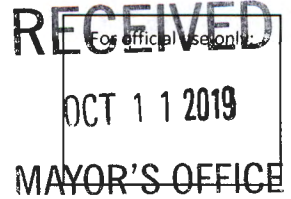




FNSB CAPITAL IMPROVEMENT PROGRAM

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>Administrative Center 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: Administrative Center Renovation, Phase II

Project Scope/Description:

This upgrade will include a new roof, roof drains, EIFS (Exterior Insulation Finishing System), windows, and exterior doors.



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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. However, failure to do so in a timely manner will result in building security and/or integrity risks.

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

Poor This is a new facility
 Fair
 Good
 Excellent

Please explain:

The Administrative Center is an older facility that was constructed in 1993 and is located in downtown Fairbanks. While the facility has been well maintained, it is in essential need of upgrades to the building's exterior surfaces which protect it from Alaska's extreme climate. The building suffers from constant roof leaks and subpar insulation. The exterior walls of the structure require an overhaul to increase the building's insulation and provide an appealing modernized look for its staff and the public. Additionally, the windows and exterior doors need to be replaced for functionality and building security.

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 not alter or improve the current accessibility. All upgrades made to the building's windows and doors will ensure compliant with the Americans with Disabilities Act (ADA).

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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.

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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

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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 help to improve air quality by lessening the need for fossil fuels used for heating. This is achieved by increasing the insulation rating of the roof, exterior walls, doors and windows.

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

Please explain:

This project will not directly affect storm water runoff.

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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:

Installing a new roof, EIFS, windows and exterior doors will have a greater insulation factor resulting in less energy needed to heat the facility.

PUBLIC USE

14. Will the project improve the customer experience?

Yes No

Please explain:

Revamping the building's EIFS, windows and exterior doors will provide an appealing modernized look. By completing all the project upgrades, it will help reduce distractions and disruptions caused from maintenance repairs that occur during business hours.

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

Yes No

Please explain:

The Administrative Center utilizes the MACS transit busing system.

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:

The improved roof, EIFS, windows, and exterior doors will help to reduce the 0.47 \$/SF heating cost by an estimated 20%. This project will help greatly to lower the Administrative Center's \$241,206 yearly operating expense. The costs used are based on a five year average.

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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 0.04 \$/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:

Adding a new roof and new insulated siding will help promote the life and longevity of the building by protecting its integral structure.

PLANNING AND DESIGN

20. Does the project have complete designs?

Yes No

Please explain:

This project does not have any designs at this stage. The roof will be a design build; the additional work will be part of the project if funding is approved.

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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 Administrative Center's operating budget will decrease significantly since it will require less utilities for heating. 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.

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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:

The Administrative Center is the School District's headquarters for all financial activities and business support services. It directly supports 38 schools and 1,700 full-time equivalent employees serving the district's schools and support facilities. Additionally, the Administrative Center holds the bi-monthly school board meetings; this serves as an open platform for the public to be involved in. Since the early 1990s, the Administrative Center has been a large part of the North Star Borough's growing community. By completing this project, the school district would be provided a modernized, energy efficient facility 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.

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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:

This project parallels the Community and Human Resources GOAL 2; as it focuses on supporting and sustaining school support infrastructure. By not adequately maintaining and updating our public schools and support facilities, the risk of providing a safe and secure learning environment is greatly hindered. This goal is met by replacing the roof, EIFS, windows, exterior doors and exterior lighting.

The Transportation and Infrastructure GOAL 2 is achieved by incorporating energy-efficient measures that maximize public utilities and create a lower energy consumption pattern. This goal is specifically met by implementing a new roof, and EIFS siding.

PROJECT COST

26. What is the estimated project cost? \$ 5,760,189

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 \$29,522,00 insured replacement value. \$5,760,189 is the estimated cost to replace the roof, roof drains, EIFS, windows, and exterior doors; this is based on the buildings full insured value. This expense is considered reasonable since it represents the replaced market value.