MAINTENANCE & OPERATIONS

Department Goal

The goal of the Maintenance & Operations Department (formerly Facility and Fleet Management) for the 2006-2011 Capital Improvement Budget/Program is to maintain, refurbish or upgrade municipal facilities to maximize useful life through a program of proactive renovation projects focused on high priority items such as roofs, building structures, air/heating systems, life safety conditions and aesthetic value. Additionally, when it is no longer cost-effective to refurbish or renovate facilities, the department manages the construction of replacement facilities. Generally, funding requests for replacement projects appear in the capital improvement program of the department operating the facility.

The purpose of municipal facilities is to enhance the quality of life and the livability of Anchorage. The Municipality of Anchorage has over 300 facilities that are used for general government operations and civic, cultural and recreational services. These facilities include Loussac Library, Sullivan Arena, Egan Convention Center, Alaska Center for the Performing Arts, Anchorage Museum of History and Art, police and fire facilities, and parks and recreational facilities.

Millions of dollars have been invested in our public facilities. Safeguarding these investments for the use of future generations is a primary goal of Property & Facility Management. This capital improvement program addresses the highest priority needed renovation and upgrade projects that will extend the life and maintain the overall appearance of Municipal facilities.

Fleet Services

The goal of the Fleet Services Capital Improvement Program is to program replacement of or additions to the general government vehicle and equipment fleet in support of existing or expanded municipal programs.

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MUNICIPALITY OF ANCHORAGE Capital Improvement Program PROJECT LIST BY DEPARTMENT

MAINTENANCE & OPERATIONS

YEAR		(000's)	GO BOND	F	EDERAL GRANT	-	OTHER SOURCE	TOTAL REQUES
CATE	GORY: Facility Improv./Renovation							
2006	DEFERRED MAJOR FACILITY PROJECTS			0	0	0	645	645
2006	MAJOR MUNICIPAL FACILITY UPGRADE PROJECTS			0	0	0	1,250	1,250
2006	MUSEUM OF HISTORY AND ART ROOF REPAIR			0	0	0	1,000	1,000
2006	PUBLIC HEALTH FACILITY REPLACEMENT			0	0	0	15,000	15,000
2006	REPLACE MUNICIPAL FACILITY FIRE ALARM SYSTEM			0	0	0	375	375
2006	SULLIVAN ARENA ROOF REPLACEMENT			0	0	0	2,200	2,200
2006	Z.J. LOUSSAC LIBRARY INTERIOR RENOVATIONS			0	0	0	1,000	1,000
	•	nprov./Renovation TO	TAL	0	0	0	21,470	21,470
_	GORY: Fleet Services			^			0.40	0.40
	ADDITIONAL APD VEHICLES			0	0		943	943
2006	FLEET MAINTENANCE PURCHASES	Flori Comitore TO		0	0		3,526	3,526
	1 FOR 2000	Fleet Services TO	AL	0	0		4,469	4,469
IOIA	L FOR 2006			0	0	0	25,939	25,939
	GORY: Facility Improv./Renovation						4.050	4.050
2007	MAJOR MUNICIPAL FACILITY UPGRADE PROJECTS		- 4 1	0	0		1,250	1,250
	•	nprov./Renovation TO	AL	0	0	0	1,250	1,250
	GORY: Fleet Services			0		0	0.42	0.42
	ADDITIONAL APD VEHICLES			0	0			943
2007	FLEET MAINTENANCE PURCHASES	Floor Complete TO	- 4.1	0	0		4,608	4,608
		Fleet Services TO	AL	0	0		5,551	5,551
	L FOR 2007 GORY: Facility Improv./Renovation			0	0	0	6,801	6,801
2008	MAJOR MUNICIPAL FACILITY UPGRADE PROJECTS			0	0	0	1,250	1,250
	Facility In	nprov./Renovation TO	TAL	0	0	0	1,250	1,250
CATE	GORY: Fleet Services					ii.		
2008	ADDITIONAL APD VEHICLES			0	0	0	943	943
2008	FLEET MAINTENANCE PURCHASES			0	0	0	4,574	4,574
		Fleet Services TO	ΓAL	0	0	0	5,517	5,517
TOTA	L FOR 2008			0	0	0	6,767	6,767
CATE	GORY: Facility Improv./Renovation							
2009	MAJOR MUNICIPAL FACILITY UPGRADE PROJECTS			0	0	0	1,250	1,250
	Facility In	nprov./Renovation TO	TAL	0	0	0	1,250	1,250
CATE	GORY: Fleet Services							
2009	ADDITIONAL APD VEHICLES			0	0	0	0	0
2009	FLEET MAINTENANCE PURCHASES			0	0	0	5,946	5,946
		Fleet Services TO	TAL	0	0	0	5,946	5,946
TOTA	L FOR 2009			0	0	0	7,196	7,196
CATE	GORY: Facility Improv./Renovation							
2010	MAJOR MUNICIPAL FACILITY UPGRADE PROJECTS			0	0	0	1,250	1,250
	Facility In	nprov./Renovation TO	AL	0	0	0	1,250	1,250
CATE	GORY: Fleet Services							
2010	FLEET MAINTENANCE PURCHASES			0	0	0	6,278	6,278
		Fleet Services TO	TAL	0	0	0	6,278	6,278
	L FOR 2010			0	0	0	7,528	7,528

MUNICIPALITY OF ANCHORAGE Capital Improvement Program PROJECT LIST BY DEPARTMENT

MAINTENANCE & OPERATIONS									
YEAR	PROJECT TITLE	(000's)	GO BOND	FEDER/ GRAN		_	OTHER SOURCE	TOTAL REQUEST	
CATEGORY: Facility Improv./R	enovation								
2011 MAJOR MUNICIPAL FACILIT	Y UPGRADE PROJECTS			0	0	0	1,250	1,250	
	Facility I	mprov./Renovation TOTA	L	0	0	0	1,250	1,250	
CATEGORY: Fleet Services									
2011 FLEET MAINTENANCE PURC	CHASES			0	0	0	6,086	6,086	
		Fleet Services TOTA	L	0	0	0	6,086	6,086	
TOTAL FOR 2011				0	0	0	7,336	7,336	
TOTAL:	MAIN	TENANCE & OPERATION	IS	0	0	0	61,567	61,567	

Department Maintenance & Operations	2006 PROJECT COST	Category Facility I	Emprov./Renovation
S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other PROJECT TITLE AND DESCRIPTION M-Matching State Grant	O&M COST	COMMUNITY COUNCIL - PRIORITY 1-Essential	
TROUBET TITLE TAND DEBCKITTION	M-MATCHING State Grant	DEBT SERVICE (000's)	2-Mecessary 3-Desireable
MAJOR MUNICIPAL FACILITY UPGRADE PROJECTS The following is a listing of expected Major Municipal Facility Upgrades for 2006: (2007/ 2011 Municipal Major Projects determine year prior to budget preparation): ANCHORAGE MUSEUM OF HISTORY AND ART: \$ 35,000 Lift Pump Replacement VARIOUS FIRESTATIONS: \$100,000 Refurbish Roof - Firestation #6 30,000 Emergency Repairs Z.J. LOUSSAC LIBRARY: \$295,000 Repair Deck VARIOUS FACILITIES: \$100,000 Emergency Repairs 50,000 Purchase Standby Generators TRANSIT/WARM STORAGE: \$245,000 Refurbish Roof TRANSIT MAINTENANCE BUILDING: \$100,000 Replace Compressors PEDESTRIAN OVERPASSES AND WALKWAYS: \$100,000 Repair Bridges FAIRVIEW RECREATION CENTER: \$195,000 Repair Interior/Exterior (ceiling tiles, vinyl flooring, repaint)	O= 1,250		Areawide
For specific funding needed in later years, pl name/description included in the Capital Im	me project section.	2006	

Department Maintenance & Operations	2006 PROJECT COST	Category Facility I	Emprov./Renovation
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State Grant	O&M COST (000's)	COMMUNITY COUNCIL - PRIORITY 1-Essential 2-Necessary
		DEBT SERVICE (000's)	3-Desireable
REPLACE MUNICIPAL FACILITY FIRE ALARM SYSTEM Replace Municipal Facilities' front-end fire alarm system. \$375,000 Replace Fire Alarm System	O= 375		Areawide
MUSEUM OF HISTORY AND ART ROOF REPAIR Repair roof and vapor barrier at the Anchorage Museum of Natural History and Art. \$1,000,000 Repair roof and vapor barrier	O= 1,000		Areawide
SULLIVAN ARENA ROOF REPLACEMENT Roof metal and membrane is in varying states of deterioration. Repair would replace roof with durable, tough, and long-lasting Mineral Cap Built-Up-Roof (MCBUR). New roof would eliminate the following current metal roof problems: 1. Snow and ice sliding problem 2. 16-inch wide metal panels are prone to leak at the joints 3. Mineral deposits where snow/ice pool 4. Existing vapor barrier system allows moisture to collect/freeze in roof in cold weather, then drips when warm (Continued on Next Page)	O= 2,200		Areawide
For specific funding needed in later years, pl name/description included in the Capital Im	2006		

Department Maintenance & Operations	2006 PROJECT COST	Category Facility I	Improv./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	COMMUNITY COUNCIL - PRIORITY
PRODUCT TITLE AND DESCRIPTION	M-Matching State Grant	DEBT SERVICE (000's)	1-Essential 2-Necessary 3-Desireable
SULLIVAN ARENA ROOF REPLACEMENT (Continued) (potential to cause corrosion of structural steel and the decking). DEFERRED MAJOR FACILITY PROJECTS The following is a listing of deferred major municipal facility upgrade projects for 2006: ANCHORAGE PARKS AND RECREATION: \$205,000 Refurbish Service High Pool Roof 155,000 Refinish Service High Pool Liner 45,000 Install dehumidifier Service Pool CHUGIAK SENIOR CENTER: \$35,000 Replace Exterior Windows ANCHORAGE SENIOR CENTER: \$30,000 Repair Atrium Ceiling VARIOUS FACILITIES: \$50,000 Emergency Roof Repairs ANCHORAGE MUSEUM OF HISTORY AND ART: \$125,000 Replace Seating	O= 645		Areawide
For specific funding needed in later years, pl name/description included in the Capital Im	2006		

Department Maintenance & Operations	2006 PROJECT COST (000's)	Category Facility I	Emprov./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	COMMUNITY COUNCIL - PRIORITY
PRODUCT TITLE AND DESCRIPTION	M-Matching State Grant	DEBT SERVICE	1-Essential 2-Necessary 3-Desireable
Z.J. LOUSSAC LIBRARY INTERIOR RENOVATIONS Renovate interior of the Z.J. Loussac Library. \$1,000,000 Renovate Interior	O= 1,000		Areawide
PUBLIC HEALTH FACILITY REPLACEMENT Remodel Municipal Health Facility at 825 L St	O= 15,000		Areawide
Sub-Total(s)	O= 21,470		
Category Total	21,470	0.0	
For specific funding needed in later years, pl name/description included in the Capital Im	ease review the sam provement Program s	L me project mection.	2006

Department Maintenance & Operations	2006 PROJECT COST	Category Fleet Serv	rices
PROJECT TITLE AND DESCRIPTION	S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank		COMMUNITY COUNCIL - PRIORITY 1-Essential
TROUBET TITLE TAND DEBORTETION	M-Matching State Grant	DEBT SERVICE (000's)	2-Necessary 3-Desireable
FLEET MAINTENANCE PURCHASES 2006 Fleet Vehicle Replacements \$1,300,000 50 Marked Patrol Sedans w/access. 564,000 3 Motor Graders @ \$188K ea. 100,000 1 Asphalt Patch Truck 600,000 25 General Purpose Vehicles @\$24K 330,000 2 Street Sweeepers @ \$165K ea. 150,000 1 lyd Loader w/Broom/Blower 100,000 1 H20 Chassis 220,000 2 Dump Trucks @ \$110K ea. 162,000 2 AWD Tractors w/broom/blower @ \$81K ea. \$3,526,000 Funding Net Assets 2007-2011 Fleet vehicle replacement determined year prior to budget preparation ADDITIONAL APD VEHICLES	O= 3,526 O= 943		Anc Metro Police Service Area
Additional Vehicles For New Officers \$ 943,000 22 Other Patrol Vehicles			
For specific funding needed in later years, planame/description included in the Capital Imp	2006		

Department Maintenance & Operations	2006 PROJECT COST	Category Fleet Serv	rices
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	COMMUNITY COUNCIL - PRIORITY
PRODECT TITLE AND DESCRIPTION	M-Matching State Grant	DEBT SERVICE	1-Essential 2-Necessary 3-Desireable
ADDITIONAL APD VEHICLES (Continued) Officer expansion. Funding Net Assets			
Sub-Total(s)	O= 4,469		
Category Total	4,469	0.0	
*************	*****	*****	**********
Department Total(s)	O= 25,939		
Grand Total of Maintenance & Operations	25,939	0.0	
For specific funding needed in later years, pl name/description included in the Capital Im	ease review the sam provement Program s	ne project section.	2006

Department Maintenance & Operations	Category Facility	Improv./Ren	novation					
DDO TECH HIM E AND DECCRIPATION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State							
PROJECT TITLE AND DESCRIPTION	2006	2007	2008	2008 2009		2011		
MAJOR MUNICIPAL FACILITY UPGRADE PROJECTS The following is a listing of expected Major Municipal Facility Upgrades for 2006: (2007/ 2011 Municipal Major Projects determine year prior to budget preparation): ANCHORAGE MUSEUM OF HISTORY AND ART: \$ 35,000 Lift Pump Replacement VARIOUS FIRESTATIONS: \$100,000 Refurbish Roof - Firestation #6 30,000 Emergency Repairs Z.J. LOUSSAC LIBRARY: \$295,000 Repair Deck VARIOUS FACILITIES: \$100,000 Emergency Repairs 50,000 Purchase Standby Generators TRANSIT/WARM STORAGE: \$245,000 Refurbish Roof TRANSIT MAINTENANCE BUILDING: \$100,000 Replace Compressors PEDESTRIAN OVERPASSES AND WALKWAYS: \$100,000 Repair Bridges FAIRVIEW RECREATION CENTER: \$195,000 Repair Interior/Exterior (ceiling tiles, vinyl flooring, repaint)	O= 1,250	O= 1,250	O= 1,250	O= 1,250	O= 1,250	O= 1,250		
				2	006 - 201	1		

Department Maintenance & Operations	Category Facility Improv./Renovation							
DDO TECH HIMTE AND DECONTON	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State							
PROJECT TITLE AND DESCRIPTION	2006	2007	2008	2009	2010	2011		
REPLACE MUNICIPAL FACILITY FIRE ALARM SYSTEM Replace Municipal Facilities' front-end fire alarm system. \$375,000 Replace Fire Alarm System MUSEUM OF HISTORY AND ART ROOF REPAIR	O= 375 O= 1,000							
Repair roof and vapor barrier at the Anchorage Museum of Natural History and Art. \$1,000,000 Repair roof and vapor barrier								
SULLIVAN ARENA ROOF REPLACEMENT Roof metal and membrane is in varying states of deterioration. Repair would replace roof with durable, tough, and long-lasting Mineral Cap Built-Up-Roof (MCBUR). New roof would eliminate the following current metal roof problems: 1. Snow and ice sliding problem 2. 16-inch wide metal panels are prone to leak at the joints 3. Mineral deposits where snow/ice pool 4. Existing vapor barrier system allows moisture to collect/freeze in roof in cold weather, then drips when warm (Continued on Next Page)	O= 2,200							
				2	006 - 201	1		

Department Maintenance & Operations	Category Facility Improv./Renovation							
DDO TECH TITLE AND DESCRIPTION	(000's) S-St	ate B-Bond A-Assm	nt D-D.O.T. F-Feder	al O-Other H-Herit	age Land Bank M-Ma	tching State		
PROJECT TITLE AND DESCRIPTION	2006	2007	2008	2009	2010	2011		
SULLIVAN ARENA ROOF REPLACEMENT	O= 645 O= 1,000							
				2	006 - 201	1		

Department Maintenance & Operations	Category Facility Improv./Renovation								
DD0.TD00	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State								
PROJECT TITLE AND DESCRIPTION	2006	2007	2008	2009	2010	2011			
Z.J. LOUSSAC LIBRARY INTERIOR RENOVATIONS (Continued) Library. \$1,000,000 Renovate Interior PUBLIC HEALTH FACILITY REPLACEMENT Remodel Municipal Health Facility at 825 L St	O=\$15,000								
Sub-Total(s) Category Total	O= 21,470 21,470				O= 1,250 1,250				
				2006 - 2011					

Department Maintenance & Operations	Category Fleet Services											
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State											
	2006		2007		2008		2009		2010		2011	
FLEET MAINTENANCE PURCHASES 2006 Fleet Vehicle Replacements \$1,300,000 50 Marked Patrol Sedans w/access. 564,000 3 Motor Graders @ \$188K ea. 100,000 1 Asphalt Patch Truck 600,000 25 General Purpose Vehicles @\$24K 330,000 2 Street Sweeepers @ \$165K ea. 150,000 1 lyd Loader w/Broom/Blower 100,000 1 H20 Chassis 220,000 2 Dump Trucks @ \$110K ea. 162,000 2 AWD Tractors w/broom/blower @ \$81K ea. \$3,526,000 Funding Net Assets 2007-2011 Fleet vehicle replacement determined year prior to budget preparation ADDITIONAL APD VEHICLES Additional Vehicles For New Officers \$ 943,000 22 Other Patrol Vehicles w/accessory @ \$42,864 ea.		943	O=	943	O=	943	O=	5,946	O=	6,278	O=	6,086
Expect to add approximately 22 new APD vehicles per year, 2006-2008 to accommodate APD (Continued on Next Page)												
								2	006	- 201	1	

Department Maintenance & Operations	Category Fleet Services										
PROJECT TITLE AND DESCRIPTION	(000's) S-State B-Bond A-Assmt D-D.O.T. F-Federal O-Other H-Heritage Land Bank M-Matching State										
	2006	2007	2008	2009	2010	2011					
ADDITIONAL APD VEHICLES (Continued) Officer expansion. Funding Net Assets											
Sub-Total(s)	O= 4,469	O= 5,551	O= 5,517	O= 5,946	O= 6,278	O= 6,086					
Category Total	4,469	5,551	5,517	5,946	6,278	6,086					
***********	******	******	******	******	******	******					
Department Total(s)	O= 25,939	O= 6,801	O= 6,767	O= 7,196	O= 7,528	O= 7,336					
Grand Total of Maintenance & Operations	25,939	6,801	6,767	7,196	7,528	7,336					
				2006 - 2011							