ALASKA LEGISLATURE COMMITTEE FILES 1993-1994 8672 405
8140 HOUSE STATE AFFAIRS

HB

345

HOUSE COMMITTEE REPORT

(7)
Date Referred: January 10, 1994 FURTHER REFERRALS: Finance

Date of Committee Action: 3-31-94

The STATE AFFAIRS Committee considered: HB 345

HOUSE BILL NO. 345 PRESERVATION OF PUBLIC FACILITIES

"An Act relating to the preservation of public facilities and to appropriations for annual maintenance and repair, periodic renewal and replacement, and construction of public facilities."

RECOMMENDATIONS: [ ] the same title
be replaced with CSHB-345 (STA) [✓] a new title
[ ] have attached amendments(s)
[ ] do pass
[ ] do not pass
[✓] no recommendations
[ ] individual recommendations
[ ] additional referral to the _____ Committee

ADOPTS: _____ letter of Intent

ATTACHES NEW FISCAL NOTE(s): (Dept)
[✓] fiscal impact Adm-(Gen Svc)
[ ] zero fiscal note _____

APPROVES PREVIOUS: (Dept/Date)
[ ] fiscal note(s) _____
[ ] zero fiscal note(s) _____

SIGNING DO PASS	DP	OTHER RECOMMENDATIONS	DNP	NR	AM
	X			X	
	✓				✓
					✓

CHAIRMAN'S SIGNATURE

8-LS1308\E
Bannister
3/24/94

CS FOR HOUSE BILL NO. 345( )

IN THE LEGISLATURE OF THE STATE OF ALASKA

EIGHTEENTH LEGISLATURE - SECOND SESSION

BY

Offered:
Referred:

Sponsor(s): REPRESENTATIVE JAMES

A BILL

FOR AN ACT ENTITLED

"An Act relating to the maintenance of and art requirements for certain public buildings and facilities and to the art in public places fund; and providing for an effective date."

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

* Section 1. AS 35 is amended by adding a new chapter to read:

CHAPTER 50. STATE MAINTENANCE OF STATE-OWNED BUILDINGS.

Sec. 35.50.010. STATE BUILDING MAJOR MAINTENANCE FUND. (a) The state building major maintenance fund is established in the Department of Administration. The fund consists of

(1) money appropriated to the fund by the legislature;

(2) the proceeds of general obligation bonds and revenue bonds issued for major maintenance projects of state buildings;

(3) the construction cost proceeds deposited in the fund under AS 35.50.030(a);

(4) the major maintenance assessment fees deposited in the fund under AS 35.50.090(a);

(5) money from the federal government that is for the major maintenance of state buildings and that is appropriated to the fund; and

(6) interest on money in the fund, if appropriated into the fund by the legislature.

(b) Subject to appropriation, the money in the state fund shall be used for major maintenance projects for state buildings, and for the costs of employing or contracting with persons to provide the expertise needed by the committee to perform its duties under this chapter.

Sec. 35.50.020. UNIVERSITY BUILDING MAJOR MAINTENANCE FUND. (a) The university building major maintenance fund is established as a fund of the University of Alaska. The fund consists of

(1) money appropriated to the fund by the legislature;

(2) the proceeds of general obligation bonds and revenue bonds issued for major maintenance projects of university buildings;

(3) the construction cost proceeds deposited in the fund under AS 35.50.030(b);

(4) the major maintenance assessment fees deposited in the fund under AS 35.50.090(b);

(5) money from the federal government that is for the major maintenance of university buildings and that is appropriated to the fund; and

(6) interest on money in the fund, if appropriated into the fund by the legislature.

(b) Subject to appropriation, the money in the university fund shall be used for major maintenance projects for university buildings, and for the costs of employing or contracting with persons to provide the expertise needed by the Board of Regents to perform its duties under this chapter.

Sec. 35.50.025. NONLAPSING APPROPRIATIONS. Except as otherwise provided by the particular appropriation, appropriations to the state fund or university fund are not one-year appropriations, and appropriation balances do not lapse under

AS 37.25.010.

Sec. 35.50.030. REQUIRED DEPOSIT. (a) Subject to an appropriation for the purpose, a state agency that is responsible for the construction of a state building shall deposit into the state fund one percent of the construction costs of the state building.

(b) Subject to an appropriation for the purpose, if the university is responsible for the construction of a building, the university shall deposit into the university fund one percent of the construction costs of the building.

(c) In this section, "construction costs" means all costs to construct the building, including planning, design, and financing costs, but does not include the cost of the land for the building.

Sec. 35.50.040. REVIEW COMMITTEE ESTABLISHED. (a) The State Building Major Maintenance Review Committee is established in the department. The committee consists of the commissioners, or their designees, of

(1) the Department of Administration;

(2) the Department of Transportation and Public Facilities; and

(3) three other departments selected by the governor on a two-year rotating basis.

(b) The commissioner of administration shall serve as the chair of the committee.

Sec. 35.50.050. EXPERT ASSISTANCE. The committee may employ or contract with persons to provide the expertise needed by the committee to carry out its duties under this chapter. The Board of Regents may employ or contract with persons to provide the expertise needed by the Board of Regents to carry out its duties under this chapter.

Sec. 35.50.060. COMMITTEE DUTIES. The committee shall

(1) develop criteria for establishing the major maintenance needs of state buildings;

(2) analyze the major maintenance needs of state buildings;

(3) establish a method for prioritizing the major maintenance projects needed for state buildings; the method must include consideration of the need for the

projects and the cost of the projects;

(4) prepare and maintain a six-year major maintenance plan for state buildings;

(5) prepare a complete list of all major maintenance needs of state buildings each year;

(6) prepare a prioritized list of the major maintenance projects that the committee recommends be performed each year for state buildings; the selection shall be based on the need for the projects, the cost of the projects, and other factors determined significant by the committee;

(7) review the life cycle costs of state buildings; and

(8) develop annual maintenance and operating strategies.

Sec. 35.50.070. BOARD OF REGENTS DUTIES. The Board of Regents shall

(1) develop criteria for establishing the major maintenance needs of university buildings;

(2) analyze the major maintenance needs of university buildings;

(3) establish a method for prioritizing the major maintenance projects needed for university buildings; the method must include consideration of the need for the projects and the cost of the projects;

(4) prepare and maintain a six-year major maintenance plan for university buildings;

(5) prepare a complete list of all major maintenance needs of university buildings each year;

(6) prepare a prioritized list of the major maintenance projects that the Board of Regents recommends be performed each year for university buildings; the selection shall be based on the need for the projects, the cost of the projects, and other factors determined significant by the Board of Regents;

(7) review the life cycle costs of university buildings; and

(8) develop annual maintenance and operating strategies.

Sec. 35.50.080. REPORTS TO LEGISLATURE. (a) The commissioner of administration shall provide to the legislature by January 15 of each year

(1) the committee's list of all current major maintenance needs for state

buildings;

(2) a report on the activities of the committee during the previous fiscal year; and

(3) a prioritized list of the major maintenance projects recommended by the committee for state buildings for the next fiscal year.

(b) The Board of Regents shall provide to the legislature by January 15 of each year

(1) the Board of Regents' list of all current major maintenance needs for university buildings;

(2) a report on the activities of the Board of Regents under this chapter during the previous fiscal year; and

(3) a prioritized list of the major maintenance projects recommended by the Board of Regents for university buildings for the next fiscal year.

Sec. 35.50.090. MAJOR MAINTENANCE ASSESSMENT FEE. (a) Subject to an appropriation for the purpose, each fiscal year a state agency that occupies a state building shall deposit in the state fund an annual major maintenance assessment fee in the amount established by the committee each year for each square foot occupied by the state agency in the building.

(b) Subject to an appropriation for the purpose, each fiscal year the university shall deposit in the university fund an annual major maintenance assessment fee in the amount established by the Board of Regents each year for each square foot occupied by the university in a university building.

(c) The governor shall use the square foot rates established by the committee and the university each year to prepare the budget submitted by the governor to the legislature under AS 37.07.

Sec. 35.50.900. DEFINITIONS. In this chapter,

(1) "Board of Regents" means the Board of Regents of the University of Alaska;

(2) "building" includes improvements that are connected to the building, but does not include

(A) a school for which the major maintenance grant fund under

AS 14.11.007 may be used to make a grant to the school; or

(B) an international airport; in this paragraph, "international airport" has the meaning given in AS 02.15.260;

(3) "committee" means the State Building Major Maintenance Review Committee established by AS 35.50.040;

(4) "department" means the Department of Administration;

(5) "state agency" means a department, institution, board, commission, division, authority, public corporation, committee, or other administrative unit of the executive, judicial, or legislative branch of state government, but does not include the University of Alaska, the Alaska Railroad Corporation, the Alaska Housing Finance Corporation, the Alaska Aerospace Development Corporation, or the Alaska Industrial Development and Export Authority;

(6) "state building" means a building owned by the state;

(7) "state fund" means the state building major maintenance fund established under AS 35.50.010;

(8) "university" means the University of Alaska;

(9) "university building" means a building owned by the University of Alaska;

(10) "university fund" means the university building major maintenance fund established under AS 35.50.020.

* Sec. 2. AS 44.27.052(a) is amended to read:

(a) The council may

(1) hold public and private hearings;

(2) enter into contracts, within the limit of funds available, with individuals, organizations, and institutions for services furthering the educational objectives of the council's programs;

(3) enter into contracts, within the limit of funds available, with local and regional associations for cooperative endeavors furthering the educational objectives of the council's programs;

(4) accept gifts, contributions, and bequests of unrestricted funds from individuals, foundations, corporations, and other organizations or institutions for the

purpose of furthering the educational objectives of the council's programs; and

(5) make and sign agreements and to do and perform any acts necessary to carry out the purposes of AS 44.27.040 - 44.27.058 [AS 44.27.040 - 44.27.060].

* **Sec. 3.** AS 44.35.030 is amended to read:

Sec. 44.35.030. CONSTRUCTION OF MEMORIALS TO ALASKA VETERANS. The Department of Military and Veterans' Affairs may construct memorials to Alaska veterans. A memorial constructed under this section is not subject to AS 35.15 [OR AS 35.27].

* **Sec. 4.** AS 35.27; AS 44.27.050(6), and 44.27.060 are repealed.

* **Sec. 5.** APPLICATION. (a) Notwithstanding the repeal of AS 35.27 by sec. 4 of this Act, AS 35.27 continues in effect for the purpose of the design, construction, mounting, and administration of a work of art if a contract for the design, construction, mounting, or administration of the work of art is entered into under AS 35.27 before the effective date of sec. 4 of this Act.

(b) Notwithstanding the amendment of AS 44.27.052(a)(5) by sec. 2 of this Act and the repeal of AS 44.27.050(6) and 44.27.060 by sec. 4 of this Act, AS 44.27.052(a)(5), as it reads before the effective date of this Act, and AS 44.27.050(6) and 44.27.060 continue in effect for the purpose of the design, construction, mounting, administration, commission, or loan of a work of art if a contract for the design, construction, mounting, administration, commission, or loan of the work of art to be funded in whole or in part under AS 44.27.060 is entered into before the effective date of sec. 4 of this Act.

* **Sec. 6.** AS 35.50.010(a)(4), 35.50.020(a)(4), and 35.50.090, added by sec. 1 of this Act, take effect July 1, 1995. The other provisions of this Act take effect immediately under AS 01.10.070(c).

FISCAL NOTE

STATE OF ALASKA
1994 LEGISLATIVE SESSION

BILL NO. CSHB 345(STA)

Revision Date: _____ Dept. Affected: Administration
Title: An Act relating to the maintenance of art requirements for certain public buildings and facilities... BRU: General Services
Component: Purchasing
Sponsor: James
Requestor: _____ COMPONENT SERIAL NO. 60

Expenditures/Revenues: (Thousands of Dollars)

OPERATING	FY 95	FY 96	FY 97	FY 98	FY 99	FY 00
PERSONAL SERVICES	122.0	122.0	122.0	122.0	122.0	122.0
TRAVEL	0	0	0	0	0	0
CONTRACTUAL	27.3	0	0	0	0	0
SUPPLIES	2.0	0	0	0	0	0
EQUIPMENT	0	0	0	0	0	0
LAND & STRUCTURES	0	0	0	0	0	0
GRANTS, CLAIMS	0	0	0	0	0	0
MISCELLANEOUS	0	0	0	0	0	0
TOTAL OPERATING	151.3	122.0	122.0	122.0	122.0	122.0
CAPITAL	0	0	0	0	0	0
REVENUE FUND SOURCE:	0	0	0	0	0	0
FUNDING:						
1002 Federal Receipts	0	0	0	0	0	0
1003 GF Match	0	0	0	0	0	0
1004 GF	0	0	0	0	0	0
1005 GF/Program Receipts	0	0	0	0	0	0
1006 GF/MHTTA	0	0	0	0	0	0
Other	151.3	122.0	122.0	122.0	122.0	122.0
TOTAL	151.3	122.0	122.0	122.0	122.0	122.0
POSITIONS						
FULL-TIME	2	2	2	2	2	2
PART-TIME	0	0	0	0	0	0
TEMPORARY	0	0	0	0	0	0

Estimate of current year (FY94) impact: $ -0-

ANALYSIS: (attach a separate page if necessary.)

See attachment.

Prepared By: Dugan Petty, Director
Division: General Services
Phone: 465-2250
Date:

Approved by Commissioner: Nancy Bear Usera
Agency: Department of Administration
Date: 3/30/94

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Rev 11/92

FISCAL NOTE

STATE OF ALASKA
1994 LEGISLATIVE SESSION

BILL NO. CSHB 345(STA)

While much of the existing efforts of the Office of Management and Budget, Alaska State Facilities Administrators and agencies will be utilized to meet the requirements of the bill, work is needed to develop forms, procedures and methodology to review projects and prepare required reports between passage of the bill and the next legislative session. This work will have fiscal impact paid from the major maintenance project fund.

If sufficient funding is available in the major maintenance project fund for FY95, we believe expenses would be as outlined below. If funding is not available, the committee duties outlined in section 35.50.060 would be met to the extent resources permit.

Anticipated Costs for Expert Staff:

Project Manager	75.5
Administrative Assistant I	46.5
	122.0

Anticipated Contractual Services:

• Establish criteria for major maintenance needs assessment and submittal development	8.0
• Cost estimating of projects and developing estimating criteria	11.3
• Assist development six year plan	5.0
• Develop life cycle cost criteria and approach	3.0
TOTAL	27.3

Anticipated Cost of Software & Supplies: 2.0

Sectional Analysis
CSHB 345

"An Act relating to the maintenance of and art requirements for certain public buildings and facilities and to the art in public places fund; and providing for an effective date."

Section 1

35.50.010. STATE BUILDING MAJOR MAINTENANCE FUND. Creates the State Building Major Maintenance Fund consisting of appropriations, bond proceeds, 1% of construction costs, annual major maintenance assessment fees, federal funds, and interest on the fund.

35.50.020. UNIVERSITY BUILDING MAJOR MAINTENANCE FUND. Creates the University Building Major Maintenance Fund is parallel in nature to the State Building Major Maintenance Fund but applies only to university buildings.

35.50.025. NONLAPSING APPROPRIATIONS. Appropriations are not one-year appropriations.

35.50.030. REQUIRED DEPOSIT. An amount equal to one percent of construction costs of a state building are deposited to the fund, subject to appropriation.

35.50.040. REVIEW COMMITTEE ESTABLISHED. A review committee is created consisting of the commissioners of Administration, Transportation and Public Facilities, and three other departments selected by the governor on a two-year rotating basis. The commissioner of administration serves as the chair. This committee reviews projects for all covered entities except the university.

35.50.050. EXPERT ASSISTANCE. The committee or the Board of Regents may employ or contract for the expertise needed to accomplish the required duties.

35.50.060. COMMITTEE DUTIES. The committee identifies and prioritizes the major maintenance needs, prepares and maintains a six-year plan, complies a complete and prioritized list each year of the major maintenance needs, reviews life cycle costs and develops annual maintenance and operating strategies.

35.50.070. BOARD OF REGENTS DUTIES. These parallel 35.50.060, except that they apply to university buildings.

35.50.080. REPORTS TO LEGISLATURE. By January 15 each year, the commissioner of administration gives the legislature the committee's list of all current major maintenance needs, a report of the committee's activities for the previous fiscal year, and a prioritized list of projects recommended for the next fiscal year. Parallel requirements exist for the Board of Regents.

35.50.090. MAJOR MAINTENANCE ASSESSMENT FEE. Subject to appropriation, a state agency that occupies a state building pays an annual fee intended to pay for major maintenance of state buildings. The annual rate is established by the committee each year for each square foot occupied by the state agency. Parallel requirements exist for the Board of Regents. The rate per square foot is used by the governor to prepare the annual budget.

35.50.900. DEFINITIONS. Includes definitions for Board of Regents, building, committee, department, state agency, state building, state fund, university, university building, university fund. The definition for construction costs is included in 35.50.030(c).

Section 2.

44.27.052. The Alaska State Council on the Arts remains in effect. However, the council's authority over the Art in Public Places Fund is deleted.

Section 3.

44.35.030. Memorials constructed under this statute are no longer subject to the art works in public buildings and facilities statute.

Section 4.

Repeals statutes relating to Art Works in Public Buildings and Facilities, the responsibility of the Alaska State Council on the Arts to manage the art in public places fund, and the fund itself.

Section 5.

Art Works in Public Buildings and Facilities continues in effect for works under contract if the contract is entered into before the effective date of Section 4.

Section 6.

All provisions are effective immediately except for the payment of the major maintenance assessment fee, which becomes effective 7/1/95.

Alaska State Legislature

REPRESENTATIVE
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House of Representatives

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Sponsor Statement
Proposed CSHB 345(Sta)

The State of Alaska owns 1,717 buildings, which have a combined value of $2.3 billion. This amount is equivalent to one-fifth of the value of Alaska's Permanent Fund. Like the Permanent Fund, these facilities are an investment and require care and maintenance.

The average age of state-owned buildings is approximately 20.7 years and the documented deferred maintenance backlog, excluding the University of Alaska, is about $251.4 million, or more than 10% of the buildings value. Through the years, insufficient funds have been appropriated for the scheduled, routine maintenance of our buildings. Deferred maintenance resulted from our inattention to this publicly-owned asset base.

Through our failure to perform scheduled, routine maintenance, small problems became large problems. The leaking roof that could have been repaired for a few thousand dollars became the roof replacement project costing a million dollars.

The sponsor believes it is the duty of the state to preserve and protect existing public buildings. To that end, the sponsor offers CS HB 435(Sta) as the means to ensure that adequate funding is available for the repair of facilities well as scheduled routine maintenance

The Facilities Major Maintenance Fund is created in the Department of Administration*. Money into the fund will come from:

- 1% of construction costs on <u>one-time basis</u>
  This bill also repeals the statutes affecting the 1% for art program. The rationale is "the buildings are falling down around us; we can't afford the luxury of art when the roof is leaking."

- annual maintenance assessment fee
- proceeds of G.O and revenue bonds (*Not part of this bill)*
- federal funds
- additional appropriations
- interest on the fund

A committee* composed of the commissioners of administration, transportation and public facilities and three others to be named by the governor are responsible to develop a criteria and to recommend annually which maintenance projects will be funded. Costs of gaining the needed expertise will come from the fund.

Another feature of CS HB 345(Sta) is an annual maintenance assessment fee charged to all state agencies that occupy state-owned buildings. Besides the obvious advantage of paying for on-going maintenance rather than waiting for big-ticket deferred maintenance items, this assessment fee, established annually by the committee, will further link the perceived need for space by a state agency to a real cost for occupying that space.

- **Effective Dates:** Bill becomes effective immediately except for the payment of the Major Maintenance Assessment Fee, which becomes effective 7/1/95 (allows for a full budget cycle).

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* University of Alaska buildings are included in this bill, but all provisions regarding the University are parallel and separate. Schools and international airport facilities are not included in this bill.

8-LS1308\E
Bannister
3/24/94

CS FOR HOUSE BILL NO. 345( )

IN THE LEGISLATURE OF THE STATE OF ALASKA

EIGHTEENTH LEGISLATURE - SECOND SESSION

BY

Offered:
Referred:

Sponsor(s): REPRESENTATIVE JAMES

A BILL

FOR AN ACT ENTITLED

"An Act relating to the maintenance of and art requirements for certain public buildings and facilities and to the art in public places fund; and providing for an effective date."

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

* **Section 1.** AS 35 is amended by adding a new chapter to read:

CHAPTER 50. STATE MAINTENANCE OF STATE-OWNED BUILDINGS.

Sec. 35.50.010. STATE BUILDING MAJOR MAINTENANCE FUND. (a) The state building major maintenance fund is established in the Department of Administration. The fund consists of

(1) money appropriated to the fund by the legislature;

(2) the proceeds of general obligation bonds and revenue bonds issued for major maintenance projects of state buildings;

(3) the construction cost proceeds deposited in the fund under AS 35.50.030(a);

(4) the major maintenance assessment fees deposited in the fund under AS 35.50.090(a);

(5) money from the federal government that is for the major maintenance of state buildings and that is appropriated to the fund; and

(6) interest on money in the fund, if appropriated into the fund by the legislature.

(b) Subject to appropriation, the money in the state fund shall be used for major maintenance projects for state buildings, and for the costs of employing or contracting with persons to provide the expertise needed by the committee to perform its duties under this chapter.

Sec. 35.50.020. UNIVERSITY BUILDING MAJOR MAINTENANCE FUND. (a) The university building major maintenance fund is established as a fund of the University of Alaska. The fund consists of

(1) money appropriated to the fund by the legislature;

(2) the proceeds of general obligation bonds and revenue bonds issued for major maintenance projects of university buildings;

(3) the construction cost proceeds deposited in the fund under AS 35.50.030(b);

(4) the major maintenance assessment fees deposited in the fund under AS 35.50.090(b);

(5) money from the federal government that is for the major maintenance of university buildings and that is appropriated to the fund; and

(6) interest on money in the fund, if appropriated into the fund by the legislature.

(b) Subject to appropriation, the money in the university fund shall be used for major maintenance projects for university buildings, and for the costs of employing or contracting with persons to provide the expertise needed by the Board of Regents to perform its duties under this chapter.

Sec. 35.50.025. NONLAPSING APPROPRIATIONS. Except as otherwise provided by the particular appropriation, appropriations to the state fund or university fund are not one-year appropriations, and appropriation balances do not lapse under

AS 37.25.010.

Sec. 35.50.030. REQUIRED DEPOSIT. (a) Subject to an appropriation for the purpose, a state agency that is responsible for the construction of a state building shall deposit into the state fund one percent of the construction costs of the state building.

(b) Subject to an appropriation for the purpose, if the university is responsible for the construction of a building, the university shall deposit into the university fund one percent of the construction costs of the building.

(c) In this section, "construction costs" means all costs to construct the building, including planning, design, and financing costs, but does not include the cost of the land for the building.

Sec. 35.50.040. REVIEW COMMITTEE ESTABLISHED. (a) The State Building Major Maintenance Review Committee is established in the department. The committee consists of the commissioners, or their designees, of

(1) the Department of Administration;

(2) the Department of Transportation and Public Facilities; and

(3) three other departments selected by the governor on a two-year rotating basis.

(b) The commissioner of administration shall serve as the chair of the committee.

Sec. 35.50.050. EXPERT ASSISTANCE. The committee may employ or contract with persons to provide the expertise needed by the committee to carry out its duties under this chapter. The Board of Regents may employ or contract with persons to provide the expertise needed by the Board of Regents to carry out its duties under this chapter.

Sec. 35.50.060. COMMITTEE DUTIES. The committee shall

(1) develop criteria for establishing the major maintenance needs of state buildings;

(2) analyze the major maintenance needs of state buildings;

(3) establish a method for prioritizing the major maintenance projects needed for state buildings; the method must include consideration of the need for the

projects and the cost of the projects;

(4) prepare and maintain a six-year major maintenance plan for state buildings;

(5) prepare a complete list of all major maintenance needs of state buildings each year;

(6) prepare a prioritized list of the major maintenance projects that the committee recommends be performed each year for state buildings; the selection shall be based on the need for the projects, the cost of the projects, and other factors determined significant by the committee;

(7) review the life cycle costs of state buildings; and

(8) develop annual maintenance and operating strategies.

Sec. 35.50.070. BOARD OF REGENTS DUTIES. The Board of Regents shall

(1) develop criteria for establishing the major maintenance needs of university buildings;

(2) analyze the major maintenance needs of university buildings;

(3) establish a method for prioritizing the major maintenance projects needed for university buildings; the method must include consideration of the need for the projects and the cost of the projects;

(4) prepare and maintain a six-year major maintenance plan for university buildings;

(5) prepare a complete list of all major maintenance needs of university buildings each year;

(6) prepare a prioritized list of the major maintenance projects that the Board of Regents recommends be performed each year for university buildings; the selection shall be based on the need for the projects, the cost of the projects, and other factors determined significant by the Board of Regents;

(7) review the life cycle costs of university buildings; and

(8) develop annual maintenance and operating strategies.

Sec. 35.50.080. REPORTS TO LEGISLATURE. (a) The commissioner of administration shall provide to the legislature by January 15 of each year

(1) the committee's list of all current major maintenance needs for state

buildings;

(2) a report on the activities of the committee during the previous fiscal year; and

(3) a prioritized list of the major maintenance projects recommended by the committee for state buildings for the next fiscal year.

(b) The Board of Regents shall provide to the legislature by January 15 of each year

(1) the Board of Regents' list of all current major maintenance needs for university buildings;

(2) a report on the activities of the Board of Regents under this chapter during the previous fiscal year; and

(3) a prioritized list of the major maintenance projects recommended by the Board of Regents for university buildings for the next fiscal year.

Sec. 35.50.090. MAJOR MAINTENANCE ASSESSMENT FEE. (a) Subject to an appropriation for the purpose, each fiscal year a state agency that occupies a state building shall deposit in the state fund an annual major maintenance assessment fee in the amount established by the committee each year for each square foot occupied by the state agency in the building.

(b) Subject to an appropriation for the purpose, each fiscal year the university shall deposit in the university fund an annual major maintenance assessment fee in the amount established by the Board of Regents each year for each square foot occupied by the university in a university building.

(c) The governor shall use the square foot rates established by the committee and the university each year to prepare the budget submitted by the governor to the legislature under AS 37.07.

Sec. 35.50.900. DEFINITIONS. In this chapter,

(1) "Board of Regents" means the Board of Regents of the University of Alaska;

(2) "building" incl ides improvements that are connected to the building, but does not include

(A) a school for which the major maintenance grant fund under

AS 14.11.007 may be used to make a grant to the school; or

(B) an international airport; in this paragraph, "international airport" has the meaning given in AS 02.15.260;

(3) "committee" means the State Building Major Maintenance Review Committee established by AS 35.50.040;

(4) "department" means the Department of Administration;

(5) "state agency" means a department, institution, board, commission, division, authority, public corporation, committee, or other administrative unit of the executive, judicial, or legislative branch of state government, but does not include the University of Alaska, the Alaska Railroad Corporation, the Alaska Housing Finance Corporation, the Alaska Aerospace Development Corporation, or the Alaska Industrial Development and Export Authority;

(6) "state building" means a building owned by the state;

(7) "state fund" means the state building major maintenance fund established under AS 35.50.010;

(8) "university" means the University of Alaska;

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* **Sec. 2.** AS 44.27.052(a) is amended to read:

(a) The council may

(1) hold public and private hearings;

(2) enter into contracts, within the limit of funds available, with individuals, organizations, and institutions for services furthering the educational objectives of the council's programs;

(3) enter into contracts, within the limit of funds available, with local and regional associations for cooperative endeavors furthering the educational objectives of the council's programs;

(4) accept gifts, contributions, and bequests of unrestricted funds from individuals, foundations, corporations, and other organizations or institutions for the

purpose of furthering the educational objectives of the council's programs; and

(5) make and sign agreements and to do and perform any acts necessary to carry out the purposes of AS 44.27.040 - 44.27.058 [AS 44.27.040 - 44.27.060].

* **Sec. 3.** AS 44.35.030 is amended to read:

Sec. 44.35.030. CONSTRUCTION OF MEMORIALS TO ALASKA VETERANS. The Department of Military and Veterans' Affairs may construct memorials to Alaska veterans. A memorial constructed under this section is not subject to AS 35.15 [OR AS 35.27].

* **Sec. 4.** AS 35.27; AS 44.27.050(6), and 44.27.060 are repealed.

* **Sec. 5.** APPLICATION. (a) Notwithstanding the repeal of AS 35.27 by sec. 4 of this Act, AS 35.27 continues in effect for the purpose of the design, construction, mounting, and administration of a work of art if a contract for the design, construction, mounting, or administration of the work of art is entered into under AS 35.27 before the effective date of sec. 4 of this Act.

(b) Notwithstanding the amendment of AS 44.27.052(a)(5) by sec. 2 of this Act and the repeal of AS 44.27.050(6) and 44.27.060 by sec. 4 of this Act, AS 44.27.052(a)(5), as it reads before the effective date of this Act, and AS 44.27.050(6) and 44.27.060 continue in effect for the purpose of the design, construction, mounting, administration, commission, or loan of a work of art if a contract for the design, construction, mounting, administration, commission, or loan of the work of art to be funded in whole or in part under AS 44.27.060 is entered into before the effective date of sec. 4 of this Act.

* **Sec. 6.** AS 35.50.010(a)(4), 35.50.020(a)(4), and 35.50.090, added by sec. 1 of this Act, take effect July 1, 1995. The other provisions of this Act take effect immediately under AS 01.10.070(c).

FISCAL NOTE

STATE OF ALASKA
1994 LEGISLATIVE SESSION

BILL NO. HB 345

Revision Date:
Title: Act Relating to the Preservation of Basic Facilities

Department Affected: University of Alaska
BRU: All
Component: All Components with Physical Plants and Capital Appropriation

Sponsor: Rep. James
Requestor: Rep. James

COMPONENT SERIAL NO.

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY95	FY96	FY97	FY98	FY99	FY00
PERSONAL SERVICES						
TRAVEL						
CONTRACTUAL						
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING	0.0	0.0	0.0	0.0	0.0	0.0
FY94 Budgeted						
CAPITAL	11,045.0	11,432.0	11,832.0	12,246.0	12,675.0	13,119.0
REVENUE FD SOURCE						
FUNDING: (Thousands of Dollars)						
GENERAL FUND	11,045.0	11,432.0	11,832.0	12,246.0	12,675.0	13,119.0
FEDERAL FUNDS						
OTHER						
TOTAL FUNDING	11,045.0	11,432.0	11,832.0	12,246.0	12,675.0	13,119.0
POSITIONS:						
FULL-TIME						
PART-TIME						
TEMPORARY						

Estimate of current year (FY94) impact: none

ANALYSIS: (Attach a separate page if necessary.)

Prepared by: Gerry Neubert, Architect & Asst. VP Phone: 474-7591

Statewide Budget Office: Alison Elgee, Director
Approved by: Brian Rogers, Vice President for Finance
Agency: University of Alaska Date: 2/2/94

Distribution (by preparer): Legislative Finance, Legislative Sponsor, Requestor, OMB, & Impacted Agency(ies).

Rev 10/90

Fiscal Note Analysis

HB 345, An Act Relating to the Preservation of Public Facilities

Analysis

In addition to normal operational costs, i.e., fuel, electricity and water, funds are needed for routine maintenance and repair and renewal and replacement for facilities if facilities are to be maintained in good operational condition. Without these expenditures annually, an ever-increasing backlog of deferred maintenance will result. Formulas are used to determine the adequate funding level for routine maintenance and repair and renewal and replacement.

MAU	CURRENT PLANT VALUE	MAINTENANCE BY FORMULA	RENEWAL & ... REPLACEMENT BY FORMULA			
SPS	23,688,968	355,335	115,191			
UAA	263,097,484	3,946,462	2,188,076			
UAF	471,441,064	7,071,616	7,092,486			
UAS	94,108,442	1,411,627	728,602			
	852,335,958	12,785,040	10,124,355	=	22,909,394	Needed
					12,237,500	Budget for FY94
					10,671,894	Shortfall for FY94
					11,045,410	Shortfall for FY95 w/3.5% inflation

The university is predicting no new positions as a result of this potential budget increase in funding. The university intends to accomplish additional work through contracts with the private sector.

ATTACHMENT B

Alaska State Legislature

REPRESENTATIVE
JEANNETTE JAMES
P O Box 56622
North Pole, Alaska 99705
(907) 488-0862

House District 34

While in Juneau
State Capitol
Juneau, Alaska
99801-1182
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House Of Representatives

SPONSOR STATEMENT
Updated 1/24/94
HB 345 Preservation of Public Facilities

The State of Alaska has 2.3 billion dollars invested in 1,717 public buildings. There is currently a gigantic deferred maintenance backlog (Deferred Maintenance list, prepared by The Alaska State Facilities Administrators. Feb 1993, attached as exhibit #10) for these public buildings, this is a public disgrace, our buildings are falling down around us Statewide.

No new construction should be undertaken until we have repaired and maintenanced our current facilities to an acceptable condition. It is senseless to keep building new facilities while our current buildings deteriorate from a maintenance need to a replacement need.

This bill requires:

1. All deferred maintenance is to be performed over a 15 year period on all public buildings for a total appropriation as extrapolated from the fiscal note of $251,400,000.00 ($113,985,800.00 in the first 6 years) in capital replacement costs, the sum of the dollars needed is astonishing. The fiscal note for FY 95 building operation is $61,102,700.00 and continues annually forever, adjusted for inflation at an annual rate of 3.5%. The operating budget has been underfunded for a long time and is the reason the deferred maintenance exists.

2. All new buildings built after #1 is complete will need to be funded by a formula program to guarantee that the new buildings will be properly maintained.

The continuing problem of assuring the money appropriated for maintenance goes to the maintenance is one that we must examine and incorporate into this bill through the amendment process.

Public facilities have been underfunded for many years, it is sheer folly to expect our buildings to fix themselves, and to continue to ignore this crushing need is totally irresponsible.

The Department of Transportation and Public Facilities is the agency I will charge with the task of repairing and replacing our public facilities including University of Alaska facilities.

REPRESENTATIVE
JEANNETTE JAMES
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House District 34

Alaska State Legislature

While in Juneau
State Capitol
Juneau, Alaska
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House Of Representatives

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10. University of Alaska buildings, deferred maintenance needs
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FISCAL NOTE

STATE OF ALASKA
1994 LEGISLATIVE SESSION

BILL NO. HB 345

Revision Date: _____ Dept. Affected: Administration
Title: An Act relating to the preservation of public facilities and to appropriations for annual... BRU: Leasing & Facilities
Component: Leases
Sponsor: James
Requestor: _____ COMPONENT SERIAL NO. 81

Expenditures/Revenues: (Thousands of Dollars)

OPERATING	FY 95	FY 96	FY 97	FY 98	FY 99	FY 00
PERSONAL SERVICES	0	0	0	0	0	0
TRAVEL	0	0	0	0	0	0
CONTRACTUAL	0	0	0	0	0	0
SUPPLIES	0	0	0	0	0	0
EQUIPMENT	0	0	0	0	0	0
LAND & STRUCTURES	0	0	0	0	0	0
GRANTS, CLAIMS	0	0	0	0	0	0
MISCELLANEOUS	0	0	0	0	0	0
TOTAL OPERATING	0	0	0	0	0	0
CAPITAL	0	0	0	0	0	0
REVENUE FUND SOURCE:	0	0	0	0	0	0
FUNDING:						
1002 Federal Receipts	0	0	0	0	0	0
1003 GF Match	0	0	0	0	0	0
1004 GF	0	0	0	0	0	0
1005 GF/Program Receipts	0	0	0	0	0	0
1006 GF/MHTIA	0	0	0	0	0	0
Other	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0
POSITIONS						
FULL-TIME	0	0	0	0	0	0
PART-TIME	0	0	0	0	0	0
TEMPORARY	0	0	0	0	0	0

Estimate of current year (FY94) impact: $_____

ANALYSIS: (attach a separate page if necessary.)

Prepared By: Dugan Petty, Director Phone: 465-2250
Division: General Services Date: _____

Approved by Commissioner: Nancy Bear Usera Date: 1/24/94
Agency: Department of Administration

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Rev 11/92

STATE OF ALASKA
1994 LEGISLATIVE SESSION

BILL No.: HB 345

FISCAL NOTE

Revision Date:
Title: Preservation of State Facilities

Department Affected: DOT&PF
BRU: E&OS, D&C

Sponsor: James
Requestor:

Component:
Component Serial Number:

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY95	FY96	FY97	FY98	FY99	FY00
PERSONAL SERVICES	0	0	0	0	0	0
TRAVEL	0	0	0	0	0	0
CONTRACTUAL	0	0	0	0	0	0
SUPPLIES	0	0	0	0	0	0
EQUIPMENT	0	0	0	0	0	0
LAND & STRUCTURES	0	0	0	0	0	0
GRANTS, CLAIMS	0	0	0	0	0	0
MISCELLANEOUS	0	0	0	0	0	0
TOTAL OPERATING:	61,102.7	63,241.3	65,454.7	67,745.6	70,116.8	72,570.8
CAPITAL	16,757.9	17,595.8	18,475.6	19,399.4	20,369.3	21,387.8
REVENUE FUND SOURCE	0	0	0	0	0	0

FUNDING: (Thousands of Dollars)

1002 FEDERAL RECEIPTS	0	0	0	0	0	0
1003 GF MATCH	0	0	0	0	0	0
1004 GF	77,860.6	80,837.1	83,930.3	87,145.0	90,486.1	93,958.6
1005 GF/PROGRAM RECEIPTS	0	0	0	0	0	0
1006 GF/MHTIA	0	0	0	0	0	0
OTHER	0	0	0	0	0	0
TOTAL FUNDING:	77,860.6	80,837.1	83,930.3	87,145.0	90,486.1	93,958.6

POSITIONS

FULL-TIME	2 minimum	2 minimum	2 minimum	2 minimum	2 minimum	2 minimum
PART-TIME	0	0	0	0	0	0
TEMPORARY	0	0	0	0	0	0

Estimate of current year (FY94) impact: $ None

ANALYSIS: (Attach a separate page if necessary)

See detailed fiscal note analysis on the following page. Operating figures have been inflated by 3.5% annually for anticipated inflation. Capital costs are based upon a 15 year retirement program of existing deferred maintenance.

Prepared by: Mal Linthwaite, Director — Phone: 465-2960

Division: Engineering and Operations Standards — Date: January 18, 1994

Approved by Commissioner: for B.A. Campbell — Phone: 465-3901

Agency: Department of Transportation and Public Facilities — Date: January 19, 1993

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Detailed Fiscal Note Analysis for HB 345

Two 1993 publications developed by the Alaska State Facilities Administrators (ASFA) give rise to the numbers and projections in the attached fiscal note. The department was actively involved in the ASFA committee meetings and participated in the development of each report, *"Alaska's State-Owned Buildings – An Inventory and Assessment", January 1993, and "Deferred Maintenance List for Alaska's State-Owned Facilities"*, February 1993.

The referenced reports point out the deficiencies in the current funding levels for the operation, maintenance, renewal and renovation of our state owned facilities. The reports talk briefly to the "formula" driven basis of future funding levels (as discussed on lines 2 through 6, page 2 of the legislation) and introduces an additional budgetary consideration known as "Deferred Maintenance". The bottom line of both reports is that the maintenance, operation and capital related activities within our state owned facilities are being seriously underfunded.

Based upon FY 91 Operational and Capital requests (the portion of the budget that keeps the lights on, pays the heat, hires the janitors and repairs facilities in direct response to operational functions) state building managers experienced a $15.4 million shortfall. Worse yet, the $58.6 million request for "maintenance and repairs" and "renewal and replacement" was funded at only $34.7 million or about 59%. And to compound matters even more, these maintenance funds were often utilized to offset the deficiencies in the Operational and Capital budgets in lieu of seeking "supplemental funding" When the effects of the "borrowing from Peter to pay Paul" concept is finally u ate ends up with additional deferred maintenance. As of February 1993, the ferred maintenance "bill" stood at approximately $241 million.

The figures appearing in the companion Fiscal Note were derived directly from the ASFA documents. As such, it was not possible to give a breakdown of the Operating Expenditures into the various component costs. Also it should be understood that some portion of the projected costs are already being supplied to agencies by the legislature. (As noted above, theorectically up to 59% of the costs, but more realistically about 33.6%.) And finally, the manpower needs, at best, can only be guessed. The "2 minimum" figure is derived from the department's practical experience with a similar task for the American's with Disabilities Act.

In conclusion:

1. The annual costs associated with "maintenance and repairs" and "renewal and replacement" were derived from the table on page 10 of the ASFA *"Inventory and Assessment"* document and amount to $61,102,650 (in 1993 dollars). These appear as Operating Expenditures.
2. The annual costs associated with "deferred maintenance" were derived from the table on page 13 of the same ASFA report. The 15 year payback was selected and these figures (previously adjusted for inflation) appear as Capital Expenditures.
3. The annual costs associated with true "Operating and Capital expenses" (see earlier discussion) are not shown, but are assumed to be funded at their requested levels.

FY95 CAPITAL BUDGET PLANNING DEFINITIONS

FACILITIES - The condition of the university's physical plant has deteriorated badly during the past decade as a result of an emphasis on new construction in the early part of the decade followed by severe reductions in budget funding for maintenance and repair. The university, like all responsible public institutions, must make regular investments in its facilities in order for them to safely and effectively serve the mission of the institution.

Public facilities exist in dynamic 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, three different funding categories are required to protect and preserve our "Building Trust." A fourth, deferred maintenance, would also be required if the funding levels for the other three, as follows, are inadequately addressed:

Routine maintenance and repair
Renewal and replacement
Renovation and remodeling

Routine maintenance (requested in operating budget) is the day-to-day scheduled and preventative maintenance work required to keep buildings operational and in a continuous state of readiness. Minor repair work is also included in this category.

The Kaiser Life Cycle Concept formula, in use nationally throughout the United States and Canada, was selected by the Alaska State Facilities Administrators (AFSA) as the model formula by which annual maintenance and minor repair funding requirements can be best estimated. This formula requires only the multiplication of a building's current replacement value by 1.5% to determine the annual required level of maintenance funding:

Annual Funding Level = Replacement Value x 0.015

Renewal and replacement (requested in both the capital and operating budget) - This category of investment addresses the scheduled replacement of worn-out major building components and the retrofitting or replacing of obsolescent and/or inefficient building systems. Upgrading facilities to c rrent codes is included in this funding category. Renewal and replacement funding maintains, and in some instances extends, the useful life of facilities.

The Sherman-Dergis model for identifying funding requirements 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:

Annual Renewal Funding = .75 Replacement Value x Age/1275

a. The replacement value is multiplied by .75, on the basis that renewal costs should not exceed three-fourths of a building's value. If it does, then building replacement should be considered.
b. A building's age is adjusted downward to the extent that it has already experienced major renewal.

c. 1275 is the sum of the digits between 1 and 50 and is a constant based on a 50-year overall facility life cycle. For example, a new building requires little renewal and would be rated at age 1/1275, or 0.08%. A 50-year old building would be rated at 50/1275, or 3.9%.

Renovation and remodeling - In addition to being kept in good condition and with functioning systems, university facilities require periodic modification to adapt to changing programs and new technology. Institutions must continually reinvest in remodeling and renovating 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 and hamper program delivery and hinder campuses from efficiently achieving their goals.

Deferred maintenance - (requested separately with bond financing) 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 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.

While there are many opinions as to detail, there is general consensus among administrators that regardless of the nature of a physical plant task, it will generally fall into one or more of the five following principal components of operations and maintenance:

1. Custodial services
2. Grounds operations and maintenance
3. Utilities operations and maintenance
4. Physical plant administration
5. Routine building maintenance

Aside from the obvious need for utilities, the first four categories have little or no direct impact on keeping a building operational and, hence, in a maintained state, we need to focus primarily on the budget category of routine building maintenance.

Routine building maintenance can be defined as that component of building operations which is devoted exclusively to keeping building systems in their near original operational condition. Funded by the operating budget, it is the day-to-day work requirement and minor repair work, performed by craft personnel, that allows a building to keep functioning at its designed capacity. The two main elements of routine building maintenance are:

> CORRECTIVE MAINTENANCE. As a result of a building system malfunction or failure, these are the actions necessary to restore a building, or an item of fixed equipment, to a specified operational condition. Companion to corrective maintenance, which may or may not be preprogrammed, is emergency corrective maintenance. These are building maintenance items which need to be initiated immediately upon detection for reasons of health, safety, or security.
>
> PREVENTIVE MAINTENANCE. These actions are performed to retain building systems in a specified condition by providing systematic inspection, detection and prevention of incipient failure. Preventive maintenance is normally programmed in advance and generally falls into two categories: (1) action which is initiated as a result of knowledge gained from routine or continuous checking; or (2) action which is initiated using information contained in maintenance manuals or which is necessary to follow manufacturers' recommendations.

National standards in use throughout the United States and Canada indicate that between 27 to 33 percent of an agency's building operations and maintenance department's annual operating budget should be devoted exclusively to routine building maintenance; and, additionally such standards further advise that actual annual routine building maintenance allocations be that amount produced

Department of Transportation and Public Facilities

POSITION PAPER

BILL NO: HB 345 APPROVED:

TITLE: Preservation of Public Facilities DATE: January 21, 1994

The Department of Transportation and Public Facilities (DOT&PF) is aware of the need to provide additional funding for the maintenance, repair and operations of state owned facilities. DOT&PF has participated in the development of the two Alaska State Facility Administrator's publications which address these issues. Unfortunately the department believes that the proposed legislation fails to address all the areas of concern, and in at least one additional area, goes too far in restricting the best use of state funds. Therefore, DOT&PF views this bill with guarded optimism.

The department believes that some action needs to occur in this arena, but the proposed legislation is not the desired approach. Hence the department cannot fully support the proposed legislation as written. However, recognizing the problem at hand DOT&PF would enjoy an opportunity to work with the legislature in finding a solution to this problem.

Coping With Deferred Maintenance

L. Terry Suber
Director of Physical Plant
Colorado State Univeristy

Colleges and universities have three basic resources:
- People (faculty, students, and staff)
- Physical plant (land, buildings, and fixed equipment)
- Funds (state appropriations, endowments, gifts, tuition, grants, and contracts)

For most institutions physical resources represent the largest single asset. Nevertheless, the priority given to academic programs and salaries has made it difficult to increase funding for proper maintenance.

Failure to acknowledge the existence of deferred maintenance or the need for major repairs may conceal the actual financial distress of an institution.

Many administrators are aware of the problem but not of its extent. For example, at Colorado State University there are approximately 4 million gross square feet of academic/administrative space in structures built from 1890 to 1980. The cost of bringing all major buildings up to maintainable condition is between $15 million and $30 million, or from $4–$8 per square foot at the 198 construction index cost. Approximately half of this amount could be classified as deferred maintenance, and the other half as major repairs due now or within the next five years.

Though many administrators may try to wish the problem away, it will, in fact, worsen before it gets better. An effective deferred maintenance program will last five years or more, perhaps indefinitely at some institutions. In 1970, Colorado State's painting cycle was six to seven years. Today it is ten to twelve years and it will take six to eight years to restore a maintainable cycle.

Coping with deferred maintenance during the 1980s will be complicated and will challenge business officers and physical plant directors. Programs to pay for deferred maintenance will be essential. The cost of energy will continue to rise, faster than the rate of inflation. There will be few new buildings constructed, and existing buildings will age. At the same time, faculty, students, and administrators will expect more from the plant operation. Reducing deferred maintenance will require a larger portion of the financial appropriation to correct existing problems and prevent new ones.

BACKGROUND

The deferred maintenance problem on college and university campuses is not new. During World War II, maintainance of the plant was reduced to a bare minimum. In the late 1950s, predictions of a "tidal wave" of new students resulted in a strong preference for increased square footage and new buildings. Studies indicate that 70 to 75 percent of all existing physical facilities were constructed in the past 25 to 30 years. Thus, in the 1980s "new buildings" are in fact now "old buildings," because major maintenance in the 1970s was deferred.

Now that academic programs and construction of new facilities are being cut back and enrollment is declining, maintenance is the new goal: maintenance of enrollments, maintenance of faculty, maintenance of programs, and maintenance of physical facilities. Preventive maintenance is not enough, as institutions change to meet the needs of our society and as facilities age and are used more heavily.

WHAT IS DEFERRED MAINT. .NCE?

The word "maintenance" in the article refers to keeping the plant in good condition so that it performs the intended function without undue interruption. Preventive maintenance, routine maintenance, and emergency maintenance are terms used to describe work performed to prevent serious damage or, ultimately, a breakdown. Major repairs that cannot be delayed are called emergencies.

Deferred maintenance is the term commonly applied to larger or more expensive maintenance work that can be delayed and is not performed when needed or reported, usually because its cost is beyond the annual maintenance and operating budget of the physical plant department. As these major unfunded repairs accumulate, they begin to endanger the integrity of structural and mechanical systems and to permit penetration by the weather. Eventually there is need for an analysis of the consequences of further delays, such as the increased cost of delaying an inevitable repair or a major interruption of vital services.

The deferred maintenance problem is intertwined with projects to eliminate health and safety hazards or building code violations, to provide accessibility for the handicapped, to retrofit facilities for improved energy conservation, and to renovate facilities that have become functionally obsolete but are structurally sound. Ideally, all of these problems should be addressed in a rational and comprehensive manner and on a building-by-building basis, when appropriate, to insure maximum economy of total expenditure. For example, roofing insulation should be upgraded when a roof is replaced as a deferred maintenance project, and access for the handicapped should be improved when fire code problems are corrected. Cost effectiveness can be enhanced only by a comprehensive facilities renewal program. Flexibility is imperative; financial procedures that are set in concrete will prevent any institution from examining itself realistically.

IDENTIFYING THE PROBLEM

The first step is to collect data.

1. Has a list of major repairs been submitted annually requesting funds not covered in the annual operating budget? Was the institution aware of a backlog of major repairs?
2. Are maintenance procedures being managed efficiently? Is there an effective preventive maintenance program in full operation?
3. Is there a clear policy on differentiating physical plant from departmental expenses? Does the institution follow the NACUBO/APPA classification of accounts?
4. Is there a maintenance plan that encompasses projected uses or intended conversions of buildings?
5. Are new programs dispersed evenly within available facilities? Have spaces been modernized or alterations and modifications made for new programs in lieu of major repairs?
6. Have there been shortcuts or less expensive construction in the capital building program that have ultimately caused maintenance or operating costs to rise?
7. Have new buildings been constructed without sufficient additional funds to maintain them properly?
8. Are certain buildings with a high maintenance cost and low space use being maintained?
9. Are buildings used most effectively? Is expensive space allocated for storage? Is one person using an office designed for two?
10. Is there a procedure to make decisions on the basis of cost benefits or cost effectiveness in terms of energy conservation, health and safety codes, remodeling, or even deferred maintenance?
11. Are there special persons who command higher standards of maintanance for their special interest areas?

Inadequate maintenance has led to the deferral of more and more to reduction of funds available for preventive or routine maintenance. The lower the level of maintenance, the shorter will be the useful life of a building and its equipment, and the higher will be the cost of deferred maintenance.

The maintenance deficit, or backlog of deferred maintenance, must be eliminated, and at the same time annual maintenance budgets must be increased and management of facilities improved. Deferred maintenance will continue to be a problem until physical facilities are brought up to maintainable condition.

The first question to ask is whether physical resources are managed in the most effective manner, especially in terms of space use, maintenance, personnel, energy, and code compliance. To answer this, a facilities audit, which is a detailed analysis of all facilities in terms of space use, functional suitability, cost of operation, physical condition, and level of maintenance, may be needed. Such an audit will uncover major physical plant problems caused by aging and deferred maintenance. Based on this evaluation, buildings may be designated for (1) retention in current condition, (2) renovation or improvement, or (3) complete removal through demolition, sale, or lease. The audit can result in reduction of the overall operating and maintenance cost burden and can lead to improvement of remaining facilities.

CAN THE PROBLEM BE SOLVED?

As soon as enough facts and information have been collected to determine that a deferred maintenance problem exists and to establish goals or objectives, a detailed building maintenance survey of each building or site condition is required.

The NACUBO/Association of Governing Boards Deferred Maintenance Survey sought to learn if there were deferred plant projects that staff felt were important to the well-being of the facilities. Only one in five of the responding institutions had a formal deferred maintenance inventory. Nearly every physical plant director, however, had a list of desired projects that had been delayed pending arrangements for funding.

One advantage of such a survey is that managers gain an idea of the magnitude of physical plant needs not covered by the annual operating budget. Managers can annually review each project in the survey, assess how long it can be delayed, and estimate costs at current prices. Management then has the option of funding the most pressing projects or continuing deferred maintenence.

The facilities audit enables managers to examine the use of facilities, the condition of buildings and their support systems, preventive maintenance efforts, and related factors.

Once the audit has been completed, plans and budgets for accomplishing the deferred maintenance program over several years can be formulated. It is important for administrators to demonstrate that investment in deferred maintenance is more effective than spot renovation or new construction.

WHO PERFORMS THE DEFERRED MAINTENANCE SURVEY?

The physical plant staff is probably the greatest source of information on buildings and site needs and should be involved in developing a deferred maintenance program. Even if a consulting firm is hired, it must have the guidance and cooperation of key physical plant personnel during the building audit.

A survey of the needs of buildings can be performed in a variety of ways. The size and organization of the campus and the technical capabilities of the physical plant staff must be considered.

Using campus physical p' personnel to perform a survey require. freeing them from other responsibilities. Consistency is difficult to achieve unless the same team performs all the work on a given survey.

An advantage of using in-house personnel is that they can learn from the process. This type of survey helps key people to be aware of conditions that are not yet emergencies, to view the condition of buildings from a different perspec-tive, and to develop procedures for reporting conditions in a timely manner.

On the other hand, an outside consultant makes it possible to perform the survey quickly and with persons who will not be interrupted by physical plant duties.

If an outside consultant is hired, it is vital that campus personnel design the survey in advance so that it indicates exactly what is to be checked, how observations are to be recorded, how data are to be processed, and how results are to be reported. It is also important to determine in advance the facilities to be surveyed. Will the entire physical plant be covered, or only those facilities used for teaching and research or those built before a specific date? Will the approach be piecemeal or comprehensive?

UNDERTAKING THE BUILDING MAINTENANCE SURVEY

Necessary for successful management of a building maintenance program are knowledge of the current physical condition of existing buildings, enough detailed information to determine corrective action, development of cost data, and establishment of priority ratings. The steps in the process of developing a survey to supply the above are basically the same for all institutions but will vary according to the degree of detail required:

1. Types and objectives. What is the purpose of the survey, how is it to be used, and what will be the results? Will it be a short a full audit? Will it provide sufficient information to make plans, estimates, and priority ratings?
2. Instructions and scope. Is the total building and its electromechanical systems to be surveyed, or only portions thereof? Are furnishings (blinds, drapes, chairs, lab benches) to be included? Are access for the handicapped and fire and safety conditions part of the survey? (Detailed instructions are essential to accomplish the objectives.)
3. Buildings. A listing of buildings and an order of priority are required.
4. Schedule. Since certain building components require different skills for surveying different functions, scheduling the dates and times to start and complete each building is essential. It is likely that certain building systems will have to be shut down so that observations can be made.
5. Inspection format. This is the heart of the total program. It can be organized in a general way by the features of buildings or in detail by categories for each component, with descriptions of what to look for. Colorado State chose a detailed format, as one of the objectives was to develop a permanent building-condition file. Such a file facilitates an ongoing, controlled major maintenance program and limits the possibility of another accumulation of deferred maintenance.
6. Inspection. The inspection form will record details of problem areas or specific conditions. This requires a team of specialists in the respective building trades to make necessary observations and evaluate specific conditions.
7. Determining solutions. To determine the most cost-effective solutions for deteriorating conditions and to restore facilities to the original condition will require the combined talents of architects and engineers.
8. Estimating. An estimate will probably be required for each solution. It should be as detailed and specific as possible so that it can be more easily updated if schedules for funding are delayed or if conditions change.

9. Preparing the request. This is a summary sheet for each project for which funds are being requested. A brief but precise statement of the problem, its cause, and probable consequence is needed. The recommended solution estimated cost, and benefits must be stated. A good color photograph of deteriorating conditions will be helpful.

10. Priority of projects. Each institution will probably develop its own rating system for deferred maintenance projects. The rationale behind each system will be to protect, in the following order, occupants, buildings, built-in equipment, and other facilities. Each of the above can be divided into several categories. To promote objectivity, some institutions develop mathematical weightings and assign each project a weighted factor.

PROJECT ANALYSIS

An effective building survey will determine the physical condition of each building and produce an estimate of the cost of both deferred maintenance and of major repairs that have not been deferred and are required to restore the building to maintainable condition. If the cost seems high, a facilities renewal audit should be undertaken. Cost estimates here can be rough and on a line-item basis. The following questions should be answered:

- Is the building suitable for its function and current use, or will it require remodeling?
- Is it accessible to the handicapped?
- Does it comply with present occupancy, fire, health, and safety codes?
- What is the total cost compared to the cost of a new building or to relocation of the program to another building?

SELLING THE DEFERRED MAINTENANCE PROGRAM

Identifying the problem is half the solution. If business managers are unable to sell the urgency of the deferred maintenance problem, the results will be what economists call "disinvestment" - plant decay or total shutdown. Because the stakes are so high, solutions must be found without delay.

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Funding of Facility Repairs and Renovation

By: Harvey H. Kaiser

Harvey H. Kaiser is Vice President for Facilities Administration at Syracuse University.

The last 30 years have seen frequent discussion of appropriate funding levels for repair and renovation of higher education facilities. As systems of public higher education in Texas, Florida, California, Colorado, and elsewhere sought to determine formulas for maintenance budgeting, repair, and renovation were a factor.

Only a small portion of higher education has used formulas, and, here, funding shortfalls have left a gap of deferred work. Most public and independent institutions infrequently assess the need for repairs and renovations and divert regular maintenance or contingency funds to high priority projects. Increasing gaps between maintenance funding needs and actual allocations have developed in the 1980s, resulting in a considerable amount of deferred maintenance throughout higher education.

Complicating the determination of appropriate annual funding levels for repairs and renovations is the broad range of definitions of annual maintenance and operations, repairs and renovations, and capital outlays for new construction or major remodeling. Introduction of the concept of deferred maintenance has added further confusion. In some cases there is an arbitrary and often inconsistent – determination that repairs and renovations are a component of annual maintenance funds, or are part of special capital appropriations. Varying practices have been adopted by public systems and independent institutions, though decisions are usually influenced by availability of funds and politically acceptable devices for allocating resources.

Determining appropriate funding of repair and renovation requires a realistic view of the replacement cycle of facilities. Buildings are composed of systems – foundations, structure, roofing, exteriors, interior finishes, mechanical and electrical systems, etc. – each with varying life spans. Facilities are made up of components requiring repair and renovation over a period of time; these components do not all "fail" at the same time but have independent life cycles.

The life cycle of building components is the key to one method of assessing appropriate funding levels for annual maintenance and repair and renovation. Implicit in the assessment of maintenance

funding needs are assumptions concerning existing building conditions. Because of deferred maintenance, special costs to bring buildings to a "new" condition must be considered when seeking realistic levels of annual maintenance funding.

By analyzing the components of buildings as separate systems with different life cycles, an average annual replacement factor as a percentage of the total facility can be determined. The sum of the components' annual replacement factor provides a replacement value for a total facility. Following are two methods of determining appropriate annual funding levels for repairs and renovations, using building component life cycle concepts.

Life Cycle Approach

A basic cost formula for campus building repair and renovation can be developed to provide, on a gross square foot basis, a replacement index for annual expenditures. Steps involved in developing a replacement index expressed as a percentage of total replacement are: (1) defining building systems; (2) estimating costs per square foot of each system and percentage of total building replacement cost; and, (3) estimating average life cycle of each building system. Dividing the percentage of total construction by average life cycle produces an annual replacement index for each component. The total of the component indices is a total replacement index for annual repair and renovation costs.

Development of a repair and replacement index is illustrated in Exhibit 1. Sources for definitions of building systems and costs of each system per square foot are the standard estimating guides such as Dodge Construction Systems Costs, Means Building Systems Cost Guide, or Berger Building and Design Cost File.

In Exhibit 1, the 15 building system components (column 1) and cost per square foot (column 2) are obtained from average national costs of university classroom buildings (1981 Dodge Construction System Costs). Costs for contractor overhead and profit have been distributed to each system component as

Exhibit 1: Repair and Replacement Index

Column 1	Column 2	Column 3	Column 4	Column 5
Building System	Cost per Gross Square Foot	% of Total Construc-tion	Average Years Before Replacement or Repair for Extended Life	Repair and Replacement Index— % per Year of Total Value
Foundations	$ 1.72	2.3%	100	.0230%
Floors on grade	1.58	2.1	100	.0210
Superstructure	11.40	15.2	100	.1520
Roofing	0.82	1.1	20	.0550
Exterior walls	5.62	7.5	50	.1500
Partitions	5.18	6.9	50	.1380
Wall finishes	3.30	4.4	10	.4400
Floor finishes	2.78	3.7	10	.3700
Ceiling finishes	2.55	3.4	25	.1360
Conveying systems				
Specialties	2.40	3.2	25	.1280
Fixed equipment	7.65	10.2	40	.2550
HVAC	13.50	18.0	25	.7200
Plumbing	6.52	8.7	40	.2175
Electrical	9.98	13.3	40	.3325
TOTALS	$75.00	100.0%		3.138%

part of the total of $75 · gross square foot. Other breakdowns of building systems and distribution of costs can be developed from local experience or special building conditions, with costs adjusted for different building types.

The percentage of total construction (column 3) is calculated by dividing each system cost by the total project cost; for example, foundations (line 1) are $1.72 per square foot, or 2.3 percent of the $75 total per square foot.

The annual replacement index for each system component (column 5) is calculated by dividing column 3 by column 4. The total annual replacement index is the sum of the indices of the 15 components.

Using an average current cost (1981) of $75 per gross square foot for campus space, an annual appropriation of 3.138 percent is required for repair and replacement per gross square foot. Thus, at 1981 costs a campus of 1 million gross square feet with a replacement value of $75 million would require an annual appropriation of $2.354 million for repair and replacement.

The University Of California Approach

A 1968 University of California evaluation of budget funding for comprehensive building maintenance produced a formula that includes repair and replacement funds. Similar to the life cycle approach, components of equipment and structure were analyzed for replacement (119 building components were related to replacement values). The determination was that 1.2 percent of the total replacement value of a facility should be annually funded for maintenance. Actual ratios for facilities of different ages ranged from (to 1.9 percent, though ratios for 85 percent of the buildings were between 1.1 and 1.4 percent. The results compared favorably with the levels used by other institutions, and on this basis the University of California adopted 1.1 percent as a minimum standard.

If fully funded, the University of California building maintenance formula would provide an optimum level of continuous programmed maintenance, repair, and replacement of structural components. It would maintain all buildings in essentially new condition and include full funding for a preventive maintenance system to insure that building equipment would perform at peak efficiency over the greatest span of years.

At full value, the University of California building maintenance workload formula generates standard funding requirements ranging from 1.10 percent to 1.75 percent of current replacement values for individual buildings, depending on the type of construction. The formula is based on individual programmed service cycles ranging from less than one year to 50 years. Because of this variance in service cycles, overall funding requirements must be weighted to reflect the age of maintained buildings. Full funding of the formula would be required only if all buildings are in a variety of age groups. Standard funding requirements would be less with approximate values shown in Exhibit 2 (based on the minimum standard ratio of 1.10 percent).

In the California budgeting formula, only about 3 percent of total funding is designated for unscheduled maintenance and repair (on the theory that a fully funded

Exhibit 2: Service Cycle Funding Requirements

Age of Maintained Buildings (years)	50	40	30	25	20	15	10	5
Percent of Replacement Value	1.10	1.07	1.06	1.04	1.03	0.98	0.88	0.55

preventive maintenance program will avoid most requirements for this costly alternative). The balance of funding is assigned to programmed maintenance – 64 percent for preventive maintenance, 33 percent for replacement of structural components and building equipment.

Conclusions

Formulas must be used cautiously as a method of determining appropriate budget levels for annual funding of repairs and replacements. The difference of a factor of ten between the life cycle and University of California recommendations illustrates this point. Major differences between these two formulas and formulas developed by various public systems can be attributed to definitions of funding for annual operations and maintenance, major repairs and renovation, and capital allocations for new construction.

When one views reported vast discrepancies between current need for deferred maintenance and funding levels for repairs and renovation, despair is justified. However, significant and unrecognized contributions are made to funding repairs and renovations and help to close this gap. The oversight in the assessment of funding shortfalls is that any repairs and replacements are part of building maintenance funding, whether included in annual maintenance or designated as a special category of funding. The failure to recognize funds from two sources (annual funding or regular operations and maintenance and capital allocations for new construction) as components of overall repairs and replacements causes underestimates of the aggregate of actual funding available for repairs and renovation.

In fact, institutions and systems of higher education may be consistently reaching – or exceeding – the 3 percent level when all funding sources are aggregated. Some of this can be explained by the difficulty of determining the portion of annual operations and maintenance (O & M) that contributes to replacement and repair. Replacing broken windows or rehanging a door is the partial restoration of a building system; similarly, modernizing a laboratory or administrative office suite contributes to renovation goals. However, the practice of allocating costs of operations and maintenance to repairs and replacements is not uniform in higher education. Adoption of the chart of accounts proposed by NACUBO and the Associaton of Physical Plant Administrators of Universities and Colleges would provide suitable data for evaluation, but until that occurs, individual institutions should exercise caution in allocating O & M funds for repair and replacement.

Another component of the unrecognized contribution to repair and replacement is the funding of new construction. New facilities often replace existing facilities and can be considered as meeting repair and renovation funding needs. Because construction of new facilities occurs only periodically, it may be difficult to recognize that capital appropriations for new construction may be part of funding for repair and renovation. Judgment is required to determine if the new facility represents a replacement and how it is to be distributed on an annual basis.

The 3 percent suggested by the replacement index represents total funding for annual operations and maintenance, major repairs and renovations and new construction; the 0.33 percent figure at the University of California represents specific funding for repairs and replacements. The California allocation assumes a satisfactory level of maintenance with a minimum of deferred maintenance. Although this reflects the funding formula adopted by several states for maintenance and operations, one should be cautious in accepting it unless deferred maintenance has been significantly reduced before the formula is applied.

FUNDING REQUIREMENTS FOR BUILDINGS

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 institutional buildings

Accordingly, four different funding categories are required to protect and preserve our facilities. 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

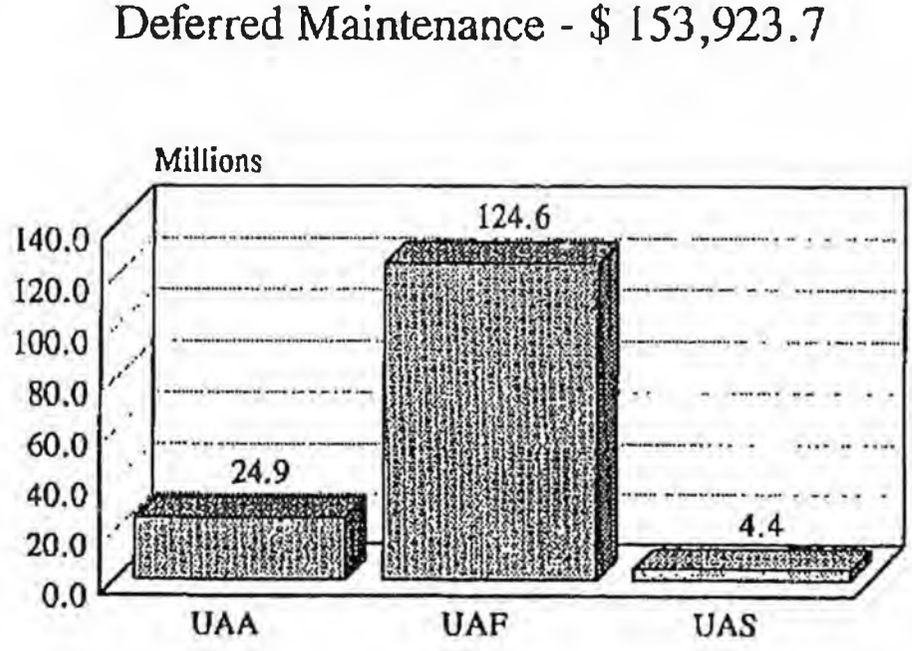
Operations costs are fixed cost associated with the day to day operation of a facility. Personnel costs, utilities, janitorial, grounds maintenance, maintenance travel, and risk management fees are basic costs included in this category. These represent fundamental costs of maintaining buildings. These costs are not formula driven and will vary. 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.

Renovation and Remodeling

In addition to being kept in good condition and with functioning systems, university 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 campuses 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. The university has a documented deferred maintenance backlog of $153.9 million.



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.

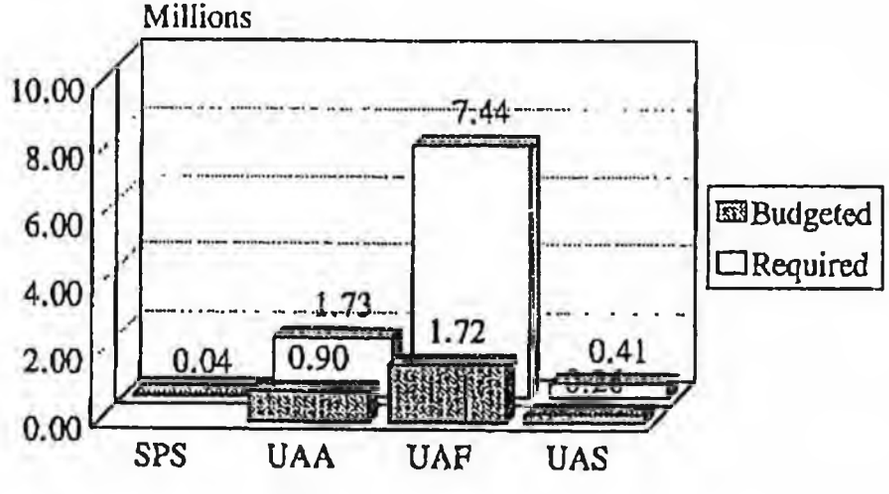
The Sherman-Dergis model for identifying funding requirement for building renewal was first developed at the University of Michigan and is now in use throughout the United States. The formula was slightly modified for application to Alaskan facilities to accommodate climatic considerations. It is as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

Annual Renewal Funding = .75 Replacement Value x Age/1275

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

Application of the formula to the university's building inventory results in an FY94 combined requirement of $9.6 million in capital funds.

FY93 Renewal/Replacement - Budgeted versus Required



Routine Maintenance and Repair

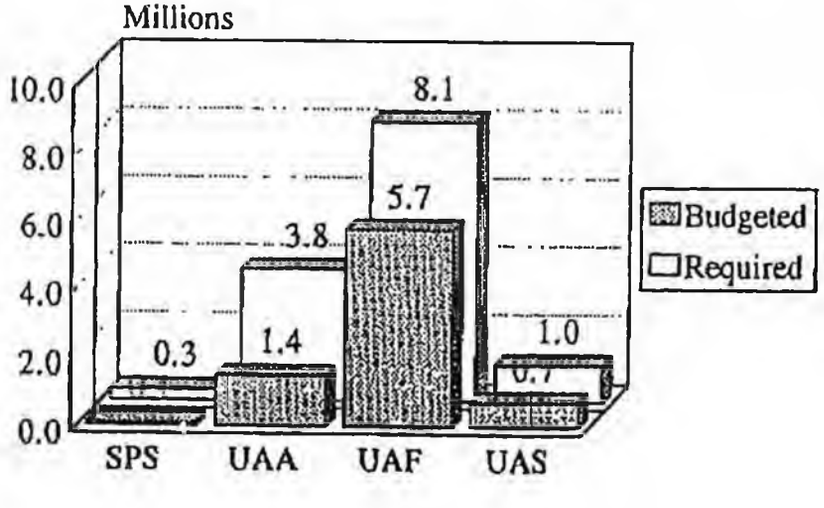
Routine maintenance is the day-to-day scheduled and preventive maintenance work required to keep buildings operational and in a continuous state of readiness. Minor repair work is also included in the category.

The Kaiser Life Cycle Concept formula, in use nationally throughout the United States and Canada, is used by the university as the model formula by which annual maintenance and minor repair funding requirements can be best estimated. This formula requires the multiplication of a building's current replacement value by 1.5% to determine the annual required level of maintenance funding:

Annual Funding Level = Replacement Value x 0.015

In addition to the funding required for fixed operations costs, $13.3 million is required in 1993 to adequately support the university owned facilities, which have a replacement value of $885.2 billion.

FY93 Maintenance - Budgeted versus Required



ALASKA'S STATE-OWNED BUILDINGS

An Inventory and Assessment
January 1993

Prepared by

University of Alaska
Facilities Planning and Construction

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 1,717 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 1990 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. A review of the updated data shows that the situation has not changed significantly over the last two years. The value of the building trust is now $2.3 billion, an increase of $100 million, and the average age of the buildings has increased from 19 to 20.7 years. The documented deferred maintenance backlog has not grown but 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 1,717 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 (REAAs) 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. Over half the state's building are now more than 20.7 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 1993 updated Alaska State Facilities Administrator's state facilities inventory. The charts provide information on the number, size, age, location and current replacement value of Alaska's state-owed buildings. Specific detail is available in the inventory found in Attachment A.

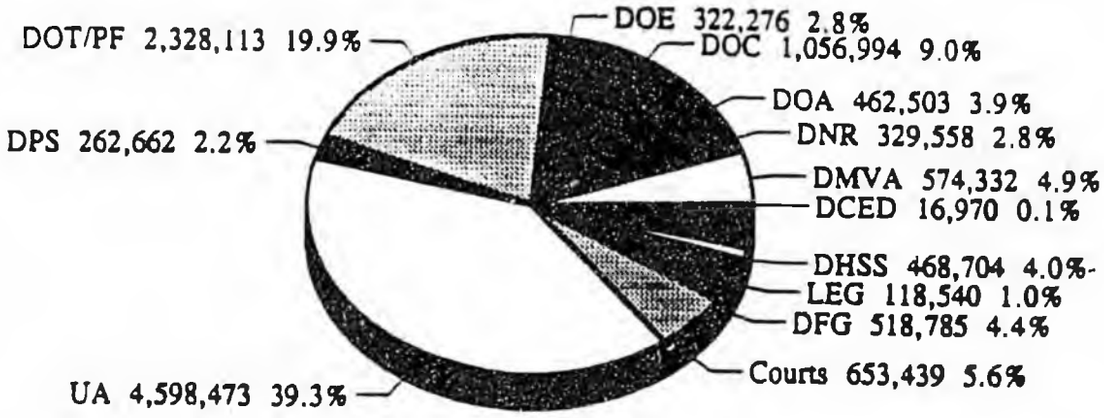
ALASKA STATE-OWNED BUILDINGS
Summary by Agency

Agency	Square Feet	Per-cent	Current Value	Per-cent	Value/ Sq. Ft.	Ave. Age	Bldg. Cnt.	Per-cent
Courts	653,439	5.6%	$90,977,166	4.0%	$139.23	20.5	10	0.6%
DCED	16,970	0.1%	2,982,740	0.1%	175.77	10.7	12	0.7%
DFG	518,785	4.4%	99,984,109	4.4%	192.73	22.1	304	17.7%
DHSS	468,704	4.0%	195,075,409	8.6%	416.20	16.5	33	1.9%
DMVA	574,332	4.9%	77,624,878	3.4%	135.16	23.6	78	4.5%
DNR	329,558	2.8%	38,226,562	1.7%	115.99	22.7	89	5.2%
DOA	462,503	3.9%	107,931,514	4.8%	233.36	21.4	10	0.6%
DOC	1,056,994	9.0%	309,848,569	13.7%	293.14	15.4	82	4.8%
DOE	322,276	2.8%	52,204,455	2.3%	161.99	31.7	32	1.9%
DOT/PF	2,328,113	19.9%	352,390,525	15.6%	151.36	19.8	645	37.6%
DPS	262,662	2.2%	53,838,268	2.4%	204.97	19.6	52	3.0%
LEG	118,540	1.0%	31,492,543	1.4%	265.67	44.0	2	0.1%
UA	4,598,473	39.3%	851,378,815	37.6%	185.14	21.1	368	21.4%
Total	**11,711,349**	**100.0%**	**$2,263,955,554**	**100.0%**	**$193.31**	**20.7**	**1,717**	**100.0%**

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

SQUARE FOOTAGE OWNED BY AGENCY

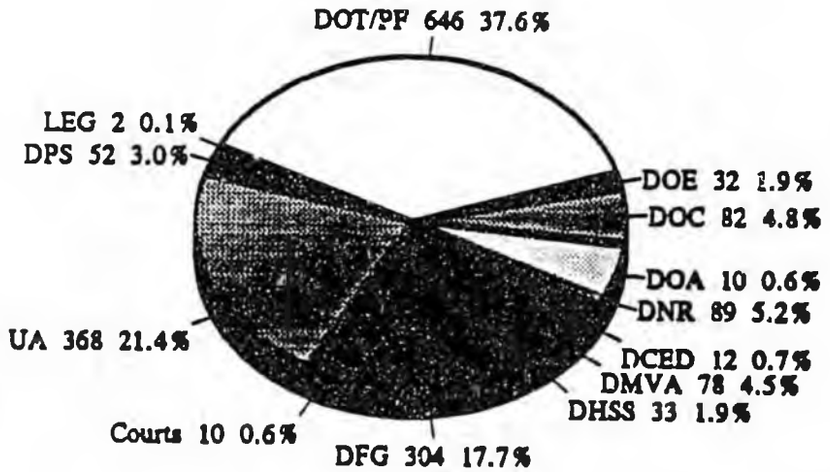
Statewide Total - 11,725,349 Gross Square Feet



The state owns over 11.7 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

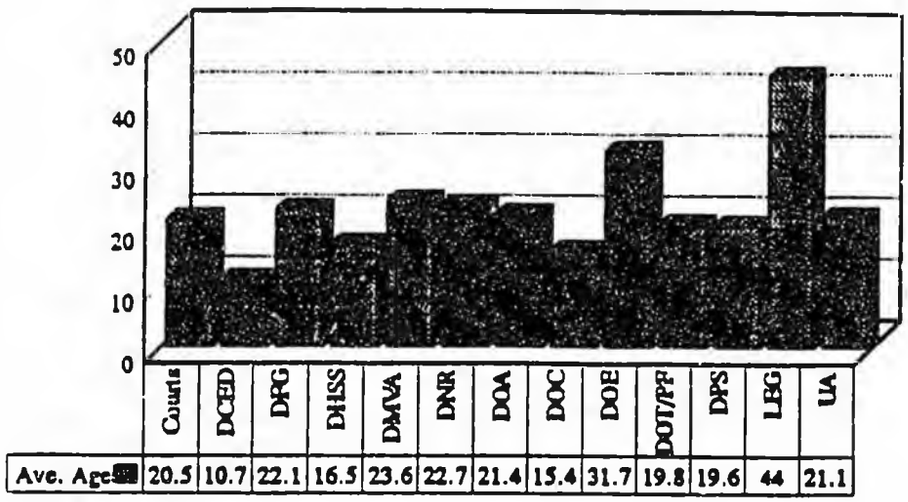
Statewide Total - 1,717 Buildings



The State of Alaska own 1,717 buildings for which general funds are needed for maintenance. Of these, nearly 59 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 - 20.7 Years

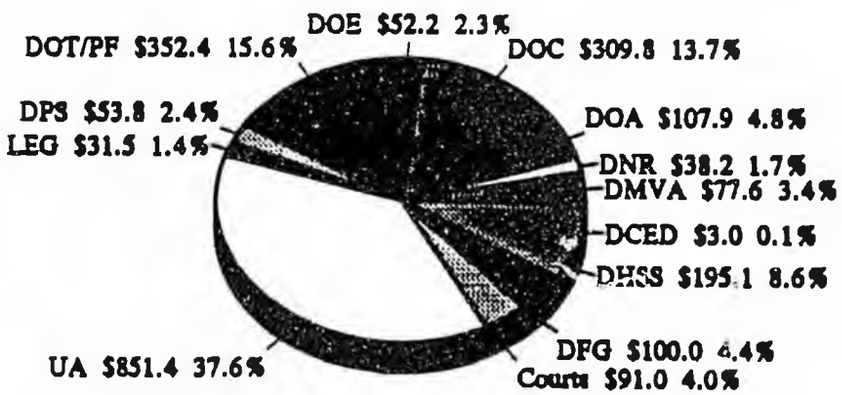


	Courts	DCED	DFG	DHSS	DMVA	DNR	DOA	DOC	DOE	DOT/PF	DPS	LEG	UA
Ave. Age	20.5	10.7	22.1	16.5	23.6	22.7	21.4	15.4	31.7	19.8	19.6	44	21.1

Nearly 50.7 percent of the state's 11.7 million square feet of building space is over 20 years old, the age by which a building's major components require replacement if safe and beneficial use is to continue.

REPLACEMENT VALUE OF BUILDINGS

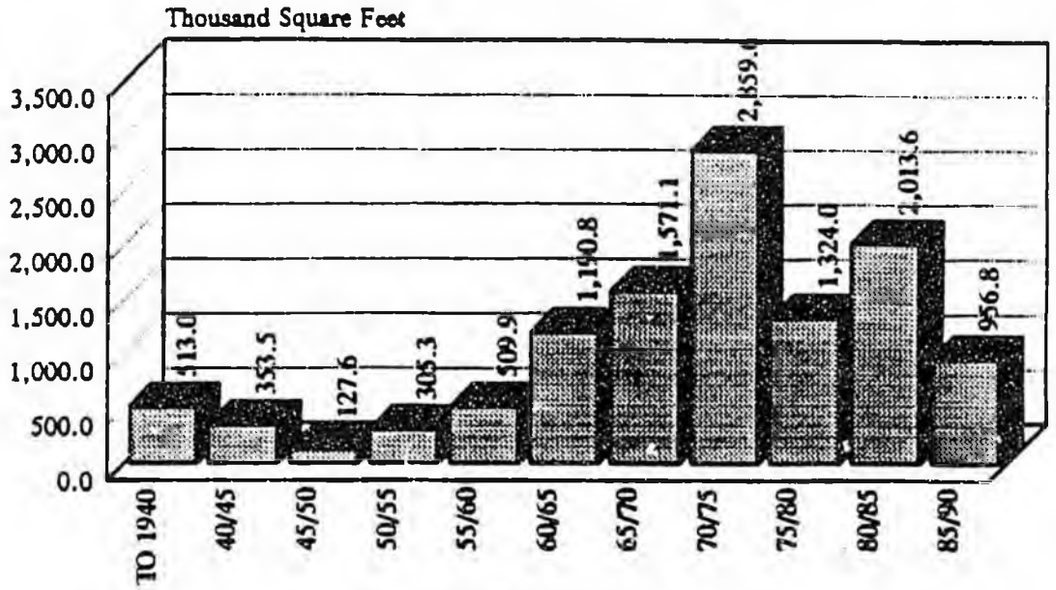
Statewide Total - $2,263,955,554

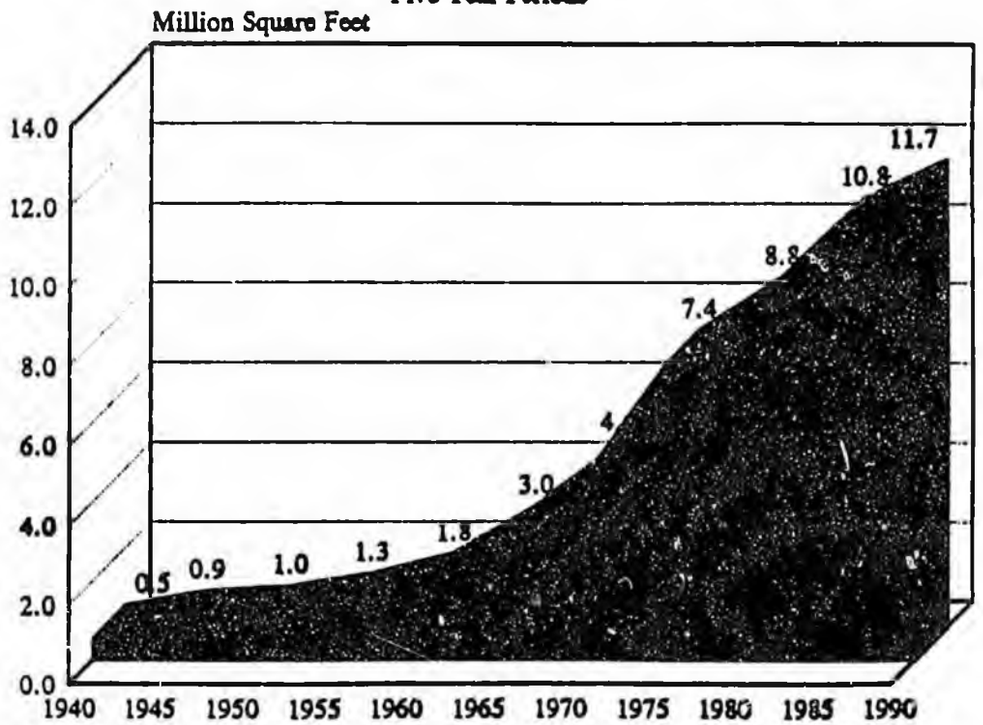


(Pie values are in millions.)

The replacement value of state-owned buildings is over $2,263.9 million. University of Alaska represent 37.6 percent of the total value.

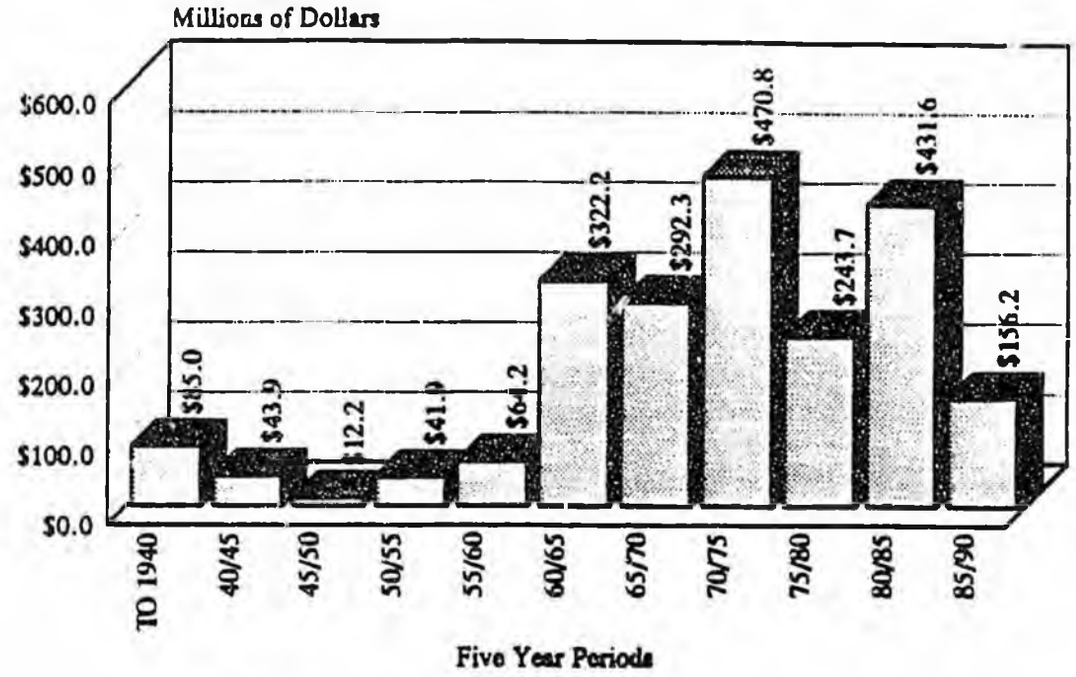
HISTORY OF CONSTRUCTION
By Area

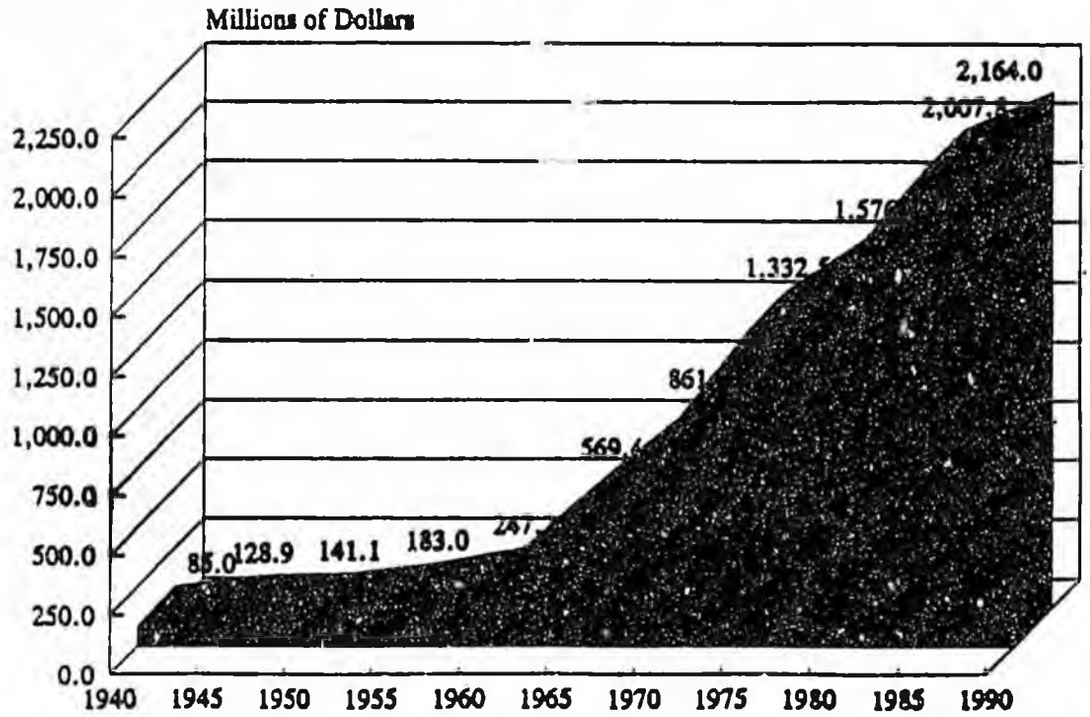




Cumulative Space Constructed

HISTORY OF CONSTRUCTION
By Cost (1990 Dollars)





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, $34 million is required in 1993 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:

Annual Renewal Funding = .75 Replacement Value x Age/1275

The replacement value is multiplied by .75, on the basis that renewal costs should not exceed three-fourths if a 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 $27.1 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
AINTENANCE, REPAIR AND RENEWAL/REPLACEMENT

gency	Square Feet	Replacement Value	Ave. Age	(1) Maintenance/ Repair	(2) Renewal/ Replacement	Required Budget
urts	653,439	$90,977,166	20.5	$1,364,657	$1,097,078	2,461,735
ED	16,970	2,982,740	10.7	44,741	18,774	63,515
G	518,785	99,984,109	22.1	1,499,762	1,299,793	2,799,555
SS	468,704	195,075,409	16.5	2,926,131	1,893,379	4,819,510
VA	574,332	77,624,878	23.6	1,164,373	1,077,616	2,241,989
ł	329,558	38,226,562	22.7	573,398	510,437	1,083,835
	462,503	107,931,514	21.4	1,618,973	1,358,667	2,977,640
	1,056,994	309,848,569	15.4	4,647,729	2,806,864	7,454,593
	322,276	52,204,455	31.7	783,067	973,460	1,756,527
PF	2,328,113	352,390,525	19.8	5,285,858	4,104,313	9,390,171
	262,662	53,838,268	19.6	807,574	620,724	1,428,298
	118,540	31,492,543	44.0	472,388	815,101	1,287,489
	4,598,473	851,378,815	21.1	12,770,682	10,567,114	23,337,796
	11,711,349	$2,263,955,554	20.7	$33,959,333	$27,143,320	$61,102,69

Association of Physical Plant Administrators Formula: *.015 * Replacement Value*

Sherman-Dergis Formula (Modified): *.75 * Replacement Value * Age / 1,275*

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

n the above table, that cost for the State of Alaska totals $61.1 million. If this amount, in addition ons requirement, is not reinvested annually in facility upkeep, building will deteriorate. This vill result in an ever-increasing deferred maintenance backlog which will inevitably result in ilities to support Alaska's public service programs.

DEFERRED MAINTENANCE

$251.4 Million Statewide Need

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.

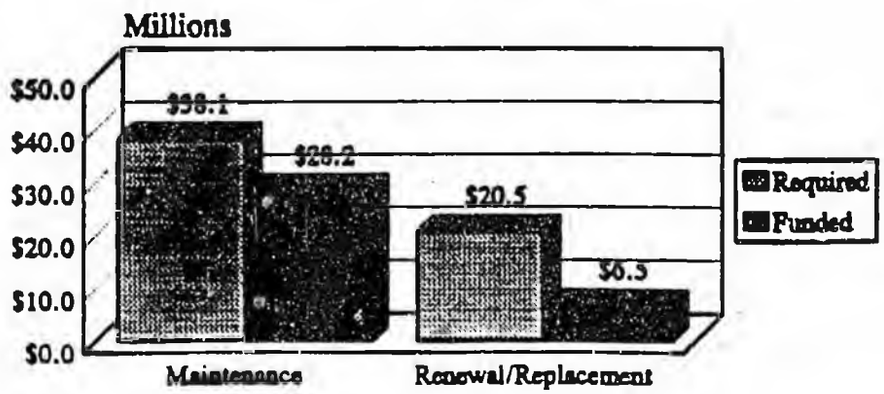
Even when preventive maintenance is done on schedule, building components have a limited life so that renewal and replacement needs to be programmed. If not replaced before the useful life expires, roofs will experience significant leaks and heating systems will operate on borrowed time, subject to immediate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

The condition of facilities in which state programs operate have a direct effect on the operation of the programs. Inadequately heated building 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.

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 do not have the 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 11.1 percent. The two agencies that manage over almost 60 percent of state buildings have deferred maintenance percentages of 13 percent and 18 percent.

Estimated Deferred Maintenance Backlog

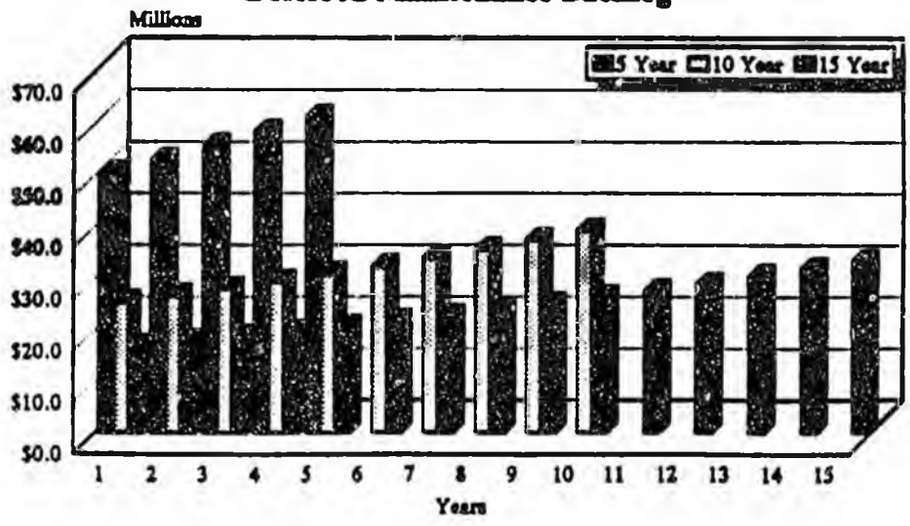
Agency	Replacement Value	Average Age	Deferred Maintenance Backlog	Percent of Replacement Value
Courts	$90,977,166	20.5	$1,755,300	1.9
DCED	2,982,740	10.7	0	0.0
DFG	99,984,109	22.1	3,702,000	3.7
DHSS	195,075,409	16.5	13,552,500	7.0
DMVA	77,624,878	23.6	2,905,952	3.7
DNR	38,226,562	22.7	2,960,100	7.7
DOA	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.

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	$277,794,076	$316,168,774	$361,611,604

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 1993 dollars this amount is $33,959,333.

3. Provide annual funding for capital renewal and replacement of aging building components in accordance with the formula:

   .75 x $2.263 billion x 20.7/1275 = $27,143,320/year

4. Initiate either a multi-year program or issue bonds to eliminate the huge $251.4 million backlog of deferred maintenance 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

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 1993

Prepared by:
Alaska State Facilities Administrators

ALASKA STATE-OWNED FACILITIES INVENTORY DATABASE
FEBRUARY 1993

The attached facilities database, prepared by the Alaska State Facilities Coordinators, is an effort to provide a comprehensive listing of physical assets owned and operated by the various departments of the State including the University of Alaska. While the database makes no distinctions as to how possession of each of the facilities took place—whether through capital appropriations, by donation or through transfers from Federal agencies—it does display, in one document, all facilities which are dependent upon state general fund appropriations for their annual maintenance, repair and renovation needs. (Data related to the international airports at Anchorage and Fairbanks is not included.)

The database contains objective and quantifiable data for each of the buildings, including their locations, primary use, size, year built, original project funding, current asset value and agency assignment. Also included is a selection of charts and graphs which, using the database as the source, provides illustrative information about the buildings. These values include not only the costs of the finished structure and its built-in equipment but, in addition, the costs of design, site preparation, foundations, building access roads, utility lines and other site amenities which costs generally are not considered when Risk Management calculates building replacement values for casualty loss purposes.

Current plant value calculations use the original project cost adjusted to current replacement cost and are predicated on a table that compares construction cost increases in the United States since 1940 as prepared by the R.S. Means Company of Kingston, Maine. Means, on a monthly basis, surveys 209 cities throughout the United States and Canada for locally prevailing construction cost data which then forms the statistical basis for the compilation of a national yearly cost index entitled, "Means Historical Construction Cost Index". Anchorage is one of the 209 cities surveyed. By using this index and with the knowledge as to when a particular facility was built, and at what cost, current values can then be easily identified.

ALASKA STATE-OWNED FACILITIES INVENTORY
February 1993

DEPT	DIV	DOT INDEX #	DEPT ID NO	BUILDING NAME	LOCATION	ELEC DIST	GROSS AREA	YEAR BUILT	1992 VALUE
ALASKA COURT SYSTEM									
ACS	CENT	T35091040		ANCH COURT BLDG	Anchorage	9-25	237,551	1973	$39,493,168
ACS	INTERIOR	T35092046		COMBINED FACILITY	Delta Junction	35-36	2,020	1967	$261,563
ACS	INTERIOR	T35092050		COURTS/OFFICE BLDG	Fairbanks	29-34	80,000	1964	$11,622,357
ACS	INTERIOR	T35092052		PARKING STRUCTURE	Fairbanks	29-34	115,060	1975	$4,088,468
ACS	SE			DIMOND COURTHOUSE	Juneau	4	79,116	1974	$12,912,911
ACS	CENT	T35091060		COURT BLDG	Kenai	9	26,232	1974	$1,821,093
ACS	SE	T35093061		STATE COURT/OFFICE	Ketchikan	1	74,600	1973	$16,489,303
ACS	CENT	T35091062		COMBINED FACILITY	Kodiak	6	13,440	1968	$1,989,957
ACS	WEST	T35006606		COURTS/OFFICE BLDG	Kotzebue	37	1,020	1981	$359,392
ACS	SE	T35093057		COURT/OFFICE & MUNICIPAL	Sitka	2	24,400	1976	$1,938,956
				ALASKA COURT SYSTEM TOTALS:			653,439		$90,977,166
DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT									
DCED	DMS			WEIGH STATION GLENN IN	Anchorage	~~9-25~~ 23	285	1985	$43,549
DCED	DMS			WEIGH STATION GLENN OUT	Anchorage	~~9-25~~ 24	285	1987	$43,549
DCED	OGC	T35006222		GAS & OIL BUILDING	Anchorage	9-25	12,894	1965	$2,241,911
DCED	DMS			WEIGH STATION RICH IN	Fairbanks	29-34	480	1983	$90,273
DCED	DMS			WEIGH STATION FOX	Fairbanks	29-34	480	1983	$90,273
DCED	DMS			WEIGH STATION RICH OUT	Fairbanks	29-34	480	1983	$90,273
DCED	DMS			WEIGH STATION ESTER	Fairbanks	29-34	219	1985	$41,187
DCED	DMS			WEIGH STATION	Potter	7	480	1983	$73,347
DCED	DMS			WEIGH STATION	Sterling	8	480	1983	$78,989
DCED	DMS			WEIGH STATION	Tok	35-36	480	1983	$112,842
DCED	DMS			WEIGH STATION	Valdez	35	328	1984	$61,687

ALASKA STATE-OWNED FACILITIES INVENTORY
February 1993

DEPT	DIV	DOT INDEX NO	DEPT ID NO	BUILDING NAME	LOCATION	ELEC DIST	GROSS AREA	YEAR BUILT	1992 VALUE
DCED	DMS			STORAGE	Valdez	35	79	1984	$14,857
				DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT TOTALS:			16,970		$2,982,740
DEPARTMENT OF FISH & GAME									
DFG		T35006201		CABIN	Afognak Lake	6	400	1952	$30,664
DFG		T35006202		CABIN	Afognak Lake	6	192	1952	$14,718
DFG		T35006203		STORAGE	Afognak Lake	6	192	1952	$14,718
DFG		T35006204		CABIN	Anchor River	7	504	1955	$38,636
DFG		T35006205		CABIN	Anchor River	7	220	1955	$16,865
DFG		T35006252		CABIN	Bakewell	1	100	1950	$7,666
DFG		T35006256		CABIN	Bear River	40	200	1955	$15,332
DFG				OFFICE/STORAGE	Beaver Falls	36	1,420	1985	$174,169
DFG				SOCKEYE INCUBATION	Beaver Falls	36	2,400	1985	$294,370
DFG				DUPLEX 460/412	Bethel	39	2,280	1981	$357,741
DFG				COLD STORAGE	Bethel	39	540	1961	$61,327
DFG				DUPLEXES (2)	Bethel	39	4,000	1985	$408,847
DFG				DUPLEX 441/415	Bethel	39	2,100	1981	$357,741
DFG				BUNKHOUSE	Bethel	39	600	1973	$50,520
DFG		T35006272		FISH & GAME OFFICE	Bethel	39	1,008	1973	$235,087
DFG		T35006273		WARM STORAGE/WAREHOUSE	Bethel	39	240	1967	$24,531
DFG		T35006274		COLD STORAGE	Bethel	39	240	1964	$8,177
DFG		T35006275		LIVING QUARTERS	Bethel	39	565	1961	$54,172
DFG		T35006276		LIVING QUARTERS	Bethel	39	432	1958	$43,951
DFG		T35006277		COLD STORAGE	Bethel	39	192	1964	$5,111
DFG				GENERAL BUILDING	Big Lake	28	300	1988	$15,332

ALASKA STATE-OWNED FACILITIES INVENTORY
February 1993

DEPT	DIV	DOT INDEX NO	DEPT ID NO	BUILDING NAME	LOCATION	ELEC DIST	GROSS AREA	YEAR BUILT	1992 VALUE
DFG				SHOP	Big Lake	28	1,200	1978	$147,185
DFG				STORAGE	Big Lake	28	800	1978	$81,769
DFG				OFFICE	Big Lake	28	2,000	1989	$245,308
DFG		T35006286		HATCHERY	Big Lake	28	5,284	1976	$1,533,176
DFG		T35006287		DUPLEX QUARTERS	Big Lake	28	3,024	1976	$383,526
DFG		T35006291		CABIN	Black River	36	96	1967	$7,359
DFG				CABIN	Branch River		384	1964	$29,437
DFG		T35006292		STORAGE	Bunker Hill	38	320	1977	$17,989
DFG				BUNKHOUSE	Cannery Creek	1	2,656	1989	$326,055
DFG				HOUSING DUPLEX	Cannery Creek	1	1,872	1989	$235,087
DFG		T35006293		HOUSE 654	Cannery Creek	1	1,232	1979	$159,346
DFG		T35006294		HOUSE 655	Cannery Creek	1	1,232	1979	$159,346
DFG		T35006295		HOUSE 656	Cannery Creek	1	1,232	1979	$159,346
DFG		T35006296		HATCHERY	Cannery Creek	1	5,200	1979	$5,110,585
DFG		T35006297		BUNKHOUSE	Cannery Creek	1	2,944	1979	$613,270
DFG				STORAGE	Caynon Island		800	1957	$61,327
DFG				CABIN	Caynon Island		320	1952	$24,531
DFG				CABIN	Chignik	40	600	1961	$72,562
DFG				BUNKHOUSE	Chignik	40	720	1950	$139,826
DFG				POWER HOUSE	Chignik	40	240	1966	$24,531
DFG				STORAGE	Chignik	40	160	1950	$15,536
DFG		T35006316		CABIN	Chilkat Lake	5	256	1960	$9,199
DFG		T35006318		CABIN	Chilkat River	5	120	1960	$1,533
DFG				CABIN	Chilkoot River	5	200	1956	$15,332
DFG				GENERAL PURPOSE	Chitina	36	300	1987	$20,442
DFG				COLD STORAGE	Chugiak	25-26	5,040	1980	$490,616
DFG				CABIN	Chulk River		168	1944	$12,879
DFG		T35006321		HATCHERY	Clear	34	15,448	1981	$3,577,410

ALASKA STATE-OWNED FACILITIES INVENTORY
February 1993

DEPT	DIV	DOT INDEX NO	DEPT ID NO	BUILDING NAME	LOCATION	ELEC DIST	GROSS AREA	YEAR BUILT	1992 VALUE
DFG		T35006322		CABIN	Coal Lake	36	120	1950	$9,199
DFG		T35006323		CABIN	Coghill Lake	35	200	1950	$15,332
DFG				HOUSE	Cold Bay	40	2,392	1972	$178,870
DFG				HOUSE	Cold Bay	40	2,392	1972	$90,028
DFG		T35006329		OFFICE	Cold Bay	40	1,600	1970	$372,848
DFG				STORAGE	Cordova	35	160	1940	$12,265
DFG				BUNKHOUSE	Cordova	35	1,000	1980	$102,212
DFG		T35006342		OFFICE	Cordova	35	4,500	1970	$511,059
DFG		T35006345		WAREHOUSE(1/2)	Cordova	35	2,500	1980	$140,541
DFG				TRAILER	Crystal Lake	2	1,152	1980	$40,476
DFG				GENERATOR BUILDING	Crystal Lake	2	900	1990	$45,995
DFG				SOCKEYE ISOLATION	Crystal Lake	2	1,400	1984	$171,716
DFG				SPAWNING BLDG	Crystal Lake	2	900	1982	$45,995
DFG				TRAILER	Crystal Lake	2	1,152	1980	$40,476
DFG				TRAILER	Crystal Lake	2	1,152	1980	$40,476
DFG		T35006351		TRAILER	Crystal Lake	2	1,440	1980	$29,437
DFG		T35006352		STORAGE SHED	Crystal Lake	2	120	1972	$5,111
DFG		T35006353		STORAGE SHED	Crystal Lake	2	120	1972	$5,111
DFG		T35006354		STORAGE SHED	Crystal Lake	2	120	1972	$5,111
DFG		T35006355		STORAGE SHED	Crystal Lake	2	120	1972	$5,111
DFG		T35006356		HATCHERY	Crystal Lake	2	5,376	1973	$4,650,053
DFG		T35006357		MECHANICAL BLDG	Crystal Lake	2	9,243	1973	$1,706,935
DFG				STORAGE	Delta Junction	35-36	480	1969	$26,984
DFG				STORAGE	Delta Junction	35-36	288	1980	$16,190
DFG				BUNKHOUSE	Delta Junction	35-36	200	1960	$30,664
DFG				OFFICE	Delta Junction	35-36	500	1955	$28,108
DFG		T35006400		CABIN	Deshka River	28	120	1965	$5,111
DFG		T35006401		CABIN	Deshka River	28	120	1965	$5,111

ALASKA STATE-OWNED FACILITIES INVENTORY
February 1993

DEPT	DIV	DOT INDEX NO	DEPT ID NO	BUILDING NAME	LOCATION	ELEC DIST	GROSS AREA	YEAR BUILT	1992 VALUE
DFG		T35006402		CABIN	Deshka River	28	480	1969	$21,474
DFG				OFFICE	Dillingham	39	3,200	1937	$441,555
DFG				OFFICE	Dillingham	39	2,414	1967	$284,371
DFG				OFFICE	Dillingham	39	1,000	1980	$102,212
DFG				BUNKHOUSE	Dillingham	39	1,360	1940	$69,504
DFG				STORAGE	Dillingham	39	532	1980	$29,907
DFG		T35006385		WAREHOUSE	Dillingham	39	2,800	1971	$271,883
DFG		T35006404		CABIN	Disappearance Creek		336	1961	$12,094
DFG		T35006405		STORAGE	Disappearance Creek		120	1961	$5,111
DFG				CABIN	Egegik	40	384	1930	$21,587
DFG		T35006362		CABIN/STORAGE	Egegik	40	288	1955	$16,190
DFG				HOUSE	Elmendorf	14	1,350	1980	$178,870
DFG				GENERATOR BLDG	Elmendorf	14	1,200	1980	$178,870
DFG				SHIPCREEK HATCHERY GALLERY	Elmendorf	14	17,000	1977	$3,616,724
DFG				HOUSE 2	Elmendorf	14	1,350	1980	$178,870
DFG				MIXING PUMP BLDG	Elmendorf	14	5,300	1980	$817,694
DFG				HATCH/OFF/STOR	Elmendorf	14	1,512	1980	$255,529
DFG				SHOP	Elmendorf	14	2,000	1986	$102,212
DFG		T35006220		SHIPCREEK HATCHERY GAL. #1	Elmendorf	14	81	1977	$12,535
DFG		T35006221		FOOD SHED	Elmendorf	14	99	1977	$12,535
DFG		T35900767		INTAKE BLDG	Elmendorf	14	756	1977	$204,423
DFG		T35006408		CABIN	Eshamy Bay	35	180	1950	$13,799
DFG		T35006409		CABIN	Eshamy Bay	35	120	1950	$9,199
DFG		T35006410		CABIN	Eyak River	35	168	1950	$12,879
DFG				DAIRY	Fairbanks	29-34	3,440	1950	$178,870
DFG				FOREMAN'S HOUSE	Fairbanks	29-34	780	1957	$51,106
DFG				INTERPERATIVE CENTER	Fairbanks	29-34	1,500	1910	$229,976
DFG				BARN	Fairbanks	29-34	7,885	1938	$388,404

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DEPT	DIV	DOT INDEX NO	DEPT ID NO	BUILDING NAME	LOCATION	ELEC DIST	GROSS AREA	YEAR BUILT	1992 VALUE
DFG				OFFICE/STORAGE	Fairbanks	29-34	6,000	1980	$960,790
DFG		T35006412		OFFICE	Fairbanks	29-34	11,800	1971	$1,837,288
DFG		T35006413		WAREHOUSE	Fairbanks	29-34	2,400	1971	$134,919
DFG		T35006904		CABIN	Foggy Bay	5	180	1960	$13,799
DFG				HIGH VOLTAGE SUBSTATION	Fort Richardson	23	141	1983	$511,059
DFG				HATCHERY	Fort Richardson	23	9,000	1983	$2,555,293
DFG				VISITOR CENTER	Fort Richardson	23	1,500	1977	$204,423
DFG				BROODSTOCK BUILDING	Fort Richardson	23	900	1983	$868,799
DFG				WATER HEAT	Fort Richardson	23	1,360	1980	$1,124,329
DFG				GENERATOR BLDG	Fort Richardson	23	240	1988	$306,635
DFG				SHOP/STORAGE BLDG	Fort Richardson	23	4,320	1983	$204,423
DFG				HOUSE 3	Fort Richardson	23	1,300	1983	$153,318
DFG				HOUSE 1	Fort Richardson	23	1,300	1983	$153,318
DFG				HOUSE 2	Fort Richardson	23	1,300	1983	$153,318
DFG		T35007028		OFFICE/STORAGE	Fort Richardson	23	1,512	1977	$244,521
DFG				CABIN	Frazer Lake	6	100	1955	$7,666
DFG				CABIN	Frazer Lake	6	800	1961	$61,327
DFG				CABIN	Geographic Hbr.	40	192	1962	$14,718
DFG				WAREHOUSE/GARAGE	Glennallen	35-36	1,200	1967	$116,521
DFG				BUNKHOUSE TRAILER	Glennallen	35-36	1,000	1980	$102,212
DFG				GENERAL PURPOSE	Glennallen	35-36	2,400	1950	$126,743
DFG		T35006484		WAREHOUSE	Glennallen	35-36	64	1965	$5,111
DFG		T35006485		STORAGE	Glennallen	35-36	768	1950	$43,174
DFG		T35006486		OFFICE	Glennallen	35-36	2,100	1955	$150,251
DFG		T35006487		BUNKHOUSE	Glennallen	35-36	168	1970	$12,020
DFG		T35007037		MODULAR OFFICE	Glennallen	35-36	1,140	1976	$139,009
DFG				CABIN	Gut Island	2	200	1960	$10,221
DFG				WAREHOUSE	Haines	5	600	1940	$51,106

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DEPT	DIV	DOT INDEX NO	DEPT ID NO	BUILDING NAME	LOCATION	ELEC DIST	GROSS AREA	YEAR BUILT	1992 VALUE
DFG				OFFICE	Haines	5	1,000	1960	$148,207
DFG				HOUSE	Harding Lake	34	1,200	1983	$147,185
DFG				DUPLEX	Hidden Falls	2	1,400	1986	$153,318
DFG		T35006503		HATCHERY	Hidden Falls	2	14,200	1979	$4,481,093
DFG		T35006504		HOUSE	Hidden Falls	2	1,248	1980	$165,828
DFG		T35006505		HOUSE	Hidden Falls	2	1,248	1980	$165,828
DFG		T35006506		HOUSE	Hidden Falls	2	1,248	1980	$165,828
DFG		T35006507		HYDRO STATION	Hidden Falls	2	515	1982	$40,885
DFG		T35006512		STORAGE	Homer	7	108	1976	$10,426
DFG		T35006513		STORAGE/FREEZER	Homer	7	216	1976	$12,143
DFG		T35006514		STORAGE	Homer	7	288	1976	$16,190
DFG		T35006515		STORAGE	Homer	7	108	1976	$6,071
DFG		T35006516		STORAGE	Homer	7	160	1971	$8,995
DFG		T35006517		LIVING QUARTERS	Homer	7	168	1971	$5,111
DFG				CABIN	Hood Bay	5	720	1954	$36,796
DFG		T35006905		CABIN	Hood Bay	5	504	1935	$25,757
DFG		T35006906		CABIN	Hood Bay	5	120	1967	$6,133
DFG				GENERAL PURPOSE	Igiugig	36	1,000	1977	$51,106
DFG				BUNKHOUSE	Igiugig	36	384	1964	$3,066
DFG				GENERAL PURPOSE	Igiugig	36	848	1971	$40,885
DFG				CABIN	Igushik River	39	200	1961	$15,332
DFG				CABIN	Igushik River	39	170	1961	$13,032
DFG				CABIN	Inner Canoe	26	80	1964	$1,021
DFG		T35006608		CABIN	Johnson Hill	26	168	1966	$5,229
DFG				CABIN	Kadashan Creek	5	200	1973	$1,022
DFG				CABIN	Kakwan Point	2	100	1973	$11,243
DFG		T35006554		CABIN	Kalinkh River	5	816	1960	$16,865
DFG				HOUSE	Kashwitna	28	1,320	1984	$134,919

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DFG				STORAGE	Kashwitna	28	1,120	1984	$57,239
DFG				RESTROOM	Kashwitna	28	80	1987	$20,442
DFG				CABIN	Kashwitna	28	432	1980	$30,664
DFG				INCUBATION BUILDING	Kasilof	7-8	2,800	1989	$229,976
DFG				INTAKE BUILDING	Kasilof	7-8	156	1979	$511,059
DFG		T35006571		HATCHERY	Kasilof	7-8	7,199	1977	$1,124,329
DFG		T35006572		HATCHERY OFFICE	Kasilof	7-8	394	1977	$71,548
DFG		T35006573		HOUSE 703	Kasilof	7-8	884	1974	$189,092
DFG		T35006574		HOUSE 704	Kasilof	7-8	1,124	1976	$189,092
DFG		T35006575		PUMP HOUSE	Kasilof	7-8	162	1979	$766,588
DFG		T35006576		SHOP/GENERATOR	Kasilof	7-8	1,164	1979	$204,423
DFG		T35006577		STORAGE	Kasilof	7-8	329	1979	$51,106
DFG		T35006578		CABIN	Katlian Bay	2	144	1955	$11,039
DFG				CABIN	Kenai	9	168	1965	$12,879
DFG				HATCHERY	Ketchikan	1	2,500	1980	$408,847
DFG				RESTROOMS	Ketchikan	1	200	1989	$40,885
DFG				TOURIST VIEW	Ketchikan	1	400	1980	$20,442
DFG		T35006543		WARM STORAGE	King Salmon	40	2,320	1935	$122,654
DFG		T35006546		OFFICE	King Salmon	40	3,600	1969	$535,365
DFG		T35006547		BUNKHOUSE	King Salmon	40	4,100	1969	$541,062
DFG		T35006548		WAREHOUSE/SHOP	King Salmon	40	4,800	1964	$709,844
DFG		T35006580		LIVING QUARTERS	King Salmon	40	1,152	1964	$10,221
DFG		T35006583		LIVING QUARTERS	King Salmon	40	1,216	1964	$45,995
DFG		T35006584		CABIN	King Salmon	40	200	1980	$14,718
DFG		T35006592		GENERATOR BUILDING	King Salmon	40	400	1964	$5,887
DFG				HOUSE	Kitoi Bay	6	2,500	1984	$332,188
DFG				HOUSE	Kitoi Bay	6	2,500	1984	$332,188
DFG				WAREHOUSE	Kitoi Bay	6	1,000	1986	$153,318

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DEPT	DIV	DOT INDEX NO	DEPT ID NO	BUILDING NAME	LOCATION	ELEC DIST	GROSS AREA	YEAR BUILT	1992 VALUE
DFG				HOUSE	Kitoi Bay	6	2,500	1984	$332,188
DFG				RACEWAY/STEELPASS	Kitoi Bay	6	1,500	1988	$204,423
DFG				BOAT DOCK	Kitoi Bay	6	1,400	1965	$357,741
DFG		T35006613		WAREHOUSE	Kitoi Bay	6	1,680	1989	$306,635
DFG		T35006614		BUNKHOUSE	Kitoi Bay	6	3,360	1965	$485,506
DFG		T35006615		POWER BUILDING	Kitoi Bay	6	300	1965	$357,741
DFG		T35006616		HATCHERY/SHOP	Kitoi Bay	6	6,000	1965	$817,694
DFG		T35006907		CABIN	Klag Bay	2	120	1955	$5,111
DFG				CABIN	Klakas Inlet	5	120	1966	$5,111
DFG				HOUSE	Klawock	5	1,536	1982	$162,006
DFG				SOCKEYE ISOLATION	Klawock	5	900	1987	$102,212
DFG				SPAWNING SHED	Klawock	5	700	1986	$35,774
DFG		T35006609		HOUSE	Klawock	5	1,536	1982	$162,006
DFG		T35006611		HATCHERY	Klawock	5	20,850	1978	$4,090,604
DFG				TRAILER	Kodiak	6	500	1950	$20,442
DFG				TRAILER	Kodiak	6	500	1950	$20,442
DFG		T35006627		REGIONAL OFFICE	Kodiak	6	10,400	1974	$1,524,835
DFG				TANK FARM	Kotzebue	37	1,300	1981	$204,423
DFG				WELLHOUSE	Kotzebue	37	400	1981	$151,273
DFG				GENERATOR	Kotzebue	37	400	1981	$306,635
DFG				OFFICE/CABIN	Kotzebue	37	256	1981	$90,355
DFG				RACEWAYS	Kotzebue	37	1,300	1981	$204,423
DFG				STORAGE	Kotzebue	37	900	1989	$91,991
DFG				BUNKHOUSE	Kotzebue	37	1,200	1981	$613,270
DFG				HATCHERY	Kotzebue	37	1,000	1981	$306,635
DFG				CABIN	Lazy Bay	8	80	1980	$3,038
DFG		T35006642		STORAGE BUILDING	Lower Talarik Cr	36	64	1972	$5,111
DFG		T35006641		CABIN	Lower Talarik Cr	36	448	1971	$15,516

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DEPT	DIV	DOT INDEX NO	DEPT ID NO	BUILDING NAME	LOCATION	ELEC DIST	GROSS AREA	YEAR BUILT	1992 VALUE
DFG				TURBINE/GENERATOR	Main Bay	35	15,000	1981	$3,168,563
DFG				SHOP/STORAGE	Main Bay	35	2,000	1987	$204,423
DFG				BUNKHOUSE/HATCHERY	Main Bay	35	10,320	1985	$5,110,585
DFG				SEWAGE TREATMENT BLDG	Main Bay	35	2,000	1981	$306,635
DFG				HOUSE 691	Main Bay	35	1,232	1981	$255,529
DFG				INCINERATOR BLDG	Main Bay	35	1,500	1981	$229,976
DFG				HOUSE 693	Main Bay	35	1,232	1981	$255,529
DFG				HOUSE 692	Main Bay	35	1,232	1981	$255,529
DFG		T35006647		HOUSE/OFFICE	McGrath	36	2,384	1971	$306,635
DFG		T35006915		LIVING QUARTERS	Moose Lake		240	1954	$9,710
DFG				BUNKHOUSE	Nome	38	2,880	1980	$209,943
DFG				OFFICE	Nome	38	4,500	1980	$689,929
DFG		T35006691		STORAGE	Nushagak Area	39	110	1961	$9,608
DFG		T35006692		STORAGE	Nushagak Area	39	220	1966	$8,484
DFG		T35006751		WAREHOUSE/SHOP	Palmer	26	2,200	1978	$206,760
DFG		T35006769		STORAGE BUILDING	Petersburg	2	576	1940	$25,553
DFG		T35093052		MOORAGE FLOAT	Petersburg	2	2,400	1947	$245,308
DFG				CABIN	Pleasant Bay	5	192	1961	$20,442
DFG		T35006783		CABIN	Port Dick	6	192	1973	$17,909
DFG		T35006783		CABIN	Port Protection	5	200	1973	$17,909
DFG		T35006917		CABIN	Princess Bay	1	192	1959	$20,442
DFG				CABIN	Redfish Cape	2	240	1980	$18,398
DFG				CABIN	Redoubt Lake	2	144	1980	$11,039
DFG				OFFICE/ STORAGE	Russell Creek		900	1980	$42,929
DFG				RACEWAY/PUMP BLDG	Russell Creek		4,500	1980	$664,376
DFG				SOCKEYE BLDG	Russell Creek		600	1980	$91,991
DFG				SHOP/GENERATOR BLDG	Russell Creek		2,400	1980	$357,741
DFG		T35006330		HOUSE 644	Russell Creek		1,528	1980	$255,529

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DFG		T35006331		HOUSE 666	Russell Creek		1,528	1980	$255,529
DFG		T35006332		HATCHERY/ 3 BUILDINGS	Russell Creek		16,489	1979	$5,285,954
DFG		T35006333		HATCHERY GALLERY #1	Russell Creek		1,936	1979	$342,409
DFG		T35006334		HATCHERY GALLERY #2	Russell Creek		1,435	1979	$321,967
DFG		T35006908		CABIN	Russian River	36	170	1970	$13,032
DFG		T35006987		CABIN	Salmon Bay	1	168	1967	$12,879
DFG				OFFICE	Sand Point	40	2,400	1972	$400,670
DFG		T35006787		WAREHOUSE	Sand Point	40	5,000	1975	$224,457
DFG		T35006922		HOUSE TRAILER	Sand Point	40	208	1964	$30,664
DFG		T35006909		CABIN	Sandy River	40	96	1957	$7,359
DFG		T35006910		CABIN	Sandy River	40	224	1963	$18,991
DFG				CABIN	Sapsuk Tower	40	224	1963	$18,991
DFG				SPAWNING SHED	Seward	8	108	1979	$3,066
DFG		T35006811		STORAGE	Seward	8	612	1938	$59,426
DFG		T35006812		STORAGE	Seward	8	612	1942	$59,426
DFG		T35006816		KITCHEN/DINER	Seward	8	400	1970	$58,261
DFG		T35006820		FISH TRAP	Seward	8	186	1979	$70,526
DFG		T35006822		CATCHING SHED	Seward	8	430	1979	$8,177
DFG		T35006831		LIVING QUARTERS	Seward	8	280	1962	$5,058
DFG				SOCKEYE REARING	Snettisham	4	850	1989	$102,212
DFG				BUNKHOUSE	Snettisham	4	2,880	1985	$306,635
DFG				HOUSE	Snettisham	4	1,586	1980	$231,935
DFG				DUPLEX	Snettisham	4	1,500	1989	$153,318
DFG				HOUSE	Snettisham	4	1,586	1980	$231,935
DFG				HOUSE	Snettisham	4	1,586	1980	$231,935
DFG				QUONSET HUT	Snettisham	4	2,000	1975	$76,659
DFG				FOOD STORAGE	Snettisham	4	1,800	1985	$204,423
DFG		T35006792		HATCHERY	Snettisham	4	10,337	1981	$3,296,475

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DFG		T35006793		GENERATOR SHED	Snettisham	4	416	1981	$38,268
DFG		T35006916		CABIN	Snettisham	4	192	1961	$1,022
DFG				CABIN	Swan Island	4	192	1950	$14,718
DFG		T35006919		CABIN	Tahltan Lake		100	1972	$1,022
DFG				CABIN	Togiak River	39	200	1966	$15,332
DFG				STORAGE	Togiak River	39	100	1961	$7,666
DFG		T35006880		OFFICE/STORAGE	Tok	35-36	1,800	1953	$147,185
DFG		T35006881		LIVING QUARTERS	Tok	35-36	1,800	1953	$147,185
DFG		T35006882		GARAGE	Tok	35-36	648	1963	$33,117
DFG		T35006883		STORAGE	Tok	35-36	100	1953	$5,622
DFG				HOUSING	Trails Lake	8	1,300	1982	$229,976
DFG				WELLHEAD	Trails Lake	8	6,000	1982	$1,022,117
DFG				HOUSING	Trails Lake	8	1,300	1982	$229,976
DFG		T35006885		HATCHERY	Trails Lake	8	14,682	1982	$4,088,468
DFG				PUMP INTAKE BLDG	Tutka Lagoon	8	1,800	1979	$281,082
DFG				WATER TANK	Tutka Lagoon	8	1,000	1979	$153,318
DFG				STORAGE BLDG	Tutka Lagoon	8	700	1979	$102,212
DFG				BUNKH.	Tutka Lagoon	8	1,200	1980	$383,294
DFG		T35006891		HATCH	Tutka Lagoon	8	3,856	1975	$1,328,752
DFG		T35006892		HOUSE 652	Tutka Lagoon	8	1,248	1979	$255,529
DFG		T35006894		HOUSE 653	Tutka Lagoon	8	1,248	1979	$255,529
DFG				CABIN	Ugashik River	40	416	1966	$12,202
DFG				STORAGE	Ugashik River	40	80	1960	$5,111
DFG				WAREHOUSE	Unalakleet	38	640	1980	$102,212
DFG				OFFICE/BUNKHOUSE	Unalakleet	38	1,355	1980	$103,873
DFG		T35006942		STORAGE	Whale Pass	5	100	1961	$8,177
DFG		T35006943		CABIN	Whale Pass	5	336	1961	$25,757
DFG				CABIN	Windfall Harbor	5	192	1961	$14,718

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DFG		T35006946		STORAGE	Windfall Harbor	5	48	1961	$3,680
DFG				HOUSE BOAT	Wrangell	2	300	1985	$71,548
DFG		T35006949		BOATHOUSE	Wrangell	2	300	1973	$24,531
				DEPARTMENT OF FISH & GAME TOTALS:			518,785		$99,984,109
DEPARTMENT OF HEALTH & SOCIAL SERVICES									
DHSS	DFYS		64759	MYC BUILDING B & C	Anchorage	9-25	60,705	1966	$24,456,705
DHSS	DFYS		64670	RELOC SCHOOL A	Anchorage	9-25	900	1975	$253,485
DHSS	DFYS		66666	MYC H.U.IV-CTU	Anchorage	9-25	6,917	1987	$2,786,700
DHSS	DFYS		64127	MYC GYMNASIUM	Anchorage	9-25	10,200	1984	$4,109,319
DHSS	DFYS		78843	MYC BOILER RM	Anchorage	9-25	1,425	1986	$809,140
DHSS	DFYS		64260	MYC BLDG D - SCHOOL	Anchorage	9-25	8,384	1966	$3,254,421
DHSS	MH&DD		62228	API FORENSICS OFFICE	Anchorage	9-25	3,300	1962	$843,247
DHSS	MH&DD		66666	ECTA BUILDING	Anchorage	9-25	24,310	1981	$9,793,925
DHSS	DFYS		64671	RELOC SCHOOL B	Anchorage	9-25	900	1975	$253,485
DHSS	MH&DD	T35006207	62626	API HOSPITAL	Anchorage	9-25	133,650	1962	$70,333,200
DHSS	MH&DD	T35006216	62227	API MULTI-HOUSING	Anchorage	9-25	6,341	1962	$843,247
DHSS	DFYS	T35006228	64764	MYC COTTAGE 1	Anchorage	9-25	5,100	1974	$1,436,115
DHSS	DFYS	T35006229	64667	MYC COTTAGE 2	Anchorage	9-25	5,100	1974	$1,436,115
DHSS	DFYS	T35006231	64661	MYC COTTAGE 3	Anchorage	9-25	5,100	1974	$1,436,115
DHSS	DFYS	T35006232	64664	MYC COTTAGE 4	Anchorage	9-25	5,100	1974	$1,436,115
DHSS	DFYS		9392	BETHEL YOUTH FACILITY	Bethel	39	9,392	1984	$3,783,877
DHSS	DPH		61710	DILLINGHAM HEALTH CENTER	Dillingham	39	1,296	1958	$364,998
DHSS	MH&DD		63304	DENARDO CENTER	Fairbanks	29-34	6,532	1986	$2,256,630
DHSS	DFYS		66666	FAIRBANKS YOUTH ADDITION	Fairbanks	29-34	9,760	1985	$3,932,084
DHSS	MH&DD		63298	FAHRENKAMP CENTER	Fairbanks	29-34	10,150	1986	$3,506,679

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DEPT	DIV	DOT INDEX NO	DEPT ID NO	BUILDING NAME	LOCATION	ELEC DIST	GROSS AREA	YEAR BUILT	1992 VALUE
DHSS	DFYS		66666	FAIRBANKS YOUTH FACILITY	Fairbanks	29-34	15,065	1981	$4,922,515
DHSS	DFYS		508	JOHNSON YOUTH CENTER	Juneau	4	14,775	1987	$3,981,248
DHSS				KETCHIKAN HEALTH CTR	Ketchikan	1	6,922	1990	$2,197,552
DHSS				KETCHIKAN MODULE	Ketchikan	1	750	1990	$153,318
DHSS	DEPTWDE	T35091064	60714	GRIFFIN MEM BUILDING	Kodiak	6	7,200	1945	$2,028,187
DHSS	DPH		66666	KOTZEBUE NURSING ADDITION	Kotzebue	37	3,500	1989	$948,014
DHSS	DPH	T35006605	ASH707	KOTZEBUE SENIOR CENTER	Kotzebue	37	16,101	1979	$4,361,133
DHSS	DFYS			NOME YOUTH OFFICE	Nome	38	1,300	1984	$345,476
DHSS	DFYS	T35006724	639	NOME YOUTH FACILITY	Nome	38	3,670	1981	$1,033,871
DHSS				SITKA HEALTH CENTER #3	Sitka	2	3,204	1974	$902,632
DHSS				HARBORVIEW STORAGE	Valdez	35	1,500	1986	$159,450
DHSS				HARBORVIEW CLINIC	Valdez	35	2,380	1974	$670,435
DHSS	DMHDD	T35006970	62634	HARBORVIEW DEVELOPMNT CTR	Valdez	35	77,775	1965	$36,045,978
				DEPARTMENT OF HEALTH & SOCIAL SERVICES TOTALS:			468,704		$195,075,409
DEPARTMENT OF MILITARY & VETERANS AFFAIRS									
DMVA	FMO		ANC A2	SINGLEWIDE TRAILER	Anchorage	9-25	500	1974	$5,111
DMVA	FMO		ANC A2A	OFFICE/WAREHOUSE	Anchorage	9-25	6,656	1950	$264,057
DMVA	FMO		ANC A2	DOUBLEWIDE TRAILER	Anchorage	9-25	1,040	1975	$8,177
DMVA	FMO		ANC A2B	ARMORY	Anchorage	9-25	11,766	1955	$385,921
DMVA	FMO		ANC CSM	* CSMS O/H SHOP	Anchorage	9-25	3,687	1971	$917,642
DMVA	FMO		ANC A1	ARMORY	Anchorage	9-25	25,814	1961	$1,971,346
DMVA	FMO		BET MS	* MAINTENANCE SHOP	Bethel	39	216	1988	$16,387
DMVA	FMO		BET O	* OMS	Bethel	39	712	1979	$147,613
DMVA	FMO		BET A	COLD STORAGE	Bethel	39	1,350	1950	$137,986
DMVA	FMO	T35006258	BET A	ARMORY	Bethel	39	14,083	1962	$3,184,253