

Facilities Major Maintenance Budget Summary

As described in the Reader's Guide, this budget shows funding needs for the Facilities Maintenance Reserve Fund as detailed in the Six-Year Capital Improvement Program Plan for the current year and prior years. In establishing the Facilities Maintenance Reserve Fund, the Borough recognized that their major investment in public assets requires regular, ongoing care and maintenance to allow uninterrupted services to the community and to prevent premature aging of the facilities. The Facilities Maintenance Reserve Fund will accumulate local funds, when available, and other revenues, as they become available, for major facilities maintenance, repairs, and upgrade costs. The Facilities Major Maintenance section includes all major Borough-owned school facilities, Borough facilities, and fire stations, with insured building values, square feet, calculated replacement values, calculated major maintenance funding recommendation, and projects included in the Six-Year Plan, both new projects and projects deferred from prior years.

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FY 2005 BUDGET WORKSHEET: Facilities Major Maintenance/Six Year Plan

Building Name	Number of Students Oct-2003	Building Square Feet	Replacement Building Value @ \$250/SqFt	One Percent of Replacement	6-Year Plan: Current Year	6-Year Plan: Prior Year Deferred	Total Current Year and Prior Year Deferred	Director's Proposed FY 04/05	Approved Budget FY04/05
School Facilities									
ANDERSON ELEMENTARY SCHOOL/CENTRAL KITCHEN	409	43,996	\$10,999,000	\$109,990	-		-		
ANN HOPKINS WIEN ELEMENTARY SCHOOL (DANBY)	402	63,532	15,883,000	158,830			-		
ARCTIC LIGHT ELEMENTARY SCHOOL	504	68,272	17,068,000	170,680			-		
BADGER ELEMENTARY SCHOOL	456	57,269	14,317,250	143,173	275,000	-	275,000		
BARNETTE ELEMENTARY SCHOOL	314	52,625	13,156,250	131,563	775,000	50,000	825,000		
BEN EIELSON HIGH SCHOOL	607	92,835	23,208,750	232,088	-	-	-		
CRAWFORD ELEMENTARY SCHOOL	497	63,532	15,883,000	158,830	-	-	-		
DENALI ELEMENTARY SCHOOL	386	43,800	10,950,000	109,500	-	-	-		
FIFTH AVENUE BUILDING		81,800	20,450,000	204,500	-	-	-		
HERING AUDITORIUM		16,000	4,000,000	40,000	200,000	760,000	960,000		
HOWARD LUKE ALTERNATIVE JR/SR HIGH SCHOOL	109	30,500	7,625,000	76,250	-	300,000	300,000		
HUNTER ELEMENTARY SCHOOL	341	58,924	14,731,000	147,310	-	-	-		
HUTCHINSON CAREER CENTER		114,925	28,731,250	287,313	-	-	-		
JOY ELEMENTARY SCHOOL	357	69,130	17,282,500	172,825		500,000	500,000		
LADD ELEMENTARY SCHOOL	468	63,455	15,863,750	158,638			-		
LATHROP / RYAN		226,900	56,725,000	567,250	-	-	-		
LATHROP HIGH SCHOOL	1,338				50,000	525,000	575,000		
NORDALE ELEMENTARY SCHOOL	359	49,670	12,417,500	124,175	-	-	-		
NORTH POLE ELEMENTARY SCHOOL	505	57,154	14,288,500	142,885	-	-	-		
NORTH POLE HIGH SCHOOL	891	166,362	41,590,500	415,905	700,000	200,000	900,000		
NORTH POLE MIDDLE SCHOOL	566	117,069	29,267,250	292,673	290,000	-	290,000		
PEARL CREEK ELEMENTARY SCHOOL	453	62,983	15,745,750	157,458	100,000	700,000	800,000		
RANDY SMITH MIDDLE SCHOOL	478	71,600	17,900,000	179,000	-	-	-		
RYAN MIDDLE SCHOOL	505	99,880	24,970,000	249,700	1,200,000	1,050,000	2,250,000		
SALCHA ELEMENTARY SCHOOL	85	13,608	3,402,000	34,020			-		
SCHOOL DISTRICT PHYSICAL PLANT/WAREHOUSE I		28,674	7,168,500	71,685	-	436,000	436,000		
TANANA MIDDLE SCHOOL	563	100,528	25,132,000	251,320	263,000	-	263,000		
TANANA SATELITTE (CHINOOK CHARTER)	156	N/A	N/A	N/A	-	-	-		
TICASUK BROWN ELEMENTARY SCHOOL	495	58,500	14,625,000	146,250	600,000	-	600,000		
TWO RIVERS ELEMENTARY SCHOOL	96	22,200	5,550,000	55,500	-	65,000	65,000		
UNIVERSITY PARK ELEMENTARY SCHOOL	515	61,000	15,250,000	152,500	250,000	-	250,000		
WELLER ELEMENTARY SCHOOL	497	68,140	17,035,000	170,350	600,000	85,000	685,000		
WEST VALLEY HIGH SCHOOL	1,356	211,346	52,836,500	528,365	250,000	-	250,000		
WOODRIVER ELEMENTARY SCHOOL	420	59,500	14,875,000	148,750	600,000	300,000	900,000		
Subtotals - School Facilities	14,128	2,395,709	\$598,927,250	\$5,989,273	\$6,153,000	\$4,971,000	\$11,124,000		

FY 2005 BUDGET WORKSHEET: Facilities Major Maintenance/Six Year Plan

Building Name	Number of Students Oct-2003	Building Square Feet	Replacement Building Value @ \$250/SqFt	One Percent of Replacement	6-Year Plan: Current Year	6-Year Plan: Prior Year Deferred	Total Current Year and Prior Year Deferred	Director's Proposed FY 04/05	Approved Budget FY04/05
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Borough Facilities

PIONEER PARK CIVIC CENTER/MUSEUM/GOLD DOME		49,000	\$12,250,000	\$122,500	125,000		125,000		
PIONEER PARK GROUNDS		N/A	N/A	N/A	2,225,000	540,000	2,765,000		
PIONEER PARK PALACE SALOON/SQUARE DANCE HALL		8,055	2,013,750	20,138	100,000		100,000		
PIONEER PARK/RIVERBOAT NENANA		20,000	5,000,000	50,000	600,000		600,000		
PIONEER PARK UNINSURED CABINS AND OTHER BUILDINGS		53,139	13,284,750	132,848	-	-	-		
PIONEER PARK CABIN #01 (PIONEER HALL)					-	85,000	85,000		
ANIMAL SHELTER		5,336	1,334,000	13,340	150,000		150,000		
BALER FACILITY (LANDFILL)		36,055	9,013,750	90,138			-		
BALER NP SOLID WASTE TRANSFER STATION		12,525	3,131,250	31,313			-		
BIG DIPPER ICE ARENA		63,845	15,961,250	159,613	717,000	311,000	1,028,000		
BIRCH HILL LUGE CHALET		N/A	N/A	N/A			-		
BOROUGH ADMINISTRATIVE OFFICE BUILDING		44,892	11,223,000	112,230	725,000	2,038,000	2,763,000		
BOROUGH-WIDE FIRE/LIFE/SAFETY PROJECTS		N/A	N/A	N/A	200,000	-	200,000		
BOROUGH-WIDE ROOF CONDITION SURVEY		N/A	N/A	N/A	-	125,000	125,000		
BOROUGH-WIDE EXTERIOR BUILDING CONDITION SURVEY		N/A	N/A	N/A	-	100,000	100,000		
CHENA LAKES REC. AREA CHANGE HOUSE/RESTROOMS		2,700	675,000	6,750	50,000	35,000	85,000		
CHENA LAKES REC. AREA MAINTENANCE HOUSE		7,500	1,875,000	18,750	-		-		
CHENA LAKES REC. AREA RESCUE BOAT HOUSE		400	100,000	1,000	-		-		
CHILD CARE OFFICES					-	30,000	30,000		
GROWDEN PARK					-	125,000	125,000		
HAMME SWIMMING POOL		32,082	8,020,500	80,205	135,000	170,000	305,000		
JOHN CARLSON COMMUNITY ACTIVITY CENTER		115,000	28,750,000	287,500	-	-	-		
MARIKA ST. RENTAL		N/A	N/A	N/A	-		-		
MARIKA ST. SHOP/WAREHOUSE		21,050	5,262,500	52,625	-	50,000	50,000		
MARIKA STREET WAREHOUSE		N/A	N/A	N/A			-		
MARY SIAH RECREATION CENTER		18,640	4,660,000	46,600	30,000	175,000	205,000		
NOEL WIEN LIBRARY		64,000	16,000,000	160,000	450,000		450,000		
NORTH POLE LIBRARY		4,200	1,050,000	10,500	-		-		
PARKS & RECREATION PLAYGROUNDS		N/A	N/A	N/A	75,000	40,000	115,000		
RURAL SERVICES/EMERG. MGT.(OLD DATA PROC CTR)		5,600	1,400,000	14,000	-	225,000	225,000		
TANANA RIVER LEVEE		N/A	N/A	N/A	48,000	-	48,000		
TRANSIT GARAGE (M.A.C.S.)		21,833	5,458,250	54,583			-		
TRANSIT PARK/DOWNTOWN TERMINAL (M.A.C.S.)		1,064	266,000	2,660			-		
UNINSURED OTHER BUILDINGS		19,782	4,945,500	49,455			-		
WESCOTT SWIMMING POOL		28,270	7,067,500	70,675	-	135,000	135,000		
Subtotals - Borough Facilities		606,698	\$151,674,500	\$1,516,745	\$5,630,000	\$4,184,000	\$9,814,000		

FY 2005 BUDGET WORKSHEET: Facilities Major Maintenance/Six Year Plan

Building Name	Number of Students Oct-2003	Building Square Feet	Replacement Building Value @ \$250/SqFt	One Percent of Replacement	6-Year Plan: Current Year	6-Year Plan: Prior Year Deferred	Total Current Year and Prior Year Deferred	Director's Proposed FY 04/05	Approved Budget FY04/05
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Fire Stations

CHENA GOLDSTREAM VFD STATION NO. 4		2,650	662,500	6,625	50,000		50,000		
CHENA GOLDSTREAM VFD DUPONT HOUSE		N/A	N/A	N/A	-		-		
ESTER VFD HOUSING		N/A	N/A	N/A			-		
ESTER VFD STATION		4,976	1,244,000	12,440	55,000		55,000		
NORTH STAR VFD STATION NO. 1		10,223	2,555,750	25,558	15,000	-	15,000		
NORTH STAR VFD STATION NO. 2		1,600	400,000	4,000			-		
NORTH STAR VFD STATION NO. 3		2,400	600,000	6,000	50,000	75,000	125,000		
NORTH STAR VFD STATION NO. 4		1,926	481,500	4,815	75,000	75,000	150,000		
NORTH STAR VFD STATION NO. 5		3,775	943,750	9,438	-	75,000	75,000		
NORTH STAR TRAINING CENTER (ADLER SCHOOL)		8,678	2,169,500	21,695			-		
STEESE VFD STATION NO. 1		4,312	1,078,000	10,780			-		
STEESE VFD STATION NO. 2		9,053	2,263,250	22,633			-		
STEESE VFD STATION NO. 2 COLD STORAGE		N/A	N/A	N/A			-		
STEESE VFD STATION NO. 3 (OLD FOX ELEM)		6,900	1,725,000	17,250			-		
STEESE VFD STATION NO. 3 DORM UNIT		N/A	N/A	N/A			-		
Subtotals - Fire Stations		56,493	\$14,123,250	\$141,233	\$245,000	\$225,000	\$470,000		

Subtotals - School Facilities	14,128	2,395,709	\$598,927,250	\$5,989,273	\$6,153,000	\$4,971,000	\$11,124,000		
Subtotals - Borough Facilities		606,698	\$151,674,500	\$1,516,745	\$5,630,000	\$4,184,000	\$9,814,000		
Subtotals - Fire Stations		56,493	\$14,123,250	\$141,233	\$245,000	\$225,000	\$470,000		
Totals School/Borough/Fire	14,128	3,058,900	\$764,725,000					-	-
				\$7,682,588	\$12,028,000	\$9,380,000	\$21,408,000		

Object Code Description	Program Indicator	FY 00/01 Actual	FY 01/02 Actual	FY 02/03 Actual	FY 03/04 Approved	FY 03/04 Revised	Proposed Increase (Decrease)	Director's Proposed FY 04/05	Approved Budget FY04/05
Calculated funding level at one percent of replacement value								7,682,588	
Actual new projects added to 6-year plan		7,379,300	6,861,000	628,000	4,654,000	4,654,000	7,374,000	12,028,000	
Total deferred projects within the 6-year plan		11,063,600	8,923,000	14,589,000	5,174,000	5,174,000	4,206,000	9,380,000	
Total outstanding projects from 6-year plan		18,442,900	15,784,000	15,217,000	9,828,000	9,828,000	11,580,000	21,408,000	
Facilities Maintenance Reserve Fund funding		2,397,500	1,500,000	2,400,000	200,000	200,000	603,000	803,000	803,000
									803,000

**FY 2004-2005
Fairbanks North Star Borough**

INTRODUCTION

The FNSB is charged with the responsibility to maintain, upgrade, reconstruct and build new facilities for the benefit of the taxpayers and their community.

The FNSB owns over 90 major buildings totaling approximately 3 million square feet. Approximately 2.3 million square feet are operated by the Fairbanks North Star Borough School District and the remaining 700 thousand square feet are operated by the Fairbanks North Star Borough. With an estimated replacement cost of over 750 million dollars, these are major public assets that need to be maintained to allow uninterrupted operation of the buildings and the programs housed and to prevent premature building wear-out and long-term financial loss. Additionally, the Borough has over 135 other facilities such as parks, recreational ball fields, cabins, playgrounds, Chena Lakes and the Tanana Levee.

This list of facilities includes:

- *11 fire department buildings
- *18 major parks and recreation buildings
- *79 facilities at Alaskaland
- *32 park facilities
- * 6 playground facilities
- *16 baseball/ softball fields
- *28 off-base school facilities
- * 3 on-base schools
- *20 other miscellaneous major buildings such as the Carlson Center, Baler Building, Animal Shelter, Libraries, etc.

These facilities are in need of constant care - like any major investment. As the borough and our state age so do our facilities. Older buildings are more expensive to maintain. Our responsibility also becomes greater as the total number of facilities we own increases, through efforts like the acquisition of Federal DOE on-base schools and through construction of additional facilities as our community expands.

In an effort to more clearly show the cost of maintaining our Borough buildings and parks, we have separated our Facilities Capital Projects into the following categories:

Major Maintenance: (Repair/Replacement) The major repair or replacement of damaged or worn out facility components or systems.

Capital Improvements: (Renovate and Remodel) The work to adapt an existing facility so that it can be used more effectively for its current use or adapted to a new use. This category includes Americans With Disabilities Act (ADA) compliance projects with a request of \$4,410,000 of current year projects that were requested in prior fiscal years but not funded. (New Construction) The work to construct a new facility to accommodate expansion in existing programs or the development of new programs. This category does not include projects that are in the School District's six-year plan that is submitted to the DEED.

Emergency Services Rolling Stock & Equipment: Fire and emergency services vehicles, rolling type equipment and fire and emergency equipment.

Service Area Roads Maintenance & Construction: Road repairs and improvements, new construction and upgrade to Title 17 requirements (specific project requests have been included in the attached Consolidated Project Request List. A comprehensive list of current and future year projects is being developed by the Rural Services Division).

**FY 2004-2005
Fairbanks North Star Borough**

School District Capital Improvements: The School District's Six-Year Capital Improvement Plan is prepared by the School District and submitted to the Department of Education & Early Development. The summary of their plan is included in this document.

The current year request for major maintenance includes \$12,028,000 for projects proposed for this fiscal year (04/05), additionally the request includes \$9,380,000 of deferred projects that were requested in fiscal year 94/95, 95/96, 97/98, 98/99, 99/00, 00/01, 01/02, 02/03 and 03/04 but were not funded. **This brings the total current year major maintenance request to \$21,408,000.** These projects have been prioritized by the Administration's Capital Projects Committee, the Mayor's office and the Assembly.

Over the past few years a substantial amount of deferred maintenance has been completed with the 1996 and 2000 School Bond Issue projects. Additional 2000 School Bond Issue projects are near completion, such as the Hutchison Vocational High School. Voter approval at the October 2002 bond election included \$30.2 million for replacement of Denali and Nordale Elementary Schools, and an additional \$12.3 million for major maintenance of school facilities, totaling \$42,264,000. This funding will have a major impact on the condition of our school facilities with the project work being completed over the next several years.

The large construction workload presently being handled by staff, and continued difficulty to employ additional professional staff has not allowed time for on-site inspections for in depth evaluation of facility needs for some time. Deferred project requests have been reviewed in the office by staff and those not of an urgent nature have been removed from the deferred list and moved back as future requests. It is our intension to perform thorough on-site inspections of major facilities as soon as staffing allows.

If problems aren't corrected and repaired they only get larger. It is an ongoing process. We need to continue taking care of today's needs as well as planning for tomorrow. Based on our long-range plan and additional projects that are expected to be identified, **it is our estimate that an average annual funding level for major maintenance projects in the range of \$7 million will be needed** to maintain our facilities over the next six years. This may seem like a large number but if equated to our 3,000,000 square feet of buildings plus parks and other facilities, equals about \$2 per square foot. (See attached graphs showing major maintenance request history and capital funding history.)

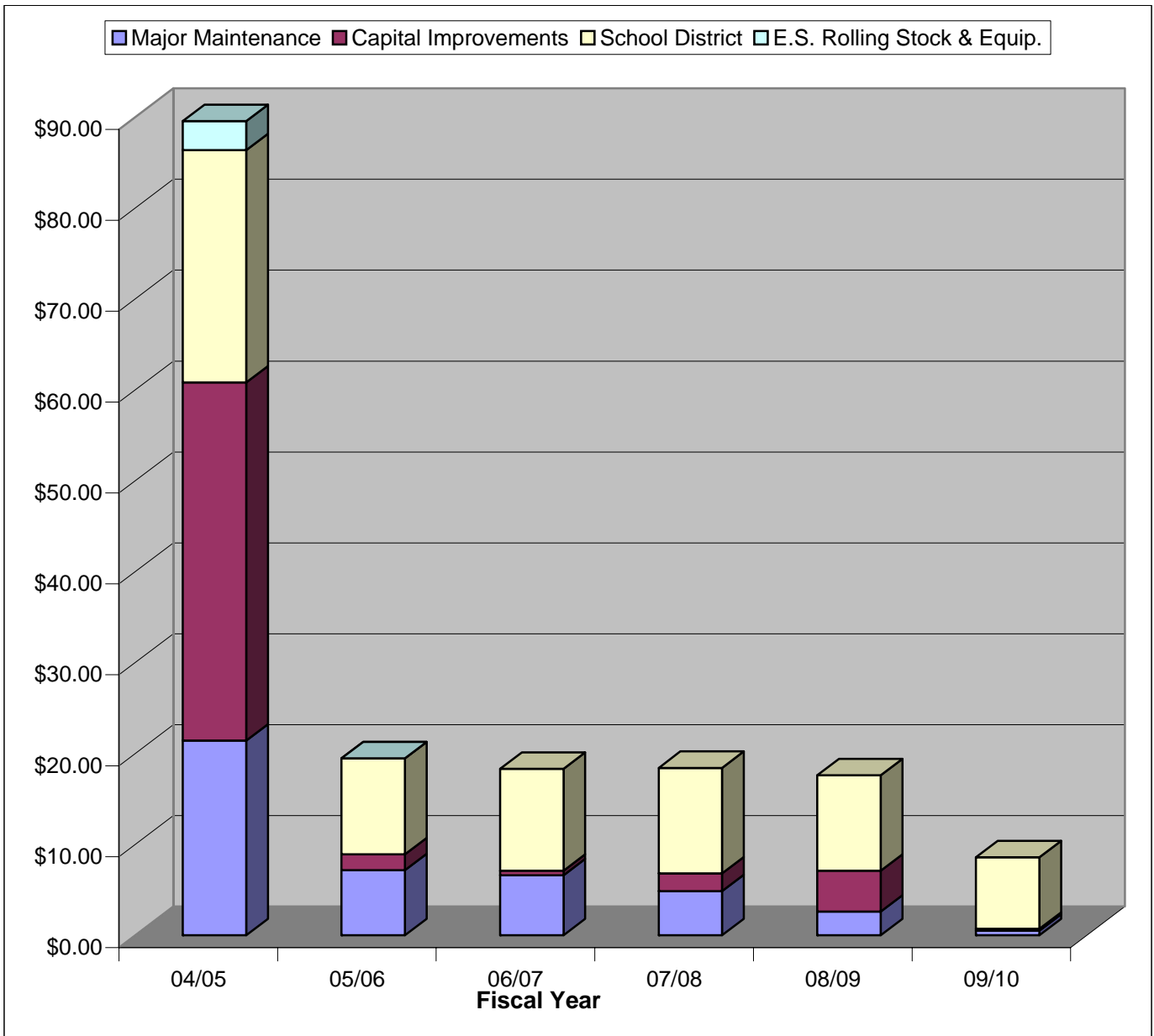
Capital Matching Grant Program: The Consolidated Project Request List is prioritized and recommended by the Capital Projects Committee and the Mayor's office to the Assembly. The Assembly approved list was submitted to the State for the Capital Matching Grant Program in October 2003.

**FY2004-2005 Budget
Fairbanks North Star Borough**

Six-Year Capital Request Summary

(Millions)

Category	Fiscal Year					
	04/05	05/06	06/07	07/08	08/09	09/10
Major Maintenance	\$21.41	\$7.15	\$6.59	\$4.84	\$2.61	\$0.50
Capital Improvements	\$39.40	\$1.74	\$0.50	\$1.97	\$4.50	\$0.20
School District	\$25.55	\$10.56	\$11.23	\$11.60	\$10.48	\$7.88
E.S. Rolling Stock & Equip.	\$3.20	\$0.00				
Total	\$89.56	\$19.45	\$18.32	\$18.41	\$17.59	\$8.58

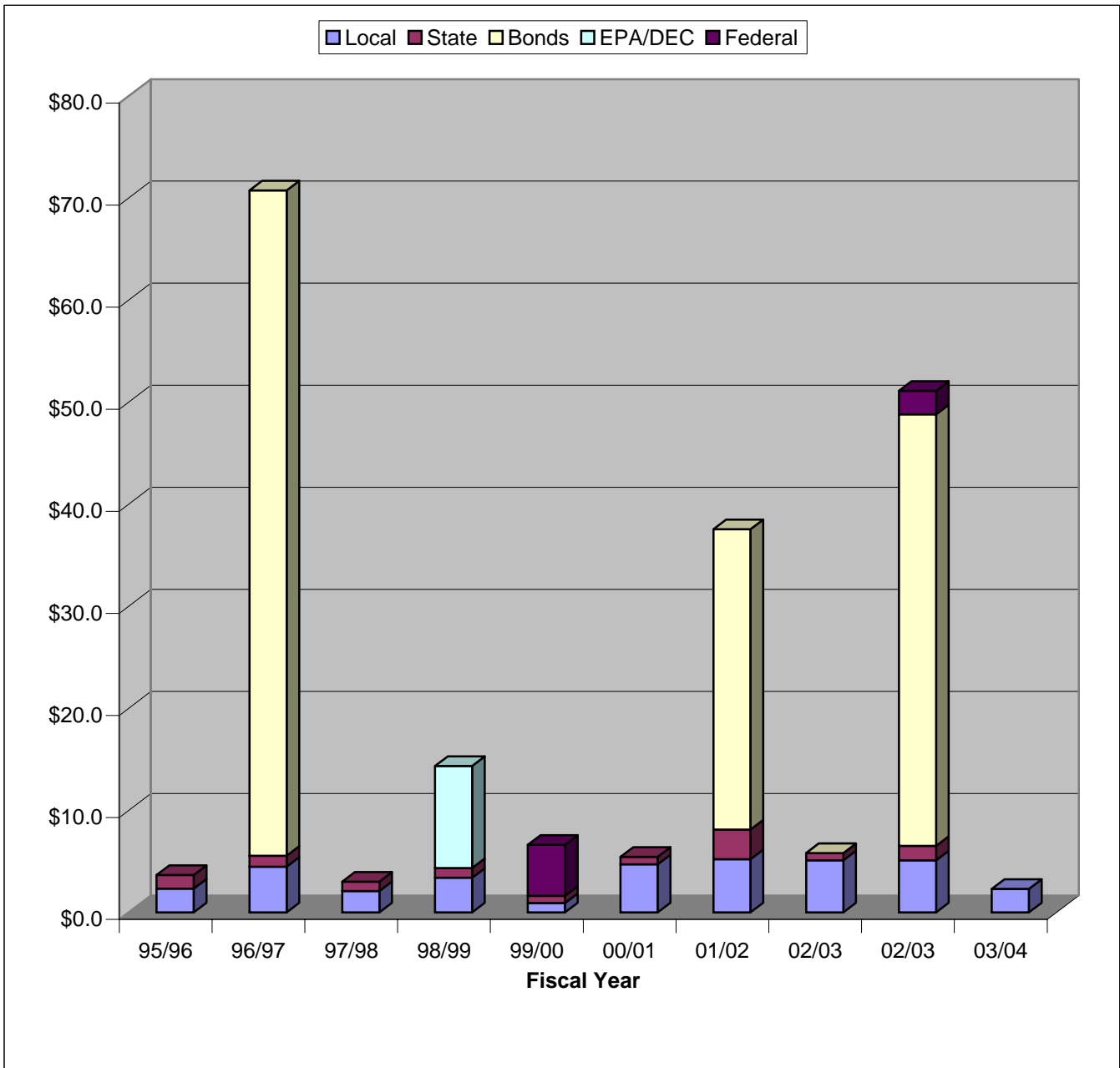


**FY 2004-2005 Budget
Fairbanks North Star Borough**

Capital Funding History

(Millions)

Funding Type	Fiscal Year									
	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	02/03	03/04
Local	\$2.3	\$4.5	\$2.1	\$3.4	\$0.9	\$4.7	\$5.2	\$5.1	\$5.1	\$2.3
State	\$1.4	\$1.1	\$0.9	\$1.0	\$0.7	\$0.7	\$2.9	\$0.7	\$1.4	
Bonds		\$65.2					\$29.5		\$42.3	
EPA/DEC				\$10.0						
Federal					\$5.0				\$2.3	
Total	\$3.7	\$70.8	\$3.0	\$14.3	\$6.6	\$5.4	\$37.6	\$5.8	\$51.1	\$2.3



FY 2004-2005 Budget
Fairbanks North Star Borough
Major Maintenance Request History

(Millions)

	Fiscal Year										
	94/95	95/96	96/97	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05
Deferred Projects	\$3.1	\$4.7	\$9.7	\$7.7	\$10.1	\$12.8	\$11.0	\$8.9	\$14.6	\$5.1	\$9.4
New Projects	\$2.7	\$7.6	\$3.0	\$3.4	\$4.9	\$4.8	\$7.4	\$6.9	\$0.6	\$4.7	\$12.0
Total	\$5.8	\$12.3	\$12.7	\$11.1	\$15.0	\$17.6	\$18.4	\$15.8	\$15.2	\$9.8	\$21.4

