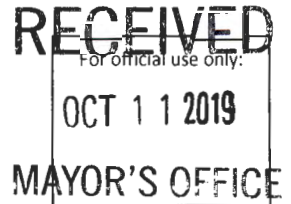




# FNSB CAPITAL IMPROVEMENT PROGRAM

## 2019 Project Nomination Form



Nominations will be accepted from **August 12** to **October 11**. Please fill out the nomination form as completely as possible. If a section does not apply to the project you are nominating, please leave that section blank. Please attach additional relevant information to this nomination packet as appropriate. There is no limit to the number of projects that can be submitted.

Completed nomination forms can be submitted:

In person at:

Fairbanks North Star Borough  
Attn: Mayor's Office  
907 Terminal Street  
Fairbanks, AK 99701

By mail to:

Fairbanks North Star Borough  
Attn: Capital Improvement Program  
PO Box 71267  
Fairbanks, AK 99707

NOMINATOR'S NAME: <u>Mark Nilson</u>	DATE: <u>10/1/2019</u>
ORGANIZATION (IF APPLICABLE): <u>Fairbanks North Star Borough School District</u>	
AFFECTED DEPARTMENT: <u>Weller Elementary School and Facilities Maintenance Department</u>	
PHONE: ( <u>907</u> ) <u>452-4461 x15224</u>	EMAIL: <u>mark.nilson@k12northstar.org</u>

Name of Proposed Project: Weller Classroom Upgrades, Phase 1

Project Scope/Description:

The flooring and classrooms are in need of upgrades as well as some of the electrical and control systems. This will start the renovation and will include design and planning for the remaining work.



# FNSB CAPITAL IMPROVEMENT PROGRAM

## SAFETY AND CODE COMPLIANCE

1. Does the project reduce or eliminate a health or safety risk?

Yes  No

Please explain:

There are no current health or safety risks relating to the existing items being replaced or upgraded.

2. In your opinion, what is the current condition of the facility?

Poor  This is a new facility  
 Fair  
 Good  
 Excellent

Please explain:

Weller Elementary School is an older school that was constructed in 1983 and is one of the many schools that serves the Fairbanks community. While the facility has been well maintained, it is in essential need of upgrades to the building's interior. The classrooms are outdated and require significant repairs; this will yield a safe environment and an appealing modernized look for its students and staff. The flooring has started to deteriorate, causing additional maintenance and upkeep. An obsolete fire alarm system will be replaced and a new direct digital control building automation system will be installed.

3. Does the project improve accessibility compliance? (For example: parking lot design, doorway design, counter height, floor access, restroom access, etc.)

Yes  No

Please explain:

The improvements accomplished by this renovation will improve the current accessibility and ensure all the items herewith in are compliant with the Americans with Disabilities Act (ADA). This specifically pertains to the student classrooms.

# FNSB CAPITAL IMPROVEMENT PROGRAM

## FACILITY CONDITION

4. How old is the facility since original construction?

- 41+ years                       This is a new facility  
 31 - 40 years  
 21 - 30 years  
 11 - 20 years  
 0 - 10 years

5. Does the project replace an existing facility?

- Yes       No

If yes, please identify the building it would replace and any other supporting information, including the condition of the existing facility (poor, fair, good, excellent):

n/a

## PROJECT FUNDING

6. What is the status of project funding?

- Fully funded  
 Partially funded  
 No funding

Please identify the source and amount of any funding that is already secured in support of this project:

An application will be submitted to the state for grant funding.

## FNSB CAPITAL IMPROVEMENT PROGRAM

7. Are there grant, foundation, sponsorship, or other alternative sources of funding available for this project?

Yes     No

- a. If yes, is there a match requirement?

Yes     No

- b. If a match is required, how much? Please choose the most applicable option.

1 - 10% match required

11 - 20% match required

21 - 30% match required

31 - 40% match required

+41% match required

Please identify the potential funding sources, how the project is eligible for such funds, any work done to commit such funds (i.e., application or proposal submitted and/or approved), and any additionally relevant information:

An application will be submitted to the State of Alaska Department of Education and Early Development for approval and to be placed on the Major Maintenance Capital Project Priority List for available funding.

8. If applicable, does your organization plan on contributing any funds?

Yes     No

If yes, please identify the amount and source of funds planned in contribution of this project:

n/a

# FNSB CAPITAL IMPROVEMENT PROGRAM

## ENVIRONMENTAL

9. Will the project clean up contamination (such as lead, asbestos, fuel contamination, etc.)?  
 Yes     No

Please explain:

This project will not remove any preexisting contamination(s).

10. Does the project improve air quality?  
 Yes     No

Please explain:

This project will not directly affect air quality.

11. Will the project reduce storm water runoff?  
 Yes     No

Please explain:

This project will not directly affect storm water runoff.

## FNSB CAPITAL IMPROVEMENT PROGRAM

12. Will the project improve groundwater quality?

Yes  No

Please explain:

This project will not directly affect the surrounding ground water.

13. Will the project improve energy efficiency?

Yes  No

Please explain:

Weller's mechanical, electrical, and control systems are outdated and long overdue for an overhaul. By upgrading these systems, maximum efficiency will be obtained and energy waste will be limited.

### PUBLIC USE

14. Will the project improve the customer experience?

Yes  No

Please explain:

Revamping the building's flooring and classrooms will provide an appealing contemporary look for its students and staff. Teachers and students will have revised classrooms that will encompass modernized teaching aids to support an improved learning atmosphere. By completing all the project upgrades, it will help reduce distractions and disruptions caused from maintenance repairs that occur during school hours.

## FNSB CAPITAL IMPROVEMENT PROGRAM

15. Is the project served by a fixed transit route?

Yes     No

Please explain:

Weller Elementary School utilizes a public busing system. This provides students transportation to the school within a 1.5 mile walking zone.

16. Will the project improve facility capacity?

Yes     No

Please explain:

This project will not affect the facility's capacity.

### ONGOING MAINTENANCE COST

17. Will the project reduce utility expenses on a cost per square foot (\$/SF)?

Yes     No

Please explain:

Providing a control systems will help cut the 1.99 \$/SF utilities cost by an estimated 10%. This project will help greatly to lower Weller's \$129,876 yearly operating expense. The costs used are based on a five year average.

## FNSB CAPITAL IMPROVEMENT PROGRAM

18. Will the project reduce maintenance expenses on a cost per square foot (\$/SF)?

Yes     No

Please explain:

This project will help to reduce on average 0.0495 \$/SF per year in maintenance expenses. These expenses are primarily contributed to by unscheduled maintenance actions that entail troubleshooting time, repairs, contract services and parts procurement. The costs used are based on a three year average.

19. Will the project extend the life of an existing facility?

Yes     No

Please explain:

Upgrading the electrical and control systems will aid in extending the useful life of the facility.

### PLANNING AND DESIGN

20. Does the project have complete designs?

Yes     No

Please explain:

This project does not have any designs at this stage.



## FNSB CAPITAL IMPROVEMENT PROGRAM

21. Have there been any project scope and/or engineering studies done?

- Yes     No

If yes, please explain all work that has been done on this project to date. Please attach and submit all relevant information as part of the project nomination packet.

n/a

### BUDGET IMPACT

22. How will the project impact the operation budget for the affected department?

- Increase the operating budget  
 Maintain the operating budget  
 Decrease the operating budget

Please explain:

The Weller Elementary School's operating budget is expected to decrease due to the more efficient electrical and control systems. These upgrades should help to lower the utility costs. Additionally, the Facilities Maintenance Department will have a reduction in non-scheduled maintenance pertaining to the upgraded items. Non-scheduled maintenance includes overtime, troubleshooting time, and needed repairs.

# FNSB CAPITAL IMPROVEMENT PROGRAM

## POPULATION REACHED

23. What type of population will be served by the proposed project?

- Regional areawide users
- Single community
- Multiple neighborhoods
- Single neighborhood

Please describe the area, population served, and the need that will be met by this project:

Weller Elementary School serves roughly 778 square miles north of Fairbanks. It provides education for roughly 440 students. Since the 1983, Weller Elementary has been a large part of the growing Fairbanks community. By completing this project, the Fairbanks community and the neighboring areas would be provided a modernized, energy efficient school for many decades to come.

## SUPPORT

24. Please select all applicable form of support this project has:

- Resolutions of support (agencies, governments, etc.)
- Letters of support (groups, businesses, organizations, etc.)
- General public support or letters from residents

Please explain levels of support identified above and provide specific examples:

This project is on the School District's 6-year Capital Improvement Plan adopted by the school board.

## FNSB CAPITAL IMPROVEMENT PROGRAM

25. Does this project meet any goals or objectives that are identified in any Borough plans (such as the Comprehensive Plan)?

Yes     No

If yes, please identify which goals and objectives in specific plans that this project meets:

GOAL 1, Enrich the Quality of Life for all Residents, is accomplished by improving ADA compliancy and by maximizing the usage of the facility. This goal is met by performing upgrades to the school's classrooms.

This project parallels the Community and Human Resources GOAL 2; as it focuses on supporting and sustaining elementary school infrastructure. By not adequately maintaining and updating our public schools, the risk of a safe and secure learning environment is greatly hindered. This goal is met by upgrading all the components listed in this project.

The Transportation and Infrastructure GOAL 2 is achieved by creating a lower energy consumption pattern. This goal is specifically met by implementing improved electrical and control systems.

### PROJECT COST

26. What is the estimated project cost?    \$ 4,648,181

Please explain why this cost is reasonable and should be allocated to this project:

The estimated project cost is determined from the building's overall \$16,272,000 insured replacement value. \$4,648,181 is the estimated cost to replace the flooring, classrooms, and select electrical and control systems. This expense is considered reasonable since it represents the replaced market value.