

ALASKA LEGISLATURE SPECIAL COMMITTEE / SUBJECT FILES 8672

2560 SCOMM 111: DEFERRED MAINTENANCE TASK FORCE, 1997

**ALASKA STATE-OWNED FACILITIES INVENTORY
SEPTEMBER 1997**

DEPT	DIV	DOT INDEX NO	DEPT ID NO	BUILDING NAME	LOCATION	ELEC DIST	GROSS AREA	YEAR BUILT	1997 VALUE
DOT/PF	INTERIOR	T35092200		WARM STORAGE	Delta Junction	35	2,400	1984	284,560
DOT/PF	INTERIOR			AIRPORT ELECTRICAL BLDG	Eagle	36	96	1985	14,254
DOT/PF	INTERIOR	T35007718		SHOP/OFFICE	Eagle	36	2,720	1980	416,180
DOT/PF	INTERIOR	T35007918		MAINTENANCE FACILITY	East Fork	36	2,400	1972	416,180
DOT/PF	INTERIOR	T35008011		STORAGE BUILDING	East Fork	36	2,400	1971	253,133
DOT/PF	INTERIOR	T35092185		ARCHIVES BLDG.	Fairbanks	29-34	4,400	1984	401,811
DOT/PF	INTERIOR			ASPHALT BOILER BLDG	Fairbanks	29-34	200	1975	11,636
DOT/PF	INTERIOR			COLD STORAGE SHEDS	Fairbanks	29-34	4,800	1969	26,000
DOT/PF	INTERIOR			COLD STORAGE SHEDS	Fairbanks	29-34	4,800	1969	26,000
DOT/PF	INTERIOR	T35092185		COLD STORAGE/ARCHIVES	Fairbanks	29-34	4,400	1984	422,373
DOT/PF	INTERIOR	T35092050		COURT AND OFFICE BLDG	Fairbanks	29-34	80,000	1982	13,230,717
DOT/PF	INTERIOR	T30965942		DNR OFFICE BLDG	Fairbanks	29-34	24,751	1987	2,347,477
DOT/PF	INTERIOR			DRILLING SHOP/OFFICE	Fairbanks	29-34	891	1980	87,267
DOT/PF	INTERIOR			L OFFICE L#2371	Fairbanks	29-34	14,202	1994	930,941
DOT/PF	INTERIOR	T35007894		MAINTENANCE SHOPS/OFFICE	Fairbanks	29-34	10,278	1967	1,753,775
DOT/PF	INTERIOR	T35007893		MATERIALS TESTING LAB	Fairbanks	29-34	6,000	1969	1,676,367
DOT/PF	INTERIOR	T35007892		OFFICES	Fairbanks	29-34	22,474	1969	7,297,979
DOT/PF	INTERIOR			PARKING STRUCTURE	Fairbanks	29-34	115,060	1975	9,413,998
DOT/PF	INTERIOR	T35007897		PUMP HOUSE	Fairbanks	29-34	300	1969	52,360
DOT/PF	INTERIOR	T35092051	DOA	REGIONAL OFFICE BLDG	Fairbanks	29-34	92,942	1974	20,315,670
DOT/PF	INTERIOR			SEF PARTS STORAGE SHED	Fairbanks	29-34	2,228	1993	24,396
DOT/PF	INTERIOR	T35007966		SEF SHOPS/OFFICES	Fairbanks	29-34	25,300	1969	13,387,952
DOT/PF	INTERIOR	T35007898		SUPPLY BUILDING	Fairbanks	29-34	7,215	1969	657,664
DOT/PF	INTERIOR			SUPPLY STORAGE BLDG	Fairbanks	29-34	1,120	1993	48,791
DOT/PF	INTERIOR	T35007895		TECH SERVICES OFFICES	Fairbanks	29-34	6,200	1969	851,195
DOT/PF	INTERIOR			UTILITY SWITCHING BLDG	Fairbanks	29-34	100	1991	23,166
DOT/PF	INTERIOR	T35007661		VEHICLE WARM STORAGE	Fairbanks	29-34	4,800	1980	670,212
DOT/PF	INTERIOR	T35007896		VEH-WARM STORAGE/BREAKRM	Fairbanks	29-34	13,015	1969	1,546,987
DOT/PF	INTERIOR	T35092054		COMBINED FACILITY	Fort Yukon	36	3,472	1975	905,192
DOT/PF	INTERIOR	T35092015		EQUIPMENT STORAGE	Galena	36	3,500	1942	507,462
DOT/PF	INTERIOR	T35092020		MAINTENANCE BLDG	Galena	36	1,280	1940	148,936
DOT/PF	INTERIOR	T35006465		MAINTENANCE SHOP/OFFICE	Galena	36	5,400	1971	429,273
DOT/PF	INTERIOR	T35092021		SAND STORAGE FACILITY	Galena	36	2,160	1971	114,107
DOT/PF	INTERIOR	T35006299		WARM STORAGE BUILDING	Galena	36	2,400	1987	334,582
DOT/PF	INTERIOR			COLD STORAGE BLDG	Healy	34	256	1993	9,758
DOT/PF	INTERIOR	T35007878		MAINTENANCE FACILITY	Healy	34	4,763	1981	596,910
DOT/PF	INTERIOR	T35092225		AIRPORT ELECTRICAL	Hughes	36	96	1995	13,679
DOT/PF	INTERIOR	T35006483		STORAGE BUILDING	Hughes	36	1,040	1983	144,046
DOT/PF	INTERIOR			AIRPORT ELECTRICAL BLDG	Huslia	36	96	1993	14,254
DOT/PF	INTERIOR			AIRPORT STORAGE BLDG	Huslia	36	1,040	1990	110,806
DOT/PF	INTERIOR	T35006683		AIRPORT EQUIP STORAGE	Katag	36	1,200	1992	111,946

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DEPT	DIV	DOT INDEX NO	DEPT ID NO	BUILDING NAME	LOCATION	ELEC DIST	GROSS AREA	YEAR BUILT	1997 VALUE
DOT/PF	INTERIOR	T35092182		AIRPORT ELECTRICAL	Koyukuk	36	96	1991	13,679
DOT/PF	INTERIOR			AIRPORT ELECTRICAL BLDG	Koyukuk	36	96	1982	14,254
DOT/PF	INTERIOR			AIRPORT EQUIPMENT STORAGE	Koyukuk	36	1,200	1991	118,916
DOT/PF	INTERIOR	T35007988		GENERATOR BLDG	Livengood	36	384	1973	162,899
DOT/PF	INTERIOR	T35092253		GENERATOR BUILDING	Livengood	36	195	1995	184,100
DOT/PF	INTERIOR	T35007974		HIGHWAY MAINTENANCE SHOPS	Livengood	36	4,280	1973	879,225
DOT/PF	INTERIOR	T35006639		LIVING QUARTERS	Livengood	36	1,577	1977	73,645
DOT/PF	INTERIOR	T35006640		LIVING QUARTERS	Livengood	36	1,232	1977	466,589
DOT/PF	INTERIOR	T35007736		PUMPHOUSE	Livengood	36	216	1973	22,108
DOT/PF	INTERIOR	T35092081		WARM VEHICLE STORAGE	Livengood	36	2,800	1980	460,577
DOT/PF	INTERIOR			AIRPORT ELECTRICAL BLDG	Lk Minchumina	36	96	1993	13,884
DOT/PF	INTERIOR			AIRPORT EQUIP STORAGE	Lk Minchumina	36	1,200	1993	104,841
DOT/PF	INTERIOR	T35007975		MAINTENANCE FACILITY	Manley Hot Springs	36	2,400	1973	387,103
DOT/PF	INTERIOR			STORAGE BUILDING	Manley Hot Springs	36	288	1973	34,907
DOT/PF	INTERIOR	T35092254		GENERATOR BUILDING	Montana Creek	28	96	1995	31,560
DOT/PF	INTERIOR			GENERATOR BLDG NO 2	Montana Creek	28	189	1975	162,899
DOT/PF	INTERIOR			GENERATOR BUILDING	Montana Creek	28	189	1975	162,899
DOT/PF	INTERIOR	T35092153		LIVING QUARTERS	Montana Creek	28	1,232	1975	140,523
DOT/PF	INTERIOR	T35092156		MAINTENANCE FACILITY	Montana Creek	28	4,800	1975	880,817
DOT/PF	INTERIOR			STORAGE SHED	Montana Creek	28	192	1975	12,522
DOT/PF	INTERIOR	T35007729		MAINTENANCE FACILITY	Nenana	36	3,800	1968	704,052
DOT/PF	INTERIOR			STORAGE BUILDING	Nenana	36	2,068	UNK	52,600
DOT/PF	INTERIOR			AIRPORT STORAGE	Northway	36	2,400	1995	541,057
DOT/PF	INTERIOR			ASPHALT BOILER BLDG	Northway	36	36	1988	34,907
DOT/PF	INTERIOR	T35921731		QUONSET	Northway	36	1,800	1985	115,193
DOT/PF	INTERIOR			RADIO BUILDING	Northway	36	120	1991	13,983
DOT/PF	INTERIOR	T35921721		SHOP/GARAGE	Northway	36	5,312	1985	1,174,829
DOT/PF	INTERIOR			AIRPORT ELECTRICAL BLDG	Nulato	36	96	1993	14,254
DOT/PF	INTERIOR	T35006298		AIRPORT EQUIPMENT STORAGE	Nulato	36	1,600	1987	273,437
DOT/PF	INTERIOR	T35007715		COOKHOUSE & LIVING QTRS	O'Brien Creek	36	1,800	1953	209,441
DOT/PF	INTERIOR			GENERATOR BLDG	O'Brien Creek	36	600	1989	34,907
DOT/PF	INTERIOR	T35006358		SHOP BUILDING	O'Brien Creek	36	2,840	1989	145,445
DOT/PF	INTERIOR			AIRPORT ELECTRICAL BLDG	Rampart	36	96	1992	14,254
DOT/PF	INTERIOR			AIRPORT EQUIP STORAGE	Rampart	36	1,200	1992	74,119
DOT/PF	INTERIOR	T35006013		SHOP BUILDING	Ruby	36	2,400	1974	253,133
DOT/PF	INTERIOR	T35007730		STORAGE BUILDING	Ruby	36	320	1958	23,271
DOT/PF	INTERIOR	T35007939		BUNKHOUSE	South Fork	36	600	1977	66,323
DOT/PF	INTERIOR	T35007941		GENERATOR BLDG	South Fork	36	512	1996	52,687
DOT/PF	INTERIOR	T35007984		MAINTENANCE FACILITY	South Fork	36	2,760	1970	387,103
DOT/PF	INTERIOR	T35006849		SIGN STORAGE SHED	South Fork	36	200	1966	29,089
DOT/PF	INTERIOR	T35006991		AIRPORT EQUIP STORAGE	Stevens Village	36	1,040	1983	189,949

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DOT/PF	INTERIOR	T35006795		BARGE RAMP PAD BLDG	Stevens Village	36	768	1985	41,952
DOT/PF	INTERIOR	T35092255		AIRPORT ELECTRICAL	Tanana	36	96	1987	13,679
DOT/PF	INTERIOR	T35092027		MAINTENANCE FACILITY	Tanana	36	1,200	1942	192,486
DOT/PF	INTERIOR			AIRPORT LIGHTING BLDG	Tok	36	144	1989	21,380
DOT/PF	INTERIOR			ASPHALT BOILER BLDG	Tok	36	64	1970	34,907
DOT/PF	INTERIOR	T35007695		BLDG MAINT SHOP	Tok	36	960	1940	167,987
DOT/PF	INTERIOR			COMBINED FACILITY	Tok	36	6,095	1987	569,668
DOT/PF	INTERIOR	T35007687		MAINTENANCE FACILITY	Tok	36	8,900	1955	2,094,549
DOT/PF	INTERIOR			RADIO BUILDING	Tok	36	120	1955	28,241
DOT/PF	INTERIOR	T35092082		WARM STORAGE	Tok	36	7,000	1943	578,594
DOT/PF	INTERIOR			RADIO BUILDING	Trimms	35	120	1972	13,963
DOT/PF	INTERIOR	T35007965		GENERATOR BLDG	Trimms Camp	35	384	1972	162,899
DOT/PF	INTERIOR	T35006964		MAINTENANCE FACILITY	Trimms Camp	35	4,500	1972	938,127
DOT/PF	INTERIOR			AIRPORT ELECTRICAL BLDG	Umiat	37	96	1985	14,254
DOT/PF	INTERIOR			AIRPORT EQUIPMENT STORAGE	Umiat		1,200	1985	111,702
DOT/PF	INTERIOR	T35006928		LATRINE	Umiat	37	100	1977	11,636
DOT/PF	INTERIOR	T35006933		LIVING QUARTERS	Umiat	37	1,280	1970	172,532
DOT/PF	INTERIOR	T35006930		MAINTENANCE FACILITY	Umiat	37	1,152	1977	120,359
DOT/PF	INTERIOR	T35006927		STORAGE BUILDING	Umiat	37	4,000	1964	633,503
DOT/PF	INTERIOR	T35006926		STORAGE BUILDING	Umiat	37	480	1960	66,580
DOT/PF	INTERIOR	T35006925		STORAGE BUILDING	Umiat	37	60	1960	145,901
DOT/PF	INTERIOR	T35006929		UTILITY BUILDING	Umiat	37	432	1977	23,271
DOT/PF - INTERIOR REGION TOTALS:							614,686		\$99,920,225
CONTACT: George McCurry (Phone: 465-1770) (Fax: 465-2016) (E-MAIL: GEORGE_MCCURRY@dot.state.ak.us)									
DOT/PF	SE			STORAGE BUILDING	Auke Bay	4	480	1984	\$66,580
DOT/PF	SE	T35093151		FERRY TERMINAL	Auke Bay	4	5,536	1982	1,399,122
DOT/PF	SE	T35007874		DOUGLAS ISLAND CENTER BLDG	Juneau	3	41,974	1961	4,581,179
DOT/PF	SE			CFR BLDG	Gustavus	5	700		34,907
DOT/PF	SE			MAINTENANCE SHOP	Gustavus	5	2,800		58,178
DOT/PF	SE	T35093001		GARAGE	Gustavus	5	3,850	1984	226,895
DOT/PF	SE			GARAGE/STORAGE	Haines	5	10,200	1957	1,447,937
DOT/PF	SE	T35006490		ENGINEERING OFFICE & LAB	Haines	5	620	1947	108,211
DOT/PF	SE	T35006545		MAIN GARAGE	Haines	5	6,655	1957	2,382,976
DOT/PF	SE	T35093055		COLD STORAGE BUILDING	Haines	5	4,000	1980	226,736
DOT/PF	SE	T35006520		AIRPORT UTILITY	Hoonah	5	336	1981	47,868
DOT/PF	SE			SHOP/WAREHOUSE	Hyder	1	1,900	1990	125,025
DOT/PF	SE			CAPITOL BLDG (3RD FLOOR)	Juneau	3	14,948	1929	5,236,032
DOT/PF	SE			COURT PLAZA BUILDING	Juneau	3	40,128	1993	4,588,500
DOT/PF	SE			SE REGIONAL COMPLEX	Juneau	3	48,100	1974	4,435,514
DOT/PF	SE		DOE	ALASKA STATE MUSEUM	Juneau	3	24,000	1967	2,933,900
DOT/PF	SE			ARCHIVES & RECORDS CENTER	Juneau	3	10,843	1974	2,152,341

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DOT/PF	SE			MUSEUM STORAGE ANNEX	Juneau	3	1,728	1981	94,947
DOT/PF	SE			SOB PARKING STRUCTURE ADDN	Juneau	3	72,300	1976	6,282,098
DOT/PF	SE			STORAGE BLDG (REG COMPLX)	Juneau	3	5,600	1975	89,594
DOT/PF	SE	T35007014		SUBPORT BUILDING	Juneau	3	66,196	1942	4,305,182
DOT/PF	SE	T35093024		STATE OFFICE BLDG	Juneau	3	214,426	1974	28,606,342
DOT/PF	SE	T35093025		ALASKA OFFICE BUILDING	Juneau	3	57,652	1953	7,519,680
DOT/PF	SE	T35093029		1591 GLACIER AVENUE BLDG	Juneau	3	27,520	1940	3,956,113
DOT/PF	SE/M&O	T35093030		GOVERNORS HOUSE	Juneau	3	15,744	1912	5,236,032
DOT/PF	SE/M&O	T35093058		COMMUNITY BLDG	Juneau	3	22,400	1949	3,909,571
DOT/PF	SE			COLD STORAGE	Ketchikan	1	5,000	1990	683,011
DOT/PF	SE			MAINT SHOP/TROOPER POST	Ketchikan	1	5,300	1970	822,769
DOT/PF	SE/M&O	T35006562		DOCK AND TRANSFER BRIDGE	Ketchikan	1	3,396	1962	731,358
DOT/PF	SE	T35093060		STORAGE BUILDING	Ketchikan	1	5,320	1980	1,212,707
DOT/PF	SE			HIGHWAY/AIRPORT MAINT SHOP	Klawock	5	5,543	1986	1,323,553
DOT/PF	SE			MAINTENANCE SHOP	Klawock	5	5,000	1984	1,105,617
DOT/PF	SE	T35008610		STORAGE BUILDING	Klawock	5	2,100	1965	253,133
DOT/PF	SE	T35008612		STORAGE BUILDING	Klawock	5	532	1979	61,902
DOT/PF	SE/M&O	T35006775		STORAGE BUILDING	Petersburg	2	480	1978	84,959
DOT/PF	SE/M&O	T35006776		HIGHWAY/AIRPORT MAINT SHOP	Petersburg	2	2,460	1979	314,332
DOT/PF	SE/M&O	T35007985		HIGHWAY/AIRPORT MAINT SHOP	Petersburg	2	4,475	1973	972,355
DOT/PF	SE/M&O	T35093037		HIWAY MAINTENANCE SHOPS	Petersburg	2	2,480	1973	375,606
DOT/PF	SE/M&O	T35093062		CRASH/FIRE RESCUE	Petersburg	2	780	1978	75,178
DOT/PF	SE			COURT & OFFICE BLDG	Sitka	2	11,900	1976	2,000,000
DOT/PF	SE	T35007758		OFC/WHSE/STORAGE/GARAGE	Sitka	2	3,700	1946	722,340
DOT/PF	SE	T35007758		OFFICES/GARAGE	Sitka	2	4,268	1941	1,049,921
DOT/PF	SE			SHELDON JACKSON MUSEUM?	Sitka	2	6,500	1899/1985	2,200,000
DOT/PF	SE			COLD STORAGE	Skagway	5	2,200	1990	204,787
DOT/PF	SE			HWY MAINT SHOP	Skagway	5	720	1990	71,871
DOT/PF	SE			GEN BDLG	Skagway	5	192	1990	22,108
DOT/PF	SE/M&O	T35093049		MAINTENANCE FACILITY	Skagway	5	4,800	1978	1,236,209
DOT/PF	SE/M&O	T35830377		AIRPORT TERMINAL	Skagway	5	720	1981	95,736
DOT/PF	SE			OFFICE/STORAGE	Wrangell	2	2,200	1980	345,578
DOT/PF	SE	T35006950		STORAGE BUILDING	Wrangell	2	480	1978	76,062
DOT/PF	SE	T35006951		SNOW REMOVAL EQUIP BLDG	Wrangell	2	3,600	1980	555,037
DOT/PF	SE/M&O	T35006959		HANGAR/UNHEATED STORAGE	Yakutat	5	40,000	1942	874,934
DOT/PF	SE/M&O	T35007950		MAINTENANCE FACILITY	Yakutat	5	20,075	1981	2,052,504
DOT/PF - SOUTHEAST REGION TOTALS:							844,857		\$109,574,723
CONTACT: Jim Little (Phone: 451-2203) (Fax: 451-5263) (E-Mail: JAMES_LITTLE@dot.state.ak.us)									
DOT/PF	SO CEN	T35007923		STORAGE BUILDING	Chitina	36	306	1962	\$30,231
DOT/PF	SO CEN	T35095930		COPPER RIVER CAMPGROUND	Chitina	36	72	1962	44,215
DOT/PF	SO CEN	T35095969		O'BRIEN CREEK CAMPGROUND	Chitina	36	72	1962	44,215

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DOT/PF	SO CEN	T35007963		POWER PLANT	Chitina	36	280	1973	162,899
DOT/PF	SO CEN	T35007981		MAINTENANCE FACILITY	Chitina	36	3,600	1972	463,418
DOT/PF	SO CEN	T35095040		SAND SHED	Chitina	36	2,240	1968	127,296
DOT/PF	SO CEN	T35095002		AIRPORT RESCUE STATION	Cordova	35	5,456	1975	1,203,846
DOT/PF	SO CEN	T35007959		SEF SHOP	Cordova	35	5,536	1972	931,975
DOT/PF	SO CEN	T34300244		SAND STORAGE FACILITY	Cordova	35	1,980	1986	84,691
DOT/PF	SO CEN	T35007826		SAND STORAGE FACILITY	Cordova	35	1,200	1970	58,178
DOT/PF	SO CEN	T35007827		STORAGE BUILDING	Cordova	35	800	1970	111,946
DOT/PF	SO CEN	T35006341		FERRY TICKET OFFICE	Cordova	35	480	1977	105,153
DOT/PF	SO CEN	T34300245		POWER PLANT	Cordova	35	400	1972	162,899
DOT/PF	SO CEN	T35007921		MAINTENANCE FACILITY	Cordova	35	400	1971	27,660
DOT/PF	SO CEN	T35008040		SAND STORAGE FACILITY	Cordova	35	2,800	1977	106,981
DOT/PF	SO CEN	T35095023		POWDER HOUSE	Cordova	35	96	1970	42,062
DOT/PF	SO CEN	T35095024		CAP HOUSE	Cordova	35	96	1970	42,062
DOT/PF	SO CEN	T35095931		STORAGE BUILDING?	Crystal Lake	2	140	1982	73,304
DOT/PF	SO CEN	T35095092		MAINTENANCE SHOP	Ernestine	36	4,800	1985	1,396,275
DOT/PF	SO CEN	T35095936		BILLY MITCHELL CAMPGROUND	Ernestine	36	672	1969	90,758
DOT/PF	SO CEN	T35092181		SAND STORAGE	Ernestine	36	5,840	1975	1,512,631
DOT/PF	SO CEN	T35007819		MAINTENANCE SHOP	Ernestine	36	3,420	1964	407,247
DOT/PF	SO CEN	T35095937		POWDER HOUSE	Ernestine	36	144	1972	69,814
DOT/PF	SO CEN	T35007817		POWER PLANT	Ernestine	36	256	1968	98,903
DOT/PF	SO CEN	T35006488		COMMUNICATIONS BUILDING	Glennallen	35	120	1965	207,114
DOT/PF	SO CEN	T35095055	DOL	EMPLOYMENT OFFICES	Glennallen	35	560	1968	137,472
DOT/PF	SO CEN	T35095089		EQUIPMENT STORAGE	Gulkana	36	1,380	1971	261,802
DOT/PF	SO CEN	T35095004		STORAGE BUILDING	Gulkana	36	960	1971	111,946
DOT/PF	SO CEN	T35095801		EQUIPMENT STORAGE	Gulkana	36	2,400	1993	455,354
DOT/PF	SO CEN			POWER PLANT	Gulkana	36	630	1971	83,019
DOT/PF	SO CEN			AIRPORT STAGING	Gulkana	36	1,000	1971	199,245
DOT/PF	SO CEN	T35095093		EQUIPMENT STORAGE	Kenny Lake	35	640	1984	145,446
DOT/PF	SO CEN	T35055030		SNOW REMOVAL EQUIP BLDG	McCarthy	36	2,400	1995	528,000
DOT/PF	SO CEN	T35095932		STORAGE BUILDING	McCarthy Airport	36	140	1990	40,725
DOT/PF	SO CEN	T35095942		LAKE LOUISE CAMPGROUND	Nelchina	27	72	1965	44,215
DOT/PF	SO CEN	T35007859		MAINTENANCE FACILITY	Nelchina	27	3,780	1967	723,975
DOT/PF	SO CEN	T35095039		SAND SHED	Nelchina	27	2,240	1996	127,296
DOT/PF	SO CEN	T35095943		UTILADOR SYSTEM	Nelchina	27	2,400	1967	67,021
DOT/PF	SO CEN	T35007920		STORAGE BUILDING	Nelchina	27	480	1959	66,580
DOT/PF	SO CEN	T35007919		UTILITIES BUILDING	Nelchina	27	480	1967	88,431
DOT/PF	SO CEN	T35095941		MENDELTA CAMPGROUND	Nelchina	27	72	1965	44,215
DOT/PF	SO CEN	T35095948		UTILADOR SYSTEM	Paxson	35	2,400	1967	67,021
DOT/PF	SO CEN	T35095944		UTILITIES BUILDING	Paxson	35	144	1988	31,416
DOT/PF	SO CEN	T35007961		SAND STORAGE FACILITY	Paxson	35	1,344	1972	19,224
DOT/PF	SO CEN	T35007872		EQUIPMENT SHOP	Paxson	35	3,800	1967	723,975

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DOT/PF	SO CEN	T35007922		UTILITIES BUILDING	Paxson	35	360	1962	23,271
DOT/PF	SO CEN	T35095946		LADY BIRD CAMPGROUND	Paxson	35	72	1967	44,215
DOT/PF	SO CEN	T35095947		COMMUNICATIONS BUILDING	Paxson	35	144	1975	216,423
DOT/PF	SO CEN	T35095945		7 MILE CAMPGROUND	Paxson	35	72	1967	42,062
DOT/PF	SO CEN	T35095090		SAND STORAGE	Sheep Creek	36	2,160	1975	133,810
DOT/PF	SO CEN	T35095091		EQUIPMENT SHOP	Sheep Creek	36	640	1980	100,066
DOT/PF	SO CEN	T35007924		WAREHOUSE	Sheep Creek	36	2,008	1951	146,609
DOT/PF	SO CEN	T35007861		MAINTENANCE FACILITY	Slana	36	4,704	1955	334,116
DOT/PF	SO CEN	T35095952		SLANA RIVER CAMPGROUND	Slana	36	72	1965	44,215
DOT/PF	SO CEN	T35095951		INDIAN RIVER CAMPGROUND	Slana	36	72	1965	44,215
DOT/PF	SO CEN	T35007860		POWER PLANT	Slana	36	352	1955	267,619
DOT/PF	SO CEN	T35095950		24 MILE CAMPGROUND	Slana	36	72	1965	44,215
DOT/PF	SO CEN	T35095949		STORAGE BUILDING	Slana	36	1,000	1970	98,903
DOT/PF	SO CEN	T35095953		COMMUNICATIONS BUILDING	Slana	36	144	1985	216,423
DOT/PF	SO CEN	T35810504		STORAGE BUILDING	Tatitlek	35	960	1979	87,267
DOT/PF	SO CEN	T35095963		EMERGENCY POWER PLANT	Tazlina	35	96	1990	44,215
DOT/PF	SO CEN	T35095958		COMMUNICATIONS BLDG #2	Tazlina	35	120	1982	90,758
DOT/PF	SO CEN	T35007904		STORAGE BUILDING	Tazlina	35	768	1934	111,945
DOT/PF	SO CEN	T35006867		STORAGE BUILDING	Tazlina	35	1,000	1971	145,445
DOT/PF	SO CEN	T35007903		CARPENTER SHOP	Tazlina	35	960	1971	105,330
DOT/PF	SO CEN	T35095954		SAND STORAGE	Tazlina	35	5,000	1972	1,512,631
DOT/PF	SO CEN	T35095962		SOILS LAB #3	Tazlina	35	320	1968	100,066
DOT/PF	SO CEN	T35095957		COMMUNICATIONS BLDG #1	Tazlina	35	120	1972	203,623
DOT/PF	SO CEN	T35095959		TAZLINA RIVER CAMPGROUND	Tazlina	35	672	1972	158,245
DOT/PF	SO CEN	T35095961		SOILS LAB #2	Tazlina	35	320	1968	100,066
DOT/PF	SO CEN	T35007900		EQUIPMENT SHOP SEF	Tazlina	35	11,200	1970	2,216,916
DOT/PF	SO CEN	T35095956		TIRE STORAGE BUILDING	Tazlina	35	512	1972	58,178
DOT/PF	SO CEN	T35095955		TIRE STORAGE BUILDING	Tazlina	35	500	1972	58,178
DOT/PF	SO CEN	T35095960		SOILS LAB #1	Tazlina	35	500	1968	143,118
DOT/PF	SO CEN	T35007815		EQUIPMENT SHOP	Thompson Pass	35	6,466	1951	500,332
DOT/PF	SO CEN	T35095088		MAINTENANCE SHOP	Thompson Pass	35	3,721	1978	762,506
DOT/PF	SO CEN	T35095964		POWDER HOUSE	Thompson Pass	35	280	1980	75,632
DOT/PF	SO CEN	T35007816		OFFICE/LIVING QUARTERS	Thompson Pass	35	5,888	1951	230,541
DOT/PF	SO CEN	T35007807		SERVICE STATION	Valdez	35	1,700	1966	204,890
DOT/PF	SO CEN	T35095070		COMBINED FACILITY	Valdez	35	16,324	1975	15,433,844
DOT/PF	SO CEN	T35007812		MAINTENANCE SHOP	Valdez	35	8,080	1965	808,472
DOT/PF	SO CEN	T35095132		FERRY TERMINAL	Valdez	35	480	1966	95,412
DOT/PF	SO CEN	T35007805		ADMIN BUILDING	Valdez	35	10,188	1966	3,490,688
DOT/PF	SO CEN	T35007982		SAND STORAGE FACILITY	Valdez	35	3,920	1978	141,416
DOT/PF	SO CEN			ELECT DISTRIBUTION SYS	Valdez	35	4,500	1966	87,267
DOT/PF	SO CEN	T35007809		EQUIPMENT SHOP SEF	Valdez	35	8,920	1979	2,071,142

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DOT/PF	SO CEN	T35007806		SOILS LABORATORY	Valdez	35	2,016	1966	337,272
DOT/PF	SO CEN	T35007811		SHOP ANNEX	Valdez	35	1,920	1978	872,672
DOT/PF	SO CEN	T35095965		BUILDINGS SHOP	Valdez	35	4,100	1989	523,603
DOT/PF	SO CEN	T35007810		STORAGE BUILDING	Valdez	35	3,200	1941	633,503
DOT/PF	SO CEN	T35092812		SCALE HOUSE	Valdez	35	240	1976	523,603
DOT/PF	SO CEN	T35007808		SUPPLY/SERVICE OFFICE	Valdez	35	3,200	1966	756,316
DOT/PF	SO CEN	T35008983		SAND STORAGE	Valdez	35	800	1976	141,416
DOT/PF	SO CEN			STEAM DISTRIBUTION CENTER	Valdez	35	9,000	1980	287,831
DOT/PF	SO CEN	T35095016		SNOW REMOVAL EQUIP BLDG	Valdez	35	3,200	1995	526,000
DOT/PF	SO CEN	T35095005		EQUIPMENT SHOP	Valdez Airport	35	3,200	1976	633,503
DOT/PF - SOUTH CENTRAL REGION							204,791		\$47,600,158
CONTACT: Jim Little (Phone: 451-2203) (Fax: 451-5263) (E-Mail: JAMES_LITTLE@dot.state.ak.us)									
DOT/PF	WEST	T34300628		EQUIP STORAGE BLDG	Alakanuk	38	1,104	1993	\$96,140
DOT/PF	WEST	T34300452		EQUIP STORAGE BLDG	Alakanuk	38	420	1978	68,765
DOT/PF	WEST	T35094087		EQUIP STORAGE BLDG	Ambler	22	1,260	1992	211,049
DOT/PF	WEST	T35006282		WANIGAN	Bear Creek Camp	23	150	1977	33,479
DOT/PF	WEST	T35006281		WANIGAN	Bear Creek Camp	23	120	1977	33,479
DOT/PF	WEST	T35094076		EQUIP STORAGE BLDG	Bear Creek Camp	23	1,296	1988	217,080
DOT/PF	WEST	T35094077		EQUIP STORAGE BLDG	Brevig Mission	23	1,600	1979	267,999
DOT/PF	WEST	T35094078		EQUIP STORAGE BLDG	Cottonwood Camp	23	1,296	1985	217,080
DOT/PF	WEST	T35094079		EQUIP STORAGE BLDG	Council	23	1,296	1989	217,080
DOT/PF	WEST	T35007000		MAINTENANCE FACILITY	Deering	22	780	1980	182,881
DOT/PF	WEST	T35094068		EQUIP STORAGE BLDG	Deering	22	1,760	1992	294,799
DOT/PF	WEST	T35094028		SNOW REMOVAL EQUIP BLDG	Elim	22	2,000	1995	437,778
DOT/PF	WEST	T34300463		EQUIP STORAGE BLDG	Emmonak	38	1,600	1984	222,324
DOT/PF	WEST	T35094080		EQUIP STORAGE BLDG	Gambell	23	1,600	1981	267,999
DOT/PF	WEST	T35094000		MAINTENANCE FACILITY	Gambell	23	864	1983	182,881
DOT/PF	WEST	T35094073		EQUIP STORAGE BLDG	Golovin	23	2,000	1993	75,039
DOT/PF	WEST	T35095105		STG SHED	Grayling	38	338	1979	44,944
DOT/PF	WEST	T35094069		EQUIP STORAGE BLDG	Kiana	22	1,260	1992	211,049
DOT/PF	WEST	T35094028		SNOW REMOVAL EQUIP BLDG	Kivalina	22	2,000	1995	448,587
DOT/PF	WEST	T35094082		EQUIP STORAGE BLDG	Kobuk	22	1,536	1981	257,278
DOT/PF	WEST	T34300482		STORAGE BLDG	Kollik	38	420	1978	68,765
DOT/PF	WEST	T35094070		EQUIP STORAGE BLDG	Koyuk	23	1,260	1992	211,049
DOT/PF	WEST	T35094065		COMBINED FACILITY	Kotzebue	22	6,644	1972	2,075,750
DOT/PF	WEST	T35094001		CFR/MAINT FACILITY	Kotzebue	22	7,472	1973	1,447,805
DOT/PF	WEST	T35094003		EQUIP STORAGE BLDG	Kotzebue	22	5,760	1970	488,842
DOT/PF	WEST	T35094005		EQUIP STORAGE BLDG	Kotzebue	22	3,200	1976	375,707
DOT/PF	WEST	T35094074		EQUIP STORAGE BLDG	Noatak	22	2,000	1993	300,438
DOT/PF	WEST	T35094028		MAINTENANCE FACILITY	Nome	23	2,000	1983	1,690,690

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DOT/PF	WEST	T35095108		GAS STATION	Nome	23	192	1992	8,856
DOT/PF	WEST	T35095109		AIRPORT MAINT SHOP	Nome	23	10,000	1994	1,578,000
DOT/PF	WEST	T35007772		FUEL DISPENSING FACILITY	Nome	23	120	1991	33,208
DOT/PF	WEST	T35007899		MAINTENANCE FACILITY	Nome	23	12,140	85/90	1,396,981
DOT/PF	WEST	T35094066		OFFICE BUILDING	Nome	23	16,600	1974	5,462,500
DOT/PF	WEST	T35007786		EQUIP STORAGE BLDG	Nome	23	1,500	1950	182,217
DOT/PF	WEST	T35007782		EQUIP STORAGE BLDG	Nome	23	1,500	1950	182,217
DOT/PF	WEST	T35094026		CRASH/RESCUE BLDG	Nome	23	1,440	1979	198,689
DOT/PF	WEST	T35007783		EQUIP STORAGE BLDG	Nome	23	1,500	1950	182,217
DOT/PF	WEST	T35007781		EQUIP STORAGE BLDG	Nome	23	1,440	1950	182,217
DOT/PF	WEST	T35094009		EQUIP STORAGE BLDG	Nome	23	12,272	1965	4,152,222
DOT/PF	WEST	T35094013		EQUIP STORAGE BLDG	Nome	23	2,130	1650	240,810
DOT/PF	WEST	T35094010		VAULT FIELD LIGHTING	Nome	23	1,225	1965	83,057
DOT/PF	WEST	T35007790		EQUIP STORAGE BLDG	Nome	23	2,160	1965	240,810
DOT/PF	WEST	T35007789		EQUIP STORAGE BLDG	Nome	23	120	1974	8,933
DOT/PF	WEST	T35007770		AIRPORT MGR OFFICE	Nome	23	540	1,974	49,100
DOT/PF	WEST	T35007780		EQUIP STORAGE BLDG	Nome	23	168	1950	24,352
DOT/PF	WEST	T35007785		EQUIP STORAGE BLDG	Nome	23	5,845	1950	198,689
DOT/PF	WEST	T35007787		MAINTENANCE FACILITY	Nome	23	11,573	950/79	4,152,222
DOT/PF	WEST	T35007789		MATERIALS LAB	Nome	23	2,500	1995	198,689
DOT/PF	WEST	T35094025		DOT/PF OFFICES/LEASED	Nome	23	6,642	1965	463,058
DOT/PF	WEST	T35094087		MAINTENANCE FACILITY	Nome	23	2,000	1983	1,859,758
DOT/PF	WEST	T35006701		EQUIP STORAGE BLDG	Nome	23	1,485	1977	182,881
DOT/PF	WEST	T35006702		EQUIP STORAGE BLDG	Nome	23	1,485	1977	182,881
DOT/PF	WEST	T35006703		EQUIP STORAGE BLDG	Nome	23	1,485	1977	182,881
DOT/PF	WEST	T35006704		EQUIP STORAGE BLDG	Nome	23	1,485	1977	182,881
DOT/PF	WEST	T35006705		EQUIP STORAGE BLDG	Nome	23	1,485	1977	182,881
DOT/PF	WEST	T35006706		WANIGAN/COLD STORAGE	Nome	23	150	1974	36,529
DOT/PF	WEST	T35094083		EQUIP STORAGE BLDG	Noorvik	22	1,600	1980	267,999
DOT/PF	WEST	T35094084		EQUIP STORAGE BLDG	Savoonga	23	2,400	1983	401,998
DOT/PF	WEST	T35094071		EQUIP STORAGE BLDG	Selawik	22	1,260	1992	211,049
DOT/PF	WEST	T35006789		MAINTENANCE FACILITY	Shaktolik	23	1,258	1980	182,881
DOT/PF	WEST	T34300521		EQUIP STORAGE BLDG	Sheldon Point	38	768	1996	115,619
DOT/PF	WEST	T35095113		EQUIPMENT STORAGE	Sheldon Point	38	768	1980	115,628
DOT/PF	WEST	T35094072		EQUIP STORAGE BLDG	Shishmaref	23	1,760	1992	294,799
DOT/PF	WEST	T35006790		EQUIP STORAGE BLDG	Shungnak	22	1,080	1980	166,115
DOT/PF	WEST	T35006858		MAINTENANCE FACILITY	St. Michael	23	780	1980	182,881
DOT/PF	WEST	T35094048		EQUIPMENT STORAGE BLDG	St. Michael	23	2,000	1985	263,000
DOT/PF	WEST	T35006794		MAINTENANCE FACILITY	Stebbins	23	780	1980	182,881
DOT/PF	WEST	T35094085		EQUIP STORAGE BLDG	Teller	23	1,258	1991	210,714
DOT/PF	WEST	T35006868		EQUIP STORAGE BLDG	Teller	23	4,200	1934	607,968

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DOT/PF	WEST	T35006869		EQUIP STORAGE BLDG	Teller	23	1,200	1979	166,115
DOT/PF	WEST	T35094023		MAINTENANCE FACILITY	Unalakleet	23	3,900	1966	200,999
DOT/PF	WEST	T35094088		EQUIP STORAGE BLDG	Wales	23	1,760	1985	294,799
DOT/PF	WEST	T35094075		EQUIP STORAGE BLDG	White Mountain	23	2,000	1993	270,394
DOT/PF	WEST	T34300454		AIRPORT STORAGE	Anvik	36	336	1989	49,439
DOT/PF	WEST	T34300455		STORAGE SHED	Anvik	36	1,100	1989	115,619
DOT/PF	WEST	T34300469		STORAGE SHED	Grayling	36	2,000	1994	49,439
DOT/PF	WEST	T34300470		EQUIP STORAGE BLDG	Holy Cross	36	1,600	1984	222,324
DOT/PF	WEST	T34300488		EQUIP STORAGE BLDG	Marshall	38	1,600	1995	115,619
DOT/PF	WEST	T34300491		STORAGE SHED	Mt. Village	38	200	1978	36,353
DOT/PF	WEST	T34300492		AIRPORT STORAGE	Mt. Village	38	1,100	1992	49,414
DOT/PF	WEST	T34300508		AIRPORT STORAGE	Pilot Station	38	1,600	1981	267,999
DOT/PF	WEST	T34300514		EQUIP STORAGE BLDG	Russian Mission	38	96C	1980	115,619
DOT/PF	WEST	T34300239		WARM STORAGE	St. Marys	38	2,400	1986	234,341
DOT/PF	WEST	T35094019		MAINTENANCE SHOP	St. Marys	38	2,720	1964	198,289
DOT/PF	WEST	T34300246		LIVING QUARTERS	St. Marys	38	1,530	1980	300,438
DOT/PF	WEST	T35094017		CFR BLDG	St. Marys	38	480	1976	91,340
DOT/PF	WEST	T34300248		TOWN SHOP	St. Marys	38	2,400	1974	234,341
DOT/PF	WEST	T34300623		ARFF BUILDING	St. Marys	38	5,200	1993	1,092,500
DOT/PF	WEST	T34300520		AIRPORT TERMINAL	Shageluk	36	336	1981	49,414
DOT/PF	WEST	T34300519		AIRPORT STORAGE	Shageluk	36	768	1981	115,619
DOT/PF - WESTERN REGION TOTALS:							207,350		\$40,150,440
DEPARTMENT OF TRANSPORTATION TOTALS:							2,014,497		\$422,321,355
DEPARTMENT OF PUBLIC SAFETY									
CONTACT: Kenneth E. Bischoff (Phone: 465-4336) (Fax: 586-2762) (E-MAIL: PKBISCHO@psafety.state.ak.us)									
DPS	FWP		501	HANGER/MAINTENANCE SHOPS	Anchorage	10-26	12,760	1945	3,771,807
DPS	CD		077	CRIME LABORATORY	Anchorage	10-26	17,000	1985	6,384,420
DPS	DPS		633	CAP AIRCRAFT HANGAR	Anchorage	10-26	3,000	1982	926,694
DPS	DPS		156	ANCHORAGE POST	Anchorage	10-26	6,750	1965	412,610
DPS	DPS		586	GENERATOR FACILITY	Anchorage	10-26	1,225	1985	1,979,054
DPS	AST	T35007957	172	DPS HEADQUARTERS COMPLEX	Anchorage	10-26	43,178	1970	12,604,291
DPS	AST		401	RURAL TROOPER HOUSING #401	Aniak	36	1,128	1961	278,621
DPS	AST		402	RURAL TROOPER HOUSING #402	Aniak	36	1,128	1961	278,621
DPS	AST		287	AST OFFICE	Aniak	36	1,128	1961	278,621
DPS	AST		126	STORAGE	Aniak	36	850	1943	152,694
DPS	AST		420	RURAL TROOPER HOUSING #406	Aniak	36	1,128	1961	278,621
DPS	AST		113	PUBLIC SAFETY OFFICE	Belhol	39	6,000	1985	1,886,218

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DPS	CAP		133	AIRCRAFT HANGAR	Bethel	39	12,000	1975	5,094,450
DPS	CAP		134	AIRCRAFT HANGAR	Birchwood	25-28	6,000	1984	1,853,388
DPS	FWP		N03	DEAD MAN'S LAKE CABIN	Cantwell	34	256	1965	67,068
DPS	AST		415	RURAL TROOPER HOUSING #393	Cantwell	34	1,232	1978	304,310
DPS	AST		414	RURAL TROOPER HOUSING #392	Cantwell	34	1,232	1978	304,310
DPS	AST		416	RURAL TROOPER HOUSING #394	Cantwell	34	1,232	1978	304,310
DPS	AST		465	RURAL TROOPER HOUSING	Cold Bay		1,820	1972	250,000
DPS	AST		448	FWP BUNKHOUSE	Cold Bay		1,820	1972	250,000
DPS	FWP		N04	HAPPY VALLEY CABIN	Coldfoot	36	320	1984	83,832
DPS	FWP		221	AIRCRAFT HANGAR	Coldfoot	36	4,053	1986	1,213,467
DPS	AST		460	RURAL TROOPER HOUSING #844	Coldfoot	36	1,872	1986	518,440
DPS	FWP		225	STORAGE BUILDING	Cordova	35	2,500	1970	673,649
DPS			249	DELTA JUNCTION HOLDING AREA	Delta Junction	35	356	unkwn	98,592
DPS	AST		259	PUBLIC SAFETY BLDG	Dillingham	39	1,416	1960	445,147
DPS	AST		405	RURAL TROOPER HOUSING #342	Dillingham	39	931	1952	243,699
DPS	AST		413	RURAL TROOPER HOUSING #360	Dillingham	39	1,120	1963	293,412
DPS	CAP		346	CAP AIRCRAFT HANGAR	Fairbanks	29-34	8,675	1970	2,457,884
DPS	AST		353	FBKS PUB SAFETY FAC	Fairbanks	29-34	35,352	1980	11,642,813
DPS			N06	FT YUKON PUBLIC SAFETY FACILITY	Fort Yukon	37	549	unkwn	193,135
DPS	AST		435	RURAL TROOPER HOUSING #436	Galena	36	1,104	1961	747
DPS	AST		436	RURAL TROOPER HOUSING #435	Galena	36	1,104	1961	5,747
DPS	AST		434	RURAL TROOPER HOUSING #434	Galena	36	1,104	1961	305,747
DPS			405	GELNNALLEN STORAGE #405	Glennallen	35	1,200	1960	2,406
DPS			411	GELNNALLEN STORAGE #411	Glennallen	35	225	1960	5,576
DPS	CAP		486	CAP AIRCRAFT HANGAR	Juneau	3	6,000	1982	1,66,38
DPS	DPS		489	DPS HEADQUARTERS BLDG	Juneau	3	19,800	1970	6,21
DPS			526	KETCHIKAN PUBLIC SAFETY FACILITY	Ketchikan	1	1,812	1972	47,1
DPS			N10	SANDY CREEK CABIN	King Salmon	40	256	1967	68,982
DPS	AST		540	AST OFFICE FACILITY	King Salmon	40	1,440	1973	452,692
DPS	FWP		N09	PUMICE CREEK CABIN	King Salmon	40	720	1967	194,011
DPS	FWP		577	HANGER/MAINTENANCE SHOPS	Kodiak	6	3,380	1979	910,774
DPS	CAP		95	CAP HANGAR	Kodiak	6	5,100	1995	257,500
DPS	CAP		589	CAP AIRCRAFT HANGAR	Kotzebue	37	3,600	1976	1,023,947
DPS	FWP		590	STORAGE	Kotzebue	37	1,800	1976	485,027
DPS	FWP		618	STORAGE BUILDING	McGrath	36	800	1976	185,628
DPS	AST		404	RURAL TROOPER HOUSING #404	McGrath	36	2,046	1945	490,057
DPS	AST		452	RURAL TROOPER HOUSING #452	Nenana	36	1,200	1983	305,388
DPS			N11 (666)	NINILCHIK STORAGE	Ninilchik	7	864	unkwn	226,346
DPS	AST		454	RURAL TROOPER HOUSING #828	Northway	36	1,200	1983	314,370
DPS			482	PORT MOLLER STORAGE	Port Moller	40	540	1980	157,634
DPS	AST	T35006801	466	RURAL TROOPER HOUSING #409	Seven Mile Camp	35-36	1,632	1980	464,169
DPS	DPS		822	PUBLIC SAFETY ACADEMY	Sitka	2	23,800	1974	7,125,711
DPS	AST		847	PUBLIC SAFETY BLDG	Soldotna	8	10,300	1983	3,006,721

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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 Flx 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/repaired.
- 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

Fox 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 DQA there is more than 80,000sf being leased now in Fairbanks.

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

AN ACT

1 Relating to school construction grants and major maintenance grants to school districts;
2 providing for school district participation in the cost of school construction and major
3 maintenance; creating a major maintenance grant fund; relating to reimbursement of school
4 construction debt, and to school construction bonds issued by the Alaska Municipal Bond
5 Bank Authority; creating an education facilities maintenance and construction fund; and
6 providing for an effective date.

7

8 * Section 1. AS 14.03.150(c) is amended to read:

9 (c) The department may not award a school construction or major
10 maintenance grant under AS 14.11 to a municipality that is a school district or a
11 regional educational attendance area that is not in compliance with (a) of this section.
12 The department shall reduce the amount of state foundation aid under AS 14.17.021

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for which a school district may qualify, by the amount, if any, paid by the department under (b) of this section.

* Sec. 2. AS 14.07.020(a)(11) is amended to read:

(11) review plans for construction of new public elementary and secondary schools and for additions to and major rehabilitation of existing public elementary and secondary schools and, in accordance with regulations adopted by the department, determine and approve the extent of eligibility for state aid of a school construction or major maintenance project [BEGUN AFTER JULY 1, 1978]; for the purposes of this paragraph, "plans" include educational specifications, schematic designs, and final contract documents;

* Sec. 3. AS 14.07.165 is amended to read:

Sec. 14.07.165. DUTIES. The board shall adopt

(1) statewide goals and require each governing body to adopt written goals that are consistent with local needs;

(2) regulations regarding the application for and award of grants under AS 14.03.125;

(3) regulations implementing provisions of AS 14.11.014(b).

* Sec. 4. AS 14.11 is amended by adding new sections to read:

Sec. 14.11.007. MAJOR MAINTENANCE GRANT FUND. There is created a major maintenance grant fund as an account in the general fund. The fund shall be used to make grants for the costs of school major maintenance. Legislative appropriations for school major maintenance shall be deposited in the fund.

Sec. 14.11.008. SCHOOL DISTRICT PARTICIPATION IN GRANT PROGRAM. (a) In order to receive a grant under this chapter or an appropriation under AS 37.16.010, a district must provide a percentage share of the project cost, as determined under (b) or (c) of this section. A district shall provide the required participating share within three years after the date that the appropriation bill funding the grant is passed by the legislature.

(b) The required participating share for a municipal school district is based on the district's full value per ADM, which is calculated by dividing the full and true value of the taxable real and personal property in the district, calculated as described

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in AS 14.17.025(a)(1), by the district average daily membership (ADM) as defined in AS 14.17.250, for the same fiscal year for which the valuation was made. The municipal district's full value per ADM determines the district's required participating share, as follows:

Full Value Per ADM	District Participating Share
\$1 - \$100,000	5 percent
100,001 - 200,000	10 percent
200,001 - 600,000	30 percent
over 600,000	35 percent.

(c) The required participating share for a regional educational attendance area is two percent. The participating share for any district may be satisfied by money from federal, local, or other sources, or with locally contributed labor, material, or equipment.

(d) If a district with full value per ADM of \$200,000 or less can demonstrate in writing that it is unable to provide the required participating share or that the participating share required under this section will jeopardize receipt of federal assistance, the commissioner may waive all or a portion of the required participating share.

(e) State funds provided under this chapter may not be a source of the participating share required under (b) or (c) of this section.

* Sec. 5. AS 14.11.011 is amended to read:

Sec. 14.11.011. GRANT APPLICATIONS. (a) A municipality that is a school district or a regional educational attendance area may submit a [GRANT] request to the department for a [SCHOOL CONSTRUCTION] grant under this chapter.

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

(1) a six-year capital improvement plan that includes a description of the district's fixed asset inventory system and preventive maintenance program no later than September 1 of the fiscal year before the fiscal year for which the request is

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made; the six-year plan must contain for each proposed project a detailed scope of work, a project budget, and documentation of conditions justifying the project;

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

(3) evidence acceptable to the department that the proposed project should be a capital improvement [CONSTRUCTION] project and not part of a preventive maintenance program or regular custodial care program.

* Sec. 6. AS 14.11.013(a) is amended to read:

(a) With regard to projects for which grants are requested under AS 14.11.011, the department shall

(1) annually review the six-year plans submitted by each district under AS 14.11.011(b) and recommend to the board a revised and updated six-year capital improvement project [CONSTRUCTION] grant schedule that serves the best interests of the state and each district; in recommending projects for this schedule, the department shall verify that each proposed project meets the criteria established under AS 14.11.014(b) and qualifies as a project required to

(A) avert imminent danger or correct life-threatening situations;

(B) house students who would otherwise be unhoused;

(C) protect the structure of existing school facilities;

(D) correct building code deficiencies that require major repair or rehabilitation in order for the facility to continue to be used for the educational program;

(E) achieve an operating cost savings;

(F) modify or rehabilitate facilities for the purpose of improving the instructional program;

(G) meet an educational need not specified in (A) - (F) of this paragraph, identified by the department;

(2) prepare an estimate of the amount of money needed to finance each project;

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(3) provide to the governor, by November 1, and to the legislature within the first 10 days of each regular legislative session, a revised and updated six-year capital improvement project [CONSTRUCTION] grant schedule, together with a proposed schedule of appropriations.

* Sec. 7. AS 14.11.013(b) is amended to read:

(b) In preparing the construction grant schedule, the department shall establish priorities among projects for which grants are requested and shall award school construction grants in the order of priority established. In establishing priorities the department shall evaluate at least the following factors, without establishing an absolute priority for any one factor:

(1) emergency requirements;

(2) priorities assigned by the district to the projects requested;

(3) new local elementary and secondary programs;

(4) existing regional, community, and school facilities, and their condition; this paragraph does not include administrative facilities;

(5) the amount of district operating funds expended for maintenance; and

(6) other options that would reduce or eliminate the need for the request [(5) ALTERNATE EDUCATION PROGRAM OPTIONS FOR ACCOMPLISHING THE PROJECT'S OBJECTIVES].

* Sec. 8. AS 14.11.013(d) is amended to read:

(d) The department shall reduce a project budget by the cost of those portions of a project design that the department determines (1) are for construction of student residential space, planetariums, hockey rinks, saunas, and other facilities for single purpose sporting or recreational uses that are not suitable for other activities; or (2) do not meet the criteria developed under AS 14.11.014(b) that are applicable to the project. This subsection does not apply to funding for swimming pools that meet criteria established by the department.

* Sec. 9. AS 14.11 is amended by adding a new section to read:

Sec. 14.11.014. BOND REIMBURSEMENT AND GRANT REVIEW COMMITTEE. (a) The commissioner shall establish a bond reimbursement and grant

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review committee for the purpose described in (b) of this section. In making selections to the committee, the commissioner shall seek to maintain a regional statewide balance on the committee. The committee shall consist of the commissioner or the commissioner's designee, two members of the legislature selected by the presiding officers of the house and senate, and six other people selected by the commissioner as follows:

(1) two persons shall have professional degrees and experience in school construction;

(2) two persons shall have experience in urban or rural school facilities management;

(3) two persons shall represent the public.

(b) The committee shall

(1) review the department's priorities among projects for which school construction grants are requested;

(2) make recommendations to the board concerning school construction grants and make recommendations to the commissioner concerning projects for which bond reimbursement is requested;

(3) develop criteria for construction of schools in the state; criteria developed under this paragraph must include requirements intended to achieve cost effective school construction;

(4) analyze existing prototypical designs for school construction projects;

(5) establish a form for grant applications;

(6) establish a method of ranking grant projects;

(7) recommend to the board necessary changes to the approval process for school construction grants and for projects for which bond reimbursement is requested.

(c) Members of the committee serve without compensation, but members who are not representing the department are entitled to per diem and travel expenses authorized for boards and commissions under AS 39.20.180.

* Sec. 10. AS 14.11.015 is amended to read:

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Sec. 14.11.015. APPROVAL OF GRANT APPLICATIONS. (a) The board shall review grant applications that have been recommended by the department under AS 14.11.013, and may approve a grant application if the board determines that the project meets the criteria specified in AS 14.11.013(a)(1) and 14.11.014. The department may not award a [SCHOOL CONSTRUCTION] grant unless the grant application is approved by the board.

(b) To the extent that money is available in the appropriate fund, the [THE] department shall award grants approved under (a) of this section in the order of the projects' priority on the date the appropriation bill funding the appropriate [SCHOOL CONSTRUCTION] grant fund is passed by the legislature, regardless of any appeal pending under AS 14.11.016. Appeals pending under AS 14.11.016 at the time that grants are awarded may not delay the funding of grants awarded under this section.

(c) If a project is assigned a new priority ranking under AS 14.11.016 after the date of passage by the legislature of the appropriation bill for the appropriate [SCHOOL CONSTRUCTION] grant fund, the project must be funded from the appropriate fund in accordance with the new priority ranking at the next time that [SCHOOL CONSTRUCTION] grants are awarded.

* Sec. 11. AS 14.11.017 is amended to read:

Sec. 14.11.017. [SCHOOL CONSTRUCTION] GRANT CONDITIONS. (a) The department shall require in the grant agreement that a municipality that is a school district or a regional educational attendance area

(1) agree to construction of a facility of appropriate size and use that meets criteria adopted by the department if the grant is for school construction;

(2) provide reasonable assurance by a means acceptable to the department, that the cost of the project will be uniform with the costs of the most current construction or major maintenance projects, as appropriate, in the area;

(3) agree to limit equipment purchases to that required for the approved project [SCHOOL CONSTRUCTION] plan submitted under (5) of this subsection and account for all equipment purchased for the project under a fixed asset inventory system approved by the department;

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(4) submit project budgets for department approval and agree that the grant amount may, at the discretion of the department, be reduced or increased by amounts equal to the amounts by which contracts vary from the budget amounts approved by the department; and

(5) submit to the department for approval, before award of the [CONSTRUCTION] contract, a plan for the project [SCHOOL CONSTRUCTION] that includes educational specifications, final [CONSTRUCTION] drawings, and contract documents.

(b) The cost of any school construction or major maintenance activity encompassed by the definition of "costs of school construction" under AS 14.11.135 is payable under a grant awarded from the appropriate fund under AS 14.11.015 without regard to whether the costs were incurred before [PRIOR TO] the

(1) award of the grant;

(2) approval of the grant application by the board; or

(3) effective date of an appropriation to the appropriate [SCHOOL CONSTRUCTION] grant fund for the year in which the grant is funded.

* Sec. 12. AS 14.11.017 is amended by adding a new subsection to read:

(c) The department, by regulation, may establish the time period in which activities described in (b) of this section must have occurred in order to be paid under a grant.

* Sec. 13. AS 14.11.019 is amended to read:

Sec. 14.11.019. [SCHOOL CONSTRUCTION] GRANT APPROPRIATIONS.

Within the general appropriation bill submitted to the legislature under AS 37.07.020, the governor shall include an appropriation for [SCHOOL CONSTRUCTION] grants in the succeeding fiscal year as determined by the six-year capital improvement project [CONSTRUCTION] grant schedule prepared under AS 14.11.013.

* Sec. 14. AS 14.11.100(a) is amended to read:

(a) During each fiscal year, the state shall allocate to a municipality that is a school district, the following sums:

(1) payments made by the municipality during the fiscal year two years earlier for the retirement of principal and interest on outstanding bonds, notes, or other

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indebtedness incurred before July 1, 1977, to pay costs of school construction;

(2) 90 percent of

(A) payments made by the municipality during the fiscal year two years earlier for the retirement of principal and interest on outstanding bonds, notes, or other indebtedness incurred after June 30, 1977, and before July 1, 1978, to pay costs of school construction;

(B) cash payments made after June 30, 1976, and before July 1, 1978, by the municipality during the fiscal year two years earlier to pay costs of school construction;

(3) 90 percent of

(A) payments made by the municipality during the fiscal year two years earlier for the retirement of principal and interest on outstanding bonds, notes, or other indebtedness incurred after June 30, 1978, and before January 1, 1982, to pay costs of school construction projects approved under AS 14.07.020(a)(11);

(B) cash payments made after June 30, 1978, and before July 1, 1982, by the municipality during the fiscal year two years earlier to pay costs of school construction projects approved under AS 14.07.020(a)(11);

(4) subject to (h) and (i) of this section, up to 90 percent of

(A) payments made by the municipality during the current fiscal year for the retirement of principal and interest on outstanding bonds, notes, or other indebtedness incurred after December 31, 1981, and authorized by the qualified voters of the municipality before July 1, 1983, to pay costs of school construction, additions to schools, and major rehabilitation projects that exceed \$25,000 and are approved under AS 14.07.020(a)(11); and

(B) cash payments made after June 30, 1982, and before July 1, 1983, by the municipality during the fiscal year two years earlier to pay costs of school construction, additions to schools, and major rehabilitation projects that exceed \$25,000 and are approved under AS 14.07.020(a)(11); and

(C) payments made by the municipality during the current fiscal year for the retirement of principal and interest on outstanding bonds, notes, or

other indebtedness to pay costs of school construction, additions to schools, and major rehabilitation projects that exceed \$25,000 and are submitted to the department for approval under AS 14.07.020(a)(11) before July 1, 1983, and approved by the qualified voters of the municipality before October 15, 1983, not to exceed a total project cost of (i) \$6,600,000 if the annual growth rate of average daily membership of the municipality is more than 7 percent but less than 12 percent, or (ii) \$20,000,000 if the annual growth rate of average daily membership of the municipality is 12 percent or more; payments made by a municipality under this paragraph on total project costs that exceed the amounts set out in (i) and (ii) of this paragraph are subject to (5)(A) of this subsection;

(5) subject to (h), (i), and (j) of this section, 80 percent of

(A) payments made by the municipality during the fiscal year for the retirement of principal and interest on

(i) outstanding bonds, notes, or other indebtedness authorized by the qualified voters of the municipality after June 30, 1983, but before March 31, 1990, to pay costs of school construction, additions to schools, and major rehabilitation projects that exceed \$25,000 and are approved under AS 14.07.020(a)(11);

(ii) outstanding bonds, notes, or other indebtedness authorized by the qualified voters of the municipality before July 1, 1989, and reauthorized before November 1, 1989, to pay costs of school construction, additions to schools, and major rehabilitation projects that exceed \$25,000 and are approved under AS 14.07.020(a)(11); and

(B) cash payments made after June 30, 1983, by the municipality during the fiscal year two years earlier to pay costs of school construction, additions to schools, and major rehabilitation projects that exceed \$25,000 and are approved by the department before July 1, 1990, under AS 14.07.020(a)(11);

(6) subject to (h), (i), (j), and (n) of this section, 70 percent of payments made by the municipality during the fiscal year for the retirement of principal and interest on outstanding bonds, notes, or other indebtedness

authorized by the qualified voters of the municipality on or after April 30, 1993, to pay costs of school construction, additions to schools, and major rehabilitation projects that exceed \$200,000 and are approved under AS 14.07.020(a)(11);

(7) subject to (h), (i), (j), and (n) of this section, 70 percent of payments made by the municipality during the fiscal year for the retirement of principal and interest on outstanding bonds, notes, or other indebtedness authorized by the qualified voters of the municipality after March 31, 1990, but before April 30, 1993, to pay costs of school construction, additions to schools, and major rehabilitation projects.

* Sec. 15. AS 14.11.100(j) is amended to read:

(j) Except as provided in (l) of this section, the state may not allocate money to a municipality for a school construction project under (a)(5), (6), or (7) of this section unless the municipality complies with the requirements of (1) - (4) of this subsection, the project is approved by the commissioner before the local vote on the bond issue for the project or for bonds authorized after March 31, 1990, but on or before April 30, 1993, the bonds are approved by the commissioner before reimbursement by the state, and the local vote occurs before July 1, 1987, or after June 30, 1988. In approving a project under this subsection, the commissioner shall require

(1) the municipality to include on the ballot for the bond issue, for bonds authorized on or before March 31, 1990, or after April 30, 1993, the estimated total cost of each project including estimated total interest, estimated annual operation and maintenance costs, the estimated amounts that will be paid by the state and by the municipality, and the approximate amount that would be due in annual taxes on \$100,000 in assessed value to retire the debt;

(2) that the bonds may not be refunded unless the annual debt service on the refunding issue is not greater than the annual debt service on the original issue;

(3) that the bonds must be repaid in approximately equal annual principal payments or approximate equal debt service payments over a period of at least 10 years;

(4) the municipality to demonstrate need for the project by establishing

that the school district has

(A) projected long-term student enrollment that indicates the district has inadequate facilities to meet present or projected enrollment; or

(B) facilities that require repair or replacement in order to meet health and safety laws or regulations or building codes.

* Sec. 16. AS 14.11.100 is amended by adding new subsections to read:

(n) The total amount of school construction projects approved for reimbursement by the department under (a)(6) or (7) of this section

(1) may not exceed \$250,000,000; and

(2) until July 1, 1996, shall be allocated as follows:

(A) \$133,000,000 shall be allocated to projects in a municipality with a population of 200,000 or more people;

(B) \$67,000,000 shall be allocated to projects in a municipality with a population of at least 60,000, but less than 200,000 people;

(C) \$50,000,000 shall be allocated to projects in a municipality with less than 60,000 people.

(o) Subject to (h), (i), and (j) of this section, the state shall allocate to the Alaska Municipal Bond Bank Authority 70 percent of payments made by the authority during the fiscal year for retirement of principal and interest on outstanding bonds, notes, or other indebtedness issued under AS 44.85.080 after July 1, 1994, to pay costs of school construction, additions to schools, and major rehabilitation projects that exceed \$200,000 and are approved under AS 14.07.020(11).

* Sec. 17. AS 14.11.102 is amended by adding a new subsection to read:

(b) The department shall evaluate projects for which retirement of school construction debt is requested. In evaluating projects for bond reimbursement as required under this section, the department shall evaluate all of the following factors, without establishing an absolute priority for any one factor:

(1) emergency requirements;

(2) priorities assigned by the district to the projects requested;

(3) new local elementary and secondary facilities;

(4) existing regional, community, and school facilities, and their

condition; this paragraph does not include administrative facilities;

(5) the amount of district operating funds expended for maintenance;

and

(6) other program options for accomplishing the project's objectives.

* Sec. 18. AS 14.11.135 is repealed and reenacted to read:

Sec. 14.11.135. DEFINITIONS. In this chapter, unless the context requires otherwise,

(1) "approved school construction project" means the plan for a new school or an addition to or major rehabilitation of an existing school to the extent that the plan has been approved by the commissioner under AS 14.07.020(a)(11);

(2) "capital improvement project" or "project" means school construction or major maintenance;

(3) "costs of school construction" means the cost of acquiring, constructing, enlarging, repairing, remodeling, equipping, or furnishing of public elementary and secondary schools that are owned or operated by the state, a municipality, or a district and includes the sum total of all costs of financing and carrying out the project; these include the costs of all necessary studies, surveys, plans and specifications, architectural, engineering or other special services, acquisition of real property, site preparation and development, purchase, construction, reconstruction and improvement of real property and the acquisition of machinery and equipment that may be necessary in connection with the project; an allocable portion of the administrative and operating expenses of the grantee; the cost of financing the project, including interest on bonds issued to finance the project; and the cost of other items, including indemnity and surety bonds and premiums on insurance, legal fees, fees and expenses of trustees, depositories, financial advisors, and paying agents for the bonds issued as the issuer considers necessary;

(4) "district" means the districts described in AS 14.12.010;

(5) "grant" means a grant under this chapter for school construction or for major maintenance;

(6) "major maintenance" means a project described in AS 14.11.013(a)(1)(C) or (D);

(7) "school construction" means a project described in

AS 14.11.013(a)(1)(A), (B), (E), (F), or (G).

* Sec. 19. AS 37 is amended by adding a new chapter to read:

CHAPTER 16. MISCELLANEOUS FUNDS.

Sec. 37.16.010. EDUCATIONAL FACILITIES MAINTENANCE AND CONSTRUCTION FUND. (a) The educational facilities maintenance and construction fund is established as a separate fund in the general fund. The fund consists of all money appropriated to it.

(b) The educational facilities maintenance and construction fund shall be invested by the Department of Revenue so as to yield competitive market rates, as provided in AS 37.10.071. Money in the fund may be appropriated

(1) to finance the design, construction, and maintenance of public school facilities; and

(2) for maintenance of University of Alaska facilities.

(c) Appropriations from the education facilities maintenance and construction fund are subject to AS 14.11.008.

* Sec. 20. AS 44.85.080 is amended by adding a new paragraph to read:

(23) receive appropriations from the legislature for retirement of principal and interest on bonds, notes, or other indebtedness issued after July 1, 1994, to pay costs of school construction, additions to schools, and major rehabilitation projects that exceed \$200,000 and are approved under AS 14.07.020(a)(11).

* Sec. 21. AS 44.85.180(c) is amended to read:

(c) Notwithstanding the provisions of (a) and (b) of this section, the total amount of bond bank authority bonds and notes outstanding at any one time, except bonds or notes issued to fund or refund bonds or notes, may not exceed \$550,000,000, of which \$250,000,000

(1) may only be issued to fund school construction, additions to schools, or major school rehabilitation projects that are approved under AS 14.07.020(a)(11); and

(2) until July 1, 1996, shall be allocated as follows:

(A) \$133,000,000 shall be allocated to projects in a

municipality with a population of 200,000 or more people;

(B) \$67,000,000 shall be allocated to projects in a municipality with a population of at least 60,000, but less than 200,000 people;

(C) \$50,000,000 shall be allocated to projects in a municipality with less than 60,000 people [\$300,000,000].

* Sec. 22. SUSPENSION OF GRANT PROGRAM. AS 14.11.013(b) and 14.11.015(b) do not apply to capital improvement grants included in appropriations for fiscal year 1994.

* Sec. 23. APPLICABILITY. (a) The amendments made by secs. 1 - 6, 11, 13, 18, and 19 of this Act apply to grants awarded under AS 14.11.005 - 14.11.019 after June 30, 1993.

(b) The amendments made by secs. 7, 10, and 12 of this Act do not apply to capital improvement grants included in appropriations for fiscal year 1994.

(c) Sections 8 and 9 of this Act do not apply to school construction projects that are submitted to the Department of Education under AS 14.11.011(a) before the effective date of this section.

(d) AS 14.11.100(n), enacted in sec. 16 of this Act, applies to school construction projects for which bonds have been authorized by qualified voters after March 31, 1990.

* Sec. 24. AS 14.11.100(o), enacted in sec. 16 of this Act, and secs. 20 and 21 of this Act take effect only if an amendment to the Constitution of the State of Alaska that creates the Alaska school construction and maintenance fund and that is proposed by the Eighteenth Alaska State Legislature is approved by the voters.

* Sec. 25. If AS 14.11.100(o), enacted in sec. 16 of this Act, and secs. 20 and 21 of this Act take effect, they take effect on the date the constitutional amendment described in sec. 24 of this Act takes effect.

* Sec. 26. Except as provided in sec. 25 of this Act, this Act takes effect immediately under AS 01.10.070(c).

cc:Mail for: Denny DeWitt

Subject: Deferred Maintenance Categories

From: Rod Wilson at DOA-DAS 10/28/97 4:19 AM

To: Denny DeWitt (Dennis DeWitt) at LAA_CAP

cc: Annalee McConnell at Gov_Admin_Svcs

cc: Boyd_Brownfield@dot.state.ak.us at CC2MHS1

cc: Mike_Downing@dot.state.ak.us at CC2MHS1

cc: Gary_Hogins@dot.state.ak.us at CC2MHS1

cc: Alison Elgee@Admin.Alaska at CC2MHS1

Folks I'm resending this document as I'm uncertain as to whether or not it went out on Sunday. If this is a repeat, please disregard. ROD

Denny, I may have been premature in telling you that I thought we could have a "prioritized listing" of facilities related deferred maintenance projects to you in time for consideration by the Deferred Maintenance Task Force. In my haste to prioritize I overlooked the implementation of the "matrix concept" that has been utilized in past prioritization efforts.

This "matrix format" basically analyzes each project based both on its physical facility deficiencies and their significance to the occupying agency's program. That is to say, that both facility needs and program impacts are considered when rating the priority level of any project. The first step in developing a matrix approach is to create the "categories" of maintenance needs and to identify the relationship of each project to these categories. The following list indicates the four "categories" that will be used in this exercise. Then each project will be placed into its respective category and placed along one axis of the matrix. At the same time agency program needs will be categorized and placed adjacent to the opposing axis. When completed, a "prioritized listing" will result from the simultaneous union of information from both axes.

As noted, the category definitions listed below, will collect into groups the physical deficiencies of each project. The merging of this information with agency program needs and the final project prioritization process will be completed as part of the Governor's FY 99 CIP Budget process.

***** Categorization Process *****

Facility Managers:

When I returned the copy of your agency's deferred maintenance listing in mid August, I noted that prioritization of the projects on each agency list still needed to be done. Setting priorities is a two step process. The first step is to establish projects into categories and the second step is to correlate the categories with each agency's programs. At this time I have received a consensus on the definitions of four "categories". Therefore, please categorize

your agency's facilities in accordance with the following guidelines.

Each agency shall categorize its August 14 listing of deferred maintenance projects in accordance with the following four definitions. When establishing a project's category, should it appear that a project may qualify under multiple definitions, multiple categories can be used. This process should be based upon your understanding of the project. It will most likely be subjective and therefore should not require a great deal of time on your part.

To denote appropriate categories, utilize a copy of you listing and simply place the category designator in the left hand margin, next to the project it identifies. Category designators are noted below in brackets and consist of: "L/S" meaning it is included in the Life/safety category, "F.I." meaning it pertains to the facility's integrity, "A.F." meaning it effect the agency's primary function, and "Mis" meaning that it is not included in any other category. When complete, fax your "marked up" listing back to David Martinson at 465-2460 (no later than November 14th please), who will then enter the data into the individual listings. Categories are as follows:

***** Facility Related Categories of Deferred Maintenance *****

[L/S] Deferred maintenance projects that impact life/safety issues pertaining to the health and safety of employees, occupants or other members of the public.

Examples might include:

- life and safety citations from the Fire Marshal's Office,
- structures or elements thereof identified as having earthquake or other failure related shortcomings, and
- malfunctioning electrical (or other) system that presents an eminent public danger and is documented or otherwise identified safety hazards (unsafe drinking water and contaminated groundwater.)

[F. I.] Deferred maintenance projects that impact the integrity of the facility itself. Should focus on those projects which left unattended could result in the further decline of the facility. The most obvious projects in this category are those that deal with water/moisture barriers (such as roof replacements, exterior sidings, weatherproofing/caulking and so forth.) However, they could also include mechanical and electrical systems in which one improperly, or non-functioning, element gives rise to further failures within the system as a whole. (Such as a nonfunctional water softener that allows for contamination of an entire system, or an HVAC fan that is overworked due to needed ductwork repairs.)

[A.F.] Deferred maintenance projects that, if neglected, negatively effect the agency's ability to carry out its primary functions. Could include such things as:

- repairing/replacing overhead door at maintenance shops,
- electrical and HVAC (mechanical) system repairs pertinent to the agency's routine operations,
- elevator repairs. and so forth.

[Mis.] Miscellaneous deferred maintenance projects that have little or no

relationship to any of the above cited categories, except that its truly maintenance work which is required to be done. Examples might include:

- interior painting and carpet repairs,
- fixture repairs and replacements,
- parking area and sidewalk repairs,
- landscaping/grounds keeping, and so on.

Thank-you in advance for your assistance and timely responses. I will keep you informed of any further requests.

Rod Wilson, ASFA President

P.S. These definitions are being shared with the Department of Education and the Court and University Systems as a matter of information only.



ALASKA STATE FACILITY ADMINISTRATORS

3132 Channel Drive, Juneau, Alaska • Phone: 465-6962 • FAX: 465-2460

Members:

August 7, 1997

Administration

To: Denny DeWitt, Special Assistant to
Representative Eldon Mulder
Room 501, Capital Building

Court System

Subject: ASFA Listing of Deferred Maintenance

Commerce and Economic Develop.

Dear Mr. DeWitt:

Corrections

As requested, the Alaska State Facilities Administrators (ASFA) is providing to you the listings (and diskette) of deferred maintenance projects for the following agencies: Administration, Corrections, Fish and Game, Health and Social Services, Legislative Affairs, Military and Veteran's Affairs, Natural Resources, Public Safety and Transportation and Public Facilities. Specifically note that this listing does not include: Court or University "systems facilities" (i.e. facilities for which those systems have direct maintenance responsibility), educational facilities, nor electrical generation facilities common to the Alaska Industrial Development and Export Authority. From the presentation given at the June 25th ASFA meeting it was understood that those agencies would submit data and listings directly to the attention of their "task force contact".

Environmental Conservation

Fish and Game

Health and Social Services

Labor

In addition there are certain "understandings" that need to be recognized prior to the further distribution of this information. First, ASFA is an ad-hoc committee that has been in existence since the late 1980's. While agency heads have permitted their employees to participate in ASFA activities, and while they recognize the benefits, these individuals have never given ASFA (its leadership - nor individual members) any authority to commit their agency to any decision or recommendation championed by the ASFA group. As such it must be understood that ASFA serves only as a coordinator/clearing house of information during this effort. Should members of the Task Force require specific information on a given agency's facility, that agency should be contacted directly. At the beginning of each agency's listing you will find the name and contact information of the person who will most likely be capable of providing further details.

Military and Veterans Affairs

Natural Resources

Public Safety

Transportation and Public Facilities

University of Alaska

Secondly, it must be understood that to compile such a significant amount of information requires the efforts of many individuals throughout all levels of the agency. It is not possible for facility managers to visit and analyze in depth each and every one of the several hundred projects listed. In some instances the listed deferred maintenance project is based upon information provided to them by the building's

"WORKING TOGETHER FOR ALASKA'S PUBLIC FACILITIES"



ALASKA STATE FACILITY ADMINISTRATORS

3132 Channel Drive, Juneau, Alaska • Phone: 465-6962 • FAX: 465-2460

occupants, custodial staff, or outside consultants. What then appears in the ASFA listing is the best summation of the facts, an assumed remedy and associated costs. In non-professional terms we refer to this process as a "S.W.A.G." (I believe you're familiar with the acronym). The point to emphasize is that while these lists are the best we have, they should not be viewed as absolute (in terms of cost nor completeness.) As additional maintenance efforts go unaccomplished or under funded, in current or future years, this listing of deferred maintenance will continue to expand.

And finally, an attempt has been made to designate an election district for each project. In some cases this has been shown as a cluster of election districts simply because we're unsure of the boundaries. Should it later be necessary to "locate" the facility to a specific district, the agency contact should be able to give you a "physical" location of each project. In a similar respect, you have subsequently asked to have a priority assigned to each project. An effort to develop meaningful, multi-modal, prioritization categories is on going. Once categories, and their associated definitions, have been drafted they will be sent to each agency for concurrence and eventual use in prioritizing that agency's facilities.

Within the next few days ASFA will be providing you with an overall state owned facility inventory. However, if in the interim you believe we can provide you with any additional assistance please feel free to contact me at 465-6962.

Sincerely,

Rod Wilson, President
Alaska State Facilities Administrators

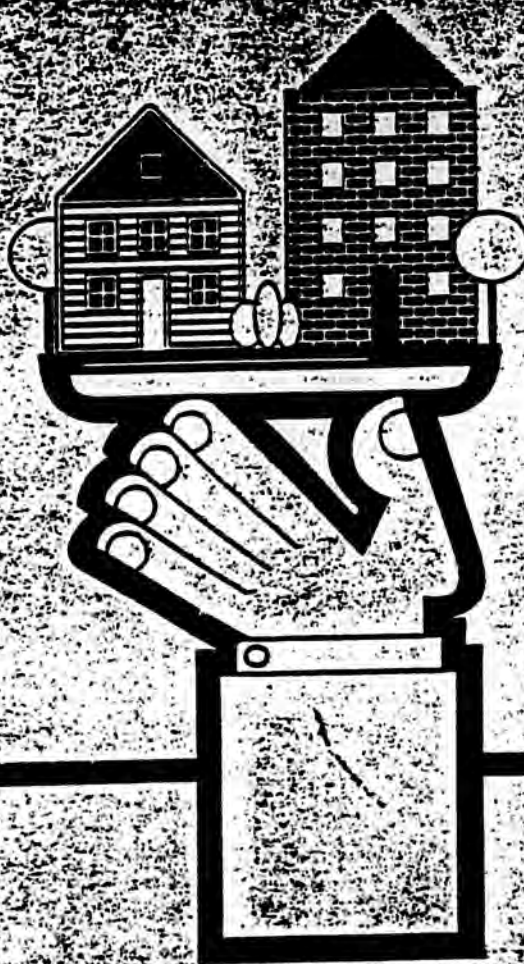
Enclosures

"WORKING TOGETHER FOR ALASKA'S PUBLIC FACILITIES"

Alaska's State-Owned Buildings

An Inventory and Assessment

February 1995



Prepared by
University of Alaska
Statewide Office of Facilities
for use by
Alaska State Facility Administrators

INTRODUCTION

The State of Alaska, through twelve different state agencies and the University of Alaska, owns, operates and manages 1,305 buildings which have a combined value of \$2.3 billion: an amount equivalent to one-fifth of the value of Alaska's Permanent fund.

Like the permanent fund, these facilities are an investment in Alaska's future and represent a "Building Trust" requiring the same degree of care and maintenance as the permanent fund if they are to continue to contribute to the development of Alaska's future economy. How well the "Building Trust" serves Alaska's future needs is directly related to the degree of attention these facilities receive today.

The ability of state agencies to carry out public programs and provide public services depends upon the serviceability of its facilities. Buildings that are not kept in good condition and have deferred maintenance, due to either inadequate capital or general funding, will eventually and mandatorily require extensive repair work. This cost in turn will reduce the funding available for operating the programs served by the building.

This updated report documents that State buildings are an extremely valuable public asset. It identifies the basic costs required to maintain the value of these assets. Without adequate operations, maintenance, repair and building renewal funding, the buildings will deteriorate, interfering with the operation of the occupying agencies and develop into a liability rather than an asset. The report has four sections:

Alaska's Building Trust
Funding Requirements
Deferred Maintenance
Conclusions

This update to the 1993 State-owned Buildings Inventory and Assessment was prepared by the Alaska State Facilities Administrators (ASFA). ASFA is an ad hoc interdepartmental organization of facilities managers, whose goal is to improve building management within their respective agencies through cooperative problem solving. ASFA has identified adequate levels of maintenance funding as one of Alaska's greatest facility needs. The report's statistics were provided by the state agencies to ASFA. Facilities which are owned by the state but not maintained with general funds, such as international airports, are not addressed within this analysis.

Agencies currently participating in ASFA include:

Alaska Court System
Alaska State Building Authority
Department of Administration
Department of Commerce and Economic
Development
Department of Community and Regional Affairs
Department of Corrections
Department of Education

Department of Fish and Game
Department of Health and Social Services
Department of Military and Veterans Affairs
Department of Natural Resources
Department of Public Safety
Department of Transportation and Public
Facilities
University of Alaska

ALASKA'S BUILDING TRUST

ASFA prepared the original building assessment report in 1990. The report is updated every two years. A review of the 1995 data shows that the situation has not changed significantly over the years. The value of the building trust is now \$2.3 billion, an increase of \$104.2 million since 1993, and the average age of the buildings has increased from 20.7 to 22 years. The deferred maintenance backlog remains at about \$251.4 million. However, as this represents more than 10 percent of the building value, it continues to represent a serious deficiency.

Since statehood, Alaska has invested over \$1 billion for the construction of new public facilities, not including primary and secondary schools. The cost to replace these facilities is more than twice the original cost because of the increase in construction values during the last twenty years. What cost \$1 billion to build in the past, now will cost over \$2.3 billion to replace.

Like other investments, buildings will not continue to maintain their values unless they are given adequate attention in a timely fashion. Just as financial investments require periodic readjustment to correspond with market changes, buildings need continual maintenance, including renewal and replacement of worn-out components, in order to hold or increase their value.

The state now owns 1,805 buildings. The Department of Transportation and Public Facilities is responsible for maintaining over one-third of them, while the University of Alaska is responsible for one-fifth. Some buildings are occupied by several different agencies.

This report addresses only state buildings maintained with general funds. The international airports are not included as other sources of revenue are available for their maintenance. Armory facilities which are maintained entirely with federal funds are also not included, as well as school facilities operated by Rural Educational Attendance Areas (REAs) and organized boroughs. Two leased correctional facilities are included as the state is responsible for their maintenance.

The state undertook a major building program in the late 1960s and early 1970s. By 1975, the state more than quadrupled its investment in new facilities. Although the rate of growth has slowed, it is still significant. Alaska's investment in state buildings has increased almost two and one-half times in that period. As the state's capital investment increased, the state's building maintenance budget should have grown at a corresponding rate. It did not. The result is an accumulated deferred maintenance backlog of over \$251.4 million.

Adding to the seriousness of the problem is the age of the facilities. The average age of the state's buildings is now 22 years old. Of the state's facilities total space footages, nearly 60 percent is over 20 years old. Within a 20-year time period, most major building components require replacement for continued beneficial use. In fact, between 25 and 30 years of age, all original components of a building, with the exception of its structural frame and its outer building envelope, should have been replaced for the building to be safe and effective. Without an adequate, continuing investment in the upkeep of its public buildings, the value of Alaska's "Building Trust" will erode.

The following charts summarize the information contained in the 1995 updated Alaska State Facilities Administrator's "State-Owned Facilities Inventory." The charts provide information on the number, size, age, location and current replacement value of Alaska's state-owned buildings. Specific detail is available in the inventory found in Attachment A.

ALASKA STATE-OWNED BUILDINGS Summary by Agency

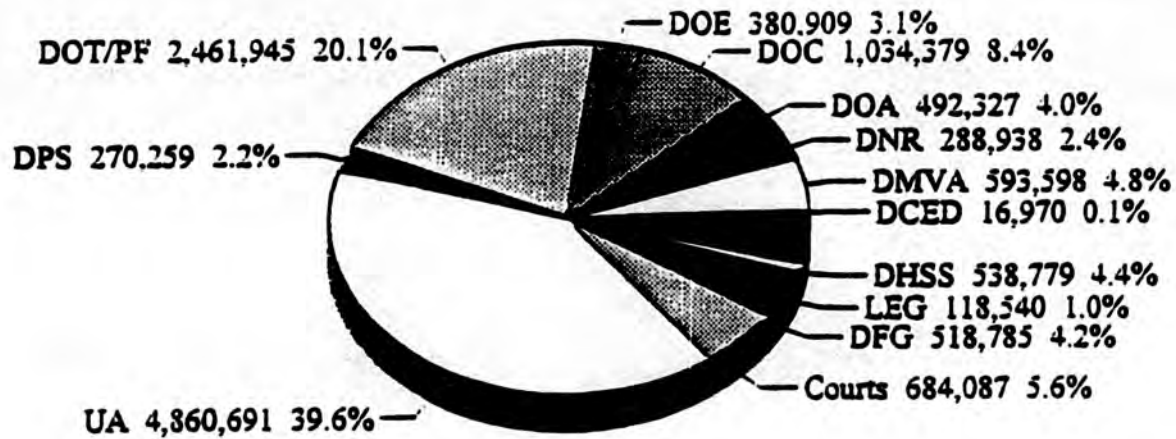
Agency	Square Feet	Per-cent	Current Value	Per-cent	Value/Sq. Ft.	Ave. Age	Bldg. Cnt.	Per-cent
Courts	684,087	5.6%	\$102,285,8299	4.4%	\$149.52	19.5	11	0.6%
DCED	16,970	0.1%	3,108,015	0.1%	183.15	11.8	12	0.7%
DFG	518,785	4.2%	104,183,442	4.5%	200.82	24.1	304	16.8%
DHSS	538,779	4.4%	203,939,469	8.7%	378.52	16.0	36	2.0%
DMVA	593,598	4.8%	82,999,492	3.6%	139.82	23.6	82	4.5%
DNR	288,938	2.4%	23,627,196*	1.0%	81.77	22.8	151	8.4%
DOA	492,327	4.0%	118,580,047	5.1%	240.86	21.2	12	0.7%
DOC	1,034,379	8.4%	320,740,575	13.7%	310.08	17.0	82	4.5%
DOE	380,909	3.1%	63,626,885	2.7%	167.04	33.5	28	1.6%
DOT/PF	2,461,945	20.1%	357,181,516	15.3%	145.08	21.6	651	36.1%
DPS	270,259	2.2%	76,102,155	3.3%	281.59	19.9	62	3.4%
LEG	118,540	1.0%	32,815,230	1.4%	276.83	46.0	2	0.1%
UA	4,860,691	39.6%	847,542,799	36.3%	174.37	21.8	372	20.6%
Total	12,260,207	100.0%	2,336,732,649	100.0	\$190.59	22.0	1,805	100.0%

Notes: See Appendix A for full agency names.
International airport facilities are not included.

* DNR deleted values related to historical structures and reported current insured values for buildings with a replacement value greater than \$25,000.

SQUARE FOOTAGE OWNED BY AGENCY

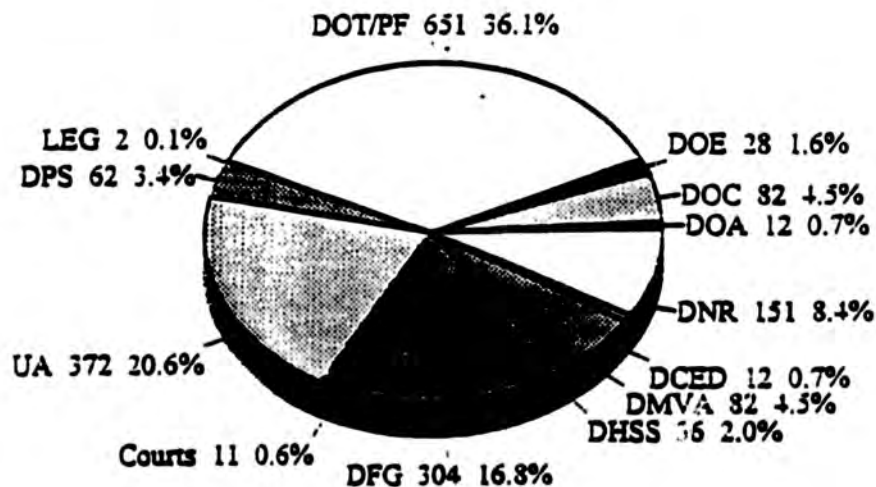
Statewide Total - 12,260,207 Gross Square Feet



The State of Alaska owns over 12.3 million square feet of building space and, of this amount, the University of Alaska operates and maintains 39.3 percent of the total.

STATE-OWNED BUILDINGS

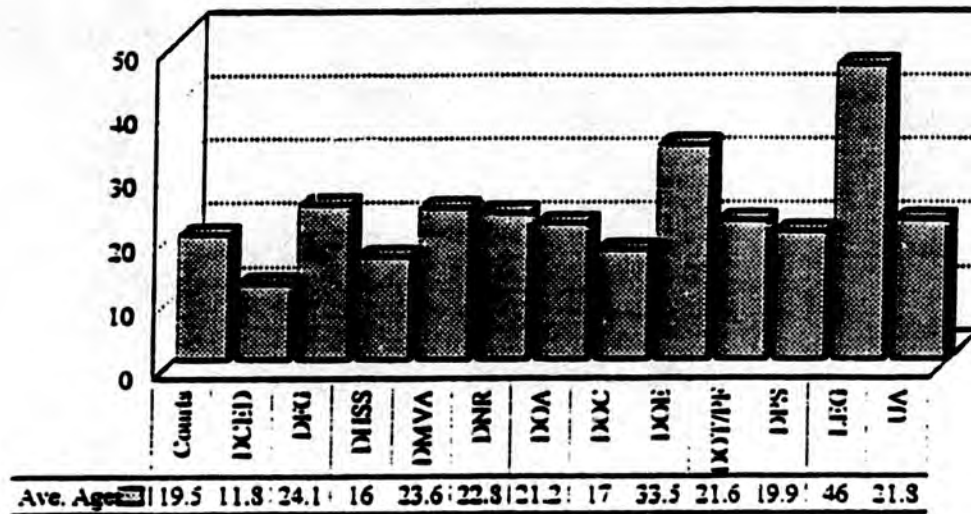
Statewide Total - 1,805 Buildings



The State of Alaska owns 1,805 buildings for which general funds are needed for maintenance. Of these, over 56 percent are maintained by only two agencies - the Department of Transportation and the University of Alaska.

FACILITY AGE AVERAGE AGE BY AGENCY

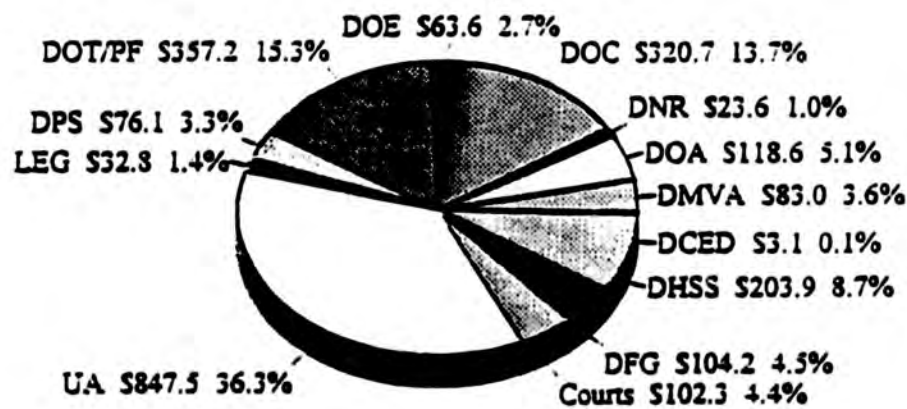
Average Age Statewide - 22 Years



Over 59.5 percent of the state's 12.3 million square feet of building space is 20 years old or older, the age by which a building's major components require replacement if safe and beneficial use is to continue.

REPLACEMENT VALUE OF BUILDINGS

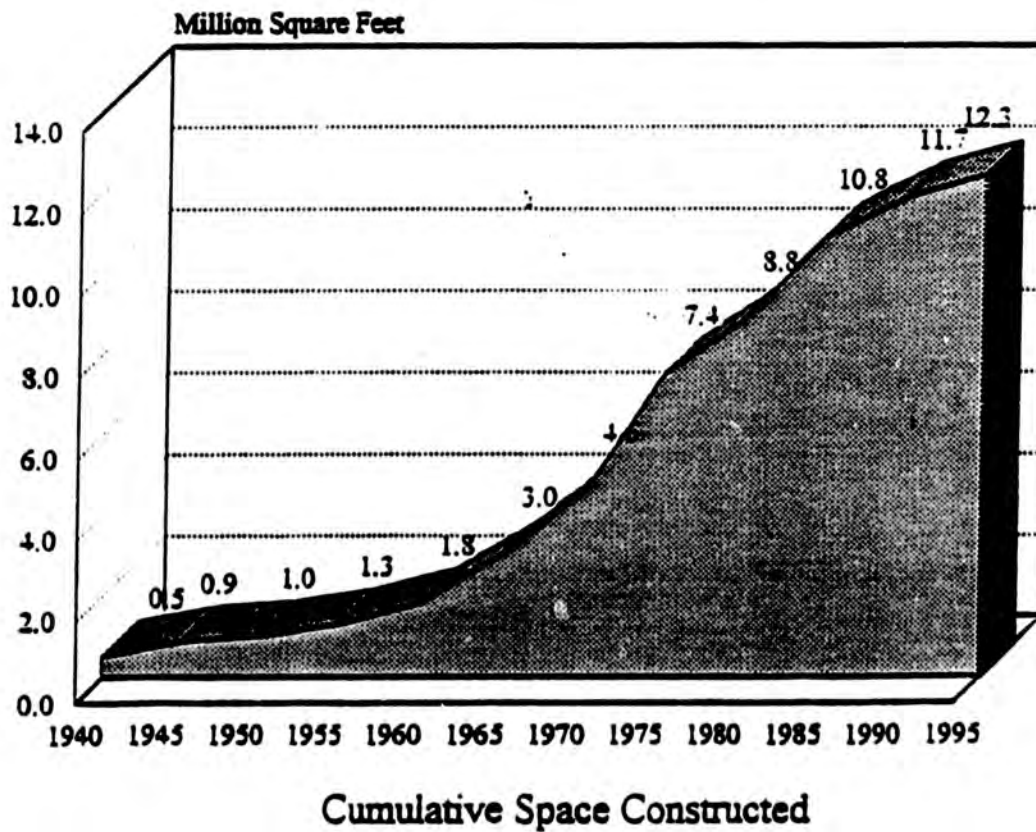
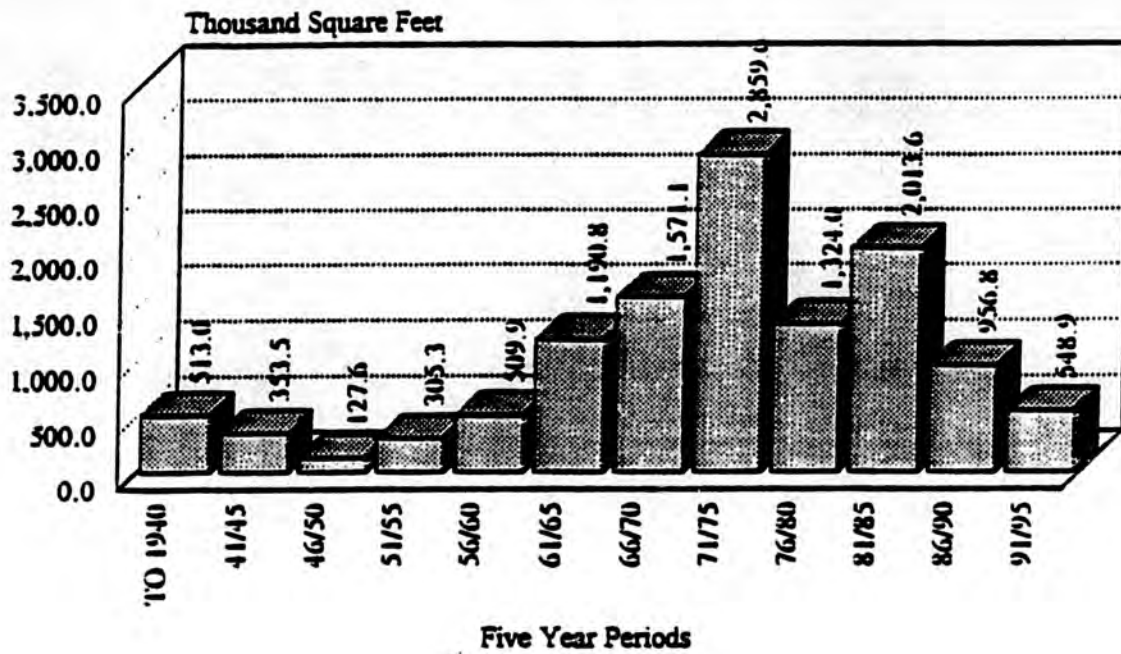
Statewide Total: - \$2.3 Billion



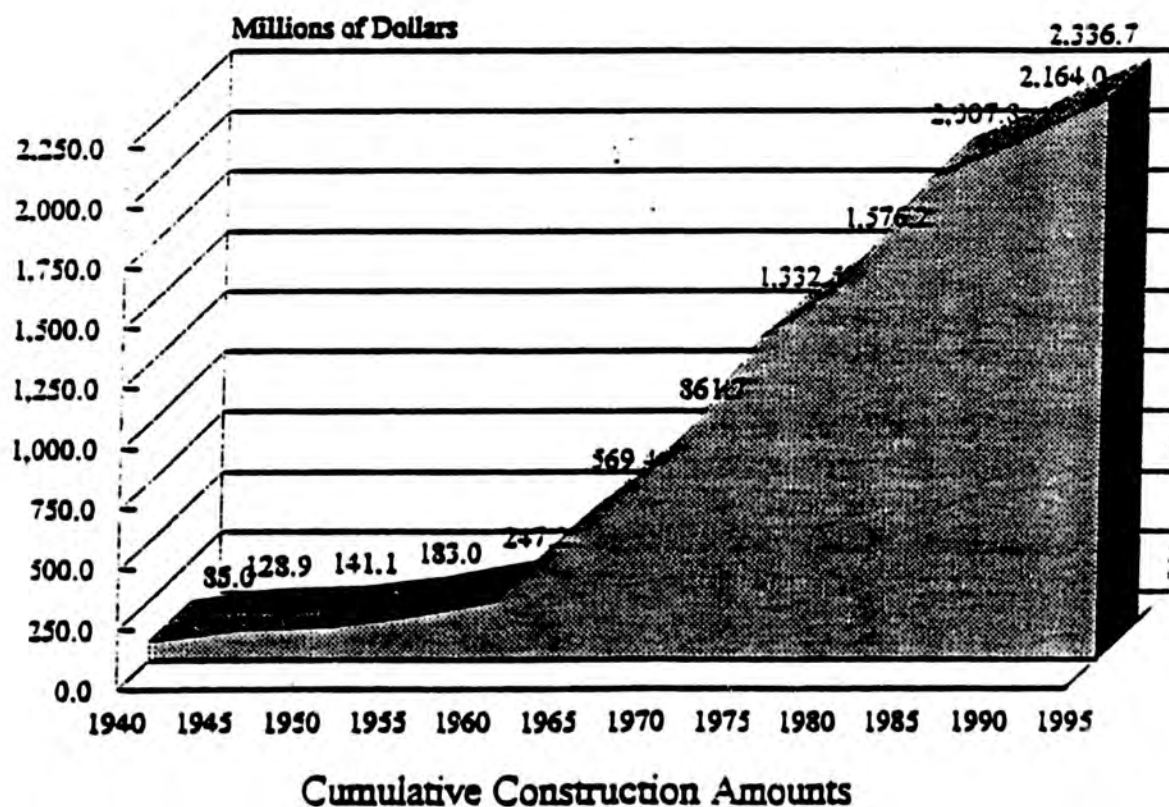
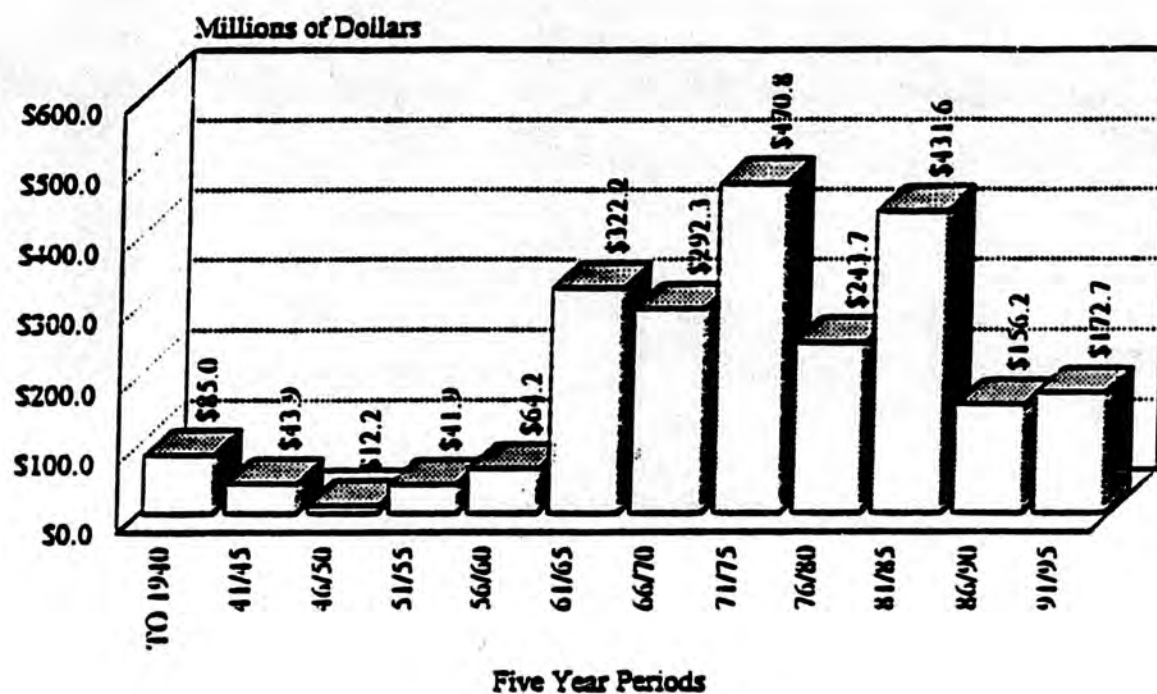
(Pie values are in millions.)

The replacement value of state-owned buildings is over \$2.3 billion. University of Alaska represents 36.3 percent of the total value.

HISTORY OF CONSTRUCTION By Area



CONSTRUCTION HISTORY By Amount



FUNDING REQUIREMENTS

Public Facilities exist in diverse environments and Alaska's more so than those existing in the Lower 48. In Alaska, not only are public facilities subjected to very heavy public use, but must also be built to withstand extreme climatic factors. These dual circumstances accelerate normal building decay processes and materially shorten the useful life of Alaska's institutional buildings.

Accordingly, four different funding categories are required to protect and preserve our "Building Trust." A fifth, deferred maintenance, becomes a necessity if the funding levels for the other four are inadequate. Of the following categories, the first two are funded from the operating budget. The other three represent capital funds.

Operations
Routine maintenance and repair
Renewal and replacement
Renovation and remodeling
Deferred maintenance

Operations

Operations costs are fixed cost associated with the day to day operation of a facility. Personnel costs, utilities, janitorial, grounds maintenance, maintenance travel, and risk management fees are basic costs included in this category. These represent fundamental costs of maintaining buildings. These costs are not formula driven and will vary by agency. Operational expenses generally take priority over other expenses. Facilities managers continuously seek efficiencies to help reduce operational expenses, but this category will continue to remain the most critical component of facility funding. Any increase in these basic costs will reduce resources available for maintenance.

Routine Maintenance and Repair

Routine maintenance is the day-to-day scheduled and preventive maintenance work required to keep buildings operational and in a continuous state of readiness. Minor repair work is also included in the category.

The Kaiser Life Cycle Concept formula, in use nationally throughout the United States and Canada, was selected by ASFA as the model formula by which annual maintenance and minor repair funding requirements can be best estimated. Three years of use by ASFA has validated the applicability of this formula, provided operations costs are not included. This formula requires the multiplication of a building's current replacement value by 1.5% to determine the annual required level of maintenance funding:

$$\text{Annual Funding Level} = \text{Replacement Value} \times 0.015$$

In addition to the funding required for fixed operations costs, \$35 million is required in 1995 to adequately support the Alaska's state-owned facilities, which have a replacement value of \$2.3 billion.

Renewal and Replacement

This category of investment addresses the scheduled replacement of worn-out major building components and the retrofitting or replacement of obsolete and/or inefficient building systems. Upgrading to current codes is also included in this funding category. Renewal and replacement funding maintains, and in some instances extend, the useful life of facilities.

The Sherman-Dergis model for identifying funding requirement for building renewal was first developed at the University of Michigan and is now in use throughout the United States. The formula was slightly modified for application to Alaskan facilities to accommodate climatic considerations. It is as follows:

$$\text{Annual Renewal Funding} = .75 \text{ Replacement Value} \times \text{Age}/1275$$

The replacement value is multiplied by .75, on the basis that renewal costs should not exceed three-fourths of building's value. If it does, then building replacement should be considered.

Application of the formula to the state's building inventory results in a combined annual requirement of \$30.2 million in capital funds.

Renovation and Remodeling

In addition to being kept in good condition and with functioning systems, state facilities require modification to adapt to changing programs and new technology. Institutions must continually reinvest in remodeling and renovation of their buildings to serve new uses and to accommodate new technology that enhances program delivery. Formulas do not exist to provide guidance for remodeling and renovation, but if funding is not available to make these changes, buildings become functionally deficient, hampering program delivery and hindering agencies from efficiently achieving their goals.

Deferred Maintenance

Institutions normally do not program for deferred maintenance, but it becomes a fact of life when annual resources are not sufficient to complete the work required to keep facilities in optimum condition. If funding limits operations and routine maintenance and if renewal and replacement of worn-out components is postponed, a backlog of maintenance tasks begins to grow. As the deferred maintenance accumulates, it becomes vital to establish a plan to halt the decline and reduce the backlog before buildings deteriorate to the point where it is not cost effective to keep them operational. Alaska has a documented deferred maintenance backlog of \$251.4 million.

REQUIRED ANNUAL EXPENDITURE MAINTENANCE, REPAIR AND RENEWAL/REPLACEMENT

Agency	Square Feet	Replacement Value	Ave. Age	(1) Maintenance/Repair	(2) Renewal/Replacement	Required Budget
Courts	684.087	\$102,285.829	19.5	\$1,534.287	\$1,173.279	2,707,566
DCED	16.970	3,108.015	11.8	46.620	21.573	68,193
DFG	518.785	104,183.442	24.1	1,562.752	1,476.954	3,039,706
DHSS	538.779	203,939.469	16.0	3,059.092	1,919.430	4,978,522
DMVA	593.598	82,999.492	23.6	1,244.992	1,152.228	2,397,220
DNR	288.938	23,627.196	22.8	354.408	316.882	671,290
DOA	492.327	118,580.047	21.2	1,778.701	1,478.763	3,257,464
DOC	1,034.379	320,740.575	17.0	4,811.109	3,207.406	8,018,515
DOE	380.909	63,626.885	33.5	954.403	1,253.824	2,208,227
DOT/PF	2,461.945	357,181.516	21.6	5,357.723	4,538.306	9,896,029
DPS	270.259	76,102.155	19.9	1,141.532	890.843	2,032,375
LEG	118.540	32,815.230	46.0	492.228	887.942	1,380,170
UA	4,860.691	847,542.799	21.8	12,713.142	10,868.490	23,581,632
Total	12,260.2070	\$2,336,732.649	22.0	\$35,050.989	\$30,240.070	\$65,291,059

Notes:

- (1) Association of Physical Plant Administrators Formula: $.015 * \text{Replacement Value}$
- (2) Sherman-Dergis Formula (Modified): $.75 * \text{Replacement Value} * \text{Age} / 1,275$

All facilities require ongoing maintenance and periodic renewal and replacement of major building components in order to remain in good operational condition. As the buildings age, their maintenance costs increase proportionally. By applying nationally-recognized formulas that account for a building's value and age, it is possible to determine the annual cost of maintenance, repair and renewal.

As reflected in the above table, that cost for the State of Alaska totals \$65.3 million. If this amount, in addition to the operations requirement, is not reinvested annually in facility upkeep, buildings will deteriorate. This deterioration will result in an ever-increasing deferred maintenance backlog which will inevitably result in inadequate facilities to support Alaska's public service programs.

DEFERRED MAINTENANCE

\$251.4 Million Statewide Need ¹

Deferred maintenance is work that has been postponed due to a lack of resources and manpower. An example is skipping routine preventive maintenance tasks such as periodic boiler and hot water cleaning or fire protection systems inspections. The result can be premature failure of the heating system or an undetected fire. Sometimes the effects of deferred maintenance are not seen for years. Other times, a news-breaking crisis occurs. When a major facility fails in an institution supporting residential populations, such as correctional facilities or pioneer homes, such failures may require immediate replacement housing.

Even when preventive maintenance is done on schedule, building components have a limited life so that renewal and replacement needs to be programmed. If not replaced before the useful life expires, roofs will experience significant leaks and heating systems will operate on borrowed time, subject to immediate failure.

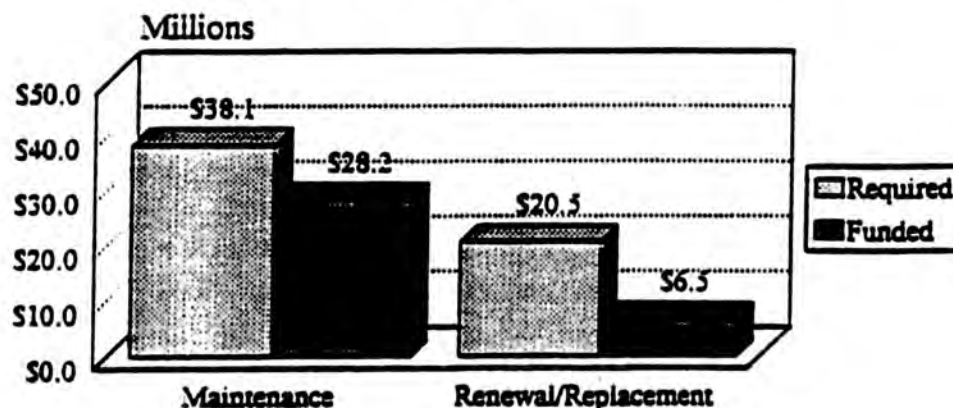
The condition of facilities in which state programs operate have a direct effect on the operation of the programs. Inadequately heated buildings or ones with leaking roofs, significantly hinder the ability of staff to carry out their duties. Poorly maintained heating systems are extremely inefficient, thereby increasing utility costs. The higher utility costs take a larger share of the operational budget, further decreasing maintenance resources. Deficiencies that impact life safety systems place the staff and public at risk and expose the state to liability.

In addition, repair costs increase geometrically if maintenance is postponed. For example, delaying the correction of a glaciation problem, a task that should require 10 hours of time, can result in substantial roof damage necessitating a \$75,000 repair. Buildings have collapsed because staff was not available to remove accumulated snow.

Maintenance is deferred when there is inadequate funding in the operating and capital budgets to support basic maintenance. In the FY91 budget submission, agencies were required to document the requirement for maintenance and renewal and replacement funds as recommended by the formulas. The following chart compares the amount required to the amount received. The operating budget was underfunded by \$17.6 million and the capital budget had a shortfall of \$21.7 million. The total underfunding was \$39.3 million.

1. Based on 1990 survey of state agencies.

**FY91 Maintenance & Renewal/Replacement
Funding Requirements**



State agencies have compiled a list of deferred maintenance requirements that totals more than \$251.4 million. This amount is a conservative total of the amount needed to bring state facilities into good condition, as most agencies have not updated deferred maintenance requirements due to inadequate resources to conduct in depth inventory and conditions surveys. National standards rate agencies having a deferred maintenance backlog of more than 10 percent of building value as "poor." The state average is 10.8 percent. The two agencies that manage almost 60 percent of state buildings have deferred maintenance percentages of 13 percent and 18 percent.

Estimated Deferred Maintenance Backlog ²

Agency	Replacement Value	Average Age	Deferred Maintenance Backlog	Percent of Replacement Value
Courts	\$90,977,166	20.5	\$1,755,300	1.9
DCED	2,982,740	10.7	0	0.0
DFG	99,984,109	22.1	3,702,000	3.7
DHSS	195,075,409	16.5	13,552,500	7.0
DMVA	77,624,878	23.6	2,905,952	3.7
DNR	38,226,562	22.7	2,960,100	7.7
DOA	107,931,514	21.4	9,838,300	9.1
DOC	309,848,569	15.4	12,365,000	4.0
DOE	52,204,455	31.7	4,500,000	8.6
DOT/PF	352,390,525	19.8	44,281,000	12.6
DPS	53,838,268	19.6	1,199,900	2.2
LEG	31,492,543	44.0	385,000	1.2
UA	851,378,815	21.1	153,923,585	18.1
Total	\$2,263,955,554	20.7	\$251,368,637	11.1

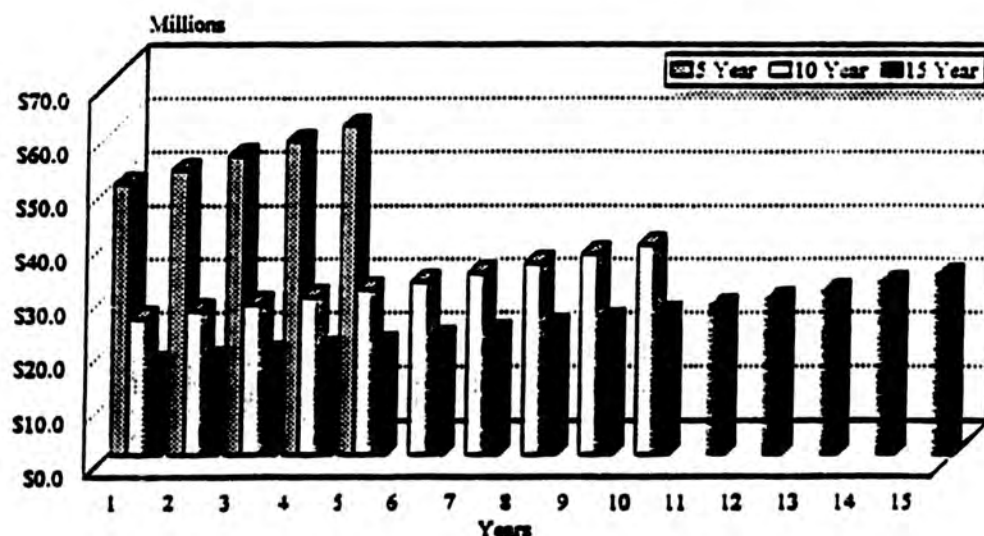
The State clearly has a problem that will continue to grow. Because the backlog is so large, a large injection of cash is required to correct the deficiencies. This could be accomplished through a multi-year program. Because the amount is so large, consideration should be given to financing the program rather than direct appropriation. The following charts show the costs for a 5-, 10-, and 15-year program. For such a program to be effective, the basic operations, maintenance and renewal and replacement appropriations must remain at adequate levels.

2. 1990 data.

**Annual Payment Schedules to Amortize \$251,368,637
Deferred Maintenance Backlog**

Year	5 Years	10 Years	15 Years
	\$251,368.637	\$251,368.637	\$251,368.637
1	\$50,273,727	\$25,136,864	\$16,757,909
2	52,787,413	26,393,707	17,595,804
3	55,426,784	27,713,392	18,475,594
4	58,198,123	29,099,062	19,399,374
5	61,108,029	30,554,015	20,369,343
6		32,081,716	21,387,810
7		33,685,802	22,457,201
8		35,370,092	23,580,061
9		37,138,597	24,759,064
10		38,995,527	25,997,017
11			27,296,868
12			28,661,711
13			30,094,797
14			31,599,537
15			33,179,514
Total	<u>\$277,794,076</u>	<u>\$316,168,774</u>	<u>\$361,611,604</u>

**Annual Payment Schedules to Amortize \$251.4 Million
Deferred Maintenance Backlog**



CONCLUSIONS

To halt the deterioration of Alaska's public facilities before restoration costs become greater than the state can afford and to provide for continued beneficial use of its "Building Trust," Alaska must:

1. Adequately fund the annual operations cost building upkeep based on historical costs.
2. Increase the annual maintenance component of the operation budget to a level approximating 1.5 percent of the current replacement value of state buildings. In 1995 dollars, this amount is \$35,050,990.
3. Provide annual funding for capital renewal and replacement of aging building components in accordance with the formula:

$$.75 \times \$2.34 \text{ billion} \times 22/1275 = \$30,240,070/\text{year}$$

4. Initiate either a multi-year program or issue bonds to eliminate the huge \$251.4 million backlog of deferred maintenance³ and restore Alaska's state buildings to their original level of usefulness and safety.
5. More than just funding is required to protect our building investment. ASFA members have ongoing participation in numerous multi-agency projects to improve maintenance and reduce costs:

Sponsoring workshops and training programs

Consolidation of the statewide facility inventory

Surplus excess buildings

Closure of uneconomical buildings

Participation in the DOT/PF effort to consolidate building maintenance

Bethel cooperative maintenance project

Transition team participation

Standardized statewide computerized preventive maintenance system

Reducing overhead cost by sharing contractual resources

Space Management - fostered by transfer of leasing to DOT/PF

3. Based on 1990 survey of state agencies.

APPENDIX A

AGENCY ABBREVIATIONS

Courts	Alaska Court System
DOA	Department of Administration
DCED	Department of Commerce and Economic Development
DOC	Department of Corrections
DOE	Department of Education
DFG	Department of Fish and Game
DHSS	Department of Health and Social Services
DMVA	Department of Military and Veterans Affairs
DNR	Department of Natural Resources
DPS	Department of Public Safety
DOT/PS	Department of Transportation and Public Facilities
LEG	Legislative Affairs Agency
UA	University of Alaska

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Attachment A

Alaska State-Owned Facilities Inventory

February 1995

Prepared by:
Alaska State Facilities Administrators

SCOMM

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Northern Region Summary

Summary			
	Lane Miles	Cost	Cost / Lane Mile
Highways	8,331.4	\$27,124,281	\$3,256
Airports	1,461.0	\$7,775,506	\$5,322
	9,792.4	\$34,899,787	\$3,564
Management		\$1,312,603	
Grand Total		\$36,212,389	
Highway Lane Miles / Operator 40.5			

AIRPORT COSTS					
Personnel	Travel	Contracts	Supplies	Capital	Total
\$3,180,279	\$196,005	\$3,668,231	\$722,857	\$8,133	\$7,775,506

HIGHWAY COSTS					
Personnel	Travel	Contracts	Supplies	Capital	Total
\$13,136,498	\$317,556	\$11,513,619	\$1,961,676	\$194,933	\$27,124,281

MANAGEMENT COSTS					
Personnel	Travel	Contracts	Supplies	Capital	Total
\$1,088,199	\$30,915	\$85,142	\$37,911	\$20,436	\$1,312,603

HIGHWAY LANE MILES (By Category and Surface)									
Total Lane Miles	I			II			III		
	Gvl	Pvd	Total	Gvl	Pvd	Total	Gvl	Pvd	Total
8,331.4	2,241.7	3,236.5	5,478.5	958.5	586.0	1,544.4	967.9	340.5	1,308.4

AIRPORT LANE MILES					
Non-Certified		Certified		Contracted	Total Airport
Gvl	Pvd	Gvl	Pvd	Cost	Lane Miles
893.8	209.7	0.0	357.5	\$1,170,808	1,461.0

STATE EQUIPMENT FLEET VEHICLES

Trucks	ARFF	Backhoes	Brooms	Dozers	Dumps	Graders	Loaders	Sanders	Snowblowers	Snowplows	Sweepers	Attachments	Other	TotEquip
124	12	14	9	61	107	122	71	41	32	101	9	315	274	1292

FACILITIES

Type	#	Sq. Ft.
Warehouse	97	141,693
Other	13	15,492
Office/Shop	86	583,947
Equipment	153	321,198
	349	1,062,330

Bridges

373

PERSONNEL

Allocated		Filled	
PFT	PPT/S	PFT	PPT/S
208	91	205	77

Northern Region - Program Activity Totals

		FY97	FY96	FY95	Average	Capital Need	Operating Need
		36,212,389	36,376,068	37,043,079	36,543,845	107,085,770	11,916,050
10		279			93		
58101	Admin & Support	279			93		
58100	M&O ACTIVITY SUMMA	279			93		
58101	Admin & Support	3,387,292	3,483,049	3,447,617	3,439,319		
58101	Admin & Support	3,387,292	3,483,049	3,447,617	3,439,319		
58101	ADMIN & SUPPORT ACT	164,798	128,398	251,947	181,714		
58135	INSPECTION	1,466,642	1,337,367	1,296,780	1,366,930		
58136	SECURITY & ARFF	893,012	1,040,193	1,138,264	1,023,823		
58138	ALL TRAINING	582,997	748,019	538,477	623,165		
58140	SPEC EVENT & VIP REQ	279,843	229,071	222,149	243,687		
58102	Transportation	30,863,518	30,796,737	31,622,439	31,094,231	107,085,770	11,916,050
58105	Roadway/Runway	9,662,346	10,587,013	10,754,533	10,334,631	91,248,170	8,472,300
58102	TRANSPORTATN ACTVI	143,155	53,048	180,332	125,512		
58105	M&O ROADWAY/RUNW		75,676	52,310	42,662		
58137	HAZ MATLS CLNUP&M	27,456	85,943	140,640	84,680	10,456,800	170,500
58145	MAJOR PVMNT REPAIR	2,821,476	2,848,606	2,621,437	2,763,840	29,232,100	3,306,500
58146	MINOR PVMNT REPAIR	1,089,640	1,100,467	1,573,131	1,254,413		
58147	EMBANKMENT REPAIR	189,424	533,634	265,273	329,444		
58148	BLADING	3,211,215	2,965,650	2,813,938	2,996,934		
58149	DUST CONTROL	721,514	879,117	573,633	724,754		
58150	GRAVEL RESURFACING	1,078,321	1,376,769	1,348,975	1,268,021	49,505,400	4,483,900
58151	PAVEMENT SWEEPING	263,081	171,904	318,064	251,016		
58152	BRIDGE MAINTENANCE	111,600	483,132	862,868	485,867	2,053,870	511,400
58154	ROCK&LANDSLIDE CLN	5,465	13,067	3,932	7,488		
58106	Drainage & Roadside	2,225,003	2,771,062	2,156,473	2,384,179	11,452,400	2,317,600
58106	DRNAGE & RDSIDE MN	1,191	29,105	43,803	24,700		
58160	DRAIN STRC/NOT SNO	575,951	676,567	534,165	595,561	2,836,500	498,500
58161	SHLDER, SLOPE, DITCH	335,334	509,777	453,248	432,786	1,180,400	345,000
58162	GURDRL,FENCE,BARRI	311,763	331,579	196,624	279,989	3,517,700	313,000
58163	ROADSIDE VEGETATIO	742,510	979,718	710,111	810,779	2,664,300	767,600
58164	PARKLOTS,SDEWLK&T	42,309	38,593	43,862	41,588		
58165	LITTER & TRASH REMO	207,663	190,943	163,783	187,463	766,000	323,500
58166	FLOATS & DOCKS	155	1,979		711		
58167	BIKE PATH&TRAIL MNT	2,070	9,184	1,797	4,350	487,500	70,000
58168	ANIMAL/BIRD CONTRO	6,058	3,615	9,080	6,251		
58107	Snow & Ice Control	16,475,555	14,702,174	16,250,401	15,809,377		
58107	SNOW & ICE CONTROL	24,107	110,083	95,546	76,579		
58170	SNOW PLOW & ICE CNT	14,211,897	12,736,242	13,660,708	13,536,282		
58171	SNOW REMOVAL & DIS	1,531,368	793,257	2,013,477	1,446,034		
58172	AVLNCH CNTRL & CL	72,426	66,062	101,040	79,843		
58173	DRNGE STRUC THAW/C	635,756	996,531	379,631	670,639		
58108	Traffic Control	2,500,614	2,736,487	2,461,032	2,566,044	4,385,200	1,126,150
58108	TRAFFIC CONTROL SER		1,782	1,573	1,118		
58176	SIGNS & DELINEATORS	492,293	510,070	538,073	513,479	1,460,300	276,650
58177	PAVEMENT MARKING	988,303	955,265	814,371	919,313	2,361,800	720,500
58178	SIGNALS,LIGHTS,RR-X	1,020,017	1,269,369	1,107,015	1,132,134	563,100	129,000
58103	Facilities	1,961,300	2,096,282	1,973,023	2,010,202		

NORTHERN REGION MAINTENANCE AND OPERATIONS

NEEDS LIST

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
310	Environmental Compliance	58194	User Environmental Com		Birch Lake	Birch Lake Station	34	41.0	Upgrade Oil Separator and Install Septic Tank on Lagoon
312	Mechanical Systems	58125	Distribution (heat exchan		Birch Lake	Birch Lake Station	34	10.0	Upgrade Vehicle Exhaust
309	Weatherproofing & Insulation	58122	Roofs		Birch Lake	Birch Lake Station	34	40.0	Add insulation and recoat roof
311	Weatherproofing & Insulation	58122	Exterior Cladding, Insulat		Birch Lake	Birch Lake Station	34	45.0	Re-Side Old Shop to Match New Addition
						Total		136.0	

29-Aug-97

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Prepared by: Lynne Franklin, MQ Admin 451-2209

DEFERRED MAINTENANCE

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
323	Electrical Systems	58124	Service & Power Dist		Cantwell	Cantwell Station	34	20.0	Upgrade Electrical Service
320	Environmental Compliance	58194	User Environmental Com		Cantwell	Cantwell Station	34	45.0	Floor Drain and Oil Water Separator Upgrade and Install a Lagoon
45	Finishes	58123	Interior (partitions/paintin		Cantwell	Cantwell Station	34	35.0	Interior Painting
322	Finishes	58123	Interior (partitions/paintin		Cantwell	Cantwell Station	34	30.0	Resurface Concrete Floor
325	Mechanical Systems	58125	Distribution (heat exchan		Cantwell	Cantwell Station	34	15.0	Upgrade Vehicle Exhaust
326	Mechanical Systems	58125	Other Building Equip (hoi		Cantwell	Cantwell Station	34	6.0	Replace Air Compressor
324	Weatherproofing & Insulation	58122	Exterior Cladding, Insulat		Cantwell	Cantwell Station	34	110.0	Cantwell Shop Energy Savings
367	Weatherproofing & Insulation	58122	Roofs		Cantwell	Cantwell Station	34	30.0	Add foam insulation and re-coat roof
494	Weatherproofing & Insulation	58122	Doors, Windows		Cantwell	Cantwell Station	34	10.0	Replace overhead doors
						Total		301.0	

29-Aug-97

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Prepared by: Lynne Franklin, MQ Admin 451-2209

DEFERRED MAINTENANCE

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
1769	Buildings-Structure	58195	Buildings-Structure		Central	Central Station	36	56.0	Fur Out Exterior Walls & Re-side with Metal
303	Environmental Compliance	58194	User Environmental Com		Central	Central Station	36	40.0	Upgrade Oil Separator & Install New Leach Field
302	Finishes	58123	Interior (partitions/paintin		Central	Central Station	36	18.0	Interior Paint
305	Mechanical Systems	58125	Distribution (heat exchan		Central	Central Station	36	7.5	Upgrade Shop Exhaust
						Total		121.5	

29-Aug-97

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Prepared by: Lynne Franklin, MQ Admin 451-2209

DEFERRED MAINTENANCE

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
252	Fences	58162	Guardrails, Fences & Bar		Chandalar	Chandalar Station	36	15.0	Fencing Repair/Replacement
347	Mechanical Systems	58125	Major Equipment (boilers/		Chandalar	Chandalar Station	36	16.0	Upgrade Propane Fill Facility
349	Weatherproofing & Insulation	58122	Roofs		Chandalar	Chandalar Station	36	60.0	Shop Roof Repairs
						Total		91.0	

29-Aug-97

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Prepared by: Lynne Franklin, MQ Admin 451-2209

DEFERRED MAINTENANCE

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
525	Mechanical Systems	58125	HVAC (heating, ventilatin		Chitina	Chitina Station	36	30.0	Replace Heating and Generator Fuel Tank and Retro Heating System
544	Mechanical Systems	58125	Distribution (heat exchan		Chitina	Chitina Station	36	75.0	Upgrade Exhaust System to Code
1421	Mechanical Systems	58125	HVAC (heating, ventilatin		Chitina	Chitina Station	36	10.0	Replace shop heating fuel tank
						Total		115.0	

29-Aug-97

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DEFERRED MAINTENANCE

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
52	Electrical Systems	58124	Service & Power Dist		Coldfoot	Coldfoot Station	36	120.0	Generators Rebuild at Coldfoot
354	Mechanical Systems	58125	Plumbing		Coldfoot	Coldfoot Station	36	15.0	Install Washdown Curtain
						Total		135.0	

29-Aug-97

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Prepared by: Lynne Franklin, MQ Admin 451-2209

DEFERRED MAINTENANCE

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
530	Weatherproofing & Insulation	58122	Roofs		Cordova	Cordova (Mudhole Smith) Airport Firefighting Bldg	35	75.0	Replace Metal Roof on Crash Station
730	Finishes	58123	Interior (partitions/paintin		Cordova	Cordova (Mudhole Smith) Airport	35	75.0	Repairs to ARFF Building
515	Environmental Compliance	58194	User Environmental Com		Cordova	Cordova Equipment Shop	35	35.0	Renovate Floor Drain System to Code
514	Weatherproofing & Insulation	58122	Roofs		Cordova	Cordova Equipment Shop	35	75.0	Roof Renovation
1520	Electrical Systems	58124	Service & Power Dist		Cordova	Cordova Station	35	9.0	Vehicle Plug-in Upgrade
1422	Mechanical Systems	58125	HVAC (heating, ventilatin		Cordova	Cordova Station	35	10.0	Cordova
1409	Weatherproofing & Insulation	58122	Doors, Windows		Cordova	Cordova Station	35	24.0	Overhead Doors at DOT Maintenance Stations
1410	Weatherproofing & Insulation	58122	Roofs		Cordova	Cordova Station	35	75.0	Roof Repairs/Replacement
1518	Weatherproofing & Insulation	58122	Exterior Cladding, Insulat		Cordova	Cordova Station	35	44.0	Exterior Remodel
						Total		422.0	

29-Aug-97

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Prepared by: Lynne Franklin, MQ Admin 451-2209

DEFERRED MAINTENANCE

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
1610	Environmental Compliance	58194	User Environmental Com		Deering	Deering Airport	37	15.0	Old Equipment Bldg Cleanup
						Total		15.0	

29-Aug-97

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Prepared by: Lynne Franklin, MQ Admin 451-2209

DEFERRED MAINTENANCE

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
215	Environmental Compliance	58194	User Environmental Com	Delta		Delta Station	35	10.0	Fuel Tank Leak-Assessment and Clean-up
460	Environmental Compliance	58194	User Environmental Com	Delta		Delta Station	35	20.0	Oil/Water Separator System
1387	Mechanical Systems	58125	Major Equipment (boilers/	Delta		Delta Station	35	8.0	Replace water storage tank and well pump. Install boiler feed system.
						Total		38.0	

29-Aug-97

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Prepared by: Lynne Franklin, MD Admin 451-2209

DEFERRED MAINTENANCE

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
458	Mechanical Systems	58125	HVAC (heating, ventilatin		Eagle	Eagle Station	36	20.0	Oil/Water Separator System - Equipment Shop
						Total		20.0	

29-Aug-97

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Prepared by: Lynne Franklin, MQ Admin 451-2209

DEFERRED MAINTENANCE

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
57	Buildings-Structure	58195	Buildings-Structure		East Fork	East Fork Station	28	130.0	Generator Bldg Retrofit, Insulation, Concrete Floor
648	Buildings-Structure	58195	Buildings-Structure		East Fork	East Fork Station	28	2,500.0	Construction of Maintenance Shop Building
327	Electrical Systems	58124	Service & Power Dist		East Fork	East Fork Station	28	60.0	Upgrade Electrical
368	Finishes	58123	Interior (partitions/paintin		East Fork	East Fork Station	28	220.0	Upgrade East Fork Station
332	Mechanical Systems	58125	Distribution (heat exchan		East Fork	East Fork Station	28	19.0	Upgrade Vehicle Exhaust System
						Total		2929.0	

29-Aug-97

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Prepared by: Lynne Franklin, MQ Admin 451-2209

DEFERRED MAINTENANCE

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
479	Finishes	58123	Exterior (painting, cleanin		Ernestine	Ernestine Station	35	10.0	Exterior Painting
527	Mechanical Systems	58125	HVAC (heating, ventilatin		Ernestine	Ernestine Station	35	35.0	Replace Heating Fuel Tank
546	Mechanical Systems	58213	Plumbing		Ernestine	Ernestine Station	35	25.0	Water System Renovation
1519	Weatherproofing & Insulation	58122	Exterior Cladding, Insulat		Ernestine	Ernestine Station	35	15.5	Exterior Remodel
						Total		85.5	

29-Aug-97

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Prepared by: Lynne Franklin, MQ Admin 451-2200

DEFERRED MAINTENANCE

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
264	Finishes	58123	Interior (partitions/paintin		Fairbanks	Admin Building	30	1.6	Replace Bathroom Fans (2) and Fan in Copy Room/Admin Bldg
483	Electrical Systems	58124	Lighting		Fairbanks	Fairbanks Court Office Bldg	31	120.0	State Court and Office Building Lighting Upgrade
243	Environmental Compliance	58194	User Environmental Com		Fairbanks	Fairbanks Court Office Bldg	31	25.0	Asbestos Management Plan
244	Environmental Compliance	58194	User Environmental Com		Fairbanks	Fairbanks Court Office Bldg	31	25.0	Asbestos Management Plan
360	Environmental Compliance	58194	User Environmental Com		Fairbanks	Fairbanks Court Office Bldg	31	510.0	Removal of Hazardous Materials
362	Finishes	58123	Interior (partitions/paintin		Fairbanks	Fairbanks Court Office Bldg	31	905.0	Deferred Maintenance
395	Finishes	58123	Interior (partitions/paintin		Fairbanks	Fairbanks Court Office Bldg	31	300.0	Carpet Replacement
486	Finishes	58123	Interior (partitions/paintin		Fairbanks	Fairbanks Court Office Bldg	31	70.0	Replace Floor Tile and Stair Treads
358	Mechanical Systems	58125	HVAC (heating, ventilatin		Fairbanks	Fairbanks Court Office Bldg	31	1,200.0	Heating, Ventilation, and Air Conditioning
361	Mechanical Systems	58125	Distribution (heat exchan		Fairbanks	Fairbanks Court Office Bldg	31	1,251.0	Upgrade Electrical Distribution System
555	Mechanical Systems	58125	HVAC (heating, ventilatin		Fairbanks	Fairbanks Court Office Bldg	31	90.0	Upgrade Controls to Direct Digital Control (DDC)
1705	Mechanical Systems	58125	HVAC Repair		Fairbanks	Fairbanks Court Office Bldg	31	110.0	HVAC Repair/Noise Attenuation
42	Weatherproofing & Insulation	58122	Exterior Cladding, Insulat		Fairbanks	Fairbanks Court Office Bldg	31	360.0	Ceiling Tile Replacement
556	Weatherproofing & Insulation	58122	Exterior Cladding, Insulat		Fairbanks	Fairbanks Court Office Bldg	31	80.0	Reglaze Window
46	Finishes	58123	Interior (partitions/paintin		Fairbanks	Fairbanks Equipment Shop	30	40.0	Clean Walls, ceilings, and repaint/Light and Heavy Duty Shops
356	Finishes	58123	Interior (partitions/paintin		Fairbanks	Fairbanks Equipment Shop	30	65.0	Repair Floor
242	Environmental Compliance	58194	User Environmental Com		Fairbanks	Fairbanks Parking Structure	31	12.0	Asbestos Management Plan
231	Mechanical Systems	58125	HVAC (heating, ventilatin		Fairbanks	Fairbanks Parking Structure	31	40.0	HVAC Control Upgrade
239	Electrical Systems	58124	Service & Power Dist		Fairbanks	Peger Complex	30	85.0	Plug-in Hotline/SEF Building
1770	Electrical Systems	58124	Service & Power Distribu		Fairbanks	Peger Complex	30	300.0	Replace Primary & Secondary Conductors
245	Environmental Compliance	58194	User Environmental Com		Fairbanks	Peger Complex	30	25.0	Asbestos Management Plan
488	Environmental Compliance	58194	User Environmental Com		Fairbanks	Peger Complex	30	50.0	Remove Old Asphalt Plant & Contaminated Soil
1708	Environmental Compliance	58185	Hazardous Mat Mgmt &		Fairbanks	Peger Complex	30	250.0	Hazmat Cleanup
1709	Environmental Compliance	58185	Hazardous Mat Mgmt &		Fairbanks	Peger Complex	30	10.0	Oil Water Separator (new)

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Prepared by: Lynne Franklin, MD Admin 451-2209

DEFERRED MAINTENANCE

REF	TASK FORCE DEFINITION	PROGRAM CODE	AKSAS DEFINITION	HWY CLASS	STATION	HIGHWAY/AIRPORT/BLDG	ELECTION DISTRICT	COST	PROJECT
75	Finishes	58123	Interior (partitions/paintin		Fairbanks	Peger Complex	30	75.0	Carpet and Wall Covering Replacement/Admin Bldg
263	Finishes	58123	Interior (partitions/paintin		Fairbanks	Peger Complex	30	6.0	Replace Bathroom Partitions, 4 Bathrooms/Admin Bldg
267	Finishes	58123	Interior (partitions/paintin		Fairbanks	Peger Complex	30	15.0	Rebuild Battery Room to Code/SEF Bldg
270	Finishes	58123	Interior (partitions/paintin		Fairbanks	Peger Complex	30	12.0	Remodel Acid Tank Room/SEF Bldg
276	Finishes	58123	Exterior (painting, cleanin		Fairbanks	Peger Complex	30	15.0	Repaint Exterior/Large Warm Storage Bldg
289	Finishes	58123	Interior (partitions/paintin		Fairbanks	Peger Complex	30	12.0	Repaint Interior/Tech Services Bldg
558	Finishes	58123	Interior (partitions/paintin		Fairbanks	Peger Complex	30	8.0	Replace Ceiling Tile Materials
237	Mechanical Systems	58125	HVAC (heating, ventilatin		Fairbanks	Peger Complex	30	300.0	HVAC System/Supply Building
240	Mechanical Systems	58125	HVAC (heating, ventilatin		Fairbanks	Peger Complex	30	240.0	HVAC System/Maintenance Building
275	Mechanical Systems	58125	Distribution (heat exchan		Fairbanks	Peger Complex	30	15.0	Vehicle Exhaust/Large Warm Storage Bldg-Shop Area
279	Mechanical Systems	58125	Other Building Equip (hol		Fairbanks	Peger Complex	30	4.5	Replace Air Compressor/Maintenance Building
281	Mechanical Systems	58125	Other Building Equip (hol		Fairbanks	Peger Complex	30	4.5	Replace Air Compressor/Materials Building
283	Mechanical Systems	58125	HVAC (heating, ventilatin		Fairbanks	Peger Complex	30	125.0	HVAC System/Materials Building
369	Mechanical Systems	58125	HVAC (heating, ventilatin		Fairbanks	Peger Complex	30	325.0	Hydronic Heat Conversion and Air Filtering System/DOT&PF Admin Bldg
446	Mechanical Systems	58125	HVAC (heating, ventilatin		Fairbanks	Peger Complex	30	270.0	Hydronic Heat Conversion/Large Warm Storage Building
557	Mechanical Systems	58125	HVAC (heating, ventilatin		Fairbanks	Peger Complex	30	75.0	Upgrade Admin Building HVAC Controls to Direct Digital Control (DDC)
378	Weatherproofing & Insulation	58122	Roofs		Fairbanks	Peger Complex	30	230.0	New Roof for SEF Shop/Offices
748	Weatherproofing & Insulation	58122	Roofs		Fairbanks	Peger Complex	30	5.0	Recoat Pump House Roof
1710	Environmental Compliance	58185	Hazardous Mat Mgmt &		Fairbanks	SEF Building	30	80.0	Tank Leak Cleanup
						Total		7741.6	

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588	Weatherproofing & Insulation	58122	Roofs		Ft Yukon	Ft Yukon Combined Facility	36	130.0	Roof Replacement/Energy Savings
						Total		130.0	

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337	Electrical Systems	58124	Lighting		Galena	Galena Station	36	8.0	Upgrade Interior Lights
341	Electrical Systems	58124	Service & Power Dist		Galena	Galena Station	36	17.0	Electrical Upgrade
342	Finishes	58123	Interior (partitions/paintlin		Galena	Galena Station	36	34.0	Repaint Interior Maintenance Building
338	Mechanical Systems	58125	Distribution (heat exchan		Galena	Galena Station	36	17.0	Upgrade Vehicle and Shop Exhaust
334	Weatherproofing & Insulation	58122	Exterior Cladding, Insulat		Galena	Galena Station	36	74.0	Reinsulate Shop and Warm Storage
343	Weatherproofing & Insulation	58122	Doors, Windows		Galena	Galena Station	36	3.5	Replace Man Doors (2)
1771	Weatherproofing & Insulation	58122	Doors, Windows		Galena	Galena Station	36	100.0	Replace Overhead Doors
						Total		253.5	

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1617	Environmental Compliance	58194	User Environmental Com		Gambell	Gambell Airport	38	40.0	Old Equipment Bldg Cleanup
						Total		40.0	

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316	Finishes	58123	Interior (partitions/paint)	Healy	Healy Station		34	22.0	Interior Repaint
318	Finishes	58123	Interior (partitions/paint)	Healy	Healy Station		34	6.5	Remodel Bathroom
319	Mechanical Systems	58125	Distribution (heat exchan	Healy	Healy Station		34	8.0	Upgrade Shop Exhaust
493	Weatherproofing & Insulation	58122	Roofs	Healy	Healy Station		34	24.0	Recoat Roof
						Total		60.5	

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1711	Finishes	58123	Interior (partitions/paintin		Interior	Healy Shop	34	25.0	Paint Exterior
						Total		25.0	

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1613	Environmental Compliance	58194	User Environmental Com		Kobuk	Kobuk Airport	37	15.0	Old Equipment Bldg Cleanup
						Total		15.0	

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409	Environmental Compliance	58194	User Environmental Com		Kotzebue	Kotzebue	37	360.0	Dike Fuel Tanks
1723	Environmental Compliance	58185	Hazardous Mat Mgmt &		Kotzebue	Kotzebue Airport Shop	37	60.0	Leaking Underground Storage Tank
407	Weatherproofing & Insulation	58122	Roofs		Kotzebue	Kotzebue Court Roof	37	271.5	Replace Existing Roof System
1614	Environmental Compliance	58194	User Environmental Com		Kotzebue	Selawik Airport	37	15.0	Old Equipment Bldg Cleanup
1612	Environmental Compliance	58194	User Environmental Com		Kotzebue	Shungnak Airport	37	20.0	Old Equipment Bldg Cleanup
						Total		726.5	

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296	Finishes	58123	Interior (partitions/paintin		Livengood	Livengood Station	36	60.0	Fur Out and Finish Insulating Old Shop Interior
299	Mechanical Systems	58213	Plumbing		Livengood	Livengood Station	36	15.0	Upgrade Water Lines and Utilidor to Bunk House
301	Mechanical Systems	58125	Distribution (heat exchan		Livengood	Livengood Station	36	7.5	Upgrade Shop Exhaust
559	Mechanical Systems	58125	HVAC (heating, ventilatin		Livengood	Livengood Station	36	22.0	Remove Old and Install Two New Furnaces in Shop
560	Mechanical Systems	58213	Plumbing		Livengood	Livengood Station	36	18.0	Upgrade Main Water Supply Lines
300	Weatherproofing & Insulation	58122	Doors, Windows		Livengood	Livengood Station	36	6.0	Re-Spring Four Overhead Doors
						Total		128.5	

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291	Environmental Compliance	58194	User Environmental Com		Manley	Manley Station	36	44.0	Install Oil Separator & Install New Lagoon
292	Finishes	58123	Exterior (painting, cleanin		Manley	Manley Station	36	17.5	Prime and Paint Exterior
294	Mechanical Systems	58125	Distribution (heat exchan		Manley	Manley Station	36	6.0	Upgrade Vehicle Exhaust
						Total		67.5	

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306	Environmental Compliance	58194	User Environmental Com		Montana Crk	Montana Crk Station	36	56.0	Install New Lagoon and Oil Water Separator
						Total		56.0	

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1777	Electrical Systems	58124	Lighting		Nelchina	Nelchina Station	35	4.0	Replace Emergency Lights
543	Environmental Compliance	58194	User Environmental Com		Nelchina	Nelchina Station	27	35.0	Floor Drain Renovation
436	Mechanical Systems	58125	HVAC (heating, ventilatin		Nelchina	Nelchina Station	27	10.0	Pipe and unit heaters
504	Mechanical Systems	58125	HVAC (heating, ventilatin		Nelchina	Nelchina Station	27	15.0	Replace Furnace
537	Mechanical Systems	58125	Distribution (heat exchan		Nelchina	Nelchina Station	27	75.0	Upgrade Exhaust System to Existing Code
427	Weatherproofing & Insulation	58122	Doors, Windows		Nelchina	Nelchina Station	27	24.0	Overhead Doors
542	Weatherproofing & Insulation	58122	Roofs		Nelchina	Nelchina Station	27	50.0	Replace Deteriorated Roof
						Total		213.0	

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