

PROPERTY & FACILITY MANAGEMENT

**MUNICIPALITY OF ANCHORAGE
PROPERTY AND FACILITY MANAGEMENT**

Department Goal:

The Municipality of Anchorage has over 300 facilities which are used to provide for basic governmental, cultural and recreational services. Facilities include the Loussac Library, Sullivan Arena, Egan Convention Center, Alaska Center for the Performing Arts, the Anchorage Museum of History and Art and Police & Fire Headquarters Buildings, etc. Also included is an extensive system of parks and bicycle trails. These facilities are used by residents, school children, community service organizations and tourists from throughout the United States and foreign countries. Many of these facilities generate revenues for the Anchorage and Alaskan economy and are, therefore, a local and State resource benefiting all Alaskans.

Our Capital Improvement Plan goal is to promote tourism and business. Also to maintain public facilities in a safe, satisfactory condition and to provide for public health and welfare by complying with Federal, State and local laws and regulations. Our emphasis is on the basics: roofs, structures, safety, etc.

The impact of not funding work will be the continuation of deteriorating facilities. Damage caused by leaking roofs, failing exterior paint, cracks in paving, etc., will result in a substantial acceleration in the future maintenance cost of these facilities. Public Safety issues will go uncorrected. The overall long term result will be decreased benefits derived from our facilities. The millions of dollars invested in public facilities should be maintained properly to assure their function and beauty will endure. This program fulfills that expectation.

Many important factors contribute to these requests for Capital Funds:

Major Maintenance:

The number of Anchorage Facilities has grown considerably, however, the recent recession has severely reduced our operating and maintenance budgets. Maintenance expenses are beginning to increase, while maintenance funding is decreasing. Consequently, our lack of maintenance funding will result in greater maintenance cost in future years and will increase the poor condition and appearance of our facilities. It would be unfortunate to allow the condition of our public buildings to become unattractive and poorly maintained to prospective convention organizers and travel groups.

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Asbestos Abatement:

Recently, a number of environmental protection and occupational safety and health laws and regulations have been enacted by Federal and State agencies. For instance, OSHA has established extensive regulations pertaining to PCBs and asbestos. We have and will continue to spend thousand of dollars to provide a safe environment for the public and employees of the Municipality. Over 100 buildings have been surveyed to date to identify asbestos in our buildings. We have removed a substantial amount, but much remains.

Underground Storage Tanks:

We are finalizing a Underground Storage Tank plan for tanks used for storing fuel and waste chemicals that will ensure compliance with EPA and State regulations to protect our groundwater aquifers. The obligation to manage and control hazardous substances throughout the city will be expensive.

Additional Community Interests:

Funding is required for the demolition of the Hollywood Vista Apartments. The Senior Center in Chugiak is requesting an Alzheimer's Day Care Center and Special Needs Apartments. The Anchorage Senior Center is requesting safety upgrades and a new building addition.

1991-1996 CAPITAL IMPROVEMENT PROGRAM
PROPERTY AND FACILITY MANAGEMENT
PRIORITY LIST

YEAR	TITLE	CATEGORY	DEPT PRTY	TOTAL FUNDING REQUEST
1991	UNDERGROUND STORAGE TANKS (USTS)	CC	1	1,900
1991	HOLLYWOOD VISTA APARTMENT COMPLEX-REMOVAL OF	CC	2	3,300
1991	ANCHORAGE FIRE DEPARTMENT-FACILITY REPAIRS	CC	3	324
1991	CHUGIAK SENIOR CENTER-ALZHEIMER'S DAY CARE	FR	4	700
1991	CHUGIAK SENIOR CENTER - SPECIAL NEEDS APTS	FR	5	2,200
1991	STREET MAINTENANCE (KLOEP) - STRUCTURAL AND	FR	6	88
1991	TRANSIT DEPARTMENT (WARM STORAGE) - INSTALL	CC	7	78
1991	ANCHORAGE MUSEUM OF HISTORY & ART -	FR	8	95
1991	HEADQUARTERS LOUSSAC LIBRARY - FACILITY	CC	9	209
1991	FIRE LAKE REC CENTER COGENERATOR PROJECT	FR	10	165
1991	DEMPSEY ANDERSON ICE ARENA-CONSTRUCT	FR	11	2,800
1991	JOHN THOMAS BUILDING MAINTENANCE PROJECTS	FR	12	85
1991	PUBLIC HEALTH BUILDING	CC	13	1,450
1991	ASBESTOS ABATEMENT	CC	14	1,295
1991	FAIRVIEW RECREATION CENTER - FACILITY	FR	15	69
1991	STREET MAINTENANCE (METRO STATION) - INSTALL	FR	16	25
1991	FLEET SERVICES MAINTENANCE SHOP-INSTALL FIRE	CC	17	125
1991	RUSSIAN JACK GREENHOUSE - INSTALL	FR	18	10
1991	BEN BOEKE ICE ARENA - REPLACE FOUR	FR	19	13
1991	KINCAID PARK SKI CHALET - FACILITY	FR	20	55
1991	PERFORMING ARTS CENTER - FACILITY	FR	21	550
1991	EGAN CONVENTION CENTER - INTERIOR	FR	22	55
1991	PARK RESTROOMS - RENOVATE VARIOUS RESTROOM	CC	23	250
1991	WESTCHESTER LAGOON & GATEWAY PARK - REPLACE	FR	24	227
1991	ANCHORAGE SENIOR CENTER - ADDITION	FR	25	210
1991	ANCHORAGE SENIOR CENTER - FACILITY RENOVATION	FR	26	265
1991	FIRE LAKE REC CENTER - LOCKER AREA AND	FR	27	442
1991	PAC HANDICAP ACCESS	FR	28	50
				17,035
1992	UNDERGROUND STORAGE TANKS (USTS)	CC	1	850
1992	REPAIR, RENOVATION AND UPGRADE OF	FR	2	2,206
1992	PERFORMING ARTS CENTER UPGRADE WORK	FR	3	515
1992	SULLIVAN ARENA-OUTSIDE CONSTRUCTION &	FR	4	243
1992	MULCAHY BASEBALL PARK - RENOVATE THE	FR	5	37
1992	ANCHORAGE SENIOR CENTER - ADDITION	FR	6	3,500
				7,351
1993	UNDERGROUND STORAGE TANKS (USTS)	CC	1	546
1993	REPAIR, RENOVATION AND UPGRADE OF	FR	2	2,383
1993	CONSTRUCTION OF A VEHICLE MAINTENANCE	FR	3	1,400
1993	CENTENNIAL CAMPER PARK - REPLACE CARETAKER	FR	4	25
1993	ANCHORAGE SENIOR CENTER - ADDITION	FR	5	650
				5,004

CATEGORY KEY: CC = Code Correction/Safety Improvement
FR = Facility Improvements/Renovation

1991-1996 CAPITAL IMPROVEMENT PROGRAM
PROPERTY AND FACILITY MANAGEMENT
PRIORITY LIST

YEAR	TITLE	CATEGORY	DEPT PRTY	TOTAL FUNDING REQUEST
1994	UNDERGROUND STORAGE TANKS (USTS)	CC	1	50
1994	REPAIR, RENOVATION AND UPGRADE OF	FR	2	2,840
				2,890
1995	UNDERGROUND STORAGE TANKS (USTS)	CC	1	50
1995	REPAIR, RENOVATION AND UPGRADE OF	FR	2	3,073
				3,123
1996	UNDERGROUND STORAGE TANKS (USTS)	CC	1	50
1996	REPAIR, RENOVATION AND UPGRADE OF	FR	2	3,195
1996	SULLIVAN SPORTS ARENA EXPANSION	FR	3	1,208
				4,453

END OF REPORT

CATEGORY KEY: CC = Code Correction/Safety Improvement
FR = Facility Improvements/Renovation

**MUNICIPALITY OF ANCHORAGE
1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's)	Program Code Correction/Safety Impr.	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
<p>UNDERGROUND STORAGE TANKS (USTS) The Environmental Protection Agency (EPA) has enacted new mandatory regulations pertaining to both new and existing Underground Storage Tanks (USTs). This project will provide the funding necessary to comply with the new regulations. The general government has an inventory of over 70 USTs. This project will include some tank upgrades and removal of tanks with a high risk potential, site clean-up when necessary, tank tightness testing for leak detection as well as professional engineering design services. This project will provide for the minimum requirements for tank compliance required by December, 1991. The program will continue for four years to ensure that the USTs are in compliance and do not leak or contaminate underground water supplies.</p>	<p>S= 1,900</p>		<p>Areawide (All)</p>
			<p>1991</p>

**MUNICIPALITY OF ANCHORAGE
1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	Program Code Correction/Safety Impr.	
PROJECT TITLE AND DESCRIPTION		O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY 1-Essential 2-Necessary 3-Desireable
	DEBT SERVICE (000's)		
<p>TRANSIT DEPARTMENT (WARM STORAGE) - INSTALL TWO OVERHEAD DOORS This project consists of the installation of two high impact "MEGA" overhead doors to replace existing panel doors. The existing doors are poorly designed, have been heavily worn and damaged and represent a significant safety hazard.</p>	S= 78		Areawide (All)
<p>HEADQUARTERS LOUSSAC LIBRARY - FACILITY REPAIRS Extensive work is needed at the Loussac Library to correct safety deficiencies and to repair/replace badly worn furniture, rusted door frames and defective window seals. This work is needed to restore the building condition and appearance to an acceptable level.</p>	S= 209		Areawide (All)
			1991

**MUNICIPALITY OF ANCHORAGE
1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's)	Program Code Correction/Safety Impr.	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
PUBLIC HEALTH BUILDING Renovation of the ground floor medical clinics area to correct code deficiencies, improve the building heating and ventilation system and increase clinic efficiency to improve health care delivery.	S= 1,450		Areawide (All)
ASBESTOS ABATEMENT This project entails the removal of friable asbestos material from approximately sixteen Municipal shop and office buildings or community recreation centers, improving employees and public safety by eliminating the potential of accidental exposure to harmful asbestos material.	S= 1,295		Areawide (All)
FLEET SERVICES MAINTENACE SHOP-INSTALL FIRE SPRINKLER SYSTEM Installation of this system will provide an effective fire suppression system a required by current Fire and Building Codes.	S= 125		Areawide (All)
			1991

**MUNICIPALITY OF ANCHORAGE
1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's)	Program Code Correction/Safety Impr.	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
PARK RESTROOMS - RENOVATE VARIOUS RESTROOM FACILITIES FOR HANDICAP ACCESS This project pertains to various restroom facilities throughtout the Anchorage park system. The project will focus on making restroom facilities handicapped accessible. Currently, these facilities do not offer impaired individuals equal access since doorways are not wide enough and fixtures are not at the proper elevations. This project will also focus on complete repainting of both the interior and exterior surfaces of the restroom buildings.	S= 250		Areawide (All)
Sub-Total(s)	S= 8,931		
Program Total	8,931	0.0 0.0	
			1991

**MUNICIPALITY OF ANCHORAGE
1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's)		Program Facility Impmnts/Renovation	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank		O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY 1-Essential 2-Necessary 3-Desireble
			DEBT SERVICE (000's)	
<p>STREET MAINTENANCE (KLOEP) - STRUCTURAL AND ELECTRICAL MODIFICATIONS The Kloep Station has an unstable foundation which requires repairs to preclude resettlement of the north footings and floor. In addition, construction of an oil retaining wall is need to contain any overflow or leak from a road oil storage tank. The facility also needs to have an emergency generator installed to provide standby power during power failures.</p>	S=	88		Taku/Campbell
<p>ANCHORAGE MUSEUM OF HISTORY & ART - FACILITY REPAIRS This project entails work to refinish hardwood floors in the public areas, the installation of "natural light" filters on gallery windows to reduce ultraviolet light rays which damages artwork, the replacement of worn out parking lot doors, and the installation of shelving to store and exhibit art objects.</p>	S=	95		Areawide (All)
				1991

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1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	Program Facility Impmnts/Renovation	
PROJECT TITLE AND DESCRIPTION		O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY 1-Essential 2-Necessary 3-Desireable
	DEBT SERVICE (000's)		
<p>FIRE LAKE REC CENTER COGENERATOR PROJECT Design and construction of a energy-saving program that utilizes natural gas to produce both electrical and heat for use at the Fire Lake Recreation Center. The results of this project will be a reduction of electrical use and total utility savings at the Fire Lake Rec Center. This is a test program that has not been tried before in Alaska, and could result in a favorable payback that might be used at other Municipal facilities.</p>	<p>S= 165</p>	<p>Areawide (All)</p>	
		1991	

**MUNICIPALITY OF ANCHORAGE
1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's)	Program Facility Impmnts/Renovation	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY 1-Essential 2-Necessary 3-Desireable
		DEBT SERVICE (000's)	
DEMPSEY ANDERSON ICE ARENA-CONSTRUCT ICE RINK The Ben Boeke/Dempsey Anderson Ice User Committee has approached the Municipality requesting support to acquire State funds to build a second ice rink at the Dempsey Anderson Ice Arena location. The Ice Committee was able to demonstrate to both the Public Facilities Advisory Commission and Parks & Recreation Board the need for another covered ice facility in Anchorage. With the present demand for ice far exceeding the supply of ice time, the Municipality would actually realize a profit on the O&M side of the Operating Budget.	S= 2,800	- 23.0 0.0	Fairview
			1991

**MUNICIPALITY OF ANCHORAGE
1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's)		Program Facility Impmnts/Renovation	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank		O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
			DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
<p>STREET MAINTENANCE (METRO STATION) - INSTALL EMERGENCY GENERATOR The installation of an emergency generator will enable the maintenance shop to have standby power in the event of a power failure which is essential for operations during power outage situations.</p> <p>RUSSIAN JACK GREENHOUSE - INSTALL EMERGENCY GENERATOR The existing stand-by generator is extremely old and undependable. The Municipality has a replacement generator available elsewhere to meet the needs of the Greenhouse. This project will provide funds to install the generator and necessary components to accomodate an automatic transfer of power in the event of an electrical outage at the Greenhouse. Power is mandatory to ensure that fragile plants survive in the winter.</p>	S=	25		<p>Fairview</p> <p>Areawide (All)</p>
			1991	

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1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's)	Program Facility Impmnts/Renovation	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY 1-Essential 2-Necessary 3-Desireable
		DEBT SERVICE (000's)	
<p>BEN BOEKE ICE ARENA - REPLACE FOUR OVERHEAD DOORS The Ben Boeke Ice Arena was built in 1975, and the overhead doors for the ice resurfacers (Zamboni) have never been replaced. The rolling metal doors have been driven into and catch when being operated. In addition, there are gaps in the metal which cause a loss in heat from the building that results in increased energy costs. Other than the savings in energy costs, there is no O&M impact on the Operating Budget.</p>	<p>S= 13</p>		<p>Fairview</p>
			1991

**MUNICIPALITY OF ANCHORAGE
1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's)	Program Facility Impmnts/Renovation	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY 1-Essential 2-Necessary 3-Desireable
		DEBT SERVICE (000's)	
KINCAID PARK SKI CHALET - FACILITY IMPROVEMENTS The Kincaid Ski Chalet Complex is in need of a variety of improvements to enhance the usefulness of the facility. This project will undertake the installation of a fire door exit; add an adequate air exchange system; install a front counter in the main lobby; a hooded grill and exhaust system in the food concession area; and add electricity and heat to the storage bunker adjacent to the warm-up facility.	S= 55		Sand Lake
			1991

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1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	Program Facility Impmnts/Renovation	
PROJECT TITLE AND DESCRIPTION		O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY 1-Essential 2-Necessary 3-Desireable
		DEBT SERVICE (000's)	
<p>PERFORMING ARTS CENTER - FACILITY IMPROVEMENTS Towards the end of construction of the P.A.C., certain amenities had to be deleted due to cost restraints. Specifically, the A.C.P.A. would like to complete the construction on the large rehearsal hall (\$400K), install a permanent stage floor in the Atwood Auditorium (\$100K), and purchase concession equipment for the facility (\$50K). These additions would make the PAC a better place for both patrons and the performers.</p>	<p>S= 550</p>		<p>Areawide (All)</p>
			1991

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1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's)		Program Facility Impmnts/Renovation	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank		O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY 1-Essential 2-Necessary 3-Desireable
			DEBT SERVICE (000's)	
EGAN CONVENTION CENTER - INTERIOR FACILITY IMPROVEMENT Since the Egan Center opened in early 1984, numerous needed amenities were left out of the original construction. The acquisition of State funding would allow the Egan Center to become a more complete facility with the installation of ceiling tile in the Explorer's Room (\$40,000) and the installation of a hood system in the Center concession area (\$15,000). The additions requested for this facility would allow the Egan Center to become more marketable and increase revenues. The net result would be a reduction in the required O&M funding in the yearly Operational Budget.	S=	55		Fairview
			1991	

**MUNICIPALITY OF ANCHORAGE
1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	Program Facility Impmnts/Renovation	
PROJECT TITLE AND DESCRIPTION		O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY 1-Essential 2-Necessary 3-Desireable
		DEBT SERVICE (000's)	
<p>WESTCHESTER LAGOON & GATEWAY PARK - REPLACE UNDERGROUND SPRINKLER SYSTER</p> <p>The existing underground sprinkler systems at both park locations are completely inoperable due to breakage within the lines. This project will provide funds to replace 4.5 miles of old lines with a new flexible piping system that is able to withstand the winter freeze/thaw cycle. These parks are suffering since they cannot be efficiently watered by any other means. (Westchester Lagoon S-35; Gateway Park S-192.)</p>	S= 227		Spenard Turnagain
			1991

**MUNICIPALITY OF ANCHORAGE
1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's)		Program Facility Impmnts/Renovation	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank		O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
			DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireble
<p>ANCHORAGE SENIOR CENTER - ADDITION Senior citizens are the fastest growing segment of the Anchorage population. The current senior center is in constant use. There is a need to expand certain high use areas. An addition in the form of a new building adjacent to the current is envisioned. The new building will house a small gym, locker room, game room, library, small office area, and, eventually, a small lap pool. The old building will then be renovated to expand the crafts room, gift shop, and informaiton and referral office area. Additional parking, furnishings and equipment will also be necessary.</p> <p>1991 Phase I Design 1992 Phase II Construction/Renovation 1993 Phase III Lap Pool Construction</p>	S=	210		Areawide (All)
			1991	

**MUNICIPALITY OF ANCHORAGE
1991 CAPITAL IMPROVEMENT BUDGET**

Department Property & Facility Management	1991 PROJECT COST (000's)	Program Facility Impmnts/Renovation	
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY
		DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
PAC HANDICAP ACCESS This initial funding request is for an architectural study of handicap accessibility of the Performing Arts Center. The architect will assist in identifying the concerns, estimate the construction costs to make proposed alterations, and write a report which could be used for later requests for construction funding.	S= 50		Areawide (All)
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Sub-Total(s)	S= 8,104		
Program Total	8,104	- 23.0 0.0	
*****	*****	*****	*****
Sub-Total(s)	S= 17,035		
Total for Property & Facility Management	17,035	- 23.0 0.0	
			1991

MUNICIPALITY OF ANCHORAGE
1991 - 1996 CAPITAL IMPROVEMENT PROGRAM

Department Property & Facility Management	Program Code Correction/Safety Impr.					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>UNDERGROUND STORAGE TANKS (USTS) The Environmental Protection Agency (EPA) has enacted new mandatory regulations pertaining to both new and existing Underground Storage Tanks (USTs). This project will provide the funding necessary to comply with the new regulations. The general government has an inventory of over 70 USTs. This project will include some tank upgrades and removal of tanks with a high risk potential, site clean-up when necessary, tank tightness testing for leak detection as well as professional engineering design services. This project will provide for the minimum requirements for tank compliance required by December, 1991. The program will continue for four years to ensure that the USTs are in compliance and do not leak or contaminate underground water supplies.</p>	S= 1,900	S= 850	S= 546	S= 50	S= 50	S= 50
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
1991 - 1996 CAPITAL IMPROVEMENT PROGRAM

Department Property & Facility Management	Program Code Correction/Safety Impr.					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>HOLLYWOOD VISTA APARTMENT COMPLEX-REMOVAL OF ASBESTOS, DEMOLITION, AND SITE RESTORATION The Hollywood Vista Apartment Complex consists of 347 units all of which were vacated in 1988. The Municipality of Anchorage purchased the project from the United States Department of Housing and Urban Development for the sum of \$1.00 in August 1988. This sale was contingent on Municipality's agreement to raze the complex within two years of title acquisition.</p>	S= 3,300					
<p>ANCHORAGE FIRE DEPARTMENT-FACILITY REPAIRS Over the past four years Fire Department facilities have been deteriorating due to insufficient maintenance funding. This project will provide funding to correct current deficiencies.</p>	S= 324					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
1991 - 1996 CAPITAL IMPROVEMENT PROGRAM

Department	Program					
Property & Facility Management	Code Correction/Safety Impr.					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>TRANSIT DEPARTMENT (WARM STORAGE) - INSTALL TWO OVERHEAD DOORS This project consists of the installation of two high impact "MEGA" overhead doors to replace existing panel doors. The existing doors are poorly designed, have been heavily worn and damaged and represent a significant safety hazard.</p>	S= 78					
<p>HEADQUARTERS LOUSSAC LIBRARY - FACILITY REPAIRS Extensive work is needed at the Loussac Library to correct safety deficiencies and to repair/replace badly worn furniture, rusted door frames and defective window seals. This work is needed to restore the building condition and appearance to an acceptable level.</p>	S= 209					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
1991 - 1996 CAPITAL IMPROVEMENT PROGRAM

Department Property & Facility Management	Program Code Correction/Safety Impr.					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>PUBLIC HEALTH BUILDING Renovation of the ground floor medical clinics area to correct code deficiencies, improve the building heating and ventilation system and increase clinic efficiency to improve health care delivery.</p>	S= 1,450					
<p>ASBESTOS ABATEMENT This project entails the removal of friable asbestos material from approximately sixteen Municipal shop and office buildings or community recreation centers, improving employees and public safety by eliminating the potential of accidental exposure to harmful asbestos material.</p>	S= 1,295					
<p>FLEET SERVICES MAINTENACE SHOP-INSTALL FIRE SPRINKLER SYSTEM Installation of this system will provide an effective fire suppression system a required by current Fire and Building Codes.</p>	S= 125					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
1991 - 1996 CAPITAL IMPROVEMENT PROGRAM

Department	Program					
Property & Facility Management	Code Correction/Safety Impr.					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
PARK RESTROOMS - RENOVATE VARIOUS RESTROOM FACILITIES FOR HANDICAP ACCESS This project pertains to various restroom facilities throughtout the Anchorage park system. The project will focus on making restroom facilities handicapped accessible. Currently, these facilities do not offer impaired individuals equal access since doorways are not wide enough and fixtures are not at the proper elevations. This project will also focus on complete repainting of both the interior and exterior surfaces of the restroom buildings.	S= 250					
Sub-Total(s)	S= 8,931	S= 850	S= 546	S= 50	S= 50	S= 50
Program Total	8,931	850	546	50	50	50
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
1991 - 1996 CAPITAL IMPROVEMENT PROGRAM

Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>CHUGIAK SENIOR CENTER-ALZHEIMER'S DAY CARE ADDITION This project provides the addition of a 4,000 square foot Alzheimer's Day Care Unit to the existing non-profit senior center. People throughout the Eagle River/Chugiak community will be able to utilize the facility. Service will be provided to all four levels of Alzheimer's patients, up to a maximum of about 20 people a day.</p>	S= 700					
<p>CHUGIAK SENIOR CENTER - SPECIAL NEEDS APTS The project consists of the completion of the design and construction of a 20,000 square foot, 20 unit addition to the Chugiak Senior Center.</p>	S= 2,200					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
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Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>STREET MAINTENANCE (KLOEP) - STRUCTURAL AND ELECTRICAL MODIFICATIONS The Kloep Station has an unstable foundation which requires repairs to preclude resettlement of the north footings and floor. In addition, construction of an oil retaining wall is need to contain any overflow or leak from a road oil storage tank. The facility also needs to have an emergency generator installed to provide standby power during power failures.</p>	S= 88					
<p>ANCHORAGE MUSEUM OF HISTORY & ART - FACILITY REPAIRS This project entails work to refinish hardwood floors in the public areas, the installation of "natural light" filters on gallery windows to reduce ultraviolet light rays which damages artwork, the replacement of worn out parking lot doors, and the installation of shelving to store and exhibit art objects.</p>	S= 95					
				1991 - 1996		

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Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>FIRE LAKE REC CENTER COGENERATOR PROJECT Design and construction of a energy-saving program that utilizes natural gas to produce both electrical and heat for use at the Fire Lake Recreation Center. The results of this project will be a reduction of electrical use and total utility savings at the Fire Lake Rec Center. This is a test program that has not been tried before in Alaska, and could result in a favorable payback that might be used at other Municipal facilities.</p>	S= 165					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
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Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>DEMPSEY ANDERSON ICE ARENA-CONSTRUCT ICE RINK The Ben Boeke/Dempsey Anderson Ice User Committee has approached the Municipality requesting support to acquire State funds to build a second ice rink at the Dempsey Anderson Ice Arena location. The Ice Committee was able to demonstrate to both the Public Facilities Advisory Commission and Parks & Recreation Board the need for another covered ice facility in Anchorage. With the present demand for ice far exceeding the supply of ice time, the Municipality would actually realize a profit on the O&M side of the Operating Budget.</p>	S= 2,800					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
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Department	Program					
Property & Facility Management	Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>JOHN THOMAS BUILDING MAINTENANCE PROJECTS The John Thomas Building is occupied by the Older Persons Action Group and the American Red Cross. The building is in a poor state of repair and needs major work to improve its condition. This work includes exterior repair to concrete walks and walls, exterior refinishing and a new parking lot, replacing an open dirt lot that presents a safety hazard for elderly citizens utilizing the building.</p>	S= 85					
<p>FAIRVIEW RECREATION CENTER - FACILITY REPAIRS This project will provide the necessary funding to replace the two (2) existing spas and upgrade the security and fire alarm systems within the Recreation Center. The two existing spas have deteriorated to the point that they can no longer be reasonably maintained. The security system upgrades will assist in prevention of vandalism and theft and ensure a safe place for the facility users.</p>	S= 69					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
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Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>STREET MAINTENANCE (METRO STATION) - INSTALL EMERGENCY GENERATOR The installation of an emergency generator will enable the maintenance shop to have standby power in the event of a power failure which is essential for operations during power outage situations.</p>	S= 25					
<p>RUSSIAN JACK GREENHOUSE - INSTALL EMERGENCY GENERATOR The existing stand-by generator is extremely old and undependable. The Municipality has a replacement generator available elsewhere to meet the needs of the Greenhouse. This project will provide funds to install the generator and necessary components to accomodate an automatic transfer of power in the event of an electrical outage at the Greenhouse. Power is mandatory to ensure that fragile plants survive in the winter.</p>	S= 10					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
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Department	Program					
Property & Facility Management	Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>BEN BOEKE ICE ARENA - REPLACE FOUR OVERHEAD DOORS The Ben Boeke Ice Arena was built in 1975, and the overhead doors for the ice resurfacers (Zamboni) have never been replaced. The rolling metal doors have been driven into and catch when being operated. In addition, there are gaps in the metal which cause a loss in heat from the building that results in increased energy costs. Other than the savings in energy costs, there is no O&M impact on the Operating Budget.</p>	S= 13					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
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Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Lend Bank					
	1991	1992	1993	1994	1995	1996
<p>KINCAID PARK SKI CHALET - FACILITY IMPROVEMENTS The Kincaid Ski Chalet Complex is in need of a variety of improvements to enhance the usefulness of the facility. This project will undertake the installation of a fire door exit; add an adequate air exchange system; install a front counter in the main lobby; a hooded grill and exhaust system in the food concession area; and add electricity and heat to the storage bunker adjacent to the warm-up facility.</p>	S= 55					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
1991 - 1996 CAPITAL IMPROVEMENT PROGRAM

Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>PERFORMING ARTS CENTER - FACILITY IMPROVEMENTS Towards the end of construction of the P.A.C., certain amenities had to be deleted due to cost restraints. Specifically, the A.C.P.A. would like to complete the construction on the large rehearsal hall (\$400K), install a permanent stage floor in the Atwood Auditorium (\$100K), and purchase concession equipment for the facility (\$50K). These additions would make the PAC a better place for both patrons and the performers.</p>	S= 550					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
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Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>EGAN CONVENTION CENTER - INTERIOR FACILITY IMPROVEMENT Since the Egan Center opened in early 1984, numerous needed amenities were left out of the original construction. The acquisition of State funding would allow the Egan Center to become a more complete facility with the installation of ceiling tile in the Explorer's Room (\$40,000) and the installation of a hood system in the Center concession area (\$15,000). The additions requested for this facility would allow the Egan Center to become more marketable and increase revenues. The net result would be a reduction in the required O&M funding in the yearly Operational Budget.</p>	S= 55					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
1991 - 1996 CAPITAL IMPROVEMENT PROGRAM

Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>WESTCHESTER LAGOON & GATEWAY PARK - REPLACE UNDERGROUND SPRINKLER SYSTEM The existing underground sprinkler systems at both park locations are completely inoperable due to breakage within the lines. This project will provide funds to replace 4.5 miles of old lines with a new flexible piping system that is able to withstand the winter freeze/thaw cycle. These parks are suffering since they cannot be efficiently watered by any other means. (Westchester Lagoon S-35; Gateway Park S-192.)</p>	S= 227					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
1991 - 1996 CAPITAL IMPROVEMENT PROGRAM

Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>ANCHORAGE SENIOR CENTER - ADDITION Senior citizens are the fastest growing segment of the Anchorage population. The current senior center is in constant use. There is a need to expand certain high use areas. An addition in the form of a new building adjacent to the current is envisioned. The new building will house a small gym, locker room, game room, library, small office area, and, eventually, a small lap pool. The old building will then be renovated to expand the crafts room, gift shop, and informaiton and referral office area. Additional parking, furnishings and equipment will also be necessary.</p> <p>1991 Phase I Design 1992 Phase II Construction/Renovation 1993 Phase III Lap Pool Construction</p>	S= 210	S= 3,500	S= 650			
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
1991 - 1996 CAPITAL IMPROVEMENT PROGRAM

Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>ANCHORAGE SENIOR CENTER - FACILITY RENOVATION The Anchorage Senior Center was opened in approximately 1982 and in the past eight years has served thousands of senior citizens. The building has been well maintained, but has experienced extremely heavy use and wear. This project will provide funding to repair or replace carpet, wall coverings, ceiling tiles and kitchen equipment, and will control lobby glare, correct sprinklers, resolve roof problems and correct icing problems, thus restoring the facility to a more appropriate level of cleanliness, appearance, and safety.</p>	S= 265					
<p>FIRE LAKE REC CENTER - LOCKER AREA AND MEETING ROOM</p>	S= 442					
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
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Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>PAC HANDICAP ACCESS This initial funding request is for an architectural study of handicap accessibility of the Performing Arts Center. The architect will assist in identifying the concerns, estimate the construction costs to make proposed alterations, and write a report which could be used for later requests for construction funding.</p> <p>REPAIR, RENOVATION AND UPGRADE OF MUNICIPAL FACILITIES Continue with the long term program of life cycle repairs, renovation, and upgrade of major Municipal owned facilities to ensure that they are maintained in good working order and available for public use and benefit.</p>	S= 50	S= 2,206	S= 2,383	S= 2,840	S= 3,073	S= 3,195
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
1991 - 1996 CAPITAL IMPROVEMENT PROGRAM

Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>MULCAHY BASEBALL PARK - RENOVATE THE PLAYERS LOCKER ROOM The existing locker room facility was originally constructed with volunteer labor and used (old) building materials. This facility has deteriorated to the point that major renovations are required to make the locker room safe and inhabitable. This project will provide the funds to modernize the shower area, and to restore finishes to an acceptable level.</p> <p>CONSTRUCTION OF A VEHICLE MAINTENANCE FACILITY Construct a new warm storage facility in Eagle River for Public Works, Street Maintenance Division to house vehicles and equipment. There is no existing Street Maintenance facility in Eagle River.</p>		S= 37				
			S= 1,400			
				1991 - 1996		

MUNICIPALITY OF ANCHORAGE
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Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
<p>CENTENNIAL CAMPER PARK - REPLACE CARETAKER FACILITY Centennial Camper Park is the largest campground facility within the Anchorage bowl area. This campground provides safe, clean amenities to hundreds of tourists each year. The existing caretaker facility is a 12'x 60' trailer that is approximately 18 years old. This trailer has deteriorated over the years and is in need of roof and heating system upgrades. This project will provide the funding necessary to replace the trailer with a new unit.</p> <p>SULLIVAN SPORTS ARENA EXPANSION Increase the capacity of the Sullivan Arena by adding additional seating at the east and west ends of the arena and by expanding the team locker space to include facilities on the south side of the building.</p>			S= 25			S= 1,208
				1991 - 1996		

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Department Property & Facility Management	Program Facility Impmnts/Renovation					
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank					
	1991	1992	1993	1994	1995	1996
Sub-Total(s)	S= 8,104	S= 6,501	S= 4,458	S= 2,840	S= 3,073	S= 4,403
Program Total	8,104	6,501	4,458	2,840	3,073	4,403
*****	*****	*****	*****	*****	*****	*****
Sub-Total(s)	S= 17,035	S= 7,351	S= 5,004	S= 2,890	S= 3,123	S= 4,453
Total for Property & Facility Management	17,035	7,351	5,004	2,890	3,123	4,453
				1991 - 1996		