633		10,358,431
32	TANANA DRIVE 705	29 - 34	Kitchen Cabinet/Appliances	34,298		10,392,729
32	TANANA DRIVE 705	29 - 34	Pipe Insulation	4,129		10,396,858
32	TANANA DRIVE 705	29 - 34	Refinish Interior Walls	11,652		10,408,510
32	TANANA DRIVE 705	29 - 34	Repair Acoustic Ceiling	3,249		10,411,759
32	TANANA DRIVE 705	29 - 34	Repair Roof Soffit	1,457		10,413,216
32	TANANA DRIVE 705	29 - 34	Repair Spalling Sidewalk	2,839		10,416,055
32	TANANA DRIVE 705	29 - 34	Replace Exterior Door	10,679		10,426,734
32	TANANA DRIVE 705	29 - 34	Replace Base Mold	3,079		10,429,813
32	TANANA DRIVE 705	29 - 34	Replace Baseboard Heater Cover	16,203		10,446,016
32	TANANA DRIVE 705	29 - 34	Replace Carpet	36,933		10,482,949
32	TANANA DRIVE 705	29 - 34	Replace Roof Flashing	6,583		10,489,532
32	TANANA DRIVE 705	29 - 34	Replace Toilet Fixture	8,439		10,497,971
32	TANANA DRIVE 705	29 - 34	Replace Window	10,904		10,508,875
32	TANANA DRIVE 705	29 - 34	Replace Vinyl Floor Covering	2,101		10,510,976
32	TANANA DRIVE 705	29 - 34	Shingle Roof	25,624		10,536,600
32			705 TANANA DRIVE TOTAL:		194,628	10,536,600
	CHATANIKA 706					
33	(Fraternity House)	29 - 34	Kitchen Cabinet/Appliances	5,500		10,542,100
33	CHATANIKA 706	29 - 34	Paint Exterior Surfaces	2,573		10,544,673
33	CHATANIKA 706	29 - 34	Parking Lot and Drainage	10,000		10,554,673

**FY98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA FAIRBANKS**

Priority	Building	Election District	Description	ost Est. as o 11/01/97	Facility Total	Cumul. Total
33	CHATANIKA 706	29 - 34	Pipe Insulation	2,193		10,556,866
33	CHATANIKA 706	29 - 34	Refinish Interior Walls	8,439		10,565,305
33	CHATANIKA 706	29 - 34	Repair Roof Soffit	497		10,565,802
33	CHATANIKA 706	29 - 34	Replace Base Mold	3,244		10,569,046
33	CHATANIKA 706	29 - 34	Replace Carpet	15,505		10,584,551
33	CHATANIKA 706	29 - 34	Replace Gypsum Board	847		10,585,398
33	CHATANIKA 706	29 - 34	Replace Insulation/Vapor Barrier	964		10,586,362
33	CHATANIKA 706	29 - 34	Replace Roof Structure	51,000		10,637,362
33	CHATANIKA 706	29 - 34	Replace Toilet Fixtures	2,900		10,640,262
33	CHATANIKA 706	29 - 34	Replace Windows	9,087		10,649,349
33	CHATANIKA 706	29 - 34	Replace Vinyl Floor Covering	1,050		10,650,399
33	CHATANIKA 706	29 - 34	Toilet Room Cabinet	681		10,651,080
33	CHATANIKA 706	29 - 34	W/Strip Door	656		10,651,736
33			706 CHATANIKA TOTAL:		115,136	10,651,736
34	CHATANIKA 707 (Single)	29 - 34	Kitchen Cabinet/Appliances	5,500		10,657,236
34	CHATANIKA 707	29 - 34	Paint Exterior Surfaces	2,573		10,659,809
34	CHATANIKA 707	29 - 34	Parking Lot and Drainage	10,000		10,669,809
34	CHATANIKA 707	29 - 34	Pipe Insulation	2,193		10,672,002
34	CHATANIKA 707	29 - 34	Refinish Interior Walls	8,439		10,680,441
34	CHATANIKA 707	29 - 34	Repair Roof Soffit	497		10,680,938
34	CHATANIKA 707	29 - 34	Replace Base Mold	3,244		10,684,182
34	CHATANIKA 707	29 - 34	Replace Carpet	15,505		10,699,687
34	CHATANIKA 707	29 - 34	Replace Gypsum Board	2,500		10,702,187
34	CHATANIKA 707	29 - 34	Replace Insulation/Vapor Barrier	964		10,703,151
34	CHATANIKA 707	29 - 34	Replace Roof Structure	51,000		10,754,151
34	CHATANIKA 707	29 - 34	Replace Toilet Fixtures	2,900		10,757,051
34	CHATANIKA 707	29 - 34	Replace Windows	9,087		10,766,138
34	CHATANIKA 707	29 - 34	Replace Vinyl Floor Covering	1,050		10,767,188
34	CHATANIKA 707	29 - 34	Toilet Room Cabinet	681		10,767,869
34	CHATANIKA 707	29 - 34	W/Strip Door	656		10,768,525
34			707 CHATANIKA TOTAL:		116,789	10,768,525
	COLUMBIA CIRCLE 739					
35	(Nordic House)	29 - 34	Replace Heat Piping	4,329		10,772,854
35	COLUMBIA CIRCLE 739	29 - 34	Replace Toilet Fixture	4,747		10,777,601
35	COLUMBIA CIRCLE 739	29 - 34	Replace Window	10,904		10,788,505
35			739 COLUMBIA CIRCLE TOTAL:		19,980	10,788,505
36	610 KOBUK	29 - 34	Fire Alarm System Repairs	5,000		10,793,505
36	610 KOBUK	29 - 34	Replace Carpet	10,000		10,803,505
36	610 KOBUK	29 - 34	Replace Kitchen Cabinet/ Appliances	7,000		10,810,505
36	610 KOBUK	29 - 34	Repair/Replace Exhaust Fans	1,500		10,812,005
36	610 KOBUK	29 - 34	Re-roof	30,000		10,842,005
36	610 KOBUK	29 - 34	Replace Toilet Fixtures	3,500		10,845,505
36	610 KOBUK	29 - 34	Electrical System Renovation	45,000		10,890,505
36	610 KOBUK	29 - 34	Window Repairs	4,900		10,895,405
36	610 KOBUK	29 - 34	Replace Interior Doors	3,010		10,898,415
36			610 KOBUK TOTAL:		109,910	

TOTAL UAF RESIDENTIAL DEFERRED MAINTENANCE

10,898,415

**FY 98 DEFERRED MAINTENANCE
RESIDENTIAL UNFUNDED PRIORITY LISTING
UNIVERSITY OF ALASKA SOUTHEAST**

Priority	Campus	Building	Election District	Description	Cost Est. as of 11/01/97	Cumul. Total
1	Juneau	Tappe House	4	Replace Roof	33,754	33,754
2	Juneau	Mathisen House	4	Replace Roof	29,800	63,554
3	Juneau	Student Lodge Total	4	Replace Bathroom, Kitchen, Laundry Floor Surfaces	54,547	118,101
4	Juneau	Student Housing, Unit A Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	49,234	167,335
5	Juneau	Student Housing, Unit B Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	45,934	213,269
6	Juneau	Student Housing, Unit C Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	45,934	259,203
7	Juneau	Student Housing, Unit D Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	57,234	316,437
8	Juneau	Student Housing, Unit E Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	64,511	380,948
9	Juneau	Student Housing, Unit F Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	90,713	471,661
10	Juneau	Student Housing, Unit G Total	4	Replace Bathroom, Kitchen, Living Room Floor Surfaces	77,380	549,041
11	Juneau	Student Housing Site	4	Repair Parking Lot Surfaces	120,350	669,391
UAS RESIDENTIAL DEFERRED MAINTENANCE TOTALS					669,391	

Headquarters:
217 2nd Street, Suite 201
Juneau, Alaska 99801
(907) 586-2323 FAX 463-5515



October 24, 1997

Representative Eldon Mulder, Co-Chair
Deferred Maintenance Task Force
Room 501
Capitol Building
Juneau, Alaska 99801

Dear Representative Mulder:

The Alaska State Chamber of Commerce applauds the work the task force has been doing to address Alaska's problem of Deferred Maintenance. It is a difficult task you have undertaken, but it is one of utmost importance to the state.

For your information, I am providing you with the ASCC Resolution on this matter that was adopted this past December, 1996. We will look forward to hearing the recommendations of the task force on this very important matter.

Sincerely,

A handwritten signature in cursive script that reads "Pam LaBolle".

Pamela La Bolle
President

ALASKA STATE CHAMBER OF COMMERCE

Resolution 97-7

State Deferred Maintenance

WHEREAS, there are serious financial, safety and service consequences resulting from the lack of maintenance of state owned physical facilities including the statewide university system; and

WHEREAS, state revenues are declining and state spending has been reduced and is being considered for further drastic reductions; and

WHEREAS, the above cited reductions will adversely impact the state's ability to properly maintain its real assets;

THEREFORE, BE IT RESOLVED that the Alaska State Chamber of Commerce urges the Alaska State Legislature and the Governor to forge a plan designed to erase the statewide deferred maintenance problem within the parameters of an overall plan to close the fiscal gap; and

BE IT FURTHER RESOLVED that appropriate measures be employed to ensure that the state's public facilities, including the University of Alaska are properly operated and maintained on an ongoing basis.

ADOPTED

Dec. 6, 1996

BY

Pamela LaBolle
Pamela LaBolle
President

BY

Kathryn Thomas
Kathryn Thomas
Chair, Board of Directors

PART 1 COMMITMENT

The Board and Administration of Bering Straits School District are committed to an effective, efficient program of preventative and routine maintenance of buildings, grounds, and equipment. In addition, the District shall perform major maintenance and upgrades to the extent possible with operating funds and grants.

The purposes of the maintenance program shall be to provide a safe, functional, and attractive environment in which students may learn and staff may work effectively and to make cost-effective use of maintenance and operations funds. In order to effectively operate this program, Board Policy explicitly charges the Superintendent, assisted by the Director of Facilities and maintenance department, with the direct responsibility for maintenance oversight.

The Director of Facilities shall recommend through the Superintendent, a budget for Board adoption, appropriate for the proper implementation of the maintenance program.

PART 2 OVERVIEW

In 1993 The Bering Strait School District Board of Education adopted a new Maintenance Plan of Service to address the facility and maintenance needs of the school district. A plan of periodic inspection, operation and maintenance of all electrical, mechanical, structural, physical and technological systems within the Bering Strait School District designed to prevent failure and/or extend the useful life of a facility, system or component based of the life cycle analysis. The Maintenance Plan of Service is administered through the use of a computerized system known as The Maintenance Authority. TMA is capable of handling the origination, tracking and reporting of work orders, preventive maintenance, projects, and maintenance costs of all buildings, sites, inventory both parts and asset, mechanical equipment, and health/safety tools. All buildings, equipment and assets are tagged for tracking in TMA, also tracked through the system are the different parts to ensure the operation the mechanical equipment and buildings. Inventory is taken on an annual basis.

The Bering Strait School District Maintenance Department has a staff of 50 employees. This includes a minimum of one maintenance and custodial person at each site. There is also an itinerant crew of licensed/journeyman craftsmen that make regularly scheduled trips to each school. In this group is a plumber, electrician, carpenter, Boilerman, mechanic and painter. The Bering Strait School District consists of 15 Sites within the Bering Straits Region, with the District Offices located in Unalakleet. There are 160 Buildings, 1155 rooms/areas within these buildings to service the Bering Straits School District Elementary/Secondary Education programs.

PART 3 INSPECTIONS

The maintenance custodian, under the direction of the Principal, shall make weekly health, safety, and maintenance inspections of buildings and grounds and shall immediately report any remedial action required to the Bering Straits School District maintenance foreman. the maintenance foreman shall also complete semi-annual fire/safety reports for submission to the property insurance carrier through the maintenance director.

As Part of their daily routine, the Maintenance Custodians shall inspect grounds, buildings and systems for general condition, security and proper operation. Computer controlled and monitored devices and systems shall be checked regularly during the day to ensure that systems are working properly within established tolerances. Problems shall promptly be reported to the maintenance foreman and appropriate action shall be initiated.

Annually, the Maintenance Foreman shall arrange for the inspection and certification of all fire detection and suppression equipment and systems. Required corrective actions shall promptly be initiated.

District staff shall cooperate with local fire officials and with state fire, boiler, and sanitation officials in the inspection of District facilities. Required corrective actions shall promptly be initiated.

PART 4 RECORDS AND REPORTS

Maintenance work requests shall be available in the offices of the principal and the Bering Straits School District Maintenance Department. All staff shall be instructed to complete a work request for and maintenance work needed. Requests initiated from the school staff shall be routed for approval through the Principal to the Maintenance Foreman. Upon approval, the Maintenance Foreman shall prioritize, schedule, and transmit Work Requests to the Maintenance Mechanics for action. After completion of the Work Request, Maintenance Mechanics shall enter on the form the time and materials involved as well as the completion date and shall promptly file the form with the Maintenance Department Office.

Certain routine and periodic mechanical system maintenance functions are covered under a computer program developed for the Bering Straits School District by TMA Systems, Inc. a national firm known as The Maintenance Authority. The Program tracks all equipment, both mechanical and safety related as well as all building and assets for each of the Districts 16 sites. Checklists generated from the program by the Inventory and Preventive Maintenance Controller shall be forwarded to the principal of each site for completion by the Maintenance Mechanics as required and promptly filed with the principal and the District Maintenance Office. In addition to the above record keeping and reporting requirements, Maintenance Mechanics shall complete Daily Maintenance logs which shall be filed with the Maintenance Dept.

**BERING STRAIT SCHOOL DISTRICT
PART 5 PREVENTIVE MAINTENANCE PLAN**

1. Annual Maintenance Requests- A comprehensive list of projects submitted by principals from each site. List is to be reviewed by local AECs. Due date is February 1st, Annually. (See attached summary).
2. Annual fire suppression and extinguisher inspections. Extinguishers also checked monthly at each site.
3. Annual refrigeration inspection.
4. Painting of schools and out buildings. (4 year cycle).
5. Annual roof inspection and repairs.
6. Annual heating system inspection and repairs on all oil fired boilers, furnaces, water heaters, pumps, equipment, etc..
7. Electrical and Emergency lighting systems inspection and repair. (monthly).
8. Monthly back-up generator operation and maintenance.
9. Monthly fire alarm drills.
10. Annual inspection and maintenance (painting, etc.) on bulk fuel tank farms.
11. Self inspections for insurance coverage. Quarterly for prior years, changed to three times a year in 1995.
12. Monthly and Annual reports to State Fire Marshall and Norton Sound Health Inspector. Any problems documented by these inspections will be addressed immediately.
13. Auto-tracking, TMA provides auto-tracking of all Equipment, etc. for Service and Inspections. These will be taken care of on a regular basis.
14. Vehicles including trucks, vans, atv's, snowmachines, etc.. Quarterly inspections, lubrication, performance checks and repairs.

PART 6

BERING STRAIT SCHOOL DISTRICT MAINTENANCE SERVICE PLAN

1. LIST OF PROJECT REQUESTS FOR EACH SCHOOL;

- A. Prepared by principals and reviewed by AEC.
- B. Itinerant Crew list of maintenance requirements.
- C. Arrange by priority.
- D. Provide as much detail as possible, i.e., size, location, type, justification, etc..
- E. Due date February 1st of each year.

2. MASTER LIST;

- A. Maintenance Dept. will combine all requests into a Master List.
- B. Estimate labor by trade.
- C. Estimate materials and shipping cost.
- D. Review with Maintenance Staff and Itinerant Crew.
- E. Prioritize Master List.

3. BSSD FACILITIES COMMITTEE AND SCHOOL BOARD;

- A. Present Master List and estimates.
- B. Request from Facilities Committee and Full School Board approval of a budgetary amount for projects and maintenance service.
- C. Use budget and man-hour projections as basis for recommendations.

4. PREPARE WORK ORDERS FOR APPROVED PROJECT

- A. Develop a tentative summer work schedule.
- B. Inform each principal of the approved projects for their school.

5. PREPARE PURCHASE ORDERS FOR APPROVED PROJECTS.

- A. Order materials.
 - 1. For projects scheduled before July 1st, use current fiscal year's budget until expended.
 - 2. Use the next years fiscal budget for the projects scheduled after July 1st.

6. ARRANGE SHIPPING;

- A. Ship to proper location when possible.
- B. If shipping to Unalakleet is best option, make sure materials are on final site prior to arrival of workers.

7. TMA COMPUTER SYSTEM;

- A. Enter all pertinent data pertaining to projects, i.e., W.O.#, P.O.#, Scheduling, Labor, Materials, etc..
- B. Track the progress of projects.
- C. Log all completed work orders.
- D. Provide Monthly Status Reports.

8. CONTINGENCIES;

- A. Emergency projects or projects that may be unknown during planning.
- B. Schedule painting of building exteriors and /or fuel tanks separately.
- C. Water, sewer and safety projects will take precedence over routine tasks.

PART 7 GROUNDS

Maintenance Custodians shall ensure that exterior lighting functions properly for security and safety.

During winter months, Maintenance Custodians shall inspect exit ways each morning, and more often as dictated by conditions, to ensure that egress is not hampered by ice and snow. Stairs and walkways shall be kept clear of snow and ice. Roof areas subject to drifting snow shall be inspected regularly and cleared as required.

During summer months, grounds shall be inspected for erosion, debris, and other problems. Areas shall be filled and leveled and drainage shall be maintained to reduce ponding and to control run off. Grass shall be mowed and debris shall be removed as required.

Boardwalks and the play deck shall be inspected regularly and leveled and repaired as required.

Security fences around the tank farm and satellite receiver shall be inspected regularly and maintained as required.

Utilidors shall be inspected regularly and leveled, resealed, and repaired as required.

PART 8 BUILDING EXTERIOR

The Bering Strait School District maintenance service plan calls for continual inspection by both the maintenance mechanics and custodians by both sight and checklist. Some cases the inspection is done by the Principal or the Maintenance foreman. The technical inspections are done by licensed or certified inspectors.

The Maintenance Custodians shall regularly inspect siding, windows, doors, and roofs. Repairs shall be performed as required.

Roof joints, penetrations, and flashing shall be inspected regularly and resealed as required. Roofs benefiting from periodic flood coats shall be coated as necessary. Roof replacement requirements may be incorporated into the CIP Six-Year Plan and reported to the Alaska Department of Education. However, for buildings anticipated to be replaced in the near future, as-needed repairs rather than extensive maintenance or renovation shall be the rule whenever feasible in order to make the most effective use of limited funds.

Building exteriors shall be cleaned, sealed, and refinished as required. Weather-stripping and caulking shall be replaced as required. Extensive re-siding requirements may be incorporated into the CIP Six-Year Plan and reported to the Alaska Department of Education. However, for buildings anticipated to be replaced in the near future, as-needed repairs rather than cosmetic refinishing or extensive maintenance or renovation shall be the rule whenever feasible in order to make the most effective use of limited funds.

Stairs, ramps, walkways, Utilidors, and railings shall be checked regularly and repainted and repaired as required.

Foundation, piling, bracing, footing, beams, columns, and floor joists shall be checked regularly and repainted and repaired as required.

PART 9 NONMECHANICAL INTERIOR SYSTEMS

Carpeting shall be vacuumed and spot cleaned daily and shall be shampooed twice per year (or more often as required). Worn out or extensively damaged carpeting shall be replaced as required.

Vinyl floors shall be wet mopped daily and waxed four times per year (or more often as required). Vinyl floors shall be stripped twice per year (or more often as required). Worn out or extensively damaged vinyl floor covering shall be replaced as required.

The gym floor shall be wet mopped daily or more often as required and marks shall be spot cleaned as required. The floor shall be cleaned with the mechanical scrubber once per week (or more often as required).

Wainscoting shall be cleaned and repaired as required. Interior walls shall be painted once per year (or more often as required) and shall be repaired as required.

Ceiling panels shall be cleaned as required. Replacement panels shall be installed as required.

Lighting systems shall be checked regularly.. Lamps and ballast's shall be replaced as required. Emergency lights shall be checked regularly and lamps and batteries shall be changed on an as needed basis.

PART 10 MECHANICAL SYSTEMS

The Bering Strait School District originally used the Chief Maintenance computer system for tracking all the mechanical systems, because of its limitations it was discontinued in 1993 and the new TMA system was installed. The TMA system has a much broader range of managing the maintenance of assets, being it was specifically developed for Facilities plant management, Preventive Maintenance, Inventory, purchasing & receiving, Building, site and area inventory, personnel, reporting and tracking of work orders, and communication between all the locations in the Bering Strait School District Region.

The mechanical systems include Utilidors, heat generation, fuel, water, back-up generation, HVAC controls, and fire protection. Maintenance Mechanics and Custodians shall follow the prescribed procedures and complete the appropriate Checklists as required for submission to the Maintenance Foreman and the Director of Facilities. Auto-tracking shall be used for all the equipment and building components, some examples are fire equipment sight inspection included on the checklist, annual inspection and certification for both fire extinguishers and fire suppression units, daily inspection and annual overhaul and repair of boilers, furnaces, electric motors, pumps, air handling units, fans, fire and freeze alarms, appliances, electrical and emergency lights, generators and fire pumps, vehicles and all terrain vehicles, and computer, video and audio equipment. In addition to the Item included above the plumbing, fixtures, and related hardware shall be checked regularly and repaired or adjusted as required.

PART 11 PARTS INVENTORY AND PURCHASE

The Bering Strait School District Maintenance Department shall maintain a perpetual inventory of spare parts, materials, equipment, and tools necessary for the proper implementation of the maintenance program. A sufficient supply of these items shall be kept on hand to meet recurring needs and anticipated maintenance and repairs. As items are used, the Maintenance Mechanics and Custodians shall promptly prepare and submit to the Maintenance Department Office a requisition for replacement items. The TMA System shall be used for Inventory management of parts and equipment, stock levels will be maintained and as new equipment is brought in all effort will be made to standardize with the highest performance, cost effective and longevity of the replacement parts and equipment.

The TMA System also maintains a library of manufactures and vendors for the specific equipment and parts, tracks and generates requisitions, purchase orders and receiving reports. Having this management tool enables the Maintenance Department to effectively care for and safely maintain the facilities of the Bering Strait School District.

The TMA System also tracks asset inventory by area, this will help management plan and prepare to meet the growth of the School District.

PART 12 TRAINING

The Maintenance Director and Maintenance Foreman shall develop and implement a program of recurrent training and skill development for the Maintenance Mechanics and Custodians. This shall be accomplished through a combination of workshops and on-the-job training activities.

Majority of the training in regards to building maintenance and safety has already taken place thorough the years of operation, as new personal are hired up dates and new training take place. Specialized training for the appropriate personal in fire, hazardous, electrical, mechanical, water treatment and heating for upgrades or certification take place at the proper State or Private Institutions.

Some of the training that have taken place or will take place are as follows, fire extinguisher service, fire drills, fire alarms, fire fighting, asbestos awareness, material safety, custodial, boiler-furnace, building maintenance, spill response, hazmat wopper, cpr-emergency, computer (TMA), burner maintenance, appliance repair, electrical, air handling-condition units, and proper approaches to handling material weight and type.



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Compensation and Benefits

City of Seward, Alaska

**REVIEW OF THE CITY'S
FIXED ASSETS**

**Final Report
November 1991**



Peat Marwick

Management Consultants

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November 21, 1991

**Mr. Darryl Schaefermeyer
City Manager
City of Seward
P.O. Box 167
Seward, Alaska 99664**

Dear Mr. Schaefermeyer:

KPMG Peat Marwick is pleased to present the final report regarding its review of the City of Seward's fixed assets.

The final report is presented in five chapters, which address topics including:

- **Introduction and background**
- **Inventory validation and condition surveys, including replacement cost and fair market value estimates**
- **Anticipated major fixed asset maintenance, repair and replacement costs**
- **Anticipated fixed asset addition costs**
- **Schedule of estimated capital needs**

Peat Marwick appreciates the cooperation and assistance provided by the staff from the City of Seward during the course of the study.

Very truly yours,

KPMG Peat Marwick



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CITY OF SEWARD, ALASKA

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1. INTRODUCTION AND BACKGROUND

The City of Seward (City) contracted with KPMG Peat Marwick to conduct a review of the City of Seward's fixed assets. This report on the results of our review is divided into five chapters, each of which is described briefly below.

1. **Introduction and Background** - Introduces this report and describes the project's background and our methods.
2. **Inventory Validation and Condition Survey, Including Replacement Cost and Fair Market Value Estimates** - Lists the City's major non-real estate asset inventory (for assets having a replacement cost of greater than \$10,000). Provides the following data for each asset:

- Estimated replacement cost
- Current condition
- Estimated useful life
- Estimated fair market value

Assets and the above data are presented in logical groups according to City Fund, and according to City Department within the General Fund

3. **Anticipated Major Capital Maintenance Expenditure Requirements** - Describes and estimates the costs for major corrective and capital maintenance which will be needed by the City's current fixed assets over the coming five years
4. **Anticipated Capital Asset Replacement and Addition Costs** - Describes and estimates costs for the anticipated replacement of existing major capital assets and the planned addition of new major capital assets
5. **Schedule of Estimated Capital Needs and Conclusions/Recommendations** - Summarizes the City's overall capital expenditure requirements for the coming five years, including capital maintenance, replacement and addition costs.

Finally, this report also includes Appendix A, a detailed vehicle listing, including estimated replacement costs and fair market values. The detailed information from Appendix A is presented in a summary level in Chapters 3 and 4, as appropriate.

The remainder of this Chapter describes this project and our methodology.

PROJECT BACKGROUND

The City of Seward contracted with KPMG Peat Marwick to review the current condition of the physical plant and fixed assets owned and maintained by the City. The study was prompted in part by City concerns regarding the potential cost of addressing the present and anticipated needs for maintaining existing fixed assets and meeting future capital plant requirements.

In order to perform this study, we collected and reviewed operational and financial information relating to the City's actual fixed assets and its fixed asset inventory, maintenance and budgeting systems. Specifically, we gathered and analyzed descriptive and cost information relating to:

- Current inventory of fixed assets
- Inventory system and control
- Historical fixed asset cost information
- Maintenance systems, policies and practices
- Current maintenance budget expenditures/maintenance efforts
- Current capital asset budget expenditures and plans

As we reviewed this operational and financial data, we discussed preliminary issues and concerns with City management and staff. The information we collected in this task provided a historical basis for our inventory and condition assessments, and for our estimates of current fixed asset values and future fixed asset-related costs. The following section describes our methods for conducting the inventory and condition assessments, and for estimating current fixed asset values and future fixed asset-related costs. The information contained in the report is based upon the City's fixed asset inventory as of February 28, 1991.

PROJECT METHODOLOGY

Our project methodology was designed to separately:

- Verify an inventory of the City of Seward's major capital assets and assess their condition
- Estimate the replacement cost and fair market value for each major fixed asset
- Estimate the required fixed asset maintenance and repair costs which the City may anticipate over the next five years

- **Estimate fixed asset replacement and addition costs for the City over the next five years**

Our methodology for each of these purposes is described separately in the following sections.

Inventory and Condition Assessment Methodology

Based upon our review of City fixed asset inventory records, and upon conversations with City staff, we conducted an inventory of all major City fixed assets. Our inventory and condition assessment included the following steps:

1. **Observe, measure and photograph physically accessible and discrete assets -** These assets included port and harbor facilities, major hospital equipment, the hydroelectric generation project, electric transmission substations and backup electric generators, sewage treatment facilities, water wells and storage tanks, all City buildings, and all City rolling stock (vehicles and major portable equipment).
2. **Review engineering plans or specifications for non-discrete and inaccessible assets -** for such non-discrete assets as streets, sidewalks and electricity distribution lines, we observed the assets' condition, but we relied upon City plans and specifications to determine the actual quantity of the asset held by the City. Similarly for inaccessible assets such as buried sewage collection piping and water distribution piping, we relied upon City plans and specifications, age and material data to determine the quantity of asset held and assess probable condition of the assets.
3. **Record identifying descriptive information regarding the asset, as well as unusual or unique attributes and/or defects -** We recorded the manufacturer, model, type, design, component materials, characteristics, any damage, and other relevant information about each asset, as appropriate.
4. **Discuss asset condition and functional serviceability of the asset with Department staff responsible for overseeing or using the asset -** We determined whether the asset is used, and whether it is fully functional in performing its intended purpose.

Based upon our conduct of this methodology, we prepared the inventory and condition assessment presented in Chapter 2 of this report.

Replacement Cost and Fair Market Value Estimation Methodology

After we conducted the inventory and condition assessment, we prepared estimates of the current replacement cost for the same or comparable assets, and estimates of the fair market value of the asset in its current condition. Our estimate of replacement costs and fair market values included the following steps:

1. **Identify and contact manufacturer or local seller of each asset** - For manufactured assets, such as vehicles, major hospital equipment, etc, we often contacted the manufacturer or a local dealer to inquire about the costs of comparable current models, and value of the City's current assets
2. **Consult standard valuation guides and guidelines** - For manufactured assets such as vehicles, we consulted standard industry valuation guides, such as the Kelley Bluebook for automobiles and trucks. These guides offer information regarding both the value of used asset, and the suggested retail price of the new assets which we determined to be comparable. Additionally, standard industry guides are available to assist in determining the cost of construction components for many more complex assets. For example, material costs per square foot for certain classes of standard building construction are available. As appropriate, we adjusted these costs to reflect the City of Seward's unique characteristics.
3. **Identify new and used market prices for comparable assets or asset components** - Where a market exists for assets or component parts of assets, we may have identified the cost of new assets/components, or the prices obtained for previously used assets. In some cases, we made judgmental adjustments upward or downward to reflect slight differences between the City of Seward's assets and those observed in trade (for example if the City of Seward's asset was slightly newer, we may have adjusted its value upward by estimated inflation and depreciation factors.
4. **Estimate costs of individual component parts (and labor) required to construct/reconstruct the asset** - In cases where the City of Seward's assets are unique and no identifiable market exists, we worked with City staff to identify all component parts of the asset, and we estimated the complete cost of constructing or reconstructing the asset. In cases such as these, we estimated fair market value by depreciating the asset at an appropriate rate considering the estimated replacement cost and its expected useful life.

These methodologies allowed us to estimate the current replacement cost and fair market value of inventoried fixed assets. Our resulting estimates are presented in Chapter 2 of this report.

Anticipated Maintenance and Repair Cost Methodology

We identified the major fixed asset maintenance and repair costs which the City of Seward may expect to see over the next five years using the following methodologies:

1. **Identify fixed assets clearly in need of repair based upon the condition assessment made during our inventory verification** - Observation of major defects or damage to City fixed assets during our condition assessment lead us to note and estimate the cost of repairs.
2. **Discuss with Department staff the nature of major capital maintenance required for asset upkeep** - Such maintenance and repairs may be currently needed and ongoing, or may be expected to begin at some future point in time. We discussed the materials, City labor, and outside assistance necessary to complete major fixed asset maintenance and repairs. We then estimated the costs of this maintenance and repair over the next five years using methods similar to those described above for estimating replacement costs and fair market values.

These methodologies allowed us to estimate the anticipated major fixed asset maintenance and repair costs for the City of Seward's fixed assets. Our resulting estimated costs for the next five years are presented in Chapter 3 of this report.

Anticipated Fixed Asset Replacement and Addition Cost Estimating Methodology

We identified the major fixed asset replacement and addition costs which the City of Seward may expect to see over the next five years using the following methodologies:

1. **Discuss currently planned replacement of fixed assets with Department staff and review the City's capital budget to determine if plans are reflected in the budget** - We discussed needs and plans for replacement and purchase of additional assets. Where possible, we worked to identify the specific item expected to be purchased to replace an existing asset in order to obtain a more accurate cost estimate.
2. **Suggest replacement of fixed assets noted during the condition survey to be in poor condition (and some assets noted to be in fair condition)** - When our inventory and condition survey noted that a current asset is in poor condition (or, for certain assets which receive heavy use, if the asset is in fair condition) we suggested to Department staff that the asset may need to be replaced.

3. **Discuss any plans of Department staff to purchase additional fixed assets within the next five years -** We discussed plans for expansion of existing functions and assumption of new functions which may require the purchase of additional fixed assets over the next five years. Where possible, we worked to identify the specific item expected to be purchased in order to obtain a more accurate cost estimate.
4. **Determine cost of replacement or additional fixed assets -** For this step, we used the same methodologies discussed above for estimating replacement costs of inventoried assets. In some cases, the replacement cost estimated above was used directly here.

These methodologies allowed us to estimate the anticipated major fixed asset replacement and addition costs for the City of Seward. Our resulting estimated costs for the next five years are presented in Chapter 4 of this report.

CITY OF SEWARD, ALASKA

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2. INVENTORY VALIDATION AND CONDITION SURVEY, INCLUDING REPLACEMENT COST AND FAIR MARKET VALUE ESTIMATES

Exhibit 2.1 on the following pages presents a listing of the City of Seward's major fixed assets. The assets are grouped according to the City Fund, and within the General Fund, by City Department. For each major fixed asset, the Exhibit shows:

- Whether we physically observed and inventoried each asset
- Our assessment of the asset's condition
- The approximate cost of replacing the asset entirely with an identical or comparable new asset
- Our estimate of the asset's total useful life and useful life remaining
- The approximate fair market value which the asset might bring if sold under ordinary circumstances (not under duress)

The following sections of this chapter explain the physical inventory, asset condition, and useful life. Our methods for determining the replacement cost and fair market value were described in Chapter 1.

PHYSICAL INVENTORY

The entry in this column will be "Yes" if we physically observed the asset and found the item to be consistent with any description and characteristics noted in City records. We observed, but did not exhaustively measure assets such as roadways, sidewalks, curbs and gutters, and electric transmission lines because such measurement would have been exceptionally time consuming, and not valuable. For such assets, we observed parts of the asset, including construction materials and methods, and age to determine condition. To determine the quantity of the asset held by the City, however, we relied upon City plans, designs and engineering/ construction specifications.

For the City's sewage collection piping and water distribution piping networks, we did not physically observe the asset, but instead relied again upon the City's plans, designs, and engineering/construction specifications to determine the quantity of the asset held by the City. These asset's conditions were appraised indirectly by noting the construction materials and methods, and by discussing the assets with City staff responsible for maintaining the assets. These staff may have observed portions of the piping when digging

it up to modify the system or to repair leaks, etc. As well, they have observed the assets' performance, and may have received any complaints from system users.

ASSET CONDITION

When we physically observed accessible assets and when we discussed each of the City's fixed assets with City staff, we appraised the physical condition of each asset. For that purpose, we used a five grade scale of conditions. Each condition grade is described below:

- **Poor** - The asset does not adequately perform its intended function. If the function remains a City priority, the asset should be replaced or rehabilitated.
- **Fair** - The asset performs its intended function, but with higher than usual maintenance and operating costs. If the function performed remains a City priority, the asset should be replaced in the near future.
- **Average** - The asset adequately performs its intended function, and requires no more than standard maintenance and operating costs.
- **Good** - The asset performs its intended function well, and requires standard or below standard maintenance and operating costs.
- **Excellent** - The asset performs its intended function as efficiently and effectively as possible, and has relatively low maintenance costs.

As may be expected, an asset's condition will be affected by the frequency of its use, by the conditions to which the asset is exposed and by the quality of maintenance which the asset receives, amongst other factors.

USEFUL LIFE

Useful life is typically set using standard guides for type of construction and materials, but in some cases we judgmentally adjusted it for the City of Seward's unique conditions. When an asset reaches the end of its useful life, it may still serve a function, but typically, routine maintenance and operating costs become onerous, and the design may no longer best suit the intended purposes of the asset due to technological changes in new assets or construction methods available. Assets at or past the end of their useful lives may:

- Continue to serve their original purpose with reduced efficiency or greater routine operating and maintenance costs

- Serve a reduced or different purpose than that for which they were originally designed
- Be refurbished or rebuilt to extend their useful life; or
- Be salvaged and replaced with a new asset which takes over their function.

Of course the end of an asset's useful life is rarely a black and white issue, depending on the individual uses to which the asset has been put, the maintenance and storage experience of the asset during its use, and of course the initial quality of the asset's workmanship and materials.

SPECIFIC DETAILS REGARDING REPLACEMENT COST AND FAIR MARKET VALUE ESTIMATES

This section describes any salient or unusual factors related to our appraisal of asset condition, or our estimates of replacement cost, useful life remaining or fair market value.

Stationary Port and Harbor Facilities

Estimating costs for most Port and Harbor assets required consideration of the asset's basic component parts, and estimation of materials and labor costs for construction. Market values were obtained by deducting straight line depreciation to-date in proportion to the part of the asset's useful life which has expired.

Much of the Synchrolift boat lift system is in excellent condition because it is nearly new. For the purposes of this review, we divided the system into distinct components, including the dock and breakwater; the lift platform, winches and controls; the rail system the side transfer carriage.

The Inlet Salmon Wharf was constructed at the expense and direction of a private firm, and given to the City in lieu of lease payments for five acres of land within the Seward Marine Industrial Center (SMIC) area. The Wharf is maintained by the private firm which directed its construction.

The Ferry Wharf, built before 1965 is in fair condition, and, over the longer term, the City may consider replacing it with a facility in another location.

The floating dock in the small boat harbor, as well as the grid and boat ramp, do not appear on Exhibit 2.1 because they are owned by the State, not by the City, although the City maintains them.

Major Hospital Equipment

Most of the Hospital's major equipment has been purchased relatively recently, and functions well, with two exceptions. First, the computer, though in good condition and still functional, is outdated in terms of available technology. Second, the main X-Ray unit is old and in poor condition. The replacement cost for each anticipates more modern technology.

Streets and Sidewalks

Though we reviewed maps and engineering specifications, we did not physically measure every mile of roadway, curb and sidewalk. Generally, the City's roadway infrastructure is in good condition, but the City is replacing most of its sidewalks in the 1990-91 fiscal year. For that reason, we have included a zero current market value for the current sidewalks. Upon construction, they should be accounted for as having an initial market value equal to their construction cost, which we estimate to be roughly \$125,000.

Hydroelectric Generation Project

The hydroelectric turbine generator powered by a diverted creek is in relatively good condition and is functional, but often does not receive enough natural water pressure to generate desired amounts of electricity. Our estimate of values for this asset included estimates for the water collection ditch, fence, screen and gates; for the pipe and penstock; for the hydroelectric building, alternator, controls, valves and chlorination system for the discharge piping.

Electricity Transmission and Backup Generation

The City-owned electricity distribution network includes a primary 115 KV line to bring power into the Seward area, and two lower capacity 69 KV lines to distribute power to the City proper ("townside") and to the Seward Marine Industrial Center/Spring Creek side of Resurrection Bay (SMIC). We have treated the townside distribution network, and the substations at Lawing, Fort Raymond and Spring Creek as separate assets for the purposes of this review. As well, we have treated the City's backup generation system as a separate asset, which consists of five generators and related controls and shelters. Generally, the older townside network and Fort Raymond substation are in poorer condition than are the newer SMIC substation and lines.

Sewage Collection and Treatment System

We did not physically observe and measure buried sewer piping, but instead relied upon discussions with City staff and review of plans and engineering specifications to inventory the sewage collection and treatment system. Most of the system is in average condition, based upon our observation of exposed components and upon our discussions.

Water Production and Distribution System (Townside and SMIC)

The City's three Lowell Canyon wells are in poor condition, and are essentially past the end of their useful lives. The four Fort Raymond Wells are in better condition and are relied upon for most of the City's needs. Most of the townside (non-SMIC/Spring Creek) water distribution network is aging, and in average condition. The newer SMIC network, including piping, valves and storage tank, is in excellent condition.

Vehicles and Mobile Equipment

Detailed listings and data concerning individual vehicles is provided in Appendix A, Estimated replacement Costs and Market Values for City Vehicles.

Exhibit 2.1
FIXED ASSET INVENTORY, CONDITION, REPLACEMENT COST, LIFE AND MARKET VALUE

Asset	Physical Inventoried	Condition	Replacement Cost	Useful Life	Life Remaining	Market Value
STATIONARY PORT AND HARBOR FACILITIES						
Synchrolift Dock and Breakwater	Yes	Excellent	\$25,950,000	30	24	\$20,750,000
Synchrolift Platform w/Winches & Controls	Yes	Excellent	5,350,000	30	24	4,300,000
Synchrolift Rail System	Yes	Excellent	2,000,000	30	28	1,850,000
Synchrolift Side Transfer Carriage	Yes	Excellent	650,000	30	28	600,000
North Wharf	Yes	Excellent	2,350,000	60	57	2,225,000
Inlet Salmon Wharf	Yes	Excellent	800,000	30	28	750,000
Ferry Wharf	Yes	Poor	1,000,000	60	10	150,000
250 Ton Travel Life Dock	Yes	Excellent	500,000	30	30	475,000
City Fish Wharf Dock	Yes	Good	1,125,000	30	20	725,000
City T-Block	Yes	Good	275,000	30	20	175,000
City 50 Ton Fixed Wood Dock	Yes	Average	250,000	30	20	150,000
TOTAL PORT AND HARBOR			\$40,250,000			\$32,150,000

Exhibit 2.1 (Continued)
FIXED ASSET INVENTORY, CONDITION, REPLACEMENT COST, LIFE AND MARKET VALUE

Asset	Physical Inventoried	Condition	Replacement Cost	Useful Life	Life Remaining	Market Value
MAJOR HOSPITAL EQUIPMENT						
Mammography X-Ray Unit	Yes	Excellent	\$ 55,000	15	14	\$ 50,000
Ultrasonic Unit	Yes	Excellent	55,000	15	14	50,000
Patient Vital Signs Monitoring System	Yes	Good	53,000	15	12	42,000
Chemical Analyzer	Yes	Good	35,000	15	11	25,000
Hematology Analyzer System	Yes	Good	30,000	15	11	22,000
Computer System, Digital PDP-11	Yes	Good	60,000	8	1	21,000
X-Ray Unit, General Electric	Yes	Poor	180,000	20	2	22,000
Circadian Stress Test System and Treadmill	Yes	Excellent	32,000	15	8	18,000
TOTAL HOSPITAL			\$500,000			\$250,000

Exhibit 2.1 (Continued)
FIXED ASSET INVENTORY, CONDITION, REPLACEMENT COST, LIFE AND MARKET VALUE

Asset	Physical Inventoried	Condition	Replacement Cost	Useful Life	Life Remaining	Market Value
STREETS AND SIDEWALKS						
Paved Asphaltic Concrete Roadway 90,000 Linear Feet, 40 Foot Wide	No	Good	\$ 7,125,000	30	18	\$4,325,000
Gravel Roadway 70,000 Linear Feet, 32 Feet Wide	No	Good	1,900,000	40	34	1,625,000
Gravel Roadway (Non-Municipal-Revenue) 40,000 Linear Feet, 32 Feet Wide	No	Good	1,050,000	40	34	900,000
Curb and Gutter 10,000 Linear Feet	No	Good	125,000	30	18	75,000
Sidewalks 10,000 Linear Feet	No	Good	125,000	25	0	0
TOTAL STREETS AND SIDEWALKS			\$10,325,000			\$6,925,000

HYDROELECTRIC GENERATION PROJECT						
Hydroelectric Project, including Headworks, Penstock: 200 KW Turbine Generator, Wiring, Equipment Shelter and Controls	Yes	Good	\$1,300,000	20 30	10 20	\$775,000

Exhibit 2.1 (Continued)
FIXED ASSET INVENTORY, CONDITION, REPLACEMENT COST, LIFE AND MARKET VALUE

Asset	Physical Inventoried	Condition	Replacement Cost	Useful Life	Life Remaining	Market Value
ELECTRICITY TRANSMISSION/ BACKUP GENERATION						
115 KV Transmission Line (Dave Creek to Lawing)	No	Excellent	\$ 9,000,000	35	30	\$ 7,700,00
69 KV Transmission Line (Lawing to Fort Raymond)	No	Poor	11,000,000	35	5	1,575,000
69 KV Transmission Line (Fort Raymond to Spring Creek)	No	Excellent	3,500,000	35	30	3,200,000
In-City Distribution Network 100 Miles of Line; 1,500 Transformers	No	Average	6,900,000	30	20	4,600,000
Lawing Substation 69 KV to 12.5 KV; 30 MCA Capacity	Yes	Good	750,000	30	25	625,000
Fort Raymond Substation 69 KV to 12.5 KV; 15 MCA Capacity	Yes	Fair	6,000,000	30	20	4,000,000
Spring Creek Substation 69 KV to 12.5 KV; 15 MCA Capacity	Yes	Excellent	3,000,000	30	25	2,500,000
Backup Electrical Generation System Three 2,500 KW Generators Two 1,500 KW Generators Related Exterior Equipment Related Interior Controls and Shelter	Yes	Good Fair Fair Average	7,500,000	30	27 6 8 15	4,100,000
TOTAL ELECTRICITY TRANSMISSION AND GENERATION			\$47,650,000			\$28,300,000

Exhibit 2.1 (Continued)
FIXED ASSET INVENTORY, CONDITION, REPLACEMENT COST, LIFE AND MARKET VALUE

Asset	Physical Inventoried	Condition	Replacement Cost	Useful Life	Life Remaining	Market Value
SEWAGE COLLECTION AND TREATMENT SYSTEM						
Townside Collection Piping 62,000 Linear Feet 4" to 16" Pipe	No	Average	\$ 3,100,000	30	15	\$1,600,000
SMIC Collection Piping 5,500 Linear Feet 4" to 8" Pipe	No	Excellent	250,000	30	27	225,000
Manholes (Approximately 750)	No	Average	2,250,000	30	20	1,500,000
"D" Street Lift System	Yes	Average	62,000	30	12	25,000
Harbor Backup Lift System	Yes	Average	63,000	30	12	25,000
EPA Sewage Project With Lagoon Lift Stations #1, #2, #3, #4 Plastic Pipe System	Yes	Good	10,000,000	30	20	6,500,000
TOTAL SEWAGE COLLECTION AND TREATMENT			\$15,725,000			\$9,875,000

Exhibit 2.1 (Continued)
FIXED ASSET INVENTORY, CONDITION, REPLACEMENT COST, LIFE AND MARKET VALUE

Asset	Physical Inventoried	Condition	Replacement Cost	Useful Life	Life Remaining	Market Value
TOWNSIDE WATER PRODUCTION AND DISTRIBUTION SYSTEM						
#1 Lowell Canyon Well	Yes	Poor	\$ 125,000	30	0	\$ 0
#2 Lowell Canyon Well	Yes	Poor	125,000	30	0	0
#3 Lowell Canyon Well	Yes	Poor	125,000	30	0	0
#1 Fort Raymond Well	Yes	Average	125,000	30	18	75,000
#2 Fort Raymond Well	Yes	Average	125,000	30	18	75,000
#3 Fort Raymond Well	Yes	Average	125,000	30	18	75,000
#4 Fort Raymond Well	Yes	Average	175,000	30	21	125,000
#5 Fort Raymond Well	Yes	Excellent	150,000	30	30	150,000
#1 Lowell Canyon Tank	Yes	Good	110,000	30	16	60,000
#2 Lowell Canyon Tank	Yes	Good	155,000	30	22	115,000
#1 Gateway Water Tank	Yes	Good	110,000	30	27	100,000
Water Piping 4" to 16"; 92,000 Linear Feet Cast Iron, Ductile Iron and Plastic	No	Average	4,735,000	30	15	2,375,000
Water Vales, Gateway Ten 4" to 16" Gate Values Lift Stations #1, #2, #3, #4 Plastic Pipe System	No	Average	35,000	30	21	25,000
Water Vales, Non-Gateway 175 4" to 16" Gate Values	No	Average	330,000	30	16	175,000
TOTAL TOWNSIDE WATER			\$6,550,000			\$3,350,000

Exhibit 2.1 (Continued)
FIXED ASSET INVENTORY, CONDITION, REPLACEMENT COST, LIFE AND MARKET VALUE

Asset	Physical Inventoried	Condition	Replacement Cost	Useful Life	Life Remaining	Market Value
SMIC WATER PRODUCTION AND DISTRIBUTION SYSTEM						
Insulated Steel Water Tank 200,000 Gallon Capacity	Yes	Excellent	\$ 110,000	30	27	\$ 100,000
Distribution Piping 20,000 Linear Feet 6" to 16" Ductile Iron and Plastic	No	Excellent	1,160,000	30	27	1,050,000
Water Values 20 3" to 16"	No	Excellent	55,000	30	27	50,000
TOTAL SMIC WATER			\$1,325,000			\$1,200,000

Exhibit 2.1 (Continued)
FIXED ASSET INVENTORY, CONDITION, REPLACEMENT COST, LIFE AND MARKET VALUE

Asset	Physical Inventoried	Condition	Replacement Cost	Useful Life	Life Remaining	Market Value
BUILDINGS						
City Hall and Jail	Yes	Good	\$ 1,892,968	50	25	\$ 947,000
Clinic	Yes	Fair	202,437	45	21	93,121
Ferry Terminal	Yes	Fair	145,093	40	8	29,019
Fire Station	Yes	Poor	758,190	40	25	466,092
Hospital	Yes	Fair	3,750,715*	45	21	1,724,239
Library	Yes	Average	615,198	45	30	412,182
Senior Community Center	Yes	Excellent	1,169,960	40	34	996,641
Fire Storage Building	Yes	Poor	20,852	35	7	4,171
Treks and Voyages	Yes	Average	19,040	35	20	11,043
Teen Center	Yes	Fair	91,582	40	10	23,000
Parks and Recreation Warehouse	Yes	Poor	257,636	35	7	51,527
Dog Pound	Yes	Good	15,731	50	39	12,113
Sand Shed	Yes	Poor	57,614	35	4	5,762
Mechanic Garage	Yes	Average	184,730	35	17	88,670
Steam Truck Garage	Yes	Average	21,778	35	25	15,680

*Based on replacement of an equivalent building. The City is in the process of planning a more modernized facility with many upgraded features.

Exhibit 2.1 (Continued)
FIXED ASSET INVENTORY, CONDITION, REPLACEMENT COST, LIFE AND MARKET VALUE

Asset	Physical Inventoried	Condition	Replacement Cost	Useful Life	Life Remaining	Market Value
BUILDINGS (CONTINUED)						
Tire Storage Garage	Yes	Poor	29,926	35	7	5,985
Harbor Master Office	Yes	Average	183,479	35	19	99,078
SMIC Warehouse	Yes	Excellent	247,000	35	35	244,000
3 Restrooms	No		139,000	30	25	116,000
2 Pavilions (Waterfront)	No		60,000	30	25	50,000
TOTAL BUILDINGS			\$9,862,929			\$5,395,323

Exhibit 2.1 (Continued)
FIXED ASSET INVENTORY, CONDITION, REPLACEMENT COST, LIFE AND MARKET VALUE

Asset	Physical Inventoried	Condition	Replacement Cost	Useful Life	Life Remaining	Market Value
VEHICLE AND MOBILE EQUIPMENT						
Port and Harbor	Yes	Various	\$1,419,009	Various	Various	\$1,041,910
Electric Utility	Yes	Various	493,850	Various	Various	206,785
Water and Sewer	Yes	Various	138,875	Various	Various	43,845
General Fund - Administrative	Yes	Various	37,600	Various	Various	13,915
General Fund - Fire Department	Yes	Various	846,775	Various	Various	312,430
General Fund - Building Inspection	Yes	Various	8,950	Various	Various	4,075
General Fund - Police Department	Yes	Various	138,420	Various	Various	67,435
General Fund - Park and Recreation	Yes	Various	103,300	Various	Various	42,185
General Fund - Shop	Yes	Various	19,250	Various	Various	4,760
General Fund - Streets and Maintenance	Yes	Various	1,564,420	Various	Various	442,177
TOTAL VEHICLE AND MOBILE EQUIPMENT			\$4,770,449			\$2,179,517
GRAND TOTAL VALUE, ALL CITY ASSETS			\$138,258,378			\$90,399,840

CITY OF SEWARD, ALASKA

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**Exhibit 4.1
FIXED ASSET ADDITIONS**

	<u>1991-92</u>	<u>1992-93</u>	<u>1993-94</u>	<u>1994-95</u>	<u>1995-96</u>
STATIONARY PORT AND HARBOR FACILITIES					
North Wharf					
Paving 4" x 425' x 85'			115,000		
TOTAL PORT AND HARBOR COSTS	\$0	\$0	\$115,000	\$0	\$0
MAJOR HOSPITAL COSTS					
Capital Additions					
Emergency Exit Doors	\$4,500				
Refrigerators	6,000				
Operating Room Table	12,500				
Patient Room Sets	7,900				
Kitchen Range	6,000				
Endoscope	13,000				
Sterilizer	14,500				
Radiology Upgrade			\$65,000		
Recovery Room Stretcher	5,000				
Wheel Chair ramp	7,500				
Pharmacy Flow Hood	1,000				
Anesthesiology		\$45,000			
Pulse Oxi-meter		12,000			
Fire Alarm		20,000			
Computer System		150,000			
Other				\$60,000	
Contingency	1,500				
TOTAL MAJOR HOSPITAL COSTS	\$79,400	\$227,000	\$65,000	\$60,000	\$0
STREETS AND SIDEWALKS					
TOTAL STREET AND SIDEWALK COSTS	\$0	\$0	\$0	\$0	\$0
HYDROELECTRIC GENERATION PROJECT					
Subsurface Collection System		100,000			
TOTAL HYDROELECTRIC GENERATION PROJECT	\$0	\$100,000	\$0	\$0	\$0

4. ANTICIPATED FIXED ASSET ADDITION COSTS

Exhibit 4.1 on the following page presents the fixed asset addition costs that we expect the City of Seward to face over the five years between 1991 and 1995. These costs were identified in part through our review of existing capital plans, in part through our discussions with City staff, and in part through our observations and assessments of the condition of the City's fixed assets as we conducted the fixed asset inventory. Costs are grouped according to City Fund, and, within the General Fund, according to City Department. In each instance, the cost shown is related to a specific asset to be acquired, and that asset is noted.

For each of the assets shown in Exhibit 4.1, costs are presented in 1991 dollars. Actual dollar prices of assets may be expected to rise with inflation over the five year period in question.

The following sections briefly describe the major fixed assets which the City expects to add to its asset stock over the coming five years. As can be seen, many of the costs for fixed asset additions are related to the City's on-going development of the infrastructure for the Seward Marine Industrial Center and the Spring Creek area on the opposite side of Resurrection bay from downtown.

STATIONARY PORT AND HARBOR FACILITIES

In fiscal year 1993-94, the City plans to pave the North Dock to allow for heavier use and greater durability. As noted in Chapter III, this paving will also reduce the need to periodically regrade the existing gravel surface.

MAJOR HOSPITAL EQUIPMENT

The City expects to add a variety of equipment, fixtures and furnishings to the Hospital over the coming five years. The primary components of this addition program include a new computer system, and upgraded anesthesiology and radiology facilities.

STREETS AND SIDEWALKS

The City does not have current plans to add significantly to its network of streets and sidewalks in the coming five years. (Recall that many City sidewalks will be replaced in the 1990-91 fiscal year, which is not presented in Exhibit 4.1, and that the sidewalk work is to replace an existing asset, not add a new asset.)

Exhibit 4.1 (Continued)
FIXED ASSET ADDITIONS

	<u>1991-92</u>	<u>1992-93</u>	<u>1993-94</u>	<u>1994-95</u>	<u>1995-96</u>
ELECTRICITY TRANSMISSION AND BACKUP GENERATION					
In-City Distribution System					
Downtown Feeder Line Addition			\$150,000		
Salmon Creek Road Line Addition			110,000		
Total	\$0	\$0	\$260,000	\$0	\$0
Spring Creek Substation					
12.5 KV Switch at SMIC		\$10,000			
SMIC Area Distribution System			\$118,000	\$118,000	\$118,000
Total	\$0	\$10,000	\$118,000	\$118,000	\$118,000
TOTAL ELECTRICITY TRANSMISSION AND BACKUP GENERATION	\$0	\$10,000	\$378,000	\$118,000	\$118,000
SEWAGE COLLECTION AND TREATMENT SYSTEM					
Townside System					
Dairy Hill Sewer District Addition			150,000		
SMIC System					
2,500 Linear Feet of 8" Duct Iron Piping			\$122,500		\$122,500
Ten Manholes			30,000		30,000
Lift Station			62,500		62,500
Total	\$0	\$0	\$215,000	\$0	\$215,000
TOTAL SEWAGE COLLECTION AND TREATMENT SYSTEM	\$0	\$0	\$365,000	\$0	\$215,000
WATER PRODUCTION AND DISTRIBUTION SYSTEM					
SMIC System					
1,200 Linear Feet of 10" Piping			68,232		68,232
Two 10" Valves			5,620		5,620
600 Linear Feet of 8" Piping			29,382		29,382
Four 8" Valves			7,280		7,280
1,200 Linear Feet of 12" Piping			63,192		63,192
Six 12" Valves			23,520		23,520
Ten Fire Hydrants			20,000		20,000
TOTAL WATER PRODUCTION AND DISTRIBUTION SYSTEM	\$0	\$0	\$217,226	\$0	\$217,226
CITY TOTAL	\$79,400	\$337,000	\$1,140,226	\$178,000	\$590,226

HYDROELECTRIC GENERATION PROJECT

The City expects to add a subsurface collection system which will cost approximately \$100,000 in fiscal year 1992-93.

ELECTRICITY TRANSMISSION AND BACKUP GENERATION

The City anticipates adding/upgrading a feeder line to the downtown area in order to supply increasing demand generated by the City's growth in coming years. The cost of the addition/upgrade would be \$150,000 in fiscal year 1993-94. Similarly, and in the same year, the City expects to reroute and upgrade a distribution line to Salmon Creek Road at a cost of approximately \$110,000.

As part of the continuing development of infrastructure at the Seward Marine Industrial Center, the City expects to add a 12.5 K switch at the Spring Creek Electric substation. Additionally, a more extensive distribution network will be phased-in in the SMIC/Spring creek area, at an anticipated cost of \$118,000 per year between fiscal years 1993-94 and 1995-96.

SEWAGE COLLECTION AND TREATMENT SYSTEM

The City anticipates an addition to the townside sewer system in the Dairy Hill Sewer District to cost approximately \$150,000 in fiscal year 1993-94.

As the SMIC system is developed, piping, manholes and a lift station will need to be added, in phases, in fiscal years 1993-94 and 1995-96, at a total cost of about \$215,000 each year.

WATER PRODUCTION AND DISTRIBUTION SYSTEM (TOWNSIDE AND SMIC)

The townside water system is well developed, and not currently in need of expansion or addition. The City does expect to add significantly to the very limited distribution network now in place at SMIC/Spring Creek, however, and plans to do so in two phases - one in fiscal year 1993-94, and one in 1995-96. Each phase is expected to cost approximately \$217,000.

BUILDINGS

The City does not currently have plans to add to its stock of buildings using its own funding sources.

VEHICLES AND MOBILE EQUIPMENT

The City does not anticipate adding any vehicles or mobile equipment to its current inventory.

CITY OF SEWARD, ALASKA

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3. ANTICIPATED MAJOR FIXED ASSET MAINTENANCE, REPAIR AND REPLACEMENT EXPENDITURE REQUIREMENTS

Exhibit 3.1 on the following page presents the major capital maintenance requirements that we expect the City of Seward to face over the five years between 1991 and 1995. These requirements were identified in part through our review of existing capital plans, in part through our discussions with City staff, and in part through our observations of the City's fixed assets as we conducted the fixed asset inventory. Expenditure requirements are grouped according to City Fund, and, within the General Fund, according to City Department. In each instance, the expenditure shown is related to a specific asset, and that asset is noted. Not all assets listed in our inventory, which was presented in Exhibit II.1, are included in Exhibit 3.1. Only those assets for which some major maintenance will be required over the next five years are included here.

For each of the assets shown in Exhibit 3.1, the maintenance and repair costs may include City labor time, materials and supplies, and/or purchased services. Replacement costs are typically for an identical asset, but in a few instances, we have identified comparable more current assets as more suitable replacement alternatives.

All costs are presented in 1991 dollars, which may be expected to rise with inflation over the five year period in question. In most cases, there is an anticipated real increase in costs, however (above inflation), usually of about five percent each year, which is incorporated into the anticipated costs. The following sections briefly describe the major maintenance and repairs which are included in Exhibit 3.1.

STATIONARY PORT AND HARBOR FACILITIES

The Synchrolift dock and breakwater pilings will require painting, and this project has been spread over two years, fiscal years 1991-92 and 1992-93. Once during the five year period, the impress current system which helps reduce corrosion, must be inspected. Finally, we expect that the dock's wood buffer system will need repairs or partial replacement in fiscal year 1994-95.

The synchrolift motors, decking, cables, bearings, and other parts must be inspected regularly as a safety precaution, and to ensure continued proper operation. It is expected that, over time, wear and tear on these parts will require gradual replacement. For example the amount estimated here includes three new motors each year (out of 28 winches), and two new cables each year, amongst other parts.

Exhibit 3.1
FIXED ASSET MAINTENANCE, REPAIR AND REPLACEMENT COSTS

	<u>1991-92</u>	<u>1992-93</u>	<u>1993-94</u>	<u>1994-95</u>	<u>1995-96</u>
STATIONARY PORT AND HARBOR FACILITIES					
Synchrolift Dock and Breakwater					
Paint Pilings	\$28,000	\$28,000			
Impress Current Inspection	4,000		4,000		
Replace Wood Buffer System				18,000	
Total	\$32,000	\$28,000	\$4,000	\$18,000	\$0
Synchrolift Platform with Winches & Controls					
Replace Motors/Decking/Cables/Bearings/Misc.	21,785	22,874	23,964	25,053	26,142
Inspection Costs (Outside inspectors)	22,950	24,098	25,245	26,393	27,540
Inspection Costs (City labor)	31,500	33,075	34,650	36,225	37,800
Insurance Costs	48,360	50,778	53,196	55,614	58,032
Total	\$124,595	\$130,825	\$137,055	\$143,284	\$149,514
Synchrolift Rail System					
Inspection Costs (Outside inspectors)	\$1,275	\$1,339	\$1,403	\$1,466	\$1,530
Inspection Costs (City labor)	1,750	1,838	1,925	2,013	2,100
Insurance Costs	24,180	25,389	26,598	27,807	29,016
Rail Adjustment	980	1,023	1,078	1,127	1,176
Total	\$28,185	\$29,594	\$31,004	\$32,413	\$33,822
Synchrolift Side Transfer Carriage					
Inspection Costs (Outside inspectors)	\$1,275	\$1,339	\$1,403	\$1,466	\$1,530
Inspection Costs (City labor)	1,750	1,838	1,925	2,013	2,100
Insurance Costs	8,060	8,463	8,866	9,269	9,672
Paint	310	326	341	357	372
Total	\$11,395	\$11,965	\$12,535	\$13,104	\$13,674
North Wharf					
Bumpers	\$2,400	\$2,520	\$2,640	\$2,760	\$2,880
Grade Gravel	4,200	4,410			
Total	\$6,600	\$6,930	\$2,640	\$2,760	\$2,880
Inlet Salmon Wharf					
All maintenance done by Inlet Salmon	0	0	0	0	0
Ferry Wharf					
Resurface Asphalt		\$4,000			
Batterboard Replacement				\$20,000	
Total	\$0	\$4,000	\$0	\$20,000	\$0
250 Ton Travel Lift Dock					
Paint Pilings	\$290				
Concrete Sealer					\$200
Zinc Coating					1,130
Miscellaneous Labor					140
Total	\$290	\$0	\$0	\$0	\$1,470

Exhibit 3.1 (Continued)

FIXED ASSET MAINTENANCE, REPAIR AND REPLACEMENT COSTS

	<u>1991-92</u>	<u>1992-93</u>	<u>1993-94</u>	<u>1994-95</u>	<u>1995-96</u>
STATIONARY PORT AND HARBOR FACILITIES (Continued)					
City Fish Wharf Dock					
Miscellaneous Parts and Labor	\$1,000	\$1,050	\$1,100	\$1,150	\$1,200
City T-Dock					
Miscellaneous Parts and Labor	\$500	\$525	\$550	\$575	\$600
City 50 Ton Fixed Wood Dock					
Miscellaneous Parts and Labor	\$1,000	\$1,050	\$1,100	\$1,150	\$1,200
Small Boat Floating Dock (City-maintained, but State-owned)					
Piling replacement	\$14,400	\$19,200	\$24,000	\$28,800	\$33,600
Decking	25,000	25,000	25,000	25,000	25,000
Electrical Lighting	15,000	15,000	15,000	15,000	15,000
Water System	500	500	500	500	500
Total	\$54,900	\$59,700	\$64,500	\$69,300	\$74,100
TOTAL PORT AND HARBOR COSTS	\$260,465	\$273,639	\$254,483	\$301,736	\$278,460
MAJOR HOSPITAL COSTS					
Building Repairs					
Roof Repairs	\$1,500				
General Repairs, Labor		\$8,000	\$8,400	\$8,800	\$9,200
General Repairs, Material		4,350	4,568	4,785	5,003
Inspections		5,000	5,250	5,500	5,750
TOTAL MAJOR HOSPITAL COSTS	\$1,500	\$17,350	\$18,218	\$19,085	\$19,953
STREETS AND SIDEWALKS					
Paved Asphaltic Concrete Roadway					
Gravel Roadway					
Gravel Roadway (Non-Municipal-Revenue)					
Curb and Gutter					
Sidewalks					
Resurface, Overlay, and Chip Seal Roadways; Repair Curbs and Gutters	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
TOTAL STREET AND SIDEWALK COSTS	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
HYDROELECTRIC GENERATION PROJECT					
Miscellaneous Costs				\$2,500	\$2,500
TOTAL HYDROELECTRIC GENERATION PROJECT	\$0	\$0	\$0	\$2,500	\$2,500

Exhibit 3.1 (Continued)
FIXED ASSET MAINTENANCE, REPAIR AND REPLACEMENT COSTS

	<u>1991-92</u>	<u>1992-93</u>	<u>1993-94</u>	<u>1994-95</u>	<u>1995-96</u>
ELECTRICITY TRANSMISSION AND BACKUP GENERATION					
Fort Raymond Substation Battery Room		\$45,000			
In-City Distribution System Replace Old Secondary Line			150,000		
Backup Electrical Generation System Replace Two 1.5 MW Generators with a 3 MW Generator			\$1,900,000		
TOTAL ELECTRICITY TRANSMISSION AND BACKUP GENERATION	\$0	\$45,000	\$2,050,000	\$0	\$0
SEWAGE COLLECTION AND TREATMENT SYSTEM					
Townside System Repairs and Maintenance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
SMIC System Repairs and Maintenance	\$0	\$0	\$0	\$0	\$0
TOTAL SEWAGE COLLECTION AND TREATMENT SYSTEM	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
WATER PRODUCTION AND DISTRIBUTION SYSTEM					
Townside System General Repairs	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
SMIC System General Repairs	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
TOTAL WATER PRODUCTION AND DISTRIBUTION SYSTEM	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
VEHICLES AND MOBILE EQUIPMENT					
Crawler bulldozer (Electric Utility)			40,250		
Utility vehicle (Ford Bronco)			19,800		
Police cruiser (Police Department)	21,110	21,110	21,110	21,110	21,110
TOTAL VEHICLES AND MOBILE EQUIPMENT	\$21,110	\$21,110	\$81,160	\$21,110	\$21,110
CITY TOTAL	\$468,075	\$542,099	\$2,588,860	\$829,431	\$887,823

Synchrolift Rail System and Synchrolift Side Transfer Carriage maintenance and repair costs are mostly inspection and insurance related, a very small part is for adjustment of the rails, and paint for the carriage.

The North Wharf, like the Synchrolift Dock, will require periodic repairs and replacement of its wood buffer system, which is worn as boats dock against it. Additionally, its gravel surface will need to be graded regularly until fiscal year 1993-94, when it will have been paved.

As noted, all Inlet Salmon Dock maintenance is done by the Inlet Salmon firm. No repairs are required.

The Ferry Wharf, while its use continues, will require resurfacing of its asphalt surface, and replacement of the wooden buffer/batterboards.

The relatively new dock for the City's 250-ton capacity Travel Lift will have few maintenance costs in the next five years. Protective paint, concrete sealer, zinc coating, and related miscellaneous labor are the only anticipated costs.

The generally good condition of the City's Fish Wharf Dock, "T-Dock" and the dock for the 50-ton Travel Lift all result in low anticipated maintenance costs. Further, since a single firm is the primary user of the City's "T-Dock," the City has reached an agreement with that firm to equally share the cost of maintaining that dock.

Over the next five fiscal years, the State-owned but City-maintained small boat harbor dock will require a growing program to gradually replace all of the pilings which hold it in place within the harbor. As well, in a gradual program over the coming five years, the City will gradually replace/upgrade the small boat harbor dock's decking, electrical lighting and water system.

MAJOR HOSPITAL COSTS

Though the City's plans may change if it does not receive State funding to replace the Hospital, it should be prepared to make certain roof repairs, as well as general plumbing, electrical and heating system repairs to the current building.

STREETS AND SIDEWALKS

We have estimated the full cost of the annual streets and roads maintenance program to be \$150,000 for all resurfacing, overlays, chip seals, curb and gutter repair, etc. Note that these costs do not include the estimated \$125,000 required to replace sidewalks in the 1990-91 fiscal year.

HYDROELECTRIC GENERATION PROJECT

We anticipate that a subsurface collection system will cost approximately \$100,000 in fiscal year 1992-93, and that small miscellaneous costs will arise in later years.

ELECTRICITY TRANSMISSION AND BACKUP GENERATION

The City plans to replace the battery room at the Fort Raymond substation in fiscal year 1992-93, and to replace an old and undersized secondary line in the downtown area in fiscal year 1993-94.

By far the City's largest fully internally funded fixed asset cost over the coming five years is its plan to replace two backup 1.5 MW generators with a single new 3 MW generator in fiscal year 1993-94 at a cost estimated at \$1,900,000.

SEWAGE COLLECTION AND TREATMENT SYSTEM

We have estimated general maintenance and repairs to the townside sewer system to cost about \$10,000 annually. The newer SMIC system is currently much less extensive, and we have estimated no maintenance and repair costs for it in the coming five years.

WATER PRODUCTION AND DISTRIBUTION SYSTEM (TOWNSIDE AND SMIC)

We have estimated the cost of general repairs and replacement of minor parts in the both the townside and SMIC systems at steady and low levels over the next five years: \$15,000 for the townside system, and \$10,000 for the SMIC system.

VEHICLES AND MOBILE EQUIPMENT

The Police Department, within the City's General Fund, expects to replace one police cruiser each year. The Electric Utility anticipates replacing the utility vehicle currently used by the Staking Engineer, and an aging crawler bulldozer in fiscal year 1992-93 as well.

CITY OF SEWARD, ALASKA

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5. SCHEDULE OF ESTIMATED CAPITAL NEEDS

Exhibit 5.1, on the following page, presents the total major fixed asset maintenance, repair, addition and replacement costs for the next five years. As with the Exhibits in previous Chapters, the costs in Exhibit 5.1 are grouped according to City Fund, and, within the General Fund, according to City Department. This Exhibit simply adds together the costs presented in Exhibits 3.1 and 4.1 for each year. As can be seen in Exhibit 5.1, the total, City-wide fixed asset costs for the next five years are:

1991	-	\$ 547,475
1992	-	879,099
1993	-	3,729,086
1994	-	707,431
1995	-	1,057,249

The detail supporting each of these figures can be found in Exhibit 5.1 on the following pages.

**Exhibit 5.1
FIVE YEAR FIXED ASSET COST SUMMARY**

	1991-92	1992-93	1993-94	1994-95	1995-96
STATIONARY PORT AND HARBOR FACILITIES					
Total Capital Asset Additions	\$0	\$0	\$115,000	\$0	\$0
Total Asset Maintenance and Repair Costs	260,465	273,639	254,483	301,736	278,460
TOTAL PORT AND HARBOR COSTS	\$260,465	\$273,639	\$369,483	\$301,736	\$278,460
MAJOR HOSPITAL COSTS					
Total Capital Asset Additions	\$79,400	\$227,000	\$65,000	\$60,000	\$0
Total Asset Maintenance and Repair Costs	1,500	17,350	18,218	19,085	19,953
TOTAL MAJOR HOSPITAL COSTS	\$80,900	\$244,350	\$83,218	\$79,085	\$19,953
STREETS AND SIDEWALKS					
Total Capital Asset Additions	\$0	\$0	\$0	\$0	\$0
Total Asset Maintenance and Repair Costs	150,000	150,000	150,000	150,000	150,000
STREETS AND SIDEWALKS	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
HYDROELECTRIC GENERATION PROJECT					
Total Capital Asset Additions	\$0	\$100,000	\$0	\$0	\$0
Total Asset Maintenance and Repair Costs	0	0	0	2,500	2,500
TOTAL HYDROELECTRIC GENERATION PROJECT	\$0	\$100,000	\$0	\$2,500	\$2,500
ELECTRICITY GENERATION AND BACKUP GENERATION					
Total Capital Asset Additions	\$0	\$10,000	\$378,000	\$118,000	\$118,000
Total Asset Maintenance and Repair Costs	0	45,000	2,050,000	0	0
TOTAL ELECTRICITY GENERATION AND BACKUP GENERATION	\$0	\$55,000	\$2,428,000	\$118,000	\$118,000
SEWAGE COLLECTION AND TREATMENT SYSTEM					
Total Capital Asset Additions	\$0	\$0	\$365,000	\$0	\$215,000
Total Asset Maintenance and Repair Costs	10,000	10,000	10,000	10,000	10,000
TOTAL SEWAGE COLLECTION AND TREATMENT SYSTEM	\$10,000	\$10,000	\$375,000	\$10,000	\$225,000

Exhibit 5.1 (Continued)
FIVE YEAR FIXED ASSET COST SUMMARY

	<u>1991-92</u>	<u>1992-93</u>	<u>1993-94</u>	<u>1994-95</u>	<u>1995-96</u>
WATER PRODUCTION AND DISTRIBUTION SYSTEM					
Total Capital Asset Additions	\$0	\$0	\$217,226	\$0	\$217,226
Total Asset Maintenance and Repair Costs	25,000	25,000	25,000	25,000	25,000
TOTAL WATER PRODUCTION AND DISTRIBUTION SYSTEM	\$25,000	\$25,000	\$242,226	\$25,000	\$242,226
VEHICLES AND MOBILE EQUIPMENT					
Total Capital Asset Additions	\$0	\$0	\$0	\$0	\$0
Total Asset Maintenance and Repair Costs	21,110	21,110	81,160	21,110	21,110
TOTAL VEHICLES AND MOBILE EQUIPMENT	\$21,110	\$21,110	\$81,160	\$21,110	\$21,110
CITY TOTAL					
Total Capital Asset Additions	\$79,400	\$337,000	\$1,140,226	\$178,000	\$530,226
Total Asset Maintenance and Repair Costs	\$468,075	\$542,099	\$2,588,860	\$529,431	\$507,023
GRAND TOTAL	\$547,475	\$879,099	\$3,729,086	\$707,431	\$1,037,249

Finally, we present here a summary of replacement costs and fair market value for the City's major assets, by City Fund, and, within the General Fund, by City Department:

<u>Fund or Department</u>	<u>Replacement Cost</u>	<u>Fair Market Value</u>
Stationary Port and Harbor Facilities	\$ 40,250,000	\$ 32,150,000
Major Hospital Equipment	500,000	250,000
Streets and Sidewalks	10,325,000	6,925,000
Hydroelectric Generation Project	1,300,000	775,000
Electricity Transmission and Backup Generation	47,650,000	28,300,000
Sewage Collection and Treatment System	15,725,000	9,875,000
Townside Water Production and Distribution System	6,550,000	3,350,000
SMIC Water Production and Distribution System	1,325,000	1,200,000
Buildings	9,863,000	5,395,000
Vehicles and Mobile Equipment	<u>4,770,000</u>	<u>2,180,000</u>
TOTAL	\$ <u>138,258,000</u>	\$ <u>90,400,000</u>

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APPENDIX A

**ESTIMATED REPLACEMENT COSTS AND
MARKET VALUES FOR CITY VEHICLES**

**A. ESTIMATED REPLACEMENT COSTS AND
MARKET VALUES FOR CITY VEHICLES**

This Appendix presents a listing of City vehicles and mobile equipment, including the year of manufacture, the model, estimated replacement cost for a vehicle or piece of equipment which will serve the same purpose, condition, and fair market value.

The vehicles are grouped according to City Fund, and, within the General Fund, according to City Department.

Exhibit A.1
ESTIMATED REPLACEMENT COSTS AND MARKET VALUES FOR CITY VEHICLES

PORT AND HARBOR ENTERPRISE FUND

City Vehicle Number	Description	Year of Manufacture	Manufacturer	Model	Replacement Cost	Condition	Fair Market Value
59	Light Tractor	1988	John Deere	955	\$ 20,300	Excellent	\$ 18,830
60	Mobile Boat Lift, 50 Ton	1978	Marine Travelift	50 AMO	155,000	Average	35,000
	Mobile Boat Lift, 250 Ton	1989	Marine Travelift	250 AMO	960,000	Excellent	850,000
61	Pickup Truck	1988	Chevy	1500 Cheyenne	15,050	Good	10,825
62	Pickup Truck	1978	Dodge	150	14,100	Fair	4,300
64	Patrol Boat	1985	Boston Whaler	21 Foot	40,384	Good	15,800
65	Pickup Truck	1983	Chevy	C-10	15,300	Average	7,245
66	Pickup Truck (Flatbed)	1986	Chevy	C-30	20,800	Good	13,360
67	Pickup Truck	1987	Ford	F-350	25,475	Good	17,850
68	Patrol Boat	1988	Boston Whaler	25 Foot	72,500	Excellent	60,900
98	Aerial Bucket Truck	1971	Ford	F-800	80,100	Fair	7,800
	TOTAL PORT AND HARBOR				\$1,419,009		\$1,041,910

Exhibit A.1 (Continued)
ESTIMATED REPLACEMENT COSTS AND MARKET VALUES FOR CITY VEHICLES

ELECTRIC UTILITY ENTERPRISE FUND

City Vehicle Number	Description	Year of Manufacture	Manufacturer	Model	Replacement Cost	Condition	Fair Market Value
1	Pickup Truck	1989	Ford	F-350	\$ 19,050	Excellent	\$ 15,135
91	Cable Layer Truck	1966	International	R 190	33,600	Fair	3,200
93	Digger Truck	1983	Ford	F-800	98,000	Good	37,525
94	Aerial Bucket Truck	1973	Ford	F-600	72,850	Average	15,815
95	Crawler Bulldozer	1973	Case	350	40,250	Fair	7,600
96	Trailer for Bulldozer	1985	Traileze	D10T20	6,500	Good	4,000
99	Wheeled Loader and Backhoe	1976	Case	580 C	44,600	Average	8,500
102	Pickup Truck	1980	Dodge	D-200	15,075	Fair	6,490
103	Pickup Truck	1985	Ford	F-350	19,325	Good	11,020
105	Aerial Bucket Truck	1988	Ford	L9000	130,100	Excellent	89,175
112	Utility Vehcile	1985	Chevy	S-10 Blazer	14,500	Fair	8,325
	TOTAL ELECTRIC UTILITY				\$493,850		\$206,785

Exhibit A.1 (Continued)
ESTIMATED REPLACEMENT COSTS AND MARKET VALUES FOR CITY VEHICLES

GENERAL FUND - PARKS AND RECREATION

City Vehicle Number	Description	Year of Manufacture	Manufacturer	Model	Replacement Cost	Condition	Fair Market Value
51	Cargo Van	1978	Chevy	C-20	\$ 19,100	Fair	\$ 4,175
52	Pickup Truck	1982	Chevy	S-10	8,950	Average	4,025
53	Passenger Van	1979	Chevy	Suburban	20,000	Fair	6,375
54	Light Tractor	1986	John Deere	750	18,000	Good	6,000
55	Passenger Van	1981	Ford	Econoline	17,800	Fair	5,475
58	Pickup Truck	1989	Ford	F-250	19,450	Excellent	16,135
	TOTAL PARKS AND RECREATION				\$103,300		\$42,185

GENERAL FUND - SHOP

21	Pickup Truck	1977	Dodge	D-200	\$19,250	Fair	\$4,760
	TOTAL SHOP				\$19,250		\$4,760

Exhibit A.1 (Continued)
ESTIMATED REPLACEMENT COSTS AND MARKET VALUES FOR CITY VEHICLES

WATER AND SEWER ENTERPRISE FUND

City Vehicle Number	Description	Year of Manufacture	Manufacturer	Model	Replacement Cost	Condition	Fair Market Value
4	Wheeled Loader	1980	Case	580 E	\$ 44,600	Average	\$12,000
10	Sewer Jet	1973	Myers	PC60-TA	25,000	Fair	2,000
26	Pickup Truck	1978	Chevy	C-20	18,450	Average	5,460
28	Pickup Truck	1979	Dodge	D-150	16,300	Poor	4,900
29	Pickup Truck with crane	1989	Ford	F-350	21,425	Good	17,810
45	Portable Welder	1977	Lincoln	SA-200	3,500	Average	500
107	Pickup Truck (Light Duty)	1978	Chevy	LUV	9,600	Poor	1,175
	TOTAL WATER AND SEWER				\$138,875		\$43,845

GENERAL FUND - ADMINISTRATION

57	Passenger Van	1984	Ford	E-350	\$21,400	Average	\$ 7,875
109	Pickup Truck	1983	Chevy	S-10	16,200	Good	6,040
	TOTAL ADMINISTRATION				\$37,600		\$13,915

Exhibit A.1 (Continued)
ESTIMATED REPLACEMENT COSTS AND MARKET VALUES FOR CITY VEHICLES

GENERAL FUND - FIRE DEPARTMENT

City Vehicle Number	Description	Year of Manufacture	Manufacturer	Model	Replacement Cost	Condition	Fair Market Value
80	Pumper Fire Truck	1965	Ford/American	LaFrance	\$114,000	Good	\$ 20,000
81	Pumper Fire Truck	1965	Ford/American	LaFrance	114,000	Good	20,000
82	Pickup Truck	1985	Chevy	C-10	18,500	Average	10,540
83	Cargo Van	1981	Chevy	C-30	23,825	Good	8,200
84	Sport Utility Truck	1985	Chevy	K-5 Blazer	21,200	Average	12,250
85(a)	Pumper Fire Truck	1942	Ford		75,000	Poor	5,000
85(b)	Pumper Fire Truck	1982	Ward	D-300	180,000	Good	85,000
86	Sport Utility Truck	1953	Willys/Jeep		12,000	Fair	300
88	Pumper Fire Truck	1985	Federal	Professional 4	250,000	Excellent	130,000
89(a)	Pickup/Ambulance Truck	1984	Ford	F-350 XL	20,950	Good	14,440
89(b)	Step Van/Emergency Response Truck	1982	Chevy	Step Van	17,300	Average	6,700
	TOTAL FIRE DEPARTMENT				\$846,775		\$312,430

Exhibit A.1 (Continued)
ESTIMATED REPLACEMENT COSTS AND MARKET VALUES FOR CITY VEHICLES

GENERAL FUND - BUILDING INSPECTION

City Vehicle Number	Description	Year of Manufacture	Manufacturer	Model	Replacement Cost	Condition	Fair Market Value
104	Pickup Truck	1982	Chevy	S-10	\$8,950	Good	\$4,075
	TOTAL BUILDING INSPECTION				\$8,950		\$4,075

GENERAL FUND - POLICE DEPARTMENT

70	Police Cruiser Sedan	1989	Ford	Crown Victoria	\$ 21,100	Average	\$12,840
71	Police Cruiser Sedan	1989	Ford	Crown Victoria	21,100	Good	14,215
72	Passenger Sedan	1990	Chevy	Caprice Classic	19,110	Excellent	15,570
74	Pickup Truck	1976	Chevy	C-10	14,990	Average	4,125
75	Police Cruiser Sedan	1985	Chevy	Impala	20,910	Fair	5,160
77	Passenger Sedan	1983	Chevy	Caprice	20,110	Fair	5,745
79	Police Cruiser Sedan	1987	Ford	Crown Victoria	21,100	Average	9,780
	TOTAL POLICE DEPARTMENT				\$138,420		\$67,435

Exhibit A.1 (Continued)
ESTIMATED REPLACEMENT COSTS AND MARKET VALUES FOR CITY VEHICLES

GENERAL FUND - STREETS AND MAINTENANCE

City Vehicle Number	Description	Year of Manufacture	Manufacturer	Model	Replacement Cost	Condition	Fair Market Value
1	Wheeled Loader	1979	Allis Chalmers	545	\$ 71,100	Fair	\$ 13,500
2	Motor Grader	1982	Caterpillar	140	170,300	Good	85,650
3	Motor Grader	1963	Caterpillar	12 E	151,950	Fair	16,000
4	Motor Grader	1968	Caterpillar	120	113,850	Fair	16,800
6	Street Sweeper	1984	Weldon	Versasweeper	76,000	Excellent	35,000
7	Crawler Bulldozer	1988	Caterpillar	D6D	141,310	Excellent	80,175
8	Wheeled Loader	1979	Ford	A66	132,300	Average	24,500
9	Wheeled Loader	1980	Caterpillar	966 C	174,860	Average	58,000
12	Motor Grader	1982	Champion	740	144,600	Good	46,800
15	Dump Truck	1971	International	Loadstar 1600	28,900	Poor	2,200
16	Sand Spreader Truck	1971	International		56,000	Fair	6,000
17	Streamer Truck	1958	Ford	F800	48,900	Poor	6,400
18	Water Truck	1962	International		69,000	Poor	1,500
19	Dump Truck	1978	Chevy	C-65	44,000	Good	9,060
20	Dump Truck	1984	Ford	F-800	36,000	Good	11,600
22	Dump Truck	1971	Dodge		35,000	Fair	2,100
24	Pickup Truck	1983	Ford	F-250	14,100	Average	7

1017

Exhibit A.1 (Continued)
ESTIMATED REPLACEMENT COSTS AND MARKET VALUES FOR CITY VEHICLES

City Vehicle Number	Description	Year of Manufacture	Manufacturer	Model	Replacement Cost	Condition	Fair Market Value
25	Pickup/Dump Truck	1988	GMC	3500 Sierra	17,000	Good	12,225
27	Pickup Truck	1977	Dodge	D-100	10,750	Fair	3,850
38	Air Compressor (Portable)	1981	Joy	125 CFM	5,500	Average	1,200
40	Asphalt Reclaimer	1971	Bomag	AR 5	18,000	Fair	1,500
46	Lowboy Trailer	1942	American	5835	5,000	Poor	500
	TOTAL STREET AND MAINTENANCE				\$1,564,420		\$442,177

	TOTAL ALL VEHICLES AND MOBILE EQUIPMENT				\$4,770,449		\$2,179,517
--	--	--	--	--	--------------------	--	--------------------



MATANUSKA-SUSITNA BOROUGH

Borough Manager

350 E. Dahlia Avenue, Palmer, Alaska 99645-6488
Phone (907) 745-9689 • FAX (907) 745-9845

October 20, 1997

The Honorable Eldon Mulder
House of Representatives
Alaska State Capitol
Room 501
Juneau, Alaska 99801-1182

Dear Representative Mulder:

I wish to thank each member of the Deferred Maintenance Task Force for the work you are doing on these important considerations and especially for your attendance at the hearing on deferred maintenance held in Wasilla on October 1, 1997.

It can be safely said that the deferred maintenance and deteriorating condition of our schools and roads is easily the highest legislative priority for the people of the Matanuska-Susitna Borough. We are confident that the Deferred Maintenance Task Force is equally cognizant of this very critical need.

I have enclosed copies of the graphic materials that were part of the Borough's presentation at the hearing in Wasilla. Also enclosed is information requested by the committee relating to the motor vehicle registration tax established by the Borough Assembly which will be used to fund the maintenance and paving of roads within the Matanuska-Susitna Borough.

Thanks again for your very close attention to this critical issue.

Sincerely,

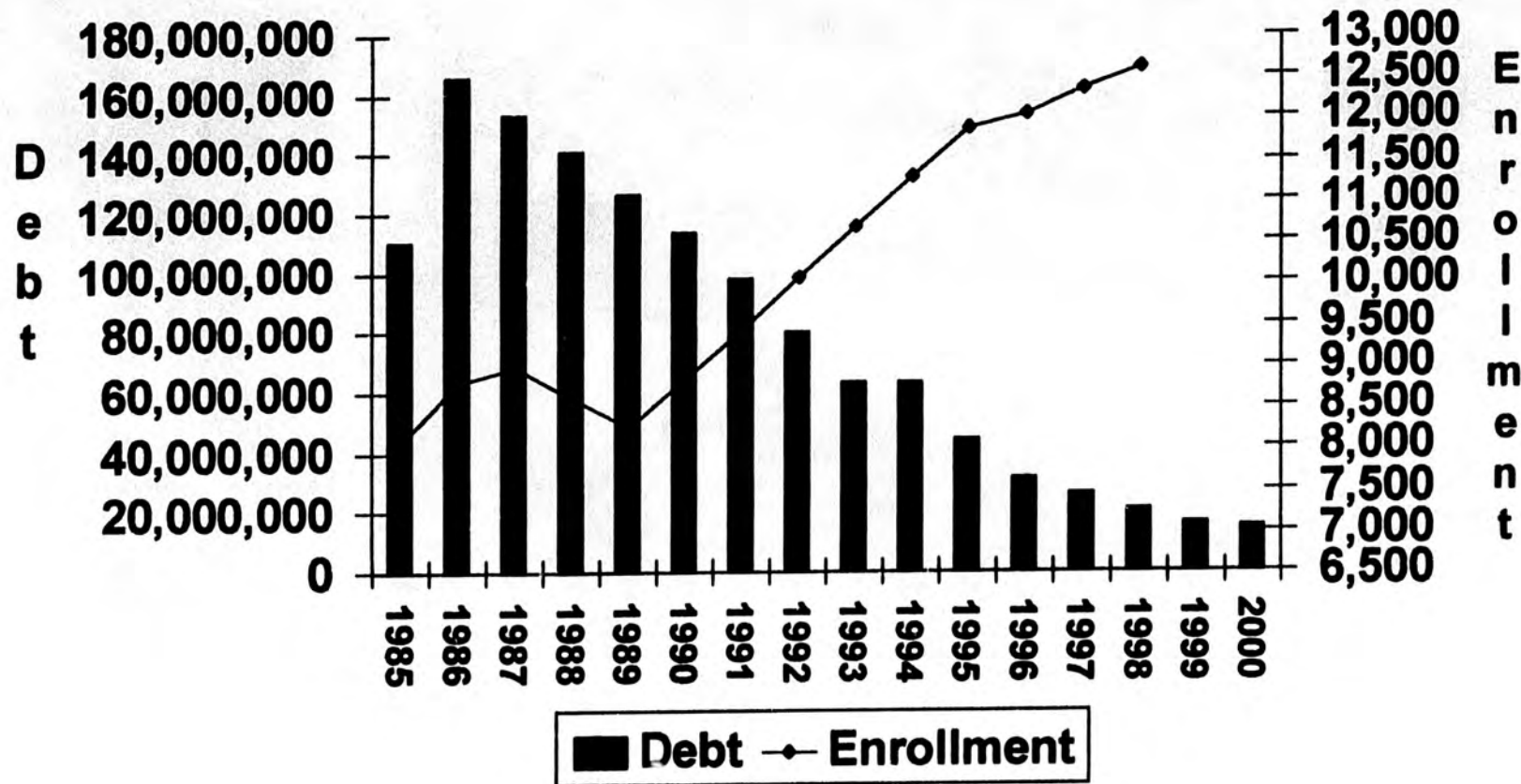
A handwritten signature in cursive script, reading "Donald L. Moore".

Donald L. Moore
Borough Manager

DLM:nt
Enclosures

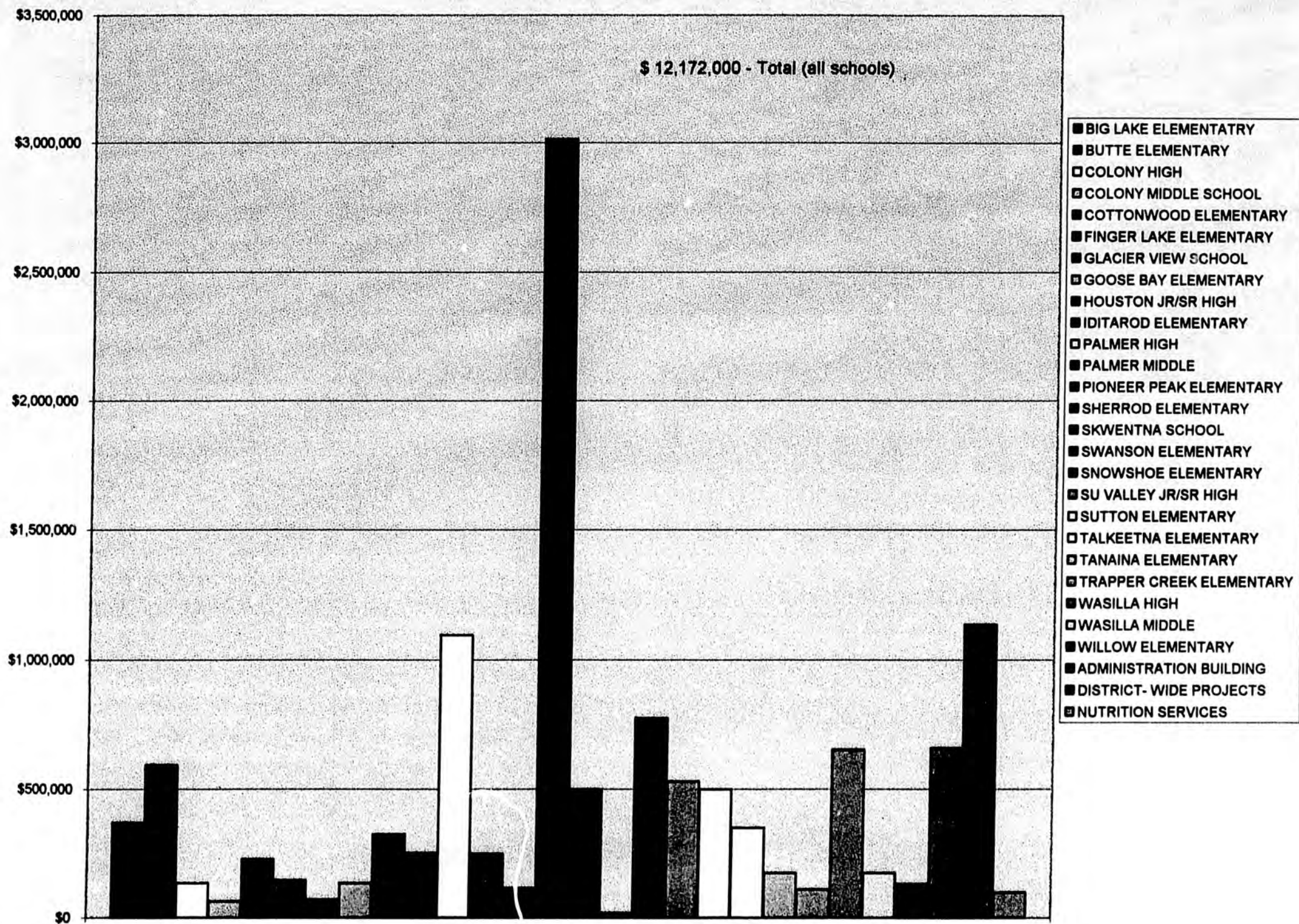
Matanuska-Susitna Borough

School Construction Debt VS Enrollment

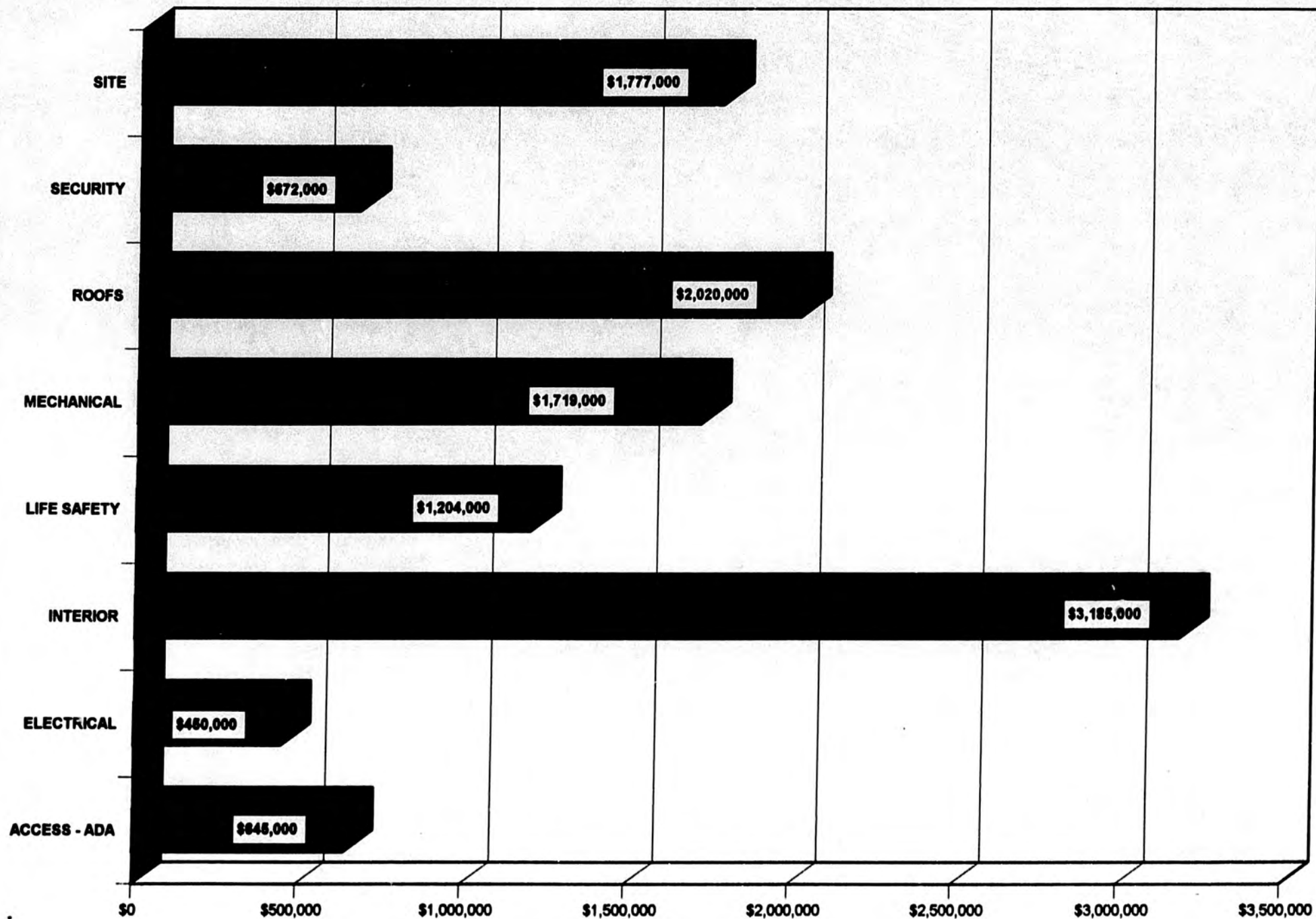


Prepared by Finance

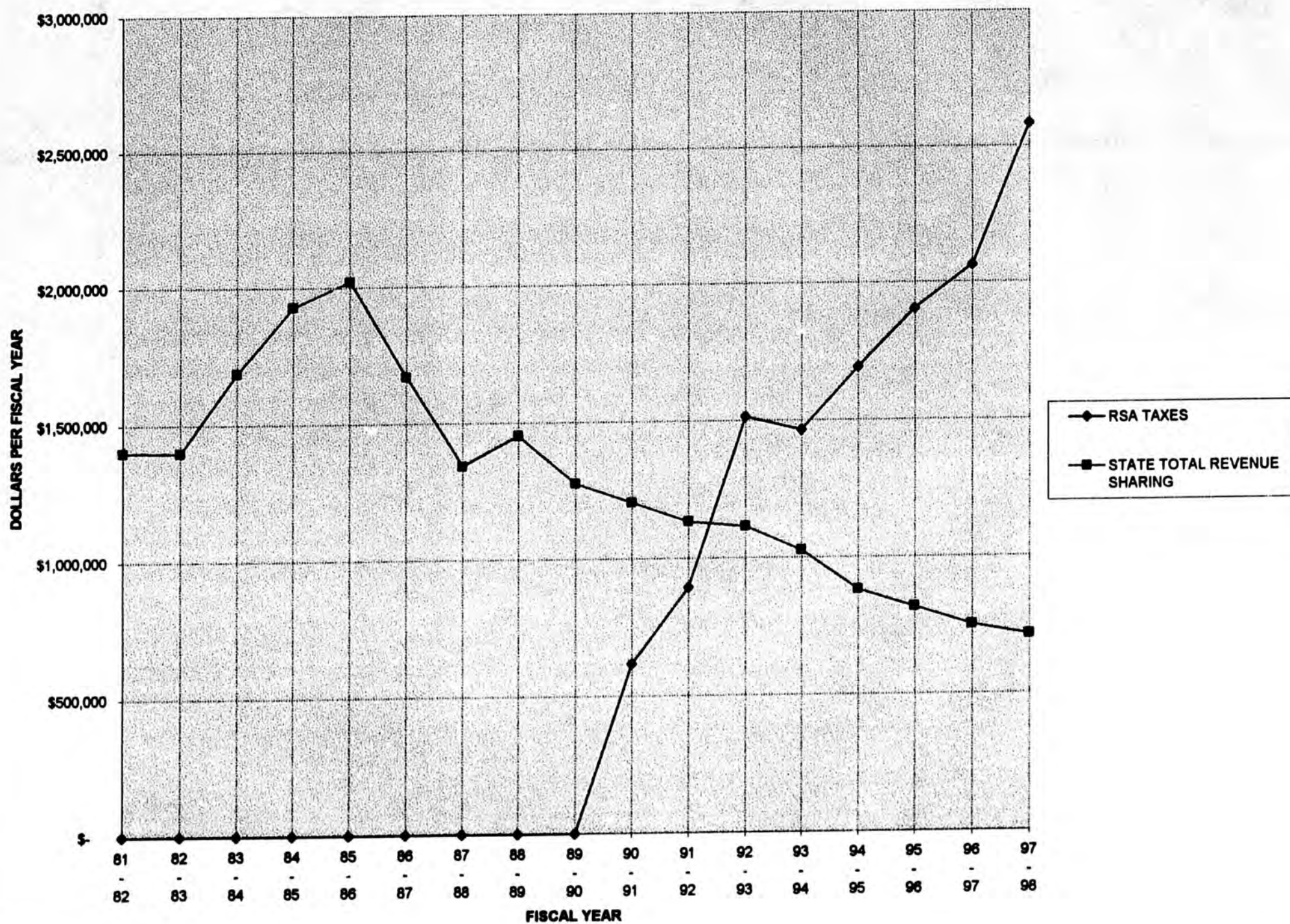
MSB Schools Deferred Maintenance Projects



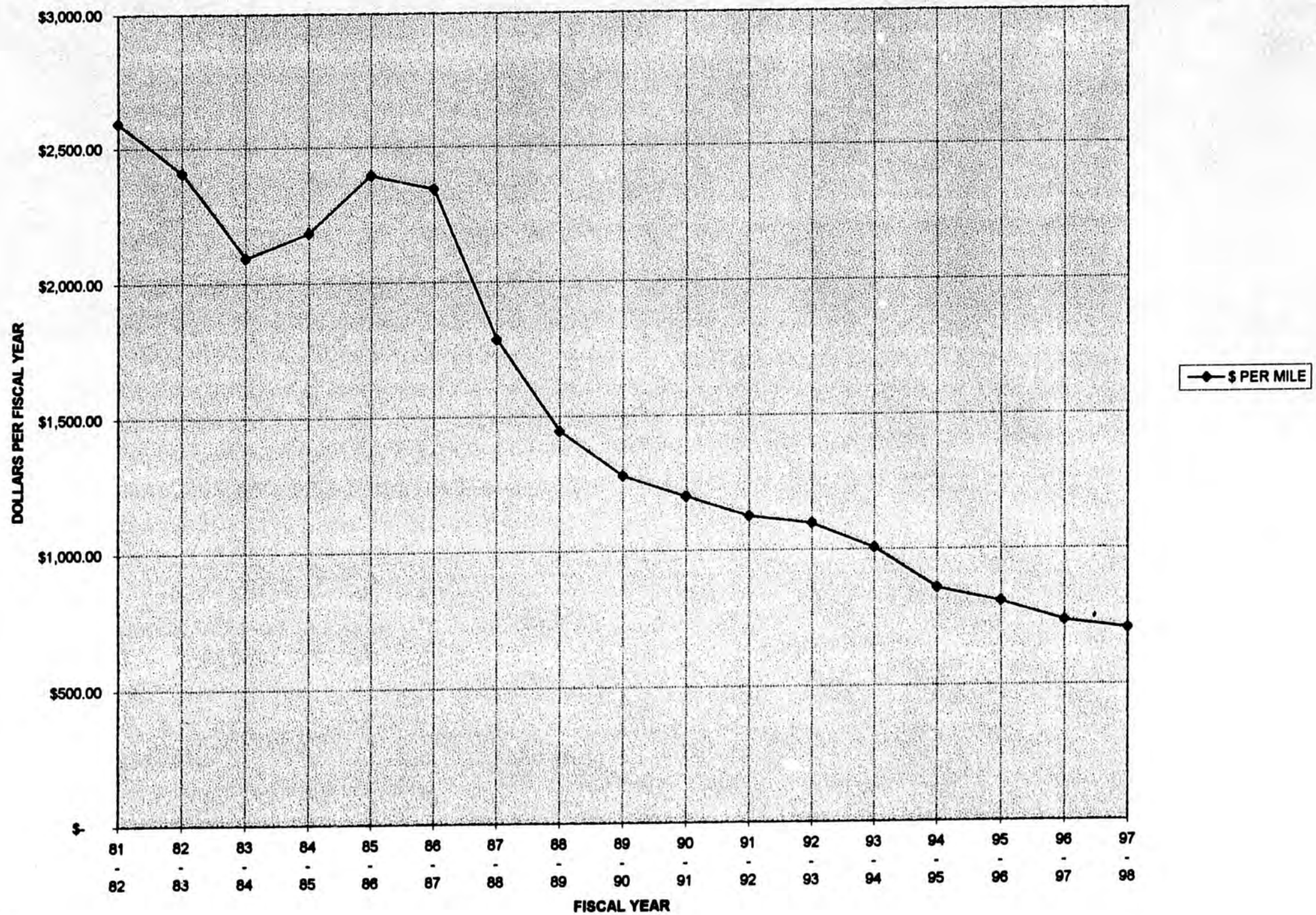
MSB SCHOOLS DEFERRED MAINTENANCE-BY CATEGORIES



RSA TAXES VERSUS STATE REVENUE SHARING



RSA DOLLARS PER MILE FROM STATE REVENUE SHARING



BOROUGH ASSEMBLY DOCUMENT
CONTROL & AM/IM FORM

Matanuska-Susitna Boroug
350 E. Dahlia Avenue
Palmer, Alaska 99645-6488

For Agenda of: October 15, 1996

No. AM 96-291

SUBJECT: Ordinance establishing a motor vehicle registration
tax as authorized by SCS CSHB 272

ATTACHMENTS: Fiscal Note: Yes x No
Ordinance Serial No. 96-141

Route	Department/Committee/Individual	Initial	Remarks
	D. Mayo Ext. 630	<i>[Signature]</i>	Originator
	Assessor		
	Public Safety Director		
	Public Works Director		
	Planning Director		
	Finance Director		
	Attorney		
	Assistant to the Manager		
	Clerk		

SUMMARY STATEMENT

Last year the legislature authorized the municipalities and boroughs to set the rate of tax collected with the motor vehicle registration.

Ordinance 96-141 sets the tax rate at \$10 per year for motorcycles and trailers, \$50 a year for most vehicles, and larger vehicles will range from \$220 to \$50 per year.

With the adoption of this ordinance and AM, the state will start collecting these rates on January 1, 1998. In order to do so, the assembly must adopt this ordinance before January 1, 1997 to meet the one year time requirement.

The estimated fiscal impact for fiscal year 1998 will be presented in the updated AM on October 15, 1996.

RECOMMENDED ACTION:

The administration recommend that Ordinance Serial No. 96-141 be introduced and set for public hearing.

Approved by:

[Signature]
Borough Manager



MATANUSKA-SUSITNA BOROUGH

FINANCE DEPARTMENT ASSESSMENT DIVISION

350 East Dahlia Avenue, Palmer, Alaska 99645-6488

PHONE (907) 745-9642 * FAX (907) 745-0886

October 15, 1996

To: R. Desmond Mayo, Director of Finance, Acting Manager

From: Karl D. Borglum, Borough Assessor

re: 96-141 fiscal analysis

I have attached a graphic of an abbreviated history of motor vehicle registration, their individual classifications, the anticipated revenue pursuant to the pending legislation and finally a trend analysis.

In brief that data can be presented as follows.

There are roughly 72,000 vehicles in the State's registration files.

Pursuant to the ordinance as written, the anticipated revenue subject to the State's administration fee would be \$2,900,000. This number is somewhat rough in the fact that we cannot differentiate the classification of commercial vehicles.

The best trend analysis appears to include the last seven years and indicates an average projected increase of 2.7%, which equates to \$78,300. The trend analysis should be tempered with the last year's actual change of 1.5 % which equates to \$43,500.

The new biennial collection procedure implemented by the State of Alaska has made financial analysis for the transition years somewhat difficult. This office has no information available to analyze the tax base by the even or odd production year basis. Should 96-141 pass in it's current form, motor vehicle taxes collected in 1997 will be roughly 150% of the current tax rate (half of the vehicles @ 100% and half @ 200%). In contrast, motor vehicle taxes collected in 1998 would be based upon half of the vehicle base at 200% of the new schedule.

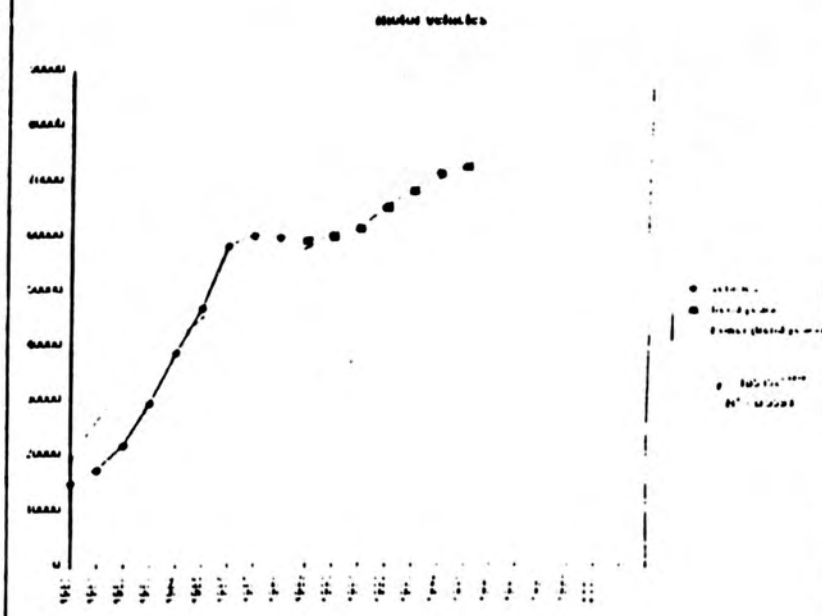
After the two transition years the flat rate tax revenue should return to the annual projection.

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year	pass	mailing	comm trader	trader	comm trader	pass	bus	motor vehicle	total vehicles	% change past year	% change past year
1980	7188	453	104	1748	457	4029	21	71	14671		
1981	8287	487	141	1957	615	5335	28	104	17014	23.4	16.0%
1982	10494	752	227	2594	803	8625	20	0	21515	45.0	26.5%
1983	13819	848	312	3380	1032	9725	67	0	29163	76.48	35.5%
1984	18395	1024	432	4309	2205	12016	84	0	38425	36.2	31.8%
1985	22502	1145	456	4993	2477	14856	94	0	48530	26.5	21.1%
1986	26831	1250	436	6194	2676	18479	95	0	57861	18.4	18.4%
1987	30212	1246	393	6552	2478	18845	77	0	58750	1.6	1.6%
1988	30357	1138	363	6726	2243	18455	103	0	59385	1.1	1.1%
1989	29850	1089	349	7039	2138	17956	501	0	58922	-0.8	-0.8%
1990	30019	1039	376	7387	2124	18144	117	512	59718	1.4	1.4%
1991	30443	1042	394	7868	2114	18571	124	638	61194	2.2	2.2%
1992	32024	1089	408	8541	2174	19481	126	1213	65056	6.3	6.3%
1993	32867	1140	423	9080	2704	19676	855	1348	68073	4.6	4.6%
1994	34317	1211	501	9821	3006	20125	156	2174	71391	4.9	4.9%
1995	35753	1216	589	10840	3241	21031	172	1803	72455	1.5	1.5%

revenue estimates
 \$ 1,787,650 \$ 12,160 \$ 29,500 \$ 66,400 \$ 250,000 \$ 1,051,550 \$ 8,600 \$ 2,228,310
 State of Alaska administrative fee \$ 258,205
 netted revenue \$ 2,976,045

These figures indicate an average of 2.7% increase over the last five years.
 All information courtesy of State of Alaska, Department of Motor Vehicles



CODE ORDINANCE

By: J. Colberg
Introduced: 11/5/96
Public Hearing: 11/19/96
Substituted: 12/3/96
Public Hearing: 12/3/96
Amended: 12/3/96
Adopted: 12/3/96

**MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 96-141(SUB) (AM)**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CHANGING THE MOTOR VEHICLE REGISTRATION TAX RATE AS AUTHORIZED BY SENATE COMMITTEE SUBSTITUTE FOR COMMITTEE SUBSTITUTE FOR HOUSE BILL 272(FIN) AM S.

WHEREAS, the assembly directs the manager to include a minimum of \$500,000 in the fiscal year 1998 budget for road improvements.

BE IT ENACTED:

Section 1. Classification. This ordinance is of a general and permanent nature and shall be come part of the borough code.

Section 2. Amendment of subsection. MSB 3.15.035(B) is hereby amended to read as follows:

(B) Motor Vehicles shall be subject to a motor vehicle registration tax levied and collected by the state in accordance with A.S. 28.10.431. The motor vehicle registration tax is in lieu of borough ad valorem taxation of the vehicle, until the assembly acts to tax vehicles locally.

(1) The annual registration tax levied upon motor vehicles subject to the registration fee under A.S. 28.10.411 and 28.10.421 shall be as follows: A.S. 28.10.431(b) Tax According to Age of Vehicle Since Model Year

<u>Motor Vehicle</u>	<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>4th</u>	<u>5th</u>	<u>6th</u>	<u>7th</u>	<u>8th</u>
								<u>or</u>
								<u>over</u>
<u>(a) motorcycle</u>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<u>(b) vehicles specified in</u>								
<u>AS 28.10.421(b) (1)</u>	0	0	0	0	0	0	0	0
<u>(c) vehicles specified in</u>								
<u>AS 28.10.421(b) (3)</u>	0	0	0	0	0	0	0	0
<u>(d) vehicles specified in</u>								
<u>AS 28.10.421(c) (1-4)</u>								
<u>5000 lbs. or less</u>	0	0	0	0	0	0	0	0
<u>5001 lbs.-12000 lbs.</u>	0	0	0	0	0	0	0	0
<u>12001 lbs.-18000 lbs.</u>	0	0	0	0	0	0	0	0
<u>18001 lbs. or over</u>	0	0	0	0	0	0	0	0
<u>(e) vehicles specified in</u>								
<u>AS 28.10.421(b) (4)</u>	0	0	0	0	0	0	0	0
<u>(f) vehicles specified in</u>								
<u>AS 28.10.421(b) (6)</u>	0	0	0	0	0	0	0	0
<u>(g) vehicles specified in</u>								

AS 28.10.421(d)(8) 0 0 0 0 0 0 0 0

(h) vehicles specified in

AS 28.10.421(b)(2) 0 0 0 0 0 0 0 0

(i) vehicles eligible

for dealer plates

under AS 28.10.421(d)(9) 0

(2) The biennial tax levied upon motor vehicles subject to the registration fee under AS 28.10.411 and 28.10.421 is double that of the table shown in MSB 3.15.035(B)(1).

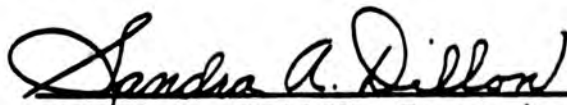
Section 3. Effective date. Ordinance Serial No. 96-141(SUB)(AM) shall take effect on January 1, 1998. The adoption of this ordinance is contingent upon the adoption of Ordinance Serial No. 96-142(SUB1)(AM). In the event that Ordinance Serial No. 96-142(SUB1)(AM) is not adopted this ordinance shall not take effect.

ADOPTED by the Matanuska-Susitna Borough Assembly, this 3rd day of December, 1996.



BARBARA LACHER, Borough Mayor

ATTEST:



SANDRA A. DILLON, Borough Clerk

(SEAL)



KETCHIKAN GATEWAY BOROUGH SCHOOL DISTRICT

MAINTENANCE & OPERATIONS
DEAN HENRICK, SUPERVISOR OF BUILDINGS & GROUNDS

October 9, 1997

Alaska State House of Representatives
Alaska State Capitol
Juneau, Alaska 99801

ATTN: Dennis L. DeWitt, Legislative Assistant

Thank you for the opportunity to be able to share some of our deferred maintenance problems with the Task Force during our walk-thru of White Cliff Elementary School. Your group definitely has an immense task set before them and I do wish them well.

As Rep. Mulder requested, I am enclosing a copy of KGBSD Operations & Maintenance organizational chart and budget for your use.

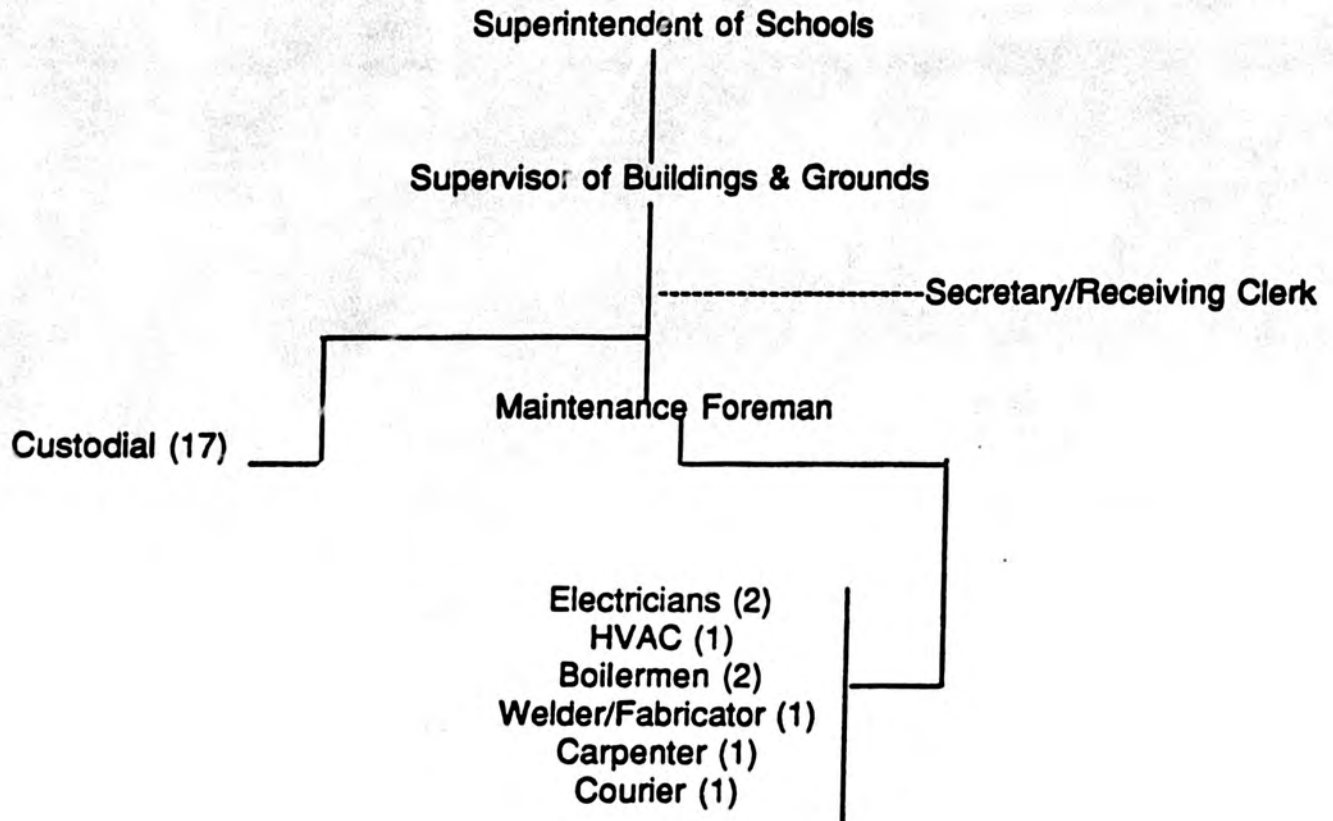
Please notify me if additional information is needed.

Sincerely,

A handwritten signature in cursive script that reads "Dean Henrick".

Dean Henrick
Supervisor of Buildings & Grounds

**KETCHIKAN GATEWAY BOROUGH SCHOOL DISTRICT
ORGANIZATIONAL CHART FY 97-98**



KETCHIKAN GATEWAY BOROUGH SCHOOL DISTRICT

Operating Fund Expenditures FY 1998 Budget

Location: 190 District-Wide

Function: 600 Operations & Maintenance

Object	Description	FY 1995 Actual Expenditure	FY 1996 Actual Expenditure	FY 1997 Revised Budget	FY 1997 Actual Positions	FY 1998 Adopted Budget	FY 1998 Adopted Positions
331	Directors/Coor./Man.	103,836	102,015	105,481	2.00	105,567	2.00
334	Support Staff	20,996	23,208	23,208	1.00	23,208	1.00
335	Custod/Maintenance	929,795	950,833	972,695	29.00	641,005	29.00
339	Temp Salaries-Class.	37,296	48,425	30,500	0.00	30,500	0.00
371	Ins.-Life & Health	93,358	82,018	140,753	0.00	158,194	0.00
373	Unemployment Ins.	23,937	23,937	8,968	0.00	8,968	0.00
374	Worker's Comp Ins.	31,931	45,161	45,161	0.00	45,161	0.00
375	FICA & Medicare	83,242	85,340	86,343	0.00	87,078	0.00
377	Retirement - PERS	170,907	157,837	159,765	0.00	160,850	0.00
378	Educational Assist.	0	100	200	0.00	200	0.00
379	Physicals	3,632	6,276	3,810	0.00	3,810	0.00
409	Other Prof Services	5,700	2,000	3,700	0.00	3,700	0.00
411	Postage	143	0	200	0.00	200	0.00
412	Telecommunications	3,349	2,435	4,000	0.00	4,000	0.00
415	Insurance Expense	104,562	122,041	127,952	0.00	140,952	0.00
420	Staff Travel	1,544	673	3,500	0.00	3,500	0.00

Continued on next page

CITY OF SEWARD
P.O. BOX 167
SEWARD, ALASKA 99664-0167



- Main Office (907) 224-4050
- Police (907) 224-3338
- Harbor (907) 224-3138
- Fire (907) 224-3445
- Fax (907) 224-4038

September 30, 1997

Representative Eldon Mulder
Co-Chair, Deferred Maintenance Task Force
Alaska State Legislature
State Capitol, Room 411
Juneau, AK 99801-1182
Mailstop: 3100

Dear Representative Mulder:

Enclosed is the Review of the City's Fixed Assets Report from the City of Seward. Senator Gary Wilken requested a copy of this report and Tylan Schrock thought it might be of interest to the entire Deferred Maintenance Task Force. We trust you will distribute it as you feel appropriate.

If there is further information I can provide for you do not hesitate to contact me.

Sincerely,
CITY OF SEWARD, ALASKA

YVETTE G. WELSH
PERSONNEL OFFICER
907-224-4047
907-224-4038 fax
yvette@seward.net



ALASKA PERMANENT FUND FINANCIAL PROJECTIONS 1998 - 2015

as of September 30, 1997

(in millions)

PRINCIPAL (AT COST)					
FY	FY Begin Balance	Appropriations	Dedicated State Revenues ⁽²⁾	Inflation-Proofing	FY End Balance
77-96	0	5,807	5,711	4,824	16,176
97	16,176	824	1,133 ⁽³⁾	486	17,795
98	17,795	23 ⁽⁴⁾	231	480	18,530
99	18,530	20	232	526	19,308
00	19,308	21	245	548	20,122
01	20,122	22	258	571	20,974
02	20,974	24	263	595	21,856
03	21,856	26	260	620	22,762
04	22,762	27	254	645	23,688
05	23,688	29	236	671	24,624
06	24,624	31	226	697	25,578
07	25,578	33	210	723	26,551
08	26,551	36	207	750	27,544
09	27,544	38	199	778	28,558
10	28,558	40	193	806	29,598
11	29,598	43	187	835	30,663
12	30,663	46	188	865	31,762
13	31,762	49	182	896	32,889
14	32,889	53	178	927	34,046
15	34,046	56	172	960	35,234
Cumulative Totals					
Projected for 1998 - 2015: 3,927 12,894 35,234					

INCOME						
GASB Net Income ⁽¹⁾	Statutory Net Income	Distributions of Statutory Income			Earnings Reserve	
		Dividends	Inflation-Proofing	General Fund	Add (Delete)	FY End Balance
16,194	14,034	5,993	4,624	223	3,211	104
3,167	2,036	747	486	1		104
2,806	1,534	781	480		250	354
1,835	1,309	804	526		(40)	313
1,932	1,360	841	548		(50)	263
2,036	1,412	803	571		15	278
2,151	1,471	744	595		108	386
2,279	1,539	744	620		149	534
2,417	1,611	776	645		162	696
2,562	1,684	810	671		174	870
2,715	1,759	847	697		185	1,055
2,876	1,837	885	723		195	1,250
3,045	1,916	925	750		205	1,455
3,224	1,997	965	778		216	1,671
3,413	2,080	1,007	806		226	1,897
3,612	2,165	1,049	835		238	2,135
3,824	2,254	1,093	865		249	2,384
4,048	2,344	1,138	896		261	2,645
4,286	2,438	1,185	927		274	2,919
4,538	2,534	1,232	960		286	3,205
53,597	33,242	16,629	12,894			3,205

UNREALIZED GAINS		
Net Change	FY End Balance	FY
2,125	2,125	77-96
1,106	3,231	97
1,249	4,480	98
506	4,986	99
552	5,538	00
601	6,139	01
655	6,794	02
715	7,509	03
779	8,288	04
849	9,137	05
924	10,061	06
1,006	11,067	07
1,094	12,161	08
1,189	13,350	09
1,282	14,643	10
1,404	16,047	11
1,524	17,571	12
1,655	19,225	13
1,795	21,021	14
1,947	22,968	15
19,737	22,968	

Rate of Return Assumptions				
	Total	Inflation	Real	Realized
FY 98:	12.54%	2.66%	9.88%	8.59%
FY 99-2015: ⁽⁵⁾	7.52%	2.80%	4.72%	6.76%

⁽¹⁾ GASB net income is statutory net income plus the net change in unrealized gains and settlement earnings.

⁽²⁾ Per Department of Revenue's Fall 1997 Revenue Forecast.

⁽³⁾ Earnings reserve appropriated to principal.

⁽⁴⁾ Settlement earnings transferred to principal per AS 37.13.145(d).

⁽⁵⁾ Based on 1997 Callan capital market and DOR inflation assumptions.

Deferred Maintenance Task Force
Building Alaska for the 21Century

<u>BUILD ALASKA Spending and Debt Service</u>							
	<u>FY 1999</u>	<u>FY 2000</u>	<u>FY 2001</u>	<u>FY 2002</u>	<u>FY 2003</u>	<u>FY 2004</u>	<u>6 YEAR TOTAL</u>
Build Alaska Debt Service	30,000.0	25,000.0	25,000.0	25,000.0	20,000.0	17,000.0	142,000.0
Cumulative Annual New Debt Service	30,000.0	55,000.0	80,000.0	105,000.0	125,000.0	142,000.0	537,000.0
Build Alaska Funds Available from Bonding	300,000.0	250,000.0	250,000.0	250,000.0	200,000.0	170,000.0	1,420,000.0
Capital Funds Available from General Fund Cash	90,000.0	90,000.0	90,000.0	90,000.0	90,000.0	90,000.0	540,000.0
Totals	390,000.0	340,000.0	340,000.0	340,000.0	290,000.0	260,000.0	1,960,000.0

cc:Mail for: Denny DeWitt

Subject: Response to Dewitt
From: Rod Wilson at DOA-DAS 11/17/97 1:30 PM
cc: Jack kreinheder at Gov_Admin_Svcs
To: Denny DeWitt (Dennis DeWitt) at LAA_CAP
cc: Boyd_Brownfield@dot.state.ak.us at CC2MHS1
cc: Gary_Hogins@dot.state.ak.us at CC2MHS1
cc: Gene_Kulawik@dot.state.ak.us at CC2MHS1
cc: Alison Elgee@Admin.Alaska at CC2MHS1
cc: Rod_Wilson@dot.state.ak.us at CC2MHS1

To: Dennis DeWitt
CC: Bo Brownfield, Gene Kulawik, and Gary Hogins (DOT&PF)
Jack Kreinheder (OMB)
Allison Elgee (DOA)
BCC: George, James, Jim and Ralph Swarthout

From: Rod Wilson, President ASFA

Dennis, I just recently recieved that last bits of information necessary to answer the questions you raised a few days ago. The following responses should answer most, if not all, of the questions you have raised. One additional question remaining id that dealing with the presentation of an updated and categorized deferred maintenance listing. Most agencies have given me their initial responses; however, due to time constraints and some "use or lose" leave time that I must take -- I doubt if I'll get a final list i-out until after I get back from A/L on the 16th.

In the interim I hope the following provides some answers.

Subject: Additional D/M Task Force requests
From: Rod Wilson at JNUHQ1
Date: 11/12/97 9:05 PM

In my conversations with Denny DeWitt he has asked some specific question for which I do not have the answer. To wit:

James -- who is in the Griffen Building in Kodiak besides H&SS?

Jim -- the court system has requested \$8 million to refurbish the old Flax Court and Office building after they leave. How much do you know about this building. Do you know the "details" behind the \$8 million request, or who may have put the request together. Whose building will it be after the courts move out? Ours, DOA, the Court System, or someone elses. Who moves in? Right now the trend may be to zero out

the \$8 million if some answers to these questions don't surface. If agencies who are currently in leased space move back into the building

Denny's thoughts are tending towards having the "saved" rents go towards financing the improvement costs. If you have any answers at all please let me know.

Everyone -- there are also some facilities that we have requested D/M funds for that might well be better off if we just bulldozed the existing structures in and started over from scratch. For example the Archives Bldg in Juneau, The CAREAGE House in Anchorage, Griffin Bldg in Kodiak, and East Fork M/S in Northern. Are there other buildings that, if given the option, we would be better to rebuild than to just repair. The schools (Dept. of Ed.) appears to be taking this approach on several of their structures and Denny was wondering if this might be the case for us as well. So, if you're aware of buildings that you believe have just flat outlived their useful life, or do not warrant substantial repairs, let me know. (James, maybe this is where your two weigh stations would fit in.)

Thanks for the help.

ROD

Central Region Response

From: James Byers, Central Region M&O, Anchorage

Rod, presently Public Health and Family Youth, both of whom I believe fall under H&SS, and one individual from DEC are located in the Griffin Building. The one individual from DEC is the only person in the downstairs portion of the building.

There are several buildings I feel should be demolished within Central Region, DOT. The ones I feel having the highest priority are:

- 1) Griffin Building - There are several things which need to be done in order to bring this building up to the Building and Fire Code requirements. Also, the roof needs to be replaced/repared.
- 2) Careage House - There are two major items, as listed in my CIP request, at a cost of \$625.0. That still does not cover the Building Code requirements. The main problem confronting Central DOT/PF now is where to locate the 50+/- employees located there if the building was demolished.
- 3) I have had the Weights & Measures Buildings, which will be maintained by us starting FY99, and the two located on the in and outbound sides of the Glenn Hwy. are in total need of repairs. I have a letter addressed to Weights & Measures from Roger Head recommending these two buildings be replaced.

4) Moose Pass Maintenance Shop - This facility is old, ancient and has lots of problems. Many of them are Environmental related. The water being contaminated is the main item. There has been much discussion about completely removing this facility from the road system.

I will research further and see if any other buildings fall into the removal category.

James

Southeast Region Response

From George McCurry, S.E Region M&O, Juneau

Rod:

I don't have any others, except perhaps for a few maintenance station out buildings that wouldn't need to be replaced.

Incidentally, my remarks about the Juneau Archives & Records Center pertain

only to the front (office) portion of the structure built on spread footings, which is experiencing differential settlement in relation to the rear (archives & records storage room) section, which is founded on rock and piling driven to rock.

Thanks for your help.

Northern Region Response

From: Jim Little, Northern M&O, Fairbanks

Fbx Court and Office Building:

Kit Duke has the best handle on what the final disposition of this building will be. All the options you stated have been discussed. In the end the Supreme Court will decide whether to release it or not, which seems like a no brainer.

Then, whoever has statutory authority will do the next step. In the end I believe it will be cheaper to spend the \$8 million to renovate this space. The eight million is a number which dropped out CB Bettisworth's condition survey when he was evaluating all the Courts options, it as good a number as they get at this stage. The Court System, I believe, would have renovated and added an addition to this building if the issues of security,

prisoner transport routes, courtroom configuration could be addressed economically at the current site. New space will cost at least \$16 to \$20 million if we build new on State land that has no environmental problems. The sooner the State puts the money into the building the sooner it will start receiving the benefits. I believe if you check with DOA there is more than 80,000sf being leased now in Fairbanks.

The existing Chandalar shop should be on the "bulldoze" list.

Greany -

350-400 million ~~the~~ FISCAL GAP
With 50 millions left in fy 99

interest on CBR still 100^m short of ~~Balancing~~

1.

3.5 m balance in CBR AFTER

2.

EXCESS EARNINGS of Perm Fund

3.

NEW Revenue SOURCES

4.

TOBACCO Revenue \$30 million

5.

BUILDING - G.O. option
18.43

Perm Fund

EARNINGS RESERVE

50,000 m gain next 3 yrs

Bigger Principle The ~~bigger~~ bigger INFLATION
proof

Perm Fund - Div 50% LAST 5 yrs of fund

Forrest Browne - Debt Manager

Terms -

State Debt - Full Faith

Moral Obligation - 12 mo of Debt service is in fund

Folks come to legis & ask. Not required

State Supported Debt -

Relies on Gov fund - Lease purchases

University Debt

School Debt Reimbursement.

STATE GUARANTEED DEBT -

STATE & University Revenue Debt

- Air port debt

State Agency Debt - AIDEA, AHFC

State Agency Colonized - Mortgage Bond Debt

Municipal Debt

INDUSTRIAL Development Bonds -

Vander City for Pipeline

only \$20 million in GO Bond Debt

LAST ISSUE - 1983 LAST NEW GO DEBT

Bonding Co

Arbitrage

Borrow in ~~TAX FREE~~ ^{TAX} MARKET INVEST IN TAX
Fr Difference in cost of money & what you
CAN GET in ^{OTHER} investment

LOAN GUARANTEE - FROM CBR & Penn Fund
could get us AAA RATING

AML - 10/20/97

KEVIN Richie, George Wuerch, Gov. Hickel

2500/mile 1983 7 STATE MAINTENANCE MONEY.
657/mile 1997 DECREASE

GEORGE WUERCH

Survey Results

Do you support using surplus of CBR for
Capital expenses if Dividend is protected
2-1 His District supports.

60 yes 25 NO 15 UNDECIDED

Gov Hickel

Community Dividend

OK to individual & to community -

Hold individual flat 7-10 yrs community will be equal

Then they grow together

Capital should be 25-30% of budget

Leman Suggestion

Mike Scott

Forrest Browne Cont.

STATE DEBT ^{Service} ~~Capacity~~ to Revenue

5% for AA RATING of unrestricted
GF Revenues

half billion every 800 conservative streak

10-20-97

PROCURE - Cmt

Are Tobacco tax in 5yr Plan
ANSWER YES

DOT/PF

Now use 14 million Fed funds for
Maintenance
was only on National Hwy system

Can now use on Public Roads
Must extend life to pavement
Can pave GRAVEL ROAD

spend 130 mill expenditures for Roads Airports Ferry etc
Take in 37 mill in Fuel TAX

Dept of Admin -
Rent -

INTERNAL SERVICE FUND

Rent consists of

- occupancy cost
- MAINTENANCE
- Admin of program
- Renewal & Replacement

Plot in ~~JUNE~~ ^{JUNE} IN STATE OFFICE Bldg
Ready in FY2000

INTERNAL SERVICE FUND

10/20/97

Bob LeResche -

EXERCISE IN ASSETS MANAGEMENT

* We have LIQUIDATED our ASSETS + converted to RESERVES.

- Deferred MAINT Drives up Fixed Costs
- Quicker we get BACK to solved The sooner operating costs come down. But we now beats INFLATION
- CASH is today FINANCING FUTURE
Bonding is Paying AS it is used
- Need to use all funds to best effect.
- Modify proven FINANCING structure

$$\begin{array}{r} \rightarrow 1000\ 000\ 000 \\ \rightarrow 300\ 000\ 000 \\ \hline 1,300,000 \end{array}$$

300,000

100,000 

Tim

Kim - Missing

1. Responsibility for Local Gov't
2. Prioritization
3. Process

Issues -

- How much lead - how much follow
- Not anxious with asking vote of people
- ? - Doesn't want to mix in new capital
- - Move Harbors

Wilkan - Responsibility

Wants Group Passing on Maintenance
Program Proposal
Roger Patch - leader

11-5-97

DMTF

JAMES - 1st had to ADDRESS system's first

ELTON



ALASKA COURT SYSTEM
State of Alaska
Office Of The Administrative Director

Kit Duke
Facilities Manager

820 W. Fourth Avenue
Anchorage, Alaska 99501
(907) 264-8238
FAX (907) 264-8291

October 21, 1997

Senator Tim Kelly, Co-Chair
P. O. Box 210001
Anchorage, AK 99521

Representative Eldon Mulder, Co-Chair
716 W. 4th Avenue Suite 310
Anchorage, AK 99501-2133

Re: Deferred Maintenance Task Force

Dear Senator Kelly & Representative Mulder:

Thank you for the opportunity to present thoughts and information to your group. I appreciate that you all have volunteered your "off session" time to such an important task.

After many years associated with the state's efforts to more effectively manage the inventory of building assets, I have recently been asking myself "what are the missing pieces that seem to prevent us from successfully accomplishing the mission?".

Partnering is a construction industry concept that is used to create a team work environment to solve difficult issues when complex projects are attempted, particularly when the parties involved have competing interest in the outcomes. We can take this opportunity "to partner" to solve this condition of deferred maintenance. The issue to be addressed, however, is not so much the backlog of maintenance, as it is the lack of basic tools and processes that led to creation of the backlog. The fundamental need is to create a system that does not allow deferral of the vital maintenance activity that preserves our large investment in facilities.

Partnering implies that each team member has a significant contribution to make, and an obligation to perform their duties responsibly. As Facility Managers, we can and should be establishing the administrative management tools and making the difficult choices necessary to carry out our responsibilities.

You have heard testimony that the computerized maintenance management system aids in scheduling and tracking accomplishment of work orders for routine and preventive maintenance. Every agency should have this tool in place and be actively tracking maintenance work on every facility in their inventory. Without this tool, changing the process and results is very difficult. The University of Alaska and Department of Military and Veterans Affairs are examples of two agencies with

Senator Kelly
Representative Mulder
October 21, 1997
Page Two

documentable results in this area. While some agencies might need funding to put this tool in place, it principally requires administrative commitment, will and management support from the top levels of an organization.

While you may feel like most people believe the partnering element that the legislature brings to the table is their authority to appropriate money, I suggest that there is another, just as critical element. You have the opportunity to establish a critical policy environment by committing to support the changes that must be made to prevent continued deterioration of buildings and not rewarding those who manage irresponsibly. No facility manager will be able to make the tough choice to stop doing crisis response, run-to-failure management unless there is support for the temporary inconvenience this will cause.

My own personal experience with making this change at the court system shows that it takes about 8-12 months to change from run-to-failure maintenance to preventive maintenance (and near elimination of emergency crises needing response). During that time building users will notice a change in response to their complaints as you begin the transition to preventing failure and you respond only to those cries that cannot be ignored. Education of the building users is necessary to accomplish this with minimal disruption. Preventive maintenance nearly eliminates the need for emergency response to building failure and it is amazing how much the work environment improves under this strategy. Maintenance management works!

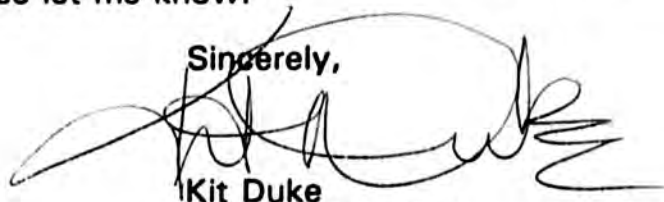
In order to receive the funding that will have to be appropriated to eliminate the backlog, agencies/organizations should be required to have a plan in place to eliminate the continued deferral of maintenance. This plan should include a maintenance management system, a multi-year plan identifying renewal and replacement work, and an energy management program.

Your plan, besides identifying financing methods for elimination of the backlog, could also be an incentive or provide the authority for a space rental payment method that permits accrual of the funds needed for repair and replacement -- the one element that cannot be accomplished administratively within our current budgeting and accounting systems. Within the state's current budget there are several mechanisms/funds for achieving this, or you could choose to develop another method.

And your plan could assist by speaking to the need to better utilize the accounting system to track expense associated with facility operation, separating those costs from program expense codes. It is particularly critical to have this database in order to set goals and identify accomplishments.

In conclusion, I know that we can reach this goal of preserving the buildings' inventory if we are all committed to make the changes necessary. If I can be of any additional assistance, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Kit Duke", with a large, sweeping flourish extending to the right.

Kit Duke
Facilities Manager

KD:gb

Oct 19 '97

Dear Mr. Horn,

I'm writing once again concerning winter maintenance of Anton Larsen Road in Kotiah. Last winter's maintenance was minimal to non-existent - a situation that is not acceptable any more.

The current population year round of the area is 10 adults and 5 children aged 1 1/2 to 15 years. Clearly, when John Chya told the Deferred Maintenance Task Force that 'nobody lives out there', he was wrong. In addition to the residents of Anton Larsen Island, people from Ozimkie, Point Lions, Kerprenot, and the Russian village in Raspberry Strait depend on the Anton Larsen Road. Use of the road has increased a great deal since I moved here in 1985, yet maintenance has decreased.

Mr. Chya says that due to budget cuts, the maintenance crew is shorthanded - yet this year DOT has hired a new man in Kalsin Bay (for Pasagshak Rd. maintenance?) and awarded a \$60,000 contract for bird hazing at the airport. Where did that money come from? I think it's time the Anton Larsen Rd. got some long overdue maintenance - it's time for the priorities to change.

Last year the Coast Guard plowed the road as far as the ski area, leaving only half the road unplowed - roughly 5 miles. Even so, the maintenance crew apparently could spare one operator and a grader for half a day to plow one lane through that remaining 5 miles.

Please keep in mind that we are not asking for capital improvements or even regular maintenance. However we do request minimal winter maintenance! All that is needed here is a road passable to a 4x4 w/chains.

at ~~at~~ ^{at} ~~one~~ ^{one} day a week - not the multimillion
dollar road extension and upgrade of the existing
road that the Borough is requesting.

Sincerely, 

DON DUMM

CC: Deferred Maintenance Task Force

Sen. Jerry Mackie

Com. Perkins

Rep. Alan Austerman

Mayor Selby

John Chya



Don Dumm
P.O. Box 1723
KODIAK, AK 99615



To: Representative Eldon Mulder, Co-Chair
716 W. 4th, Suite 310
Anchorage, AK 99501-2133

99501+2133



STATE DEBT SERVICE FY 1999 TO FY 2017

State Debt Service FY 99 - 17																			
Does not include Trustee Fees																			
	FY99	FY00	FY 01	FY02	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17
ACTUAL																			
Palmer Fire facility	766,034	767,447	767,703	766,803	759,747	756,765	757,628	762,103	759,438										
Spring Creek Correctional	4,148,043	4,151,273	4,138,922	4,133,923	4,128,605	4,126,383	4,116,935	4,110,535	1,026,826										
Seward Student Center	667,560	722,250																	
Palmer Courthouse	412,028	411,495	414,445	415,781	415,530														
Kenai Courthouse	562,388	565,910	562,796	563,046	566,363														
Wildwood Correctional Acq.	996,920	993,160																	
Wildwood Correctional imp.	967,690																		
Court Plaza Building	977,428	976,700	445,331																
Anchorage Times Building	790,593	790,278	790,275	789,676	789,435	789,312													
Soldotna Maintenance	626,640	630,580	631,905	637,330	636,630	639,310	640,323	640,148	643,508	643,508									
Anchorage Health Lab (est)	2,471,080	2,471,080	2,471,080	2,471,080	2,471,080	2,471,080	2,471,080	2,471,080	2,471,080	2,471,080									
Fairbanks Courthouse	2,860,611	2,882,500	2,890,500	2,894,500	2,899,500	2,900,250	2,906,750	2,913,500	2,920,250	2,920,250	2,920,250	2,920,250	2,920,250	2,920,250	2,920,250				
Bank of America Building (est)		1,183,121	3,549,363	3,549,363	3,549,363	3,549,363	3,549,363	3,549,363	3,549,363	3,549,363	3,549,363	3,549,363	3,549,363	3,549,363	3,549,363	3,549,363	3,549,363	3,549,363	3,549,363
Total Lease Financing	16,247,015	16,545,794	16,662,320	16,221,502	16,216,253	15,232,463	14,442,079	14,446,729	11,370,465	9,584,201	6,469,613	6,469,613	6,469,613	6,469,613	6,469,613	3,549,363	3,549,363	3,549,363	3,549,363
State G. O Bonds	8,839,307	2,432,957																	
Subtotal G.O. & Lease/Fin	25,086,322	18,978,751	16,662,320	16,221,502	16,216,253	15,232,463	14,442,079	14,446,729	11,370,465	9,584,201	6,469,613	6,469,613	6,469,613	6,469,613	6,469,613	3,549,363	3,549,363	3,549,363	3,549,363
International AP Revenue Bonds	4,969,783	2,877,508	2,614,371	2,613,260	2,617,730	2,617,695	2,622,765	2,617,673	2,622,000										
Clean Water Funds Rev. Bonds																			
TOTAL STATE DEBT SERVICE	30,056,105	21,856,259	19,276,691	18,834,762	18,833,983	17,850,158	17,064,844	17,064,402	13,992,465	9,584,201	6,469,613	6,469,613	6,469,613	6,469,613	6,469,613	3,549,363	3,549,363	3,549,363	3,549,363
MEMO																			
School Debt Reimbursement	59,900,000	50,300,000	38,400,000	26,700,000	23,600,000	21,400,000	21,300,000	18,300,000	13,900,000	13,700,000	11,100,000	11,000,000	10,900,000	11,000,000	10,100,000	9,600,000	8,000,000	5,200,000	2,400,000
University of Alaska COP	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	100,000									
Total State Supported D/S**	85,186,322	69,478,751	55,262,320	43,121,502	40,016,253	36,832,463	35,942,079	32,946,729	25,470,465	23,384,201	17,569,613	17,469,613	17,369,613	16,569,613	16,069,613	11,549,363	8,749,363	5,949,363	3,549,363
** (Excludes Revenue Bonds -- AP & Clean Water)																			
w/o B of A debt offset by rent	85,186,322	68,295,630	51,712,957	39,572,139	36,466,890	33,283,100	32,392,716	29,397,366	21,921,102	19,834,838	14,020,250	13,920,250	13,820,250	13,020,250	12,520,250	8,000,000	5,200,000	2,400,000	0



LEGISLATIVE TELECONFERENCE NETWORK SIGN-IN SHEET

PLEASE PRINT

SPONSOR: Deferred Maintenance
SUBJECT: Final mtg of Task Force
START/END TIME: 1:30 DATE: 11-5

	Name/Representing	Address	Zip	Phone No.	Testify	Observe	Bill No.
1.	Frank Dillon	54113 Minnesota Dr	99503	276-1149		X	
2.	John Walsh	726 O Place #105 ANZ	99501	274-3619		X	
3.	BOB DICKENS - PERING STRAIT SCHOOL DIST	P.O. BOX 225 UNALAKLOOT AK 99684	99684	624-4249		X	
4.							
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800-764-6202