

1011  
ALASKA  
Job Corps Center  
Palmer, AK

Facility Planning Report  
Volume I  
Planning Strategy

Final  
May 2016



Department of Labor/ Office of Job Corps



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Walt Hall Vocational Annex

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## 1.0 - Introduction and Executive Summary

## 1.0 INTRODUCTION



A team of Engineering Support Contractor (ESC) architects and engineers completed a facility survey for the **Alaska Job Corps Center** (Alaska JCC) the week of **July 27, 2015**. The results, conclusions, and recommendations of this Survey are documented in two volumes: Volume I Planning Strategy. and Volume II Supporting Data.

### Objectives and Scope

The objectives and scope of the Survey were to:

- Document existing conditions
  - Buildings and structures
  - Barrier-free accessibility
  - Operations and maintenance
  - Programmatic characteristics (such as, size of functional areas, operational layout, and functional amenities)
  - Energy, water, and waste management plans and actions, and
  - Environmental management plans and practices and associated regulatory compliance
- Identify new deficiencies and status previously documented deficiencies
  - Documentation and categorization of new deficiencies identified during the Survey
  - Status of previously identified and funded deficiencies to determine if corrective actions were taken, and
  - Submission of funding requests to the United States Department of Labor (DOL) for life safety deficiencies that may pose a risk to the Center's staff and students if not corrected immediately
- Develop a Long Range Plan
  - Plan and implementation strategy based on National, Center, and Regional participation
  - Strategy would positively impact Center operations and the overall living and learning environment, and
  - Prioritized facility-specific actions consistent with Center's mission, educational goals, and National goals and funding

### Report Contents

Volume I includes the information and basis for the recommendations for long range planning. Specific sections of the report are as follows:

- **Section 2.0 Existing Conditions.** In this section, the status of the site and building is presented in terms of general conditions, functionality, resource use and intensities (such as, energy, water, and waste), sustainability, and accessibility. The status of funded projects is noted and current and prior deficiencies are summarized.

- **Section 3.0 Planning Analysis.** The proposed plan is presented in this section and is based on the existing site conditions and functions, Center mission, both near and long term. National, Regional, and Center engagement is pivotal to the presentation of a plan that can be implemented.
- **Section 4.0 Recommendations.** The recommendations for proposed projects and revised site plan are presented and are prefaced by summarizing the previous plans for the Center and findings documented during this program year Survey.



◀ View of Building 7 across the detention pond

View of campus facing south ▶



◀ View of volleyball court and exercise area

View of open field facing Recreation Center Building 5 ▶





## EXECUTIVE SUMMARY



This report documents the results, conclusions, and recommendations for the facility survey completed at **Alaska Job Corps Center** (Alaska JCC) the week of **July 27, 2015**. The United States Department of Labor Engineering Support Contractor (ESC) team completed the survey on behalf of the Job Corps facilities program.

The following team members conducted the completed facility survey and assessment for Alaska JCC.

**Architect: Alan Walker**

**Mechanical Engineer: Bill Armour**

**Electrical Engineer: Constantin Kotzev**

The facility assessment is a comprehensive process that provides objective and subjective analysis of existing and projected future condition of facilities. The facility assessment is a key component in understanding the life cycle, condition, and costs of buildings, structures, building systems, and assets within the Center.

Specific objectives of this assessment include the following:

- Provide an assessment of all facilities and identify related deficiencies
- Assess maintenance requirements
- Define renewal and replacement projects
- Identify potentially damaging or unsafe conditions
- Identify sustainability opportunities (such as, waste recycling, and energy and water conservation measures)
- Inventory accessibility in accordance with Architectural Barriers Act Accessibility Standard, and
- Develop cost estimates and schedules for new or replacement projects and correction of deficiencies

The site layout and characteristics of the 19-acre Center are noted in **Existing Site Plan** and **Center Statistics**, respectively. The survey results indicate the site and buildings generally are in good condition. Operation and Maintenance (O&M) of the Center and preventive maintenance practices are good, with the buildings well maintained. During the July 2015 Facility Survey, eight (8) regional life safety deficiencies were identified and funded for \$32,445. As of March 2016, seven (7) regional life safety deficiencies have been completed, with two (2) of the seven still awaiting verification by the ESC Project Manager (ESC PM). This leaves only one (1) recently funded regional life safety deficiency valued at \$11,347 to be completed. Twenty-nine (29) operations and maintenance (O&M) life safety deficiencies were also identified during the July 2015 Facility Survey.



# Alaska Job Corps Center

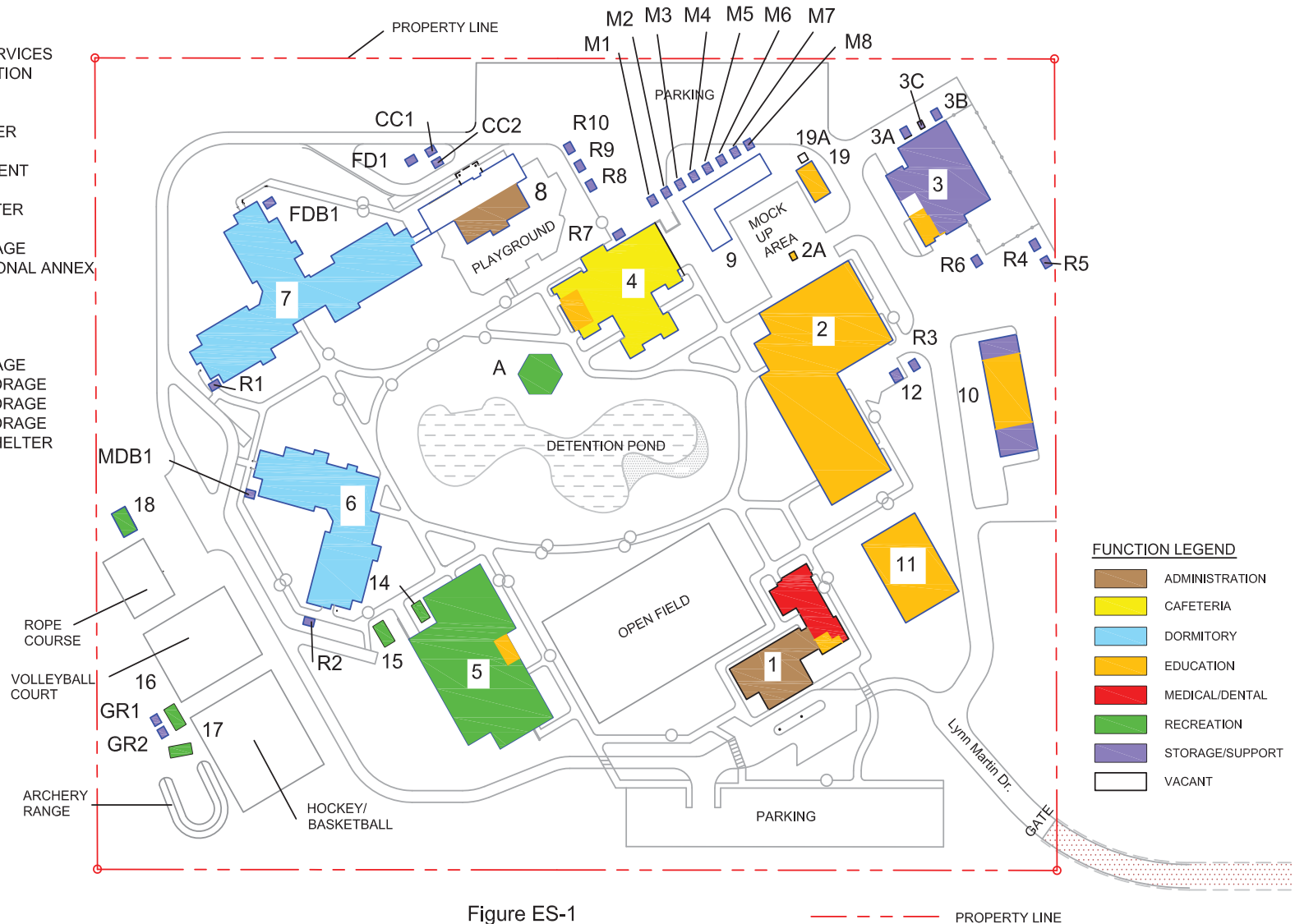
Palmer, Alaska

## BUILDINGS

- 1 - ADMIN / HEALTH SERVICES
- 2 - VOCATION / EDUCATION
- 3 - WAREHOUSE
- 4 - DINING
- 5 - RECREATION CENTER
- 6 - MALE DORMITORY
- 7 - FEMALE /INDEPENDENT DORMITORY
- 8 - CONFERENCE CENTER
- 9 - VACANT
- 10- VOCATIONAL STORAGE
- 11- WALT HALL VOCATIONAL ANNEX

## STRUCTURES

- 3A- STORAGE
- 3B- STORAGE
- 12- VOCATIONAL STORAGE
- 14- RECREATIONAL STORAGE
- 15- RECREATIONAL STORAGE
- 16- RECREATIONAL STORAGE
- 17- ARCHERY RANGE SHELTER
- 18- CANOE STORAGE
- 19- MULTIPLEX WBL
- A - GAZEBO
- CC1- STORAGE
- CC2- STORAGE
- FD1- STORAGE
- FDB1- STORAGE
- GR1- STORAGE
- GR2- STORAGE
- M1- MAINT. STORAGE
- M2- MAINT. STORAGE
- M3- MAINT. STORAGE
- M4- MAINT. STORAGE
- M5- MAINT. STORAGE
- M6- MAINT. STORAGE
- M7- MAINT. STORAGE
- M8- MAINT. STORAGE
- MDB1- STORAGE
- R1- RECYCLING
- R2- RECYCLING
- R3- RECYCLING
- R4- RECYCLING
- R5- RECYCLING
- R6- RECYCLING
- R7- RECYCLING
- R8- RECYCLING
- R9- RECYCLING
- R10- RECYCLING



# Center Statistics

Date: 05/03/2016

JCC# 1011 ALASKA 800 E Lynn Martin Drive, Palmer, AK 99645

## Program

**Contract Strength:** 226      **Resident Men:** 126      **Resident Women:** 90      **Non-residents:** 10

Vocations (248):

Office Administration 30

Security Services 30

ACT (Off-Ctr) 20

Culinary Arts 20

Nursing Assistant 30

Facilities Maint. and Const. 24

Carpentry 20

Accounting Clerk 30

Electrician Apprentice 24

Waste Water Management 20

## Real Estate

**Activation Date:** 1994

**Ownership Status:** Leased

**Lease Expiration:** 09/30/2090

## Site & Utilities

**Site Area (Acres):**

ALASKA JCC 19.00

**Bldg to Site Coverage:** 14%

**Water Source:** Public Water Authority

**Sanitary Sewer:** Publicly Owned Treatment Works

**Electrical Service:** Matanuska Electric Assoc., Inc.

**Gas Type:** Natural

**Telephone Service:** Matanuska Telephone Assoc., Inc.

## Buildings

**No. Of Buildings:** 11

**Gross Sq. Footage:** 137,628

**Net Sq. Footage:** 95,689

**No. of Vacant Buildings:** 1

**Vacant (NSF):** 6,147

**Net / Gross (%):** 70%

**Average Building Age:** 22

Age Distribution	#	GSF	%
Building Age > 50 yrs:	0		
Building Age 20-50yrs:	9	126,540	92
Building Age 10-20yrs:	1	5,200	4
Building Age < 10 yrs:	1	5,888	4
Building Age Unknown :	0		

## Historic Status

**Buildings on National List:** 0

**Eligible Buildings:** 0

**Candidate Buildings:** 0

**Historic District:** 0

**Contributing:** 0

**In/Pending:** 0

## Management

**Operating Contractor:** Chugach Government Services, Inc.

**Start / End Dates:** 09/01/2013 / 08/31/2018

**Phone No.:** (907)861-8800

**Fax No.:** (907)861-8810

**Center Director:** Malyn Smith

## Environmental

**Under Ground Tanks:** 0

**Regulated:** 0

**Non-Regulated:** 0

**Above Ground Tanks:** 1

**Sewage Treatment:** Publicly Owned Treatment Works

**Air Pollution Sources:** None

**Bldgs with Asbestos:** 0

**Asbestos Survey Date** No Survey Performed

**Bldgs with Radon:** 0      **Mitigated:** 0

**Radon Surveys Req'd:** 1

## Energy

**Actual - BTU/GSF/YR:** 152,151

**Energy Audit Done:** None

## Accessibility

**Site Access:** Yes

**Buildings with Access:** 9

**Buildings with Access to Services:** 8

**Buildings with Accessible Restrooms:** 10

**Buildings with Other Accessible Features:** 10

**Buildings in Total Compliance:** 6

## Alaska Job Corps Center/Civilian Conservation Center

### PY 2015 Facility Survey Assessment Site Conditions, Deficiencies, and OMB Score Card

Site Condition		
Roads and Pavement	Good	
Power	Good	
Natural Gas	Good	
Central Plant	Good	
Water Supply	Good	
Sewage	Good	
Student Housing	Good	
Education	Good	
Food Service	Good	
Recreation	Good	
Medical/ Dental	Good	
Administration	Good	
Storage Support	Good	

Available Deficiency Funding and Execution				
	Life Safety Deficiencies		Non-Life Safety Deficiencies	
	#	\$	#	\$
Recently Funded	1	\$11,347	2	\$273,965
Prior Funded	0	\$0	0	\$0
O&M	29	Non CRA Funded	35	Non CRA Funded
Unfunded	0	\$0	44	\$1,371,897

OMB Score Card			
Metrics	Current Goal	Alaska JCC	Recommendations
EO13423 FY 2014 GOAL KBTU/GSF/YR	161.26	152.15	
O&M Costs \$/GSF/YR	5.10	7.11	
% MC	58	87.96	
% MDNC	37	9.57	
% NMD	5	2.47	
%Utilization Office	97	74.48	
Housing	98	100	
Warehouse	96	95	
FCI	0.919	0.95	
%FCI < 0.90	15.2	2.5	
Green= Meets or Exceeds Goals, Yellow = Within 10% of Goal, Red = Beyond 10% of Goal			

## 2.0 - Existing Conditions

## 2.0 EXISTING CONDITIONS



The existing conditions of the Center are presented in this section with specific focus on the following:

**Background** – An overview of the Center is presented on the campus layout and buildings, student population, and vocations.

**Ownership** – The ownership of the property (leased versus owned), and any related conditions affecting operations and maintenance of the property are highlighted.

**General Site Conditions** – The site conditions (such as, roadways, stormwater system, and utilities) are summarized based on the findings of this Survey.

**General Building Conditions** – The status of the physical conditions of buildings is noted with special emphasis on those buildings with repair needs.

**Preventive Maintenance** – The Center’s practices for systematic inspection, detection, and correction of potential failures either before such failures occur or develop into major defects are documented.

**Facility Assessment by Function** – The evaluation of the Center’s functions (such as, education, housing, recreation, medical/dental, and storage/support) is presented and cross-referenced to buildings/structures on the campus.

**Resource Use** – Energy and water use and intensities are indicated and trends noted as well as waste management practices. The Center’s contributions toward the Presidential Executive Order goals for 2015 also are summarized.

**Sustainability** – This section documents if the Center is proactive and has in place active energy and water use reduction programs; a waste prevention/recycling program; SchoolDude, or any other computerized maintenance management system (CMMS) for Preventive Maintenance practices; and green purchasing policies and practices.

**Accessibility Standards** – The accessibility to buildings and to services and functions within buildings in accordance with the Architectural Barriers Act (ABA) Standard for Federal Facilities is documented.

**Completed and Current Projects** – The status of National, Regional, Center, and Career Technical Skill Training (CTST) projects by deficiency number is shown in tabular format.

**Deficiency Summary** – A summary of the number and dollar value (if applicable) of all deficiencies (recently funded, prior funded, operations and maintenance, and unfunded deficiencies) is provided. The deficiency analysis presented in Section 3.0 of this volume, includes additional details on these deficiencies.

## Background

Alaska Job Corps Center (Alaska JCC) is located on 19 acres of land, formerly an old rock quarry, in Palmer, Alaska. Constructed as a Job Corps Center, it was activated in 1994. The Center is operated by Chugach Government Services, Inc. At present, Alaska Job Corps Center has 137,628 gross square feet (GSF) in 11 buildings and 5,404 GSF in 38 structures. The Center provides residential living, academic education, recreation, and vocational training for a population of 226 students, consisting of 126 resident men, 90 resident women, and 10 non-resident students. The Center no longer provides childcare for students within the Center. The total building area at the Center, including 6,147 square feet of vacant space, mostly in Vacant Building 9 and Conference Center Building 8, is 95,689 net square feet (NSF). This compares to the DOL suggested space guideline range of 63,500 NSF to 83,500 NSF for a Center with a similar student population.

## Ownership

Alaska Job Corps Center is constructed on 19 acres of land leased by the United States Department of Labor from Matanuska-Susitna Borough, in the State of Alaska (Lessor). The lease commenced on October 1, 1991, and will expire on September 30, 2090. Annual rent for this 99-year lease is \$1.00. Any buildings or structures built by the United States Government (Government) during the term of the lease are owned by the Government and are subject to removal by the Government upon the expiration of the lease. The Government may modify or alter the premises as it deems necessary, but improvements costing more than \$20,000.00 must first be approved by the Lessor. The Government is responsible for all maintenance costs associated with the upkeep of the property and the repair of all buildings and structures, except in cases of natural or accidental destruction of the premises.

## General Site Conditions



**View of Water Detention Pond**

The Center is located in the Alaska Standard Time zone at 61°35' degrees north latitude and 149°06' degrees west longitude. It has an average elevation of 210 feet above sea level. January temperatures in the City of Palmer range from an average low of 12 degrees Fahrenheit to an average high of 23 degrees Fahrenheit. July temperatures range from an average low of 53 degrees Fahrenheit to an average high of 67 degrees Fahrenheit. The City of Palmer has a subarctic climate, with an average annual precipitation of 16 inches of rain and 54 inches of snow.

The Center is located in a rural area approximately 40 miles north of Anchorage, Alaska. The site is generally flat, but gently-sloped to a central detention pond. Stormwater runoff collected by gravity flow to swales, culverts, or underground piping is collected into the central detention pond which helps control ground water absorption



and soil erosion. The detention pond also provides a beautiful and quiet setting where students can enjoy nature and wildlife alike.

The property is bounded by a large warehouse storage facility serving a local school district to the north and wooded land to the south and east, and farm land to the west. The main entry to the Center is from Lynn Martin Drive at the southeast corner of the site. The entry road leads to the main/visitor parking area located south of Administration/Health Services Building 1. A loop road provides access to the rear of the campus, with the exception of Buildings 3 and 10. With the exception of a small graveled section at the north, the loop road is asphalt paving. Additional parking can be found along the north and southwest perimeters of the loop road. The loop road and the parking areas are in good condition.

Pedestrian traffic within the Center is through internal asphalt-paved pedestrian walkways running between buildings, and circulating around the central detention pond. This provides good separation of pedestrian and vehicular traffic within the Center. The asphalt sidewalks are in fair condition with numerous cracks that need to be repaired. Night and day campuses are clearly delineated. The night campus is located on the west portion of the campus, and contains the recreation center, two dormitories, and a Conference Center. The day campus is located on the east portion of the campus and contains the education, medical/dental (health services), and



**Typical Vegetation on Center**

administration buildings. Dining Building 4 is located between the night and day campuses at the northeast corner of the site, with easy access from both campuses. The Center has plenty of open space, a green ball field and abundant vegetation with various species of mature coniferous trees, flowers and shrubs. Overall, the Center is exceptionally well maintained and in good condition.

The City of Palmer, Alaska provides domestic water supply and sanitary system connections to the Center. These systems are adequate and in good condition. Seven fire hydrants are provided at the Center for fire protection and the system pressure and condition appear to be adequate at the hydrants and at the dormitory sprinkler systems. The Center is supported by a fire station in the City of Palmer which is approximately four miles from the Center, and has a response time of approximately five to seven minutes. The Center is supplied with natural gas from Marathon Alaska Natural Gas Company. The natural gas pressure and supply to the Center are adequate and in good condition.

Matanuska Electric Association provides electricity to the Center. The Center has a single primary-metered overhead utility feeder, a central pad-mounted sectionalizing enclosure, and a closed-loop configuration of 500 kVA primary transformers. One smaller primary transformer, having two feeders brought directly from the sectionalizing enclosure, provides power for engine block heater outlets and site lighting. A pole-mounted fused cutout switch is located at the Center's entrance pole, where primary power transitions to underground. The primary transformers have a primary oil-filled integral disconnect and enclosed secondary main circuit breaker section. Building and zone metering is provided on equipment racks beside respective



primary transformers. A 300 kW natural gas (with standby Liquefied Petroleum Gas) generator is located in Warehouse Building 3. The 480V backup power is distributed from a 500A shunt-trip generator main breaker, through an underground open-loop configuration having three key-interlocked tie breakers. The backup power loop is tapped from 480V disconnects, located at site equipment racks, serving dry-type step-down transformers and automatic transfer switches within building mechanical rooms. A generator and automatic transfer switch status indication panel is located at the security office, Building 1. Site lighting includes pole-mounted street and walkway fixtures, and building-mounted fixtures controlled by photocells. Electric power and site lighting systems generally are in good condition and adequate for a Center of this size.

Matanuska Telephone Association, Inc. provides telephone service to the Center. The main communications room (MC) and demark is located in Building 2. Routers are connected through T1 data lines which transfer Local Area Network (LAN) traffic to the Job Corps Wide Area Network (WAN). One T1 line services the Voice over Internet Protocol (VoIP) long distance telecommunications switch. Local telephone traffic is routed through the local telephone utility. The dormitories have magnetic door alarm contacts monitored by system-integrated security panels located in Resident Advisor (RA) offices. The telephone and data systems are in good condition and adequate for a Center of this size.

## General Building Conditions

The 11 buildings located within the Center are arranged in a circular pattern with the building rears facing the campus loop road and the building fronts facing into the campus towards the central detention pond. The original eight buildings were built in 1993, followed by two more buildings (Buildings 9 and 10) constructed in 1995 and 1997. Vacant Building 9 is a modular building composed of several pre-fabricated components and is in fair condition. It is scheduled for demolition in the Program Year 2015 Proposed Plan. Walt Hall Vocational Annex was completed in 2014 to replace Building 9. Vocational Storage Building 10 was built by Career Technical Skills Training (CTST) in 1997 to support the hard vocational trades. Building 10 is located east of Vocation/Education Building 2 on the east side of the loop road.



Vocation/Education Building 2

The Center buildings are either steel or wood framed. The exterior walls have Exterior Insulation and Finish System (EIFS) panels at the lower half and painted wood shingle siding above. At most of the buildings, and in various degrees, the finish of the wood shingles has faded, leaving the shingles exposed to the elements. The asphalt shingle roofs on most of the Center buildings were replaced in 2015 with new asphalt shingled roofs. Aside for the faded paint on the siding the buildings are in good condition.

## Roofing Issues

The asphalt-shingled roofs to Center Buildings 2, 5, 6, 7, and 8 were replaced through National Project 3257, and completed subsequent to the July 2015 Facility Survey, in December, 2015. The asphalt-shingled roof on Walk Hall Vocational Annex Building 11 was installed in 2014. The roofs on Center buildings are in good condition. The roofs on Center Buildings 1, 3, and 4, (installed in 1994), and Building 10 (installed in 1995) though past their life expectancies of 20 years, have approximately five years of useful life left per observation performed during the July 2015 Facility Survey.

The roof on Building 9 was not replaced as it is scheduled for demolition in the Program Year 2015 Proposed Plan.

## Preventive Maintenance

Preventive maintenance on Center is good. The buildings, landscape, and site features appear to be well maintained. The mechanical rooms and the equipment therein are exceptionally clean. The Center uses The Maintenance Authority (TMA), a facility maintenance management software for scheduling and maintaining Center infrastructure. Building managers and students participate in certain levels of preventive maintenance and other activities. The more technical problems are handled by the maintenance staff or outside contractors.

## Facility Assessment by Function

### *Student Housing*



**Male Dormitory Building 6**

The Center accommodates 90 resident women and 126 resident men in two buildings. Male Dormitory Building 6 was designed as an 'L' type dormitory with a total capacity of 124 beds. The first floor has a two-story atrium commons, two counselor offices and two staff toilets. Each wing on both floors has eight bedrooms with dedicated bathrooms. With the exception of the two-bed leadership rooms (two per floor, one per wing), all other sleeping rooms have four beds. There are two accessible rooms in each wing of the first floor. Each wing shares a lounge, storage, laundry, study rooms, and a Residential Advisor (RA) office.

The two-story Female/Independent Dormitory Building 7 has a similar configuration, except that it was constructed with an additional independent living wing. The female dormitory portion of the building has three wings (two on the first floor and one on the second floor), and has a

similar configuration with the 'L' shaped Building 6, except that all sleeping rooms can accommodate four beds. This portion of the building has a maximum capacity of 96 beds. The two-story independent living wing located at the east side of the building has 12 bedrooms per floor, each with a dedicated bathroom. These rooms can accommodate two students each for a total capacity of 48. Each floor of this wing has a lounge, kitchen, laundry, counselor offices, and a storage room. There is a supervisor's office located on the first floor. The two sides of the building are interconnected at each level and accessible through doors from the common areas.

The dormitory buildings are adequate, function well, and in good condition.

## ***Education***



**Vocation/Education Building 2**

Educational functions are present in most of the campus buildings. All academic and most vocational functions are contained in Vocation/Education Building 2 which is a one-story, 'L' shaped building with a double loaded interior corridor. The north wing contains hard vocation classrooms, shops and offices for Carpentry, Electrical, Wastewater Management, and Facility Maintenance and Construction. A small mezzanine in each shop provides additional space for vocational storage, a laboratory, and a classroom. Nursing assistant soft vocation, hard vocation academic classrooms, General Education Development (GED) /Reading academic classroom and Driver's Education

are located in the east wing. Walt Hall Vocational Annex Building 11 contains soft vocation trades Accounting and Office Administration along with English Language Learners (ELL) testing classroom, and Career Preparatory Period (CPP)/Career Transition Services (CTS) classrooms. Building 11 also contains some educational offices.

The southeast corner of Warehouse Building 3 contains a classroom, storage, and office space for Protective Services trade. This space was originally the space for the Heavy Equipment trade and is not very conducive for the Protective Services trade. The culinary arts vocation is located in the west wing of Dining Building 4. Counseling offices are located in Buildings 5, 6, and 7. The bulk of the vocational storage is housed in Building 10.

The educational and vocational buildings are adequate in size, function well, and in good condition.

## ***Food Service***

Food service functions are located in Dining Building 4. The one-story building contains a dining hall, food preparation, serving line, dishwashing, and storage functions. The Center uses the dining hall to host staff training and quarterly conferences. The resilient flooring in the dining and serving areas is being replaced by the Center subsequent to the July 2015 Facility Survey. The building is in exceptionally good condition, very clean, adequate, and functions well.

## ***Recreation***



**Outdoor Basketball Court**

side of the room.

Outdoor recreation facilities consist of basketball and volleyball courts, an archery range, and a rope course at the west side of the dormitory buildings. An athletic field is located at the south side, between Recreation Center Building 5 and Administration/Health Services Building 1. These spaces are maintained well, and are in good condition. For informal gatherings, there is a large gazebo between the detention pond and Dining Building 4, and this is within easy reach of the pedestrian walkways.



**Administration/Health Services Building 1**

the building perimeter, and benefit from natural light and ventilation. This building is in good condition, and functions well.

## ***Administration***

Most of the administrative functions are collocated with the medical/dental functions in Administration/Health Services Building 1, and occupy the west side of the building. The administration suite is organized around a “U” shaped corridor which can be accessed from both entry vestibules. The security desk is located next to the main entry to the south. The restrooms, copy room, and a small office are centrally located. All other offices, conference rooms, and support spaces are laid out along

Former Child Development Center Building 8 has been renamed Conference Center Building because the Center no longer provided childcare for students on Center. Conference Center Building 8 is used for community outreach, and Center-related meetings and functions.

## ***Medical/Dental***

Medical/Dental functions are located in the east wing of Administration/Health Services Building 1. The medical/dental section has a double-loaded corridor which provides access to the



perimeter spaces: lobby, and nurses' station to the north, the dental suite, examination rooms and offices to the west, male and female wards, offices, and support spaces to the south. The space on the west side of the corridor was under renovation for the Medical/Dental facility during the July 2015 Facility Survey. The Medical/Dental section of the Administration/Health Services Building 1 is in good condition, adequate in size, and functions well.

### ***Storage/Support***

Most of the Center maintenance functions are located in Warehouse Building 3 which houses the general storage, maintenance shop, records storage, receiving, and property offices. At its north side, the building has a large exterior storage, which is covered by the extended roof of the main building. The Center maintenance offices and additional maintenance shop and storage space are located at the south end of Vocational Storage Building 10. The storage and support spaces are adequate and in generally good condition.

There are 35 small movable storage sheds around the campus that are used for specific storage and recycling activities.

### **Environmental Management**

There are no environmental issues related to the Alaska Job Corp Center.

### **Resource Use/Conservation**

Energy and water use and associated trends are summarized below for the Alaska JCC.

**Background:** Table 1, Energy and Water Statistics – FY2015, has current energy and water usage and cost. Electricity costs are high.

**Table 1: Energy and Water Statistics – FY2015**

<b>Energy</b>	<b>Usage</b>	<b>Cost</b>	<b>Unit Cost</b>	<b>Average Cost in Job Corps</b>
Electricity	1,614,000 kWh	\$245,364	\$0.152/kWh	\$0.098/kWh
Natural Gas	149,693 CCF	\$150,288	1.0/CCF	0.82/CCF
Water	3,376,000 gal.	\$15,941	\$4.7/gal.	\$5.3/gal.
<b>Total</b>		\$411,593		

This analysis is based on the latest energy information available. Financial Year 2015 (FY2015) energy data are the latest entire year available for analysis.

**Energy Data Issues:** The Alaska JCC has consistently posted energy and water data. Some water data from Year 2011 are missing. The quality of the data appears to be high.

**Benchmarking:** Table 2, Energy and Water Benchmarking, is based on Presidential Executive Order 13423 (EO13423) goals of 3% annual energy reduction and 2% annual water reduction. The baseline year for energy used is FY2003. The water baseline year is FY2007 per EO 13693.

Note that EO13693 goals will start in Year 2016 with an energy baseline of FY2015 and a goal of 2.5% reduction.

**Table 2: Energy and Water Benchmarking**

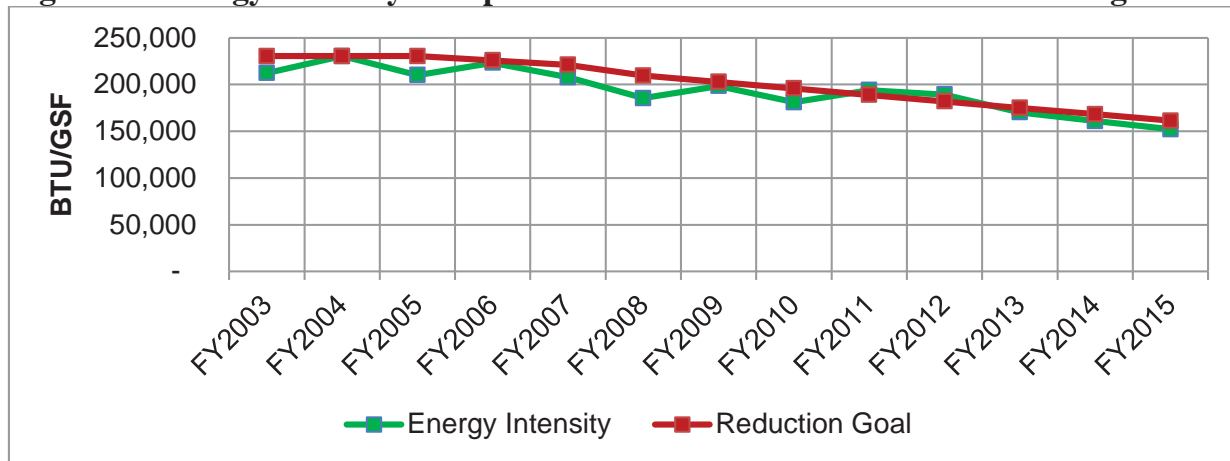
Category	Year	Current Usage	Baseline Usage	FY 2015 Target	Difference from Target
Energy	2015	152,151 BTU/GSF	230,370 BTU/GSF	161,259 BTU/GSF	-5.6%
Water	2015	24.5 gal/GSF	44.2 gal/GSF	37.1 gal/GSF	-49%

Green – meeting target. Red – not meeting target.

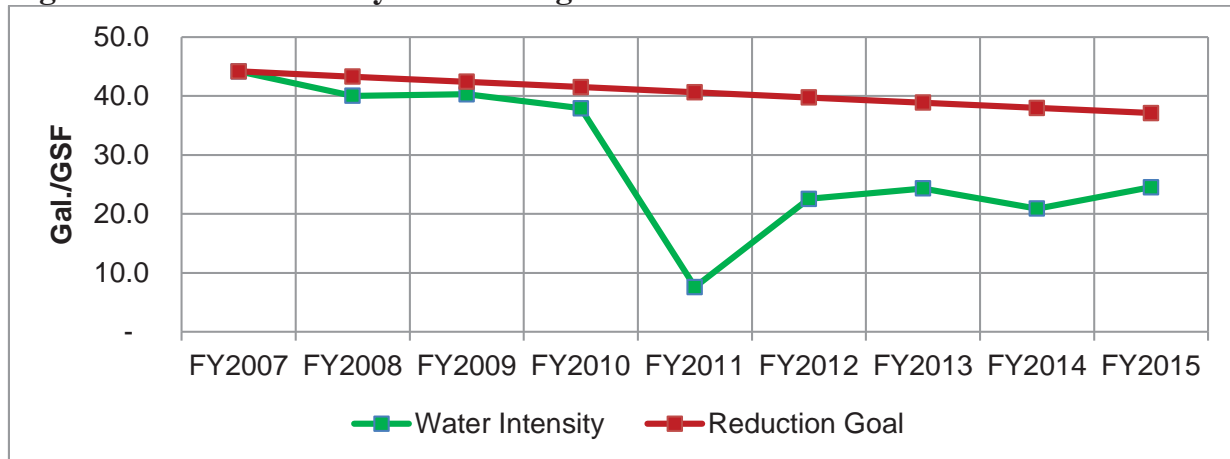
The Center is meeting energy and water reduction goals.

Figure 1, Energy Intensity Compared to FY 2003 Baseline and Annual Targets, documents the annual energy intensity in BTU/GSF compared to the baseline from 2003 to 2015. Figure 2, Water Intensity versus Target for the Alaska JCC, shows the annual water intensity in gal/GSF compared to the FY2007 baseline.

**Figure 1: Energy Intensity Compared to FY 2003 Baseline and Annual Targets**



**Figure 2: Water Intensity versus Target for the Alaska JCC**



**Electricity:** Electricity Usage at the Center dropped in FY2015. Figure 3, Monthly Electricity Usage, tracks the monthly electricity usage since 2011.

**Figure 3: Monthly Electricity Usage**

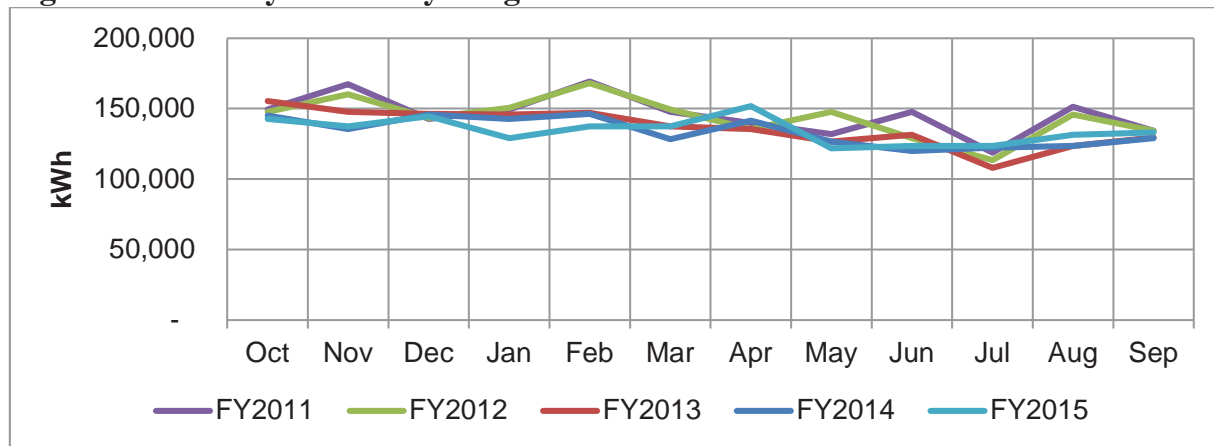
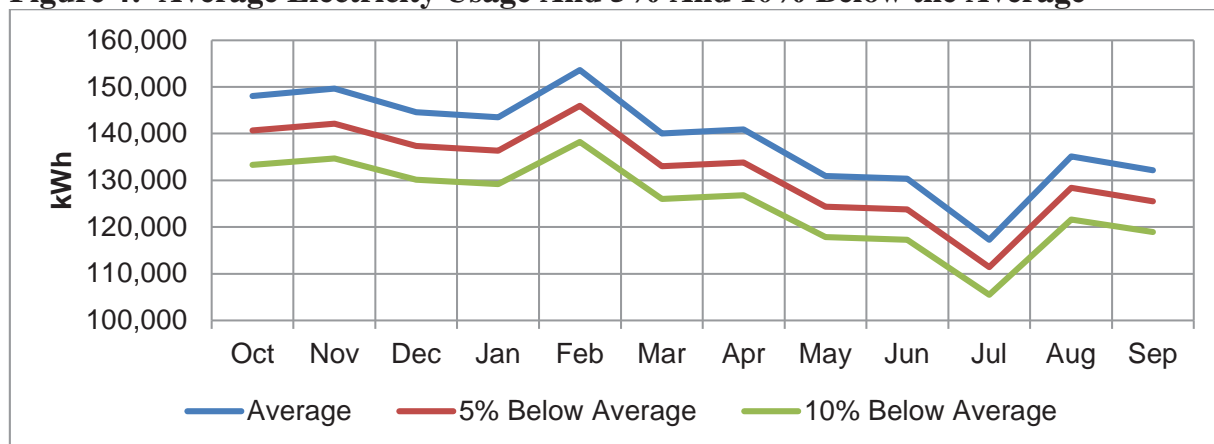


Figure 4, Average Electricity Usage And 5% And 10% Below the Average, shows the average electricity usage per month and potential reductions of 5% and 10% compared to the average of the past 4 years. The 5% and 10% lines can be used as targets for future energy reduction.

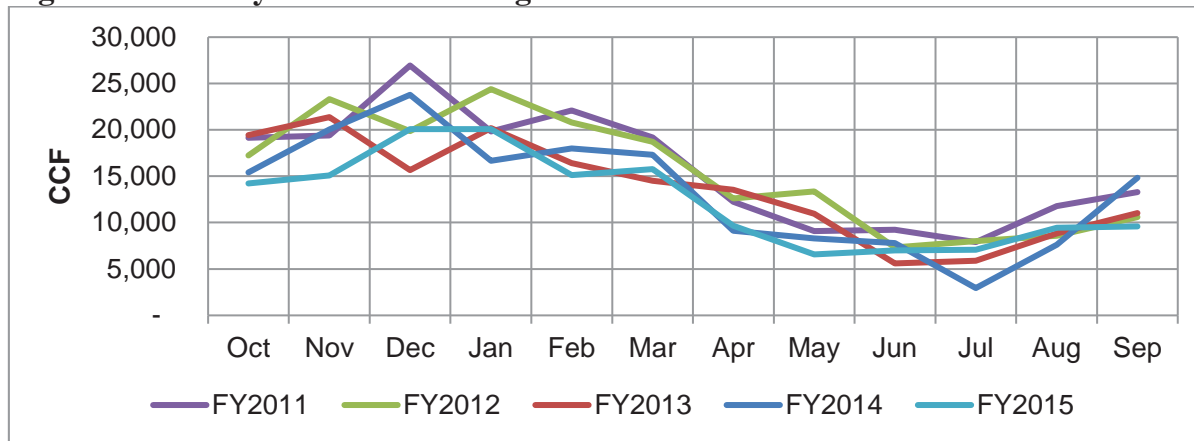
**Figure 4: Average Electricity Usage And 5% And 10% Below the Average**



**Natural Gas:** Monthly natural gas consumption is shown in Figure 5, Monthly Natural Gas Usage. Natural gas usage is mostly for heating as shown by the high usage during winter. Natural gas is used for heating for nearly all of the year in this cold climate. Usage in FY2015 is less than in FY2014.

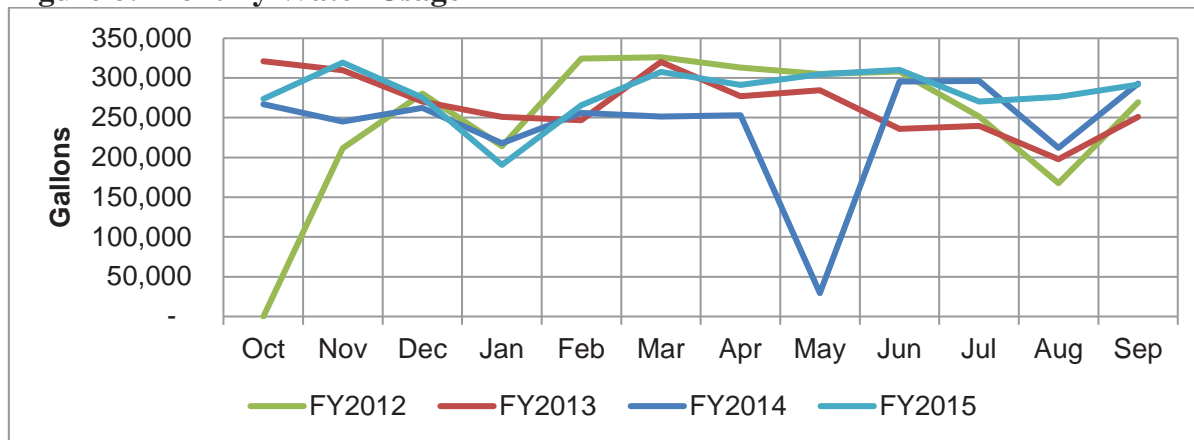


**Figure 5: Monthly Natural Gas Usage**



**Water:** Monthly water consumption is shown in Figure 6, Monthly Water Usage. Water usage peaked in January through March, 2015. The water usage at this Center is very high.

**Figure 6: Monthly Water Usage**



## Sustainability

The United States Department of Labor is committed to implementing initiatives in accordance with Presidential Executive Order 13693 (EO 13693) Planning for Federal Sustainability in the Next Decade. As a result, Job Corps Centers have been adopting practices aimed at reducing energy, water, and waste. Centers have also been implementing other measures such as enhancement of indoor environmental quality, stormwater management, reduction of environmental impact of materials, green cleaning practices, environmentally preferred purchasing, integrated pest management, and recycling. Furthermore, new construction shall comply with the latest version of the Job Corps Handbook (JCH) 814 which specifies sustainable design criteria.

In response to these goals, Alaska JCC has implemented the following initiatives:

- Alaska JCC is a Center for Environmental Excellence.
- Recycling program and measured recycling; the Center currently recycles approximately 16% of its solid waste.

- Use of The Maintenance Authority (TMA), a computerized maintenance management system (CMMS) for Preventive Maintenance of facility assets.
- Green Purchasing Policy Practiced.
- Site stormwater absorption measures in place.
- Center has a chartered Green Committee and Roster, and
- Application of green cleaning practices.

A list of nine specific sustainability indicators for the Alaska JCC is located in the Site Descriptions section of Volume II.

## Accessibility Standards

The site and six buildings at the Center are in total compliance with accessibility standards. All buildings at the Center have accessible routes, of which 10 have accessible bathrooms. Generally the most significant accessible issue for the Alaska JCC is with ramps that are either damaged or not available. Compliance will be incorporated as major renovation projects are developed and new buildings are constructed. All future projects at the Center will comply with the requirements of the United States General Services Administration (GSA) to conform to the Architectural Barriers Act (ABA) Accessibility Standard for Federal Facilities, and will include provisions for full accessibility. All areas of newly constructed buildings, facilities and altered or leased buildings/facilities, as well as existing buildings and structures, shall comply with ABA to provide reasonable accommodation as required by federal disability and non-discrimination laws. All future projects at the Center will include provisions for full accessibility. These corrective actions could be accomplished by the Center forces and Center funding (Operations and Maintenance), or by qualified contractor and Regional/National/Lessor funding.

The Survey Team identified IIC deficiencies related to accessibility of buildings as defined by the Architectural Barriers Act (ABA) Accessibility Standard for Federal Facilities.

## Historic Preservation Issues

There are no historic preservation issues related to the Alaska Job Corp Center since the Center was built in 1994.

## Current Projects since the Last Survey

The following is a list of current projects since the previous survey conducted in 2012:

Current/Completed Projects		
Deficiency /Project #	Description	Responsibility
110701	Replace the Fire Alarm Panel in Building 2	Center
108831	Replace Waste Drain Lines Beneath the Dining Hall at Cafeteria Building 4	Center
3257	Replaced Asphalt Roofs on Buildings 2, 5, 6, 7, and 8	National

## Health and Life Safety Issues

A summary of deficiencies identified or validated during this survey can be found on Table ES-2, Facility Survey Assessment Results and Recommendations. The table identifies all Health and Life Safety Deficiencies funded subsequent to, or as a result of the Survey, as well as previous deficiencies that were validated during this Survey. Life Safety and Non-Life Safety Deficiencies are summarized in four categories.

- Recently Program Year Funded Deficiencies
- Prior Funded Deficiencies
- Operations and Maintenance (O&M) deficiencies. These deficiencies are not funded by Construction Rehabilitation and Acquisition (CRA) funding, and
- Unfunded Deficiencies

Funding for immediate and annual accessibility projects will be based on the identification of priorities, funding availability, and DOL policy and directions.

## 3.0 - Planning Analysis

### 3.0 PLANNING ANALYSIS



The purpose of this section is to present objectives, assumptions and specific space, and cost data considered during the planning process. This information is considered with specific existing condition issues in the development of a Long Range Plan (LRP). The goal is to provide the Job Corps Program with the best living and learning environment at the best value.

The objectives of this analysis include the following:

- To provide adequate space for all functions to maximize effective daily operations.
- To develop current and new space to enhance the living and learning environment.
- To remove or reutilize excess space that is inappropriate for long range Center user.
- To utilize existing buildings effectively.
- To consolidate and cluster similar functions to: minimize daily pedestrian travel by students, instructors and administrators; and better zone daytime and nighttime activities to assist security operations and increase site safety.
- To develop a campus-style setting with the inclusion of small and large (green) gathering spaces which promote formal and/or informal activities and interaction between students, instructors, and administrators.
- To develop an implementation strategy to minimize the impact on Center operations.
- To provide phased development to reduce impacts on Job Corps National Construction Budget, and
- To create a Center that fits the Job Corps model.

The analysis typically is based on the following assumptions:

1. The contract size at the time of the facility survey is used for square footage analysis and long range planning.
2. The vocational program at the time of the facility survey is applied for long range planning.

Any additional assumptions made during the development of the Long Range Plan are presented in the Section 4.0 Recommendations of this report.

## Space Utilization Chart

Page: 1 of 1

Date: 05/03/2016

Center : Alaska (01011)

This chart provides net square feet (NSF) by individual buildings (rows), NSF by Job Corps functions (columns), gross square feet (GSF) for each building, and the suggested NSF for each function. Further NSF breakdowns of functional categories into subcategories may be found in Section D under Descriptions. Section D is typically included in Volume II.

Buildings	Student Housing	Education			Food	Recreation	Medical	Admin	Storage Support	Vacant	Area (SQ FT)		Ratio
		Academic	Non-Acad	Voc/Theo							Net	Gross	
0001 - ADMIN/HEALTH SERVICES							1,940	2,550		300	4,790	7,420	65%
0002 - VOCATION/EDUCATION		1,982	2,118	11,223							15,323	24,700	62%
0003 - WAREHOUSE				585					5,084	292	5,961	7,700	77%
0004 - DINING				1,197	6,109						7,306	10,525	69%
0005 - RECREATION CENTER			372			10,508		150			11,030	15,575	71%
0006 - MALE DORMITORY	14,587		295								14,882	21,870	68%
0007 - FEMALE/INDEPENDENT DORMITOR\	20,028		754								20,782	29,880	70%
0008 - CONFERENCE CENTER								1,960		2,100	4,060	5,470	74%
0009 - VACANT										2,735	2,735	3,400	80%
0010 - VOCATIONAL STORAGE				2,050					1,820	720	4,590	5,200	88%
0011 - WALT HALL VOCATIONAL ANNEX		725	1,250	2,255							4,230	5,888	72%
Actual Net Area	34,615	2,707	4,789	17,310	6,109	10,508	1,940	4,660	6,904	6,147	95,689	137,628	70%
Suggested Net Area	20,736	2,260	2,260	12,680	4,068	10,950	1,445	4,520	4,520	0	63,439		
Actual Net less Suggested Net	13,879	447	2,529	4,630	2,041	(442)	495	140	2,384		32,250		
Suggested Gross Area	34,560	3,477	3,477	19,508	6,258	15,643	2,408	6,954	5,318				

# Federal Real Property Asset Management Performance Measures

Page: 1 of 3

Center: ALASKA (01011)

Date: 05/03/2016

<u>Type</u>	<u>Asset Number</u>	<u>Name</u>	<u>Size</u>	<u>Own/ Lease</u>	<u>Utilization Percent</u>	<u>FCI</u>	<u>Mission Dependency</u>	<u>Annual Op Cost</u>	<u>Restrictions</u>
Building	0101100002	0001 - ADMIN/HEALTH SERVICES	7,420	Owned	94%	95%	MC	\$51,053.92	
Building	0101100003	0002 - VOCATION/EDUCATION	24,700	Owned		95%	MC	\$185,587.13	
Building	0101100004	0003 - WAREHOUSE	7,700	Owned	95%	95%	MDNC	\$15,221.22	
Building	0101100005	0004 - DINING	10,525	Owned		94%	MC	\$108,880.95	
Building	0101100006	0005 - RECREATION CENTER	15,575	Owned		95%	MC	\$96,668.04	
Building	0101100007	0006 - MALE DORMITORY	21,870	Owned	100%	94%	MC	\$180,209.38	
Building	0101100008	0007 - FEMALE/INDEPENDENT DORMITORY	29,880	Owned	100%	95%	MC	\$246,216.96	
Building	0101100009	0008 - CONFERENCE CENTER	5,470	Owned	48%	94%	MDNC	\$37,605.59	
Building	0101100010	0009 - VACANT	3,400	Owned		70%	NMD	\$0.00	
Building	0101108021	0010 - VOCATIONAL STORAGE	5,200	Owned		95%	MC	\$39,033.61	
Building	0101108039	0011 - WALT HALL VOCATIONAL ANNEX	5,888	Owned		100%	MC	\$44,225.80	
Structure	0101108068	0002A - MOCK-UP (8FT X 6FT)	1	Owned		100%	MDNC	\$64.35	
Structure	0101108040	0003A - STORAGE (8 FT x 11 FT)	1	Owned		92%	MDNC	\$188.97	
Structure	0101108041	0003B - STORAGE (8 FT x 11 FT)	1	Owned		92%	MDNC	\$188.97	
Structure	0101108067	0003C - STORAGE (8FT X 5FT)	1	Owned		100%	MDNC	\$53.62	
Structure	0101108026	0012 - VOCATIONAL STORAGE	1	Owned		94%	MDNC	\$880.02	
Structure	0101108028	0014 - RECREATIONAL STORAGE	1	Owned		94%	MDNC	\$415.47	
Structure	0101108029	0015 - RECREATIONAL STORAGE	1	Owned		100%	MDNC	\$588.35	
Structure	0101108030	0016 - RECREATIONAL STORAGE	1	Owned		94%	MDNC	\$588.35	
Structure	0101108036	0017 - ARCHERY RANGE SHELTER	1	Owned		100%	MDNC	\$231.87	
Structure	0101108037	0018 - CANOE STORAGE	1	Owned		100%	MDNC	\$863.12	
Structure	0101108038	0019 - MULTIPLEX WBL	1	Owned		100%	MDNC	\$1,391.19	
Structure	0101108069	0019A - STORAGE (8FT X 6FT)	1	Owned		70%	MDNC	\$64.35	
Structure	0101108022	A-GAZEBO	1	Owned		100%	MDNC	\$1,694.06	
Structure	0101108055	CC1 - STORAGE (8 FT x 10 FT)	1	Owned		92%	MDNC	\$178.24	
Structure	0101108056	CC2 - STORAGE (8 FT x 10 FT)	1	Owned		92%	MDNC	\$178.24	
Structure	0101108042	FD1 - STORAGE (8 FT x 11 FT)	1	Owned		92%	MDNC	\$188.97	
Structure	0101108043	FDB1 - STORAGE (8 FT x 11 FT)	1	Owned		92%	MDNC	\$188.97	
Structure	0101108044	GR1 - STORAGE (8 FT x 10 FT)	1	Owned		92%	MDNC	\$178.24	
Structure	0101108045	GR2 - STORAGE (8 FT x 10 FT)	1	Owned		92%	MDNC	\$178.24	



# Federal Real Property Asset Management Performance Measures

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Center: ALASKA (01011)

Date: 05/03/2016

<u>Type</u>	<u>Asset Number</u>	<u>Name</u>	<u>Size</u>	<u>Own/ Lease</u>	<u>Utilization Percent</u>	<u>FCI</u>	<u>Mission Dependency</u>	<u>Annual Op Cost</u>	<u>Restrictions</u>
Structure	0101108047	M1 - MAINT. STORAGE (8 FT x 10 FT)	1	Owned		92%	MDNC	\$178.24	
Structure	0101108048	M2 - MAINT. STORAGE (8 FT x 10 FT)	1	Owned		92%	MDNC	\$178.24	
Structure	0101108049	M3 - MAINT. STORAGE (8 FT x 10 FT)	1	Owned		92%	MDNC	\$178.24	
Structure	0101108050	M4 - MAINT. STORAGE (8 FT x 10 FT)	1	Owned		92%	MDNC	\$178.24	
Structure	0101108051	M5 - MAINT. STORAGE (8 FT x 10 FT)	1	Owned		92%	MDNC	\$178.24	
Structure	0101108052	M6 - MAINT. STORAGE (8 FT x 10 FT)	1	Owned		92%	MDNC	\$178.24	
Structure	0101108053	M7 - MAINT. STORAGE (8 FT x 10 FT)	1	Owned		92%	MDNC	\$178.24	
Structure	0101108054	M8 - MAINT. STORAGE (8 FT x 10 FT)	1	Owned		92%	MDNC	\$178.24	
Structure	0101108046	MDB1 - STORAGE (8 FT x 10 FT)	1	Owned		92%	MDNC	\$178.24	
Structure	0101108057	R1 - RECYCLING (8 FT x 11 FT)	1	Owned		100%	MDNC	\$188.97	
Structure	0101108066	R10 - RECYCLING (8FT x 11FT)	1	Owned		92%	MDNC	\$188.97	
Structure	0101108058	R2 - RECYCLING (8 FT x 11 FT)	1	Owned		92%	MDNC	\$188.97	
Structure	0101108059	R3 - RECYCLING (8 FT x 11 FT)	1	Owned		92%	MDNC	\$188.97	
Structure	0101108060	R4 - RECYCLING (8FT x 11FT)	1	Owned		100%	MDNC	\$188.97	
Structure	0101108061	R5 - RECYCLING (8FT x 11FT)	1	Owned		100%	MDNC	\$188.97	
Structure	0101108062	R6 - RECYCLING (8FT x 11FT)	1	Owned		100%	MDNC	\$188.97	
Structure	0101108063	R7 - RECYCLING (8FT x 11FT)	1	Owned		100%	MDNC	\$188.97	
Structure	0101108065	R8 - RECYCLING (8FT x 11FT)	1	Owned		82%	MDNC	\$188.97	
Structure	0101108064	R9 - RECYCLING (8FT x 11FT)	1	Owned		92%	MDNC	\$188.97	
Land	0101108020	ALASKA JCC (LAND)	19	Leased		0%	MC	\$20,744.90	
Totals:								<u>\$1,037,244.95</u>	

# Federal Real Property Asset Management Performance Measures

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Center: ALASKA (01011)

Date: 05/03/2016

## Building Mission Dependency Summary

8 of 11	Buildings Mission Critical	(72.7%)
2 of 11	Buildings Mission Dependent Not Critical	(18.2%)
1 of 11	Buildings Not Mission Dependent	(9.1%)
121,058	GSF Mission Critical	(88%)
13,170	GSF Mission Dependent Not Critical	(9.6%)
3,400	GSF Not Mission Dependent	(2.5%)

## Facilities Not Meeting Facility Condition Index (FCI) Target (90%)

1 of 11	Buildings FCI < 90%	(9.1%)
2 of 38	Structures FCI < 90%	(5.3%)
3,402	GSF FCI < 90%	(2.5%)

# Funded But Not Corrected Deficiencies by Classification

Page: 1 of 2

Center: Alaska (01011)

Date: 05/03/2016

Def ID	Deficiency Description	PY	Yr	Fund	Off.	Proj	IA	IIA	IIB	IIC	IIIA	IIIB	IVA	IVB	Totals
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## Summary

Deficiency Total Numbers by Classification	2	3	0	0	5	5	1	0	16
Deficiency Total Costs by Classification	\$8,185	\$105,919	\$0	\$0	\$306,057	\$43,786	\$29,176	\$0	\$493,123

## Site

74936	Emergency light backup power not available within time required	2009	R			\$91,601									
75154	Backup lighting not available within standard time period	2010	R									\$29,176			
77684	Electrical Transfer Stations /Thermostat controllers are needed	2009	R								\$43,786				
Site Total:						\$91,601					\$43,786	\$29,176			\$164,563

## Building

<b>0002 - Vocation/Education</b>															
75123	Roof subject to ice damming and ice build-up		N	3257											
110701	Fire alarm control panel is deteriorated	2015	R							\$12,000					
Subtotal:										\$12,000					\$12,000
<b>0004 - Dining</b>															
90610	No landing at exterior stair and egress door	2015	R			\$11,347									
108831	Drain lines are deteriorated and damaged	2015	R							\$221,504					
109856	Supplemental funding for Deficiency 108831	2015	R							\$20,092					
Subtotal:						\$11,347				\$241,596					\$252,943
<b>0005 - Recreation Center</b>															
74963	Roof subject to ice damming and ice build-up		N	3257											
Subtotal:															
<b>0006 - Male Dormitory</b>															
74960	Roof subject to ice damming and ice build-up		N	3257											
90615	Carpet is worn	2015	R							\$52,461					
108395	Receptacles are not GFCI type	2015	R			\$3,852									
Subtotal:						\$3,852				\$52,461					\$56,313

## Funded But Not Corrected Deficiencies by Classification

Page: 2 of 2

Center: Alaska (01011)

Date: 05/03/2016

Def ID	Deficiency Description	PY	Yr Fund	Off.	Proj	IA	IIA	IIB	IIC	IIIA	IIIB	IVA	IVB	Totals
<b>Building</b>														
<b>0007 - Female/Independent Dormitory</b>														
74961	Roof subject to ice damming and ice build-up			N	3257									
108398	Receptacle is not GFCI type	2015		R		\$4,333								
Subtotal:						\$4,333								\$4,333
<b>0008 - Conference Center</b>														
90619	Roof subject to ice damming and ice build-up			N	3257									
Subtotal:														
<b>0009 - Vacant</b>														
91961	Building lacks carbon monoxide alarms	2012		R			\$2,971							
Subtotal:							\$2,971							\$2,971
Totals by Classification:						\$8,185	\$14,318			\$306,057				\$328,560

## Unfunded Deficiencies by Classification

Page: 1 of 4

Center: Alaska (01011)

Date: 05/03/2016

Def ID	Deficiency Description	ID Year	Off.	Proj ID	IA	IIA	IIB	IIC	IIIA	IIIB	IVA	IVB	Totals
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### Summary

<b>Deficiency Total Numbers by Classification</b>	0	0	3	5	22	10	3	1	44
Cost of Deficiencies Linked to National (or Major Agency) Projects	\$0	\$0	\$0	0	\$260,963	\$0	\$0	\$0	\$260,963
Cost of Deficiencies not Linked to Projects	\$0	\$0	\$38,358	\$21,092	\$533,795	\$280,299	\$228,282	\$9,108	\$1,110,934
<b>Deficiency Total Costs by Classification</b>	<b>\$0</b>	<b>\$0</b>	<b>\$38,358</b>	<b>\$21,092</b>	<b>\$794,758</b>	<b>\$280,299</b>	<b>\$228,282</b>	<b>\$9,108</b>	<b>\$1,371,897</b>

### Site

106252	Inefficient electrical outlets for engine block heaters	2015	R							\$43,786			
110647	Asphalt sidewalks are deteriorating	2016	R							\$31,581			
110648	Exterior Ramp is damaged	2016	R					\$6,771					
110649	Exterior Ramp is damaged	2016	R					\$1,974					
Site Total:								\$8,746		\$75,367			\$84,113

# Unfunded Deficiencies by Classification

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Center: Alaska (01011)

Date: 05/03/2016

Def ID	Deficiency Description	ID Year	Off.	Proj ID	IA	IIA	IIB	IIC	IIIA	IIIB	IVA	IVB	Totals
<b>Building</b>													
<b>0001 - ADMIN/HEALTH SERVICES</b>													
109238	Water heater is oversized, inefficient and old	2015	R							\$18,773			
109938	Wood siding finish is worn	2015	N	3704					\$24,699				
110646	Floor finishes are deteriorated	2016	R							\$20,332			
111002	Exterior Ramp needs repair	2016	R					\$5,720					
Subtotal:								\$5,720	\$24,699	\$39,105			\$69,524
<b>0002 - VOCATION/EDUCATION</b>													
109939	Wood siding finish is worn	2015	N	3704					\$36,878				
111003	Carpet is worn	2016	R						\$43,705				
111007	Countertops are damaged	2016	R						\$9,928				
Subtotal:									\$90,511				\$90,511
<b>0003 - WAREHOUSE</b>													
90606	Overhead door is not used and is covered with plywood	2012	R									\$9,108	
108377	Light fixtures not energy efficient	2015	R				\$32,883						
108381	Lighting in the rooms 102 and 103 lacks proper control	2015	R							\$442			
109241	Snow removal equipment room lacks adequate heat	2015	R						\$4,859				
109940	Wood siding finish is worn	2015	N	3704					\$21,298				
110666	Protective Services Classroom undersized	2016	R								\$220,640		
111008	Floor finish is damaged	2016	R							\$16,157			
Subtotal:							\$32,883		\$26,157	\$16,599	\$220,640	\$9,108	\$305,386
<b>0004 - DINING</b>													
90608	Retaining wall guardrail is not stable	2012	R				\$3,761						
90612	Wood siding is unfinished	2012	R						\$29,604				
109242	Domestic water heaters are failing	2015	R						\$53,470				
109243	Kitchen equipment is failing	2015	R						\$21,203				
111078	Access opening to fan room is not protected	2016	R				\$1,714						
111085	Floor finishes are deteriorated	2016	R							\$5,497			
111554	Wood siding is unfinished	2016	R						\$29,604				
Subtotal:							\$5,475		\$133,881	\$5,497			\$144,853

# Unfunded Deficiencies by Classification

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Center: Alaska (01011)

Date: 05/03/2016

Def ID	Deficiency Description	ID Year	Off.	Proj ID	IA	IIA	IIB	IIC	IIIA	IIIB	IVA	IVB	Totals
<b>Building</b>													
<b>0005 - RECREATION CENTER</b>													
108392	Mechanical equipment service receptacle[s] not operational	2015	R						\$2,819				
109941	Wood siding finish is worn	2015	N	3704					\$32,796				
111552	Carpet is worn	2016	R						\$23,542				
Subtotal:									\$59,156				\$59,156
<b>0006 - MALE DORMITORY</b>													
108396	Egress detection not provided at dormitory emergency side exits	2015	R								\$3,821		
109248	Domestic water heater is failing	2015	R						\$85,495				
109942	Wood siding finish is worn	2015	N	3704					\$44,874				
110650	Exterior Ramp has low spot	2016	R					\$3,191					
111442	Floor Finish is damaged	2016	R							\$125,460			
Subtotal:									\$3,191	\$130,369	\$125,460	\$3,821	\$262,840
<b>0007 - FEMALE/INDEPENDENT DORMITORY</b>													
90617	Carpet is worn	2012	R						\$41,014				
108397	Egress detection not provided at dormitory emergency side exits	2015	R								\$3,821		
109249	Domestic water heater is failing	2015	R						\$96,980				
109943	Wood siding finish is worn	2015	N	3704					\$59,814				
111445	Floor Finish is damaged	2016	R							\$17,499			
Subtotal:									\$197,807	\$17,499	\$3,821		\$219,127
<b>0008 - CONFERENCE CENTER</b>													
109250	Radiator in corridor has leaking control valve	2015	R							\$773			
109944	Wood siding finish is worn	2015	N	3704					\$21,004				
Subtotal:									\$21,004	\$773			\$21,777
<b>0009 - VACANT</b>													
90601	Demolish the building	2012	R						\$85,418				
Subtotal:									\$85,418				\$85,418
<b>0010 - VOCATIONAL STORAGE</b>													
109945	Wood siding finish is worn	2015	N	3704					\$19,601				
Subtotal:									\$19,601				\$19,601



## Unfunded Deficiencies by Classification

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Date: 05/03/2016

Center: Alaska (01011)

Def ID	Deficiency Description	ID Year	Off.	Proj ID	IA	IIA	IIB	IIC	IIIA	IIIB	IVA	IVB	Totals
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### Building

<b>0011 - WALT HALL VOCATIONAL ANNEX</b>													
111456	Exit not accessible	2016	R					\$3,435					
111457	Window Blinds prevent windows from opening	2016	R						\$6,153				
Subtotal:								\$3,435	\$6,153				\$9,588
Totals by Classification:							\$38,358	\$12,346	\$794,757	\$204,932	\$228,282	\$9,108	\$1,287,784

# FACILITY CONDITION SUMMARY REPORT

01011 ALASKA

Page: 1 of 2

Date: 05/03/2016

Type	Asset Number	Name	Built	GSF	Facility Condition Elements					General Condition	Potent Impair	DOL Resp	DOL Deter	FCI
					Structure	Exterior	Interior	Mechanical	Electrical					
Building	0101100002	0001 - ADMIN/HEALTH SERVICES	1993	7,420	Good	Fair	Good	Good	Good	Good				95%
Building	0101100003	0002 - VOCATION/EDUCATION	1993	24,700	Good	Fair	Good	Good	Good	Good				95%
Building	0101100004	0003 - WAREHOUSE	1993	7,700	Good	Fair	Good	Good	Good	Good				95%
Building	0101100005	0004 - DINING	1993	10,525	Good	Fair	Good	Good	Good	Good				94%
Building	0101100006	0005 - RECREATION CENTER	1993	15,575	Good	Fair	Good	Good	Good	Good				95%
Building	0101100007	0006 - MALE DORMITORY	1993	21,870	Good	Fair	Good	Good	Good	Good				94%
Building	0101100008	0007 - FEMALE/INDEPENDENT DOR	1993	29,880	Good	Fair	Good	Good	Good	Good				95%
Building	0101100009	0008 - CONFERENCE CENTER	1993	5,470	Good	Fair	Good	Good	Good	Good				94%
Building	0101100010	0009 - VACANT	1995	3,400	Fair	Fair	Fair	Fair	Fair	Fair				70%
Building	0101108021	0010 - VOCATIONAL STORAGE	1997	5,200	Good	Fair	Good	Good	Good	Good				95%
Building	0101108039	0011 - WALT HALL VOCATIONAL AN	2014	5,888	Good	Good	Good	Good	Good	Good				100%
Structure	0101108068	0002A - MOCK-UP (8FT X 6FT)	2005	48	Good	Good	Good	N/A	Good	Good				100%
Structure	0101108040	0003A - STORAGE (8 FT x 11 FT)	2005	88	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108041	0003B - STORAGE (8 FT x 11 FT)	2005	88	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108067	0003C - STORAGE (8FT X 5FT)	2005	40	Good	Good	Good	N/A	N/A	Good				100%
Structure	0101108026	0012 - VOCATIONAL STORAGE	1996	120	Good	Fair	Good	N/A	Good	Good				94%
Structure	0101108028	0014 - RECREATIONAL STORAGE	1996	204	Good	Fair	Good	N/A	Good	Good				94%
Structure	0101108029	0015 - RECREATIONAL STORAGE	2005	280	Good	Good	Good	Good	Good	Good				100%
Structure	0101108030	0016 - RECREATIONAL STORAGE	2005	280	Good	Fair	Good	N/A	Good	Good				94%
Structure	0101108036	0017 - ARCHERY RANGE SHELTER	2007	120	Good	Good	Good	N/A	N/A	Good				100%
Structure	0101108037	0018 - CANOE STORAGE	2011	432	Good	Good	Good	Good	Good	Good				100%
Structure	0101108038	0019 - MULTIPLEX WBL	2011	720	Good	Good	Good	Good	Good	Good				100%
Structure	0101108069	0019A - STORAGE (8FT X 6FT)	2005	48	Fair	Fair	Fair	N/A	N/A	Fair				70%
Structure	0101108022	A -GAZEBO	1997	840	Good	Good	N/A	N/A	Good	Good				100%
Structure	0101108055	CC1 - STORAGE (8 FT x 10 FT)	2005	80	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108056	CC2 - STORAGE (8 FT x 10 FT)	2005	80	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108042	FD1 - STORAGE (8 FT x 11 FT)	2005	88	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108043	FDB1 - STORAGE (8 FT x 11 FT)	2005	88	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108044	GR1 - STORAGE (8 FT x 10 FT)	2005	80	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108045	GR2 - STORAGE (8 FT x 10 FT)	2005	80	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108047	M1 - MAINT. STORAGE (8 FT x 10 FT)	2005	80	Good	Fair	Good	N/A	N/A	Good				92%

## FACILITY CONDITION SUMMARY REPORT

01011 ALASKA

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Date: 05/03/2016

Type	Asset Number	Name	Built	GSF	Facility Condition Elements					Condition	Impair	Resp	Deter	FCI
					Structure	Exterior	Interior	Mechanical	Electrical					
Structure	0101108048	M2 - MAINT. STORAGE (8 FT x 10 FT)	2005	80	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108049	M3 - MAINT. STORAGE (8 FT x 10 FT)	2005	80	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108050	M4 - MAINT. STORAGE (8 FT x 10 FT)	2005	80	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108051	M5 - MAINT. STORAGE (8 FT x 10 FT)	2005	80	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108052	M6 - MAINT. STORAGE (8 FT x 10 FT)	2005	80	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108053	M7 - MAINT. STORAGE (8 FT x 10 FT)	2005	80	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108054	M8 - MAINT. STORAGE (8 FT x 10 FT)	2005	80	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108046	MDB1 - STORAGE (8 FT x 10 FT)	2005	80	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108057	R1 - RECYCLING (8 FT x 11 FT)	2005	88	Good	Good	Good	N/A	N/A	Good				100%
Structure	0101108066	R10 - RECYCLING (8FT x 11FT)	2005	88	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108058	R2 - RECYCLING (8 FT x 11 FT)	2005	88	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108059	R3 - RECYCLING (8 FT x 11 FT)	2005	88	Good	Fair	Good	N/A	N/A	Good				92%
Structure	0101108060	R4 - RECYCLING (8FT x 11FT)	2005	88	Good	Good	Good	N/A	N/A	Good				100%
Structure	0101108061	R5 - RECYCLING (8FT x 11FT)	2005	88	Good	Good	Good	N/A	N/A	Good				100%
Structure	0101108062	R6 - RECYCLING (8FT x 11FT)	2005	88	Good	Good	Good	N/A	N/A	Good				100%
Structure	0101108063	R7 - RECYCLING (8FT x 11FT)	2005	88	Good	Good	Good	N/A	N/A	Good				100%
Structure	0101108065	R8 - RECYCLING (8FT x 11FT)	2005	88	Good	Poor	Good	N/A	N/A	Fair				82%
Structure	0101108064	R9 - RECYCLING (8FT x 11FT)	2005	88	Good	Fair	Good	N/A	N/A	Good				92%

# Building Condition by Function

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Center: ALASKA (01011)

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Each building has been assigned a building condition based on the physical condition of the building and the impact of that condition on the functional use of the facility.

Assignment of the condition "good" means that the facility condition is not impacting the functional use of the facility. A facility can have deficiencies of a minor nature and still be considered good.

Assignment of the condition "fair" means that the facility condition IS impacting the functional use of the facility and that the deficiencies are limited to less than 30% of the replacement value. Correction of the identified deficiencies should allow the building to return to "good" status.

Assignment of the condition "poor" means that the facility condition IS SIGNIFICANTLY impacting the functional use of the facility and/or that the identified deficiencies represent more than 30% of the replacement value. Generally, a "poor" rating would mean that "gut renovation" or replacement/demolition is the envisioned solution.

## HOUSING

Building	Functional Area (NSF)	Condition	Comments
0006 - MALE DORMITORY	14,587	Good	Exterior siding needs repainting.
0007 - FEMALE/INDEPENDENT DORMITORY	20,028	Good	Exterior siding needs repainting.
Total:	34,615		

## EDUCATION

Building	Functional Area (NSF)	Condition	Comments
0002 - VOCATION/EDUCATION	15,323	Good	Exterior siding needs repainting.
0003 - WAREHOUSE	585	Good	Exterior siding needs repainting.
0004 - DINING	1,197	Good	Exterior siding needs repainting.
0005 - RECREATION CENTER	372	Good	Exterior siding needs repainting.
0006 - MALE DORMITORY	295	Good	Exterior siding needs repainting.
0007 - FEMALE/INDEPENDENT DORMITORY	754	Good	Exterior siding needs repainting.
0010 - VOCATIONAL STORAGE	2,050	Good	Exterior siding needs repainting.
0011 - WALT HALL VOCATIONAL ANNEX	4,230	Good	
Total:	24,806		

## FOOD SERVICE

Building	Functional Area (NSF)	Condition	Comments
0004 - DINING	6,109	Good	Exterior siding needs repainting.
Total:	6,109		

## RECREATION

# Building Condition by Function

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Date : 05/03/2016

Center: ALASKA (01011)

## RECREATION

Building	Functional Area (NSF)	Condition	Comments
0005 - RECREATION CENTER	10,508	Good	Exterior siding needs repainting.
Total:	10,508		

## MEDICAL/DENTAL

Building	Functional Area (NSF)	Condition	Comments
0001 - ADMIN/HEALTH SERVICES	1,940	Good	Exterior siding needs repainting.
Total:	1,940		

## ADMINISTRATION

Building	Functional Area (NSF)	Condition	Comments
0001 - ADMIN/HEALTH SERVICES	2,550	Good	Exterior siding needs repainting.
0005 - RECREATION CENTER	150	Good	Exterior siding needs repainting.
0008 - CONFERENCE CENTER	1,960	Good	Exterior siding needs repainting.
Total:	4,660		

## STORAGE/SUPPORT

Building	Functional Area (NSF)	Condition	Comments
0003 - WAREHOUSE	5,084	Good	Exterior siding needs repainting.
0010 - VOCATIONAL STORAGE	1,820	Good	Exterior siding needs repainting.
Total:	6,904		

## VACANT

Building	Functional Area (NSF)	Condition	Comments
0001 - ADMIN/HEALTH SERVICES	300	Good	Exterior siding needs repainting.
0003 - WAREHOUSE	292	Good	Exterior siding needs repainting.
0008 - CONFERENCE CENTER	2,100	Good	Exterior siding needs repainting.
0009 - VACANT	2,735	Fair	The center constantly needs to adjust the 115 to 120 jacks under this modular building to keep the building level, especially after an earthquake (occurring 4 to 6 times per year). Due to extreme weather conditions, the wood deck and the asphalt shingle roof are deteriorated. The flooring inside the building is worn.
0010 - VOCATIONAL STORAGE	720	Good	Exterior siding needs repainting.
Total:	6,147		

# Building Condition by Function

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Center: ALASKA (01011)

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## SITE

Building	Site Area (Acres)	Condition	Comments
SITE	19	Good	The asphalt sidewalks are in fair condition.

## Planning Analysis Results and Conclusions

The results of this analysis are shown below.

### Significant Issues

Significant issues impacting operations and/or learning and living environment at the Center identified during the July 2015 Facility Survey are as follows:

#### *Issue being addressed*

- The flooring in Male Dormitory Building 6 and Female Dormitory Building 7 is worn in the corridors, lounges, dormitory rooms, and Residential Advisor (RA) offices.
- Vacant Building 9 (trailers) is vacant, in fair condition, and no longer required on Center after construction of the Wall Hall Vocational Annex Building 11.



#### *Issues that need to be addressed*

- The original cedar siding on the 1994 Center **Typical Damaged Carpeting in Dormitories** buildings is worn and needs to be repaired and re-stained.
- The Protective Services Classroom, recently moved to the former Heavy Equipment Classroom in Building 3, is undersized, and not designed for the Protective Services vocation.

The Long Range Plan should include the following elements:

#### **National projects were identified to include the following:**

- A National Project should be considered to repaint all the cedar sidings on all the Center Buildings.

#### **Regional projects were identified to include the following:**

- A Regional project should be considered to replace worn flooring in Dormitory Buildings 6 and 7.
- A Regional project should be considered to demolish Vacant Vocational Annex Building 9 (Trailers)
- A Regional project should be considered to renovate and enlarge the Protective Services Classroom in Building 3.



## 4.0 - Recommendations

## 4.0 RECOMMENDATIONS



In this section the recommendations for the long range plan are presented. Specifically, the following information is provided.

**Status of the Previous Plan.** The status of National and Regional projects funded as a result of the previous survey is presented, and if needed, discussed.

**Proposed Plan.** An overview of the proposed plan is presented and followed by a summary of proposed National, Regional and/or Career Technical Skills Training (CTST) projects. A site drawing is included that documents proposed new construction, renovation, demolition, and/or site work proposed.

In this section the recommendations for the long range plan are presented. Specifically, the following information is provided:

## Status of Previous (Program Year 2012) Plan

The Program Year 2012 Plan for the Alaska Job Corps Center included the following projects:

### NATIONAL

*Project 3257:* Replace roof, improve attic ventilation, and upgrade insulation at Buildings 2, 5, 6, 7, and 8

- This project was funded and completed in December 2015.

### REGIONAL

*Deficiency 90600:* Re-grade, re-surface, and stabilize road shoulder

- These projects were funded and completed.

*Deficiency #90599:* Evaluate existing conditions to obtain fee proposal to repair, and refinish wood siding.

- This project was funded and completed. The results were used to develop National Project 3704 included in the Program Year 2015 Plan.

*Deficiencies 90603, 90604, 90613, 90615 and 90617:* Replace worn flooring in Buildings 2, 5, 6, and 7

- Note: The deficiency statuses are as follows:
  - 90603, 90604, and 90613 were not funded but completed by the Center.
  - 90615 was funded but not completed and will be included in the Program Year 2015 Proposed Plan
  - 90617 is unfunded and will be included in the Program Year 2015 Proposed Plan.

*Deficiency 90601:* Demolish Vocational Annex (Trailers) Building 9

- This project was not funded and will be included in the Program Year 2015 Proposed Plan

## Proposed Plan



**Worn Cedar Siding Paint on Building 7**

The primary objective of the plan is to protect the existing DOL building assets through repair and replacement of building systems. The plan also improves student safety by demolishing buildings that are currently vacant and not required for the Center mission. The plan helps to improve the learning environment for the students through improving their educational and vocational classrooms. The Program Year 2015 Plan incorporates some of the Program Year 2012 elements while looking at the Center's current needs and requirements.

A National project would repaint the exterior cedar siding on all Center buildings in order to protect the siding from further deterioration. It would repair/replace any damaged siding caused by the waring or the existing paint. This will improve the overall appearance of the Center while protecting the DOL Building assets.

A Regional project would replace all the floor finishes (including carpeting and vinyl composite tile (VCT)) in the Male and Female dormitory (Building 6 and 7) lounges, corridors, dormitory room, common spaces, and utility rooms, with new flooring material by using sheet linoleum or carpet tiles. This would improve the overall appearance of the dormitories and provide a more durable finish in high traffic areas.

A Regional project would demolish Vacant (Trailers) Building 9 (formerly Vocational Annex) which will reduce the amount of excess square footage on Center.



**Building 9 to be Demolished**

A Regional project would renovate the existing Protective Service Classroom to be more conducive to the trade requirements. This project would also provide toilet facilities for the trade. These renovations would improve student learning environment.

### **Funded Not Corrected (FNC) Deficiencies**

In support of long range planning for this Center, Funded but Not Corrected (FNC) deficiencies were reviewed and a path forward recommended to ensure these deficiencies are corrected. The options may include grouping of deficiencies into Regional or National projects and/or provision of support to the Center where required expertise is not available. The table below summarizes the FNCs by year, type, discipline, number of related deficiencies, and the associated costs.

<b>PY 20XX</b>	<b>FNC Type</b>	<b>Discipline</b>	<b>No.</b>	<b>Cost</b>
PY 2015	Life Safety	Architectural	1	\$11,347
PY 2015	Non-Life Safety	Civil, Mechanical, and Electrical	2	\$273,965
<b>Total</b>				<b>\$285,312</b>

Based on DOL approval during the planning process, there are no grouping of FNCs required. Of the three (3) remaining 2015 FNCs, one (1) in repair and construction, and two (2) are in purchase and procurement. There are four (4) FNCs awaiting verification by the ESC including two (2) 2015 Life-Safety FNCs. ESC Project Manager will monitor progress of all funded projects.

## Summary of Proposed Projects

### NATIONAL

Estimate

Project 3704: Refinish cedar siding on Center Buildings

\$385,315

- The project will reduce the amount of maintenance required on the Center while protecting a DOL asset.
- The project will improve the overall appearance of the Center.

### REGIONAL

The cost of remaining deficiencies (not part of a National Project) amounts to approximately \$1,110,934. Each remaining deficiency is considered for funding on an annual basis and will be funded based on Center/Regional/National priorities. Regional and Center projects recommended to be addressed in the short term include the following.

Deficiency Description	Deficiency Numbers	Cost
Replace worn flooring in Dormitory Buildings 6 and 7	90615, 90617, 111442, 111445	\$236,432
Demolish Vacant (formerly Vocational Annex (Trailers)) Building 9	Deficiency 90601	\$85,418
Renovate and Enlarge the Protective Services Classroom in Building 3: Approximately	Deficiency 110666	\$220,640
<b>Total</b>		<b>\$542,490</b>

The following are recommendations for Career Technical Skills Training (CTST) projects which would improve the facility while enhancing student skills.

- Participate in drywall repairs and painting inside buildings campus-wide
- Participate in road repair projects around the Center
- Participate in grounds maintenance and landscaping
- Participate in repaint of the cedar siding around campus with proper supervision of Center staff.

This proposed development is described further on the following pages through a Proposed Site Plan.

# Alaska Job Corps Center

Palmer, Alaska

## BUILDINGS

- 1 - ADMIN / HEALTH SERVICES
- 2 - CAREER EDUCATION CENTER
- 3 - WAREHOUSE
- 4 - DINING
- 5 - RECREATION CENTER
- 6 - MALE DORMITORY
- 7 - FEMALE /INDEPENDENT DORMITORY
- 8 - CONFERENCE CENTER
- 9 - VACANT
- 10- VOCATIONAL STORAGE
- 11- WALT HALL VOCATIONAL ANNEX

## STRUCTURES

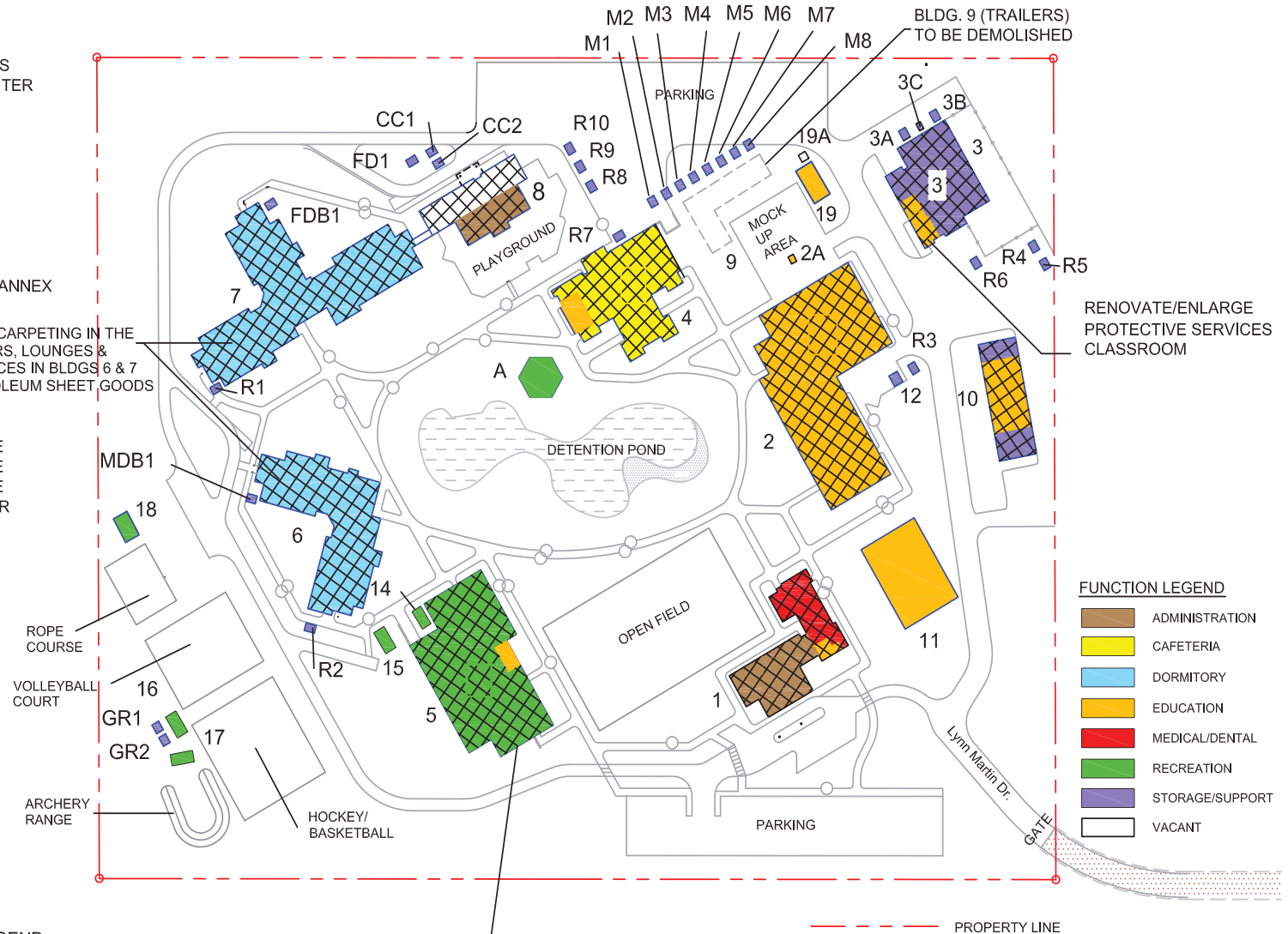
- 2A-MOCK-UP
- 3A- STORAGE
- 3B- STORAGE
- 3C-STORAGE
- 12- VOCATIONAL STORAGE
- 14- RECREATIONAL STORAGE
- 15- RECREATIONAL STORAGE
- 16- RECREATIONAL STORAGE
- 17- ARCHERY RANGE SHELTER
- 18- CANOE STORAGE
- 19- MULTIPLEX WBL
- 19A-STORAGE
- A - GAZEBO
- CC1- STORAGE
- CC2- STORAGE
- FD1- STORAGE
- FDB1- STORAGE
- GR1- STORAGE
- GR2- STORAGE
- M1- MAINT. STORAGE
- M2- MAINT. STORAGE
- M3- MAINT. STORAGE
- M4- MAINT. STORAGE
- M5- MAINT. STORAGE
- M6- MAINT. STORAGE
- M7- MAINT. STORAGE
- M8- MAINT. STORAGE
- MDB1- STORAGE
- R1- RECYCLING
- R2- RECYCLING
- R3- RECYCLING
- R4- RECYCLING
- R5- RECYCLING
- R6- RECYCLING
- R7- RECYCLING
- R8- RECYCLING
- R9- RECYCLING
- R10- RECYCLING

REPLACE CARPETING IN THE  
CORRIDORS, LOUNGES &  
RA'S OFFICES IN BLDGS 6 & 7  
WITH LINOLEUM SHEET GOODS

## LEGEND

- NEW CONSTRUCTION
- RENOVATION
- SITE WORK
- DEMOLITION

NATIONAL PROJECT # 3704  
REPAINT EXTERIOR SIDING  
OF CENTER BLDG'S  
1, 2, 3, 4, 5, 6, 7 & 8



## FUNCTION LEGEND

- ADMINISTRATION
- CAFETERIA
- DORMITORY
- EDUCATION
- MEDICAL/DENTAL
- RECREATION
- STORAGE/SUPPORT
- VACANT

## Proposed Site Plan

0 150 300 Feet



2/2/2016

**PROJECT DESCRIPTION**

Dollars are in Millions

NO.	PROJECT	SQ FT	Project Phase	Phase 1	Phase 2	Phase 3
<b>PROPOSED PROJECTS</b>						
3704	Refinish cedar siding on Center Buildings		Design Construction	\$0.385		
<b>TOTAL FOR PROPOSED PROJECT \$385,315</b>						

**IMPLEMENTATION COMMENTS**

3704 Repaint all the cedar siding on all Center Building except for Building 11.

Notes: Cost estimates are based on current year (2014) and will be escalated as required.  
 Projects shown will be funded on an individual basis at the discretion of the DOL National Office based on funding availability.  
 Phases shown depict the recommended chronological order in which the projects should be implemented.



# Summary List of National Projects

Approved funding for projects listed below are held by the DOL National office for purposes of completing all design and construction activities. Contracting and oversight of projects will be performed by the DOL National office through the Engineering Support Contractor.

Page: 1 of 1

Date: 05/03/2016

Center: ALASKA(01011)

Proj#	Project Name	Category	Cost
<b>Future Projects</b> (in proposed priority order)			
3704	Refinish cedar siding on Center Buildings	Bldg System Rehab	\$385,315
			<b>\$385,315</b>
<b>Funded Projects</b>			
<b>Projects Completed (Construction) Last 5 Years</b>			

# Project Data Sheet

Center: ALASKA (01011)

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Date: 05/03/2016

## Project Identification

**Project:** 3704 Refinish cedar siding on Center Buildings

**Category:** Bldg System Rehab

## Justification

The exteriors of Center Buildings 1, 2, 3, 4, 5, 6, 7, 8, and 10 are in basically good shape, the wood is free from rot, however the paint on the exterior cedar siding is worn. This gives the building an unsightly appearance. The building also needs to be checked for damage to sealants.

## Extent of Work

Clean off any damaged, chipping or loose paint. Repaint the worn and/or unfinished cedar siding of Center Buildings 1, 2, 3, 4, 5, 6, 7, 8, and 10 with a low VOC exterior acrylic latex paint to match the existing colors (approximately 84,000 square feet total).

Building 1: 6,350 SF  
Building 2: 11,425 SF  
Building 3: 4,600 SF  
Building 4: 6,800 SF  
Building 5: 10,100 SF  
Building 6: 15,125 SF  
Building 7: 20,900 SF  
Building 8: 4,500 SF  
Building 10: 4,200 SF

## Budget

	Cost
<b>Design</b>	\$32,110
<b>Construction</b>	\$353,205
<b>Total</b>	<b>\$385,315</b>

## Associated Deficiencies

Building	Def ID	Deficiency Description	Estimate Cost
0001 - ADMIN/HEALTH SERVICES	109938	Wood siding finish is worn	\$24,699
0002 - VOCATION/EDUCATION	109939	Wood siding finish is worn	\$36,878
0003 - WAREHOUSE	109940	Wood siding finish is worn	\$21,298
0005 - RECREATION CENTER	109941	Wood siding finish is worn	\$32,796
0006 - MALE DORMITORY	109942	Wood siding finish is worn	\$44,874
0007 - FEMALE/INDEPENDENT DC	109943	Wood siding finish is worn	\$59,814
0008 - CONFERENCE CENTER	109944	Wood siding finish is worn	\$21,004
0010 - VOCATIONAL STORAGE	109945	Wood siding finish is worn	\$19,601
			<b>\$260,963</b>