

Property Disposal Directive Report

Department of Transportation & Public Facilities
Division of Facilities Services



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Date: June 6, 2019

Executive Summary and Directive Background:

The February 12, 2019 Property Disposal Directive directed all Commissioners to investigate options available for reducing the State's assets by identifying properties that could be sold, or sold and then leased by the State, in order to realize short- and long-term cost savings.

This report contains information put forth from each Department on buildings to consider divesting. Individual slides for each **"Consider"** candidate building and the original OMB Directive are included with this report in the appendix.

Initiation, Work Group, and Key Events:

Outreach was made from DOT&PF Commissioner MacKinnon to all Commissioners, proposing DOT&PF facilitate completion of the Directive through its Division of Facilities Services. A multi-departmental workgroup was formed, inclusive of State Facility Council members and project managers from the Division of Facilities Services. The following departments and team members participated in the Workgroup:

Participating Departments*	Team Members
Administration	Cheri Lowenstein, Rob Daly, Myranda Walso, Melissa Hurley- Marvin, Katie Spears
Corrections	Dan Aicher
Education & Early Development	Lisa Golisek
Environmental Conservation	Patryce McKinney
Fish & Game	Samantha Gatton, Dave Mitchell
Governor's Office	Shelly Willhoite, Neil Steinger
Health & Social Services	Amy Burke, Keith Stephens
Labor & Workforce Development	Paloma Harbour, William Endicott
Military & Veterans Affairs	Robert Carr
Natural Resources	Marlys Hagen
Public Safety	Benhur Kothapalley
Transportation & Public Facilities	Pete Bonin
Project Managers	Christopher Hodgin, Anna Harrison
Executive Sponsors (DOT&PF, Governor's Office)	Mark Davis, Mary Siroky, John MacKinnon, Amanda Holland,

**Participants did not include agencies outside of the Executive branch (University, the Legislative Branch, and Alaska Court System).*

Workgroup collaboration commenced in March and continues to present. A briefing with the House Legislative Affairs Committee was held April 30th with OMB Management Director Amanda Holland and Division of Facilities Services Director Mark Davis to describe the Directive intent, progress and methodology.

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Methodology:

Methodology for fulfilling the Directive was developed by the workgroup, proposed to OMB, and approved by OMB on April 10th. Departments were asked to categorize properties into three classifications to determine initial candidates:

“Consider”: These buildings were identified by departments as candidates for divesting. Candidate buildings may be appropriate for demolition, space consolidation, or selling. Each respective candidate building will require individual project efforts and resources associated with their divestiture.

“Future Analysis”: These buildings were identified by departments as potential candidates for divesting. More research must be done to determine any preventative factors.

“Do Not Consider”: These buildings were identified by departments as non-candidates.

In categorizing candidate buildings, Departments applied criteria such as: *any site or building contamination, federal funding limitations, potential sell value, historic significance, utilization, title issues, a building’s ability to generate revenue and more.*

Current Department Summary:

Department	# of Consider	# of Future Analysis	# of Do Not Consider	Comments
Administration	0	0	14	
Corrections	0	0	138	
Education & Early Development	3	1	13	
Environmental Conservation	0	0	1	
Fish & Game	1	131	237	
Governor’s Office	0	0	3	
Health & Social Services	0	0	39	
Labor & Workforce Development	1	2	15	
Military & Veterans Affairs	51	0	236	
Natural Resources	12	0	334	
Public Safety	1	1	50	
Transportation & Public Facilities	12	21	500	
TOTAL	81	156	1,580	Building total = 1,817

Total “Consider” Square Footage: 193,609

Total “Consider” Estimated Replacement Value: \$76,410,761*

*Replacement values are based from last available estimates from Risk Management. Replacement values indicate estimates for reconstruction of properties and their contents, and are **not** reflective of the market, retail, or surplus value. In most cases, replacement values will be two to three times the market or retail value of the property. Determining the market or retail values is based on local supply and demand, property conditions, land valuation, and comparable property sell trends. Current true reflective market values will require professional assessments by real estate professionals.

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Individual Properties selected as “Consider”:

Department	Building Name	Location	Square Footage	Replacement* Value
Labor & Workforce Development	Old Applied Technology Building	Seward	30,000	Unknown
Education & Early Development	Mt. Edgecumbe Single Quarters	Sitka	4,515	\$1,128,7500
	Mt. Edgecumbe Warehouse	Sitka	12,191	\$3,657,300
	Mt. Edgecumbe Aquatic Facility	Sika	30,430	\$25,500,000
Natural Resources	Old Main Office	Shores of Big Lake	980	\$98,000
	Old Office	Shores of Big Lake	1,740	\$348,000
	Old Shop	Shores of Big Lake	1,008	\$50,400
	Old Warehouse	Shores of Big Lake	280	\$14,000
	Brown Building	Chugiak	2,080	\$520,000
	Core Storage	Chugiak	7,500	\$2,625,000
	Garage	Chugiak	1,000	\$75,000
	Material Storage	Chugiak	1,280	\$96,000
	Offices	Chugiak	3,456	\$604,800
	Offices	Chugiak	1,672	\$418,000
	Chena River Storage Pole Shed	Fairbanks	960	\$48,000
	Chena River Garage	Fairbanks	784	\$78,400
Fish & Game	Cold Storage	Glennallen	2,618	\$523,600
Public Safety	Northway Trooper Housing	Northway	1,200	\$408,000
Transportation & Public Facilities	Former Trooper Housing	Ft. Yukon	1,632	\$980,000
	Old DOT Shop	Gustavus	3,900	\$3,525,600
	Telephone Hill Property	Juneau	--	--
	Maint. Shop & Warehouse	Ketchikan	4,430	\$1,993,500
	Maintenance Shop	Ketchikan	5,300	\$1,855,000
	Griffin Building	Kodiak	7,200	\$3,960,000

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	Kodiak Regional Office Building	Kodiak	10,440	\$5,742,000
	Old SRE Building	Kalskag	1,104	\$883,200
	Cold Storage (L)	Seward	1,800	\$450,000
	Cold Storage	Seward	140	\$28,000
	Equipment Storage	Red Devil Airport	800	\$600,000
	Cold Storage	Aniak	1,920	\$768,000
Military & Veterans Affairs	Elim Armory (59)	Elim	1,200	\$ 469,233
	Elim Armory (88)	Elim	1,615	\$641,099
	Ft Yukon Armory (60)	Fort Yukon	1,200	\$469,233
	Gambell Armory (82)	Gambell	1,368	\$547,533
	Gambell Armory Vehicle Maint Shop	Gambell	144	\$56,893
	Gambell Armory(62)	Gambell	1,208	\$486,923
	Holy Cross Armory (90)	Holy Cross	1,500	\$582,876
	Kaltag Armory (82)	Kaltag	1,208.	\$486,923
	Kaltag Armory Hazardous Storage	Kaltag	24	Unknown
	Kivalina Armory (60)	Kivalina	1,200	\$483,893
	Kivalina Armory (88)	Kivalina	1,368	\$547,533
	Kivalina Armory Hazardous Storage	Kivalina	24	Unknown
	Kotlik Armory (73)	Kotlik	1,200	\$469,233
	Kotlik Armory Hazardous Storage	Kotlik	24	Unknown
	Koyuk Armory	Koyuk	1,200	\$469,230
	Marshall Armory (98)	Marshall	1,500	\$582,876
	Mountain Village Armory (60)	Mountain Village	1,200	\$469,233
	Noatak Armory (60)	Noatak	1,200	\$483,893

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Military & Veterans Affairs (cont.)	Noatak Armory (89)	Noatak	1,368	\$532,873
	Noatak Armory Hazardous Storage	Noatak	24	Unknown
	Nulato Armory 1 (67)	NULATO	1,200	\$454,573
	Nulato Armory 2 (86)	NULATO	1,368	\$518,214
	Nulato Armory Hazardous Storage	NULATO	24	Unknown
	Point Hope Armory (60)	Point Hope	1,200	\$454,573
	Point Hope Armory (86)	Point Hope	1,368	\$530,919
	St Marys Armory (79)	Saint Mary's	1,208	\$486,923
	St Michael Armory (59)	Saint Michael	200	Unknown
	St Michael Armory (Post Office)	Saint Michael	1,000	Unknown
	St Michael Armory Hazardous Storage	Saint Michael	24	Unknown
	Savoonga Armory (72)	Savoonga	1,256	\$505,106
	Savoonga Armory (88)	Savoonga	1,368	\$532,873
	Savoonga Armory Hazardous Storage	Savoonga	24	Unknown
	Selawik Armory (84)	SELAWIK	1,368	\$532,873
	Selawik Armory (98)	SELAWIK	1,500	\$582,876
	Shaktoolik Armory	Shaktoolik	1,200	\$469,233
	Shaktoolik Armory Hazardous Storage	Shaktoolik	24	Unknown
	Shishmaref Armory (98)	Shishmaref	1,200	\$469,233

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Military & Veterans Affairs (cont.)	Shishmaref Armory (98)	Shishmaref	1,368	\$547,533
	Shishmaref Armory Hazardous Storage	Shishmaref	24	Unknown
	Shishmaref Hazardous Storage	Shishmaref	24	Unknown
	Shungnak Armory (60)	Shungnak	1,200	\$469,233
	Shungnak Armory (67)	Shungnak	1,260	\$491,962
	Stebbins Armory (59)	Stebbins	1,200	\$469,233
	Stebbins Armory Hazardous Storage	Stebbins	24	Unknown
	Teller Armory (59)	Teller	1,200	\$469,233
	Teller Armory Hazardous Storage	Teller	24	Unknown
	Unalakleet Armory (59)	Unalakleet	1,200	\$469,233
	Unalakleet Armory Hazardous Storage	Unalakleet	24	Unknown
	Wainwright Armory (60)	Wainwright	1,200	\$469,233
	Wainwright Armory (91)	Wainwright	1,615	\$611,780
	Haines Armory (80)	Haines	5,578	\$2,117,895

*Replacement values are based from last available estimates from Risk Management. Replacement values indicate estimates for reconstruction of properties and their contents, and are **not** reflective of the market, retail, or surplus value. In most cases, replacement values will be two to three times the market or retail value of the property. Determining the market or retail values is based on local supply and demand, property conditions, land valuation, and comparable property sell trends. Current true reflective market values will require professional assessments by real estate professionals.

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Appendix

OMB Property Disposal Directive, February 12, 2019

Individual “Consider” Candidate Building Slides



Governor Michael J. Dunleavy
STATE OF ALASKA

MEMORANDUM

TO: All Commissioners
Donna Arduin, OMB Director

FROM: Michael J. Dunleavy
Governor

A handwritten signature in blue ink, appearing to read "mjd", with a long horizontal line extending to the right.

DATE: February 12, 2019

SUBJECT: Property Disposal Directive

The Executive Branch of the State of Alaska owns, or has management responsibility for, numerous facilities and properties. Through this memorandum, I am directing your respective Department to investigate options available for reducing the State's assets by identifying properties that could be sold, or sold and then leased by the State, in order to realize short- and long-term cost savings.

Please provide a report to the Director of the Office of Management and Budget by June 1, 2019 which includes, at a minimum, the following information:

- Compiled inventory of State-owned properties
 - Facility name
 - Owned or leased
 - Facility type
 - Location, including community and street address
 - Approximate percent utilization (by whom, if used by multiple agencies)
 - Square footage
 - Estimated retail value
 - Replacement value
 - Date constructed
 - Comments, such as any work needed prior to selling
- Estimated cost savings, by property
 - To sell the property
 - To sell and then lease back the property
 - Explanation of the benefits to sell or to sell and lease back
- Recommendations for cost saving actions that could be taken, in priority order

The Office of Management and Budget will review all agency reports and work with affected departments through their respective Administrative Services Directors, to provide an aggregated report to me by June 30, 2019, which will include findings and recommendations.

A template for the report is attached.

Mt. Edgecumbe Dormitory Bldg. 286

1330 Mount Edgecumbe, Sitka, AK 99835

4,515 Square Feet

State Owned

As of: May 30, 2019

Department: Education & Early Development

Concept:

The Department leases this facility to SEARHC. The facility has not been actively used by DEED for at least 30 years. The roof system is reported to be compromised and the interior heating pipes are covered with friable asbestos containing material.

Advantages:

1. Building is abandoned.
2. Eliminates derelict property from state inventory.
3. No risk management expenses or liability concerns.
4. Mitigates risk of asbestos exposure.
5. No maintenance or costly repair costs.

Disadvantages:

1. May require costly abatement and disposal of asbestos containing materials prior to sale.



Expected benefit:

Save annual, deferred maintenance and utility costs.

Mt. Edgecumbe Warehouse Bldg. 288

1330 Mount Edgecumbe, Sitka, AK 99835

12,191 Square Feet

State Owned

As of: May 30, 2019

Department: Education & Early Development

Concept:

The building has not actively been used for 20 years. The roof is starting to cave in and the interior heating pipes are covered with friable asbestos containing TSI (thermal system insulation).

Advantages:

1. Building is abandoned.
2. Eliminates derelict property from state inventory.
3. No risk management expenses or liability concerns.
4. Mitigates risk of asbestos exposure.
5. No maintenance or costly repair costs.
6. Lot is valuable.

Disadvantages:

1. May require costly abatement and disposal of asbestos containing materials prior to sale.
2. May require repairs to roof prior to sale.
3. Should not be sold prior to attempting to acquire Federal funding to demolish.

Expected benefit:

Save annual, deferred maintenance and utility costs.



Mt. Edgecumbe Aquatic Center

601 Halibut Point Road, Sitka, AK 99835

30,430 Square Feet

State Owned

As of: May 30, 2019

Department: Education & Early Development

Concept:

In February 2019, the Governor directed DEED to look at selling or transferring this facility. This facility contains a swimming pool that is primarily for the Mt. Edgecumbe High School (MEHS).

Advantages:

1. Eliminates problem of operating budget to run it;
2. No insurance or property liability expenses;
3. No maintenance and operating costs;
4. Facility design team reviewed operating costs of other aquatic facilities around the state and determined pools are costly to operate and gate receipts will do little to offset operational expense;
5. To further assess operational costs, energy auditing equipment is needed, but it is unlikely this additional expense would lead to cost savings;
6. Receives heat from the MEHS upper campus central heating plant, new owner will need to install electric boilers and disconnect from the MEHS central heating distribution plant.

Expected benefit:

Save annual, deferred maintenance and utility costs.



Disadvantages:

1. Pool funding was awarded because MEHS students coming from rural Alaska need to learn how to swim.
2. Pool is new and opened to students in January 2019, so there is no data on how much revenue it might generate from public use.

Glennallen Cold Storage

Glenn Highway, Glennallen, AK 99588
2,618 Square Feet
State Owned

As of: May 30, 2019

Concept:

Identified due to condition and lack of use. Building is currently being evaluated for hazardous materials. Building is not structurally sound and has become a community hazard.

Advantages:

1. Reduced risk management and liability to the state.
2. Complies with the spirit of the Property Disposal Directive.

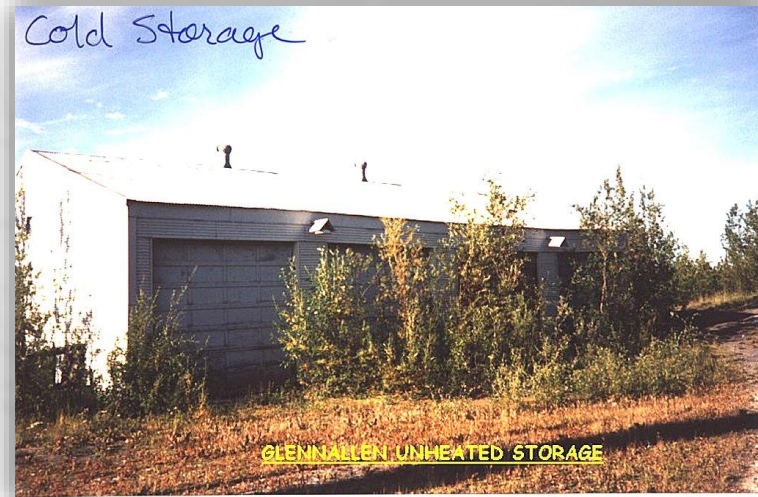
Disadvantages:

1. Loss of potential building site to support Departmental Operations in the future.

Expected benefit:

Removing this property from the State roles will reduce potential liability to the State in the event of a trespass accident and helps meet the goal of the disposal directive.

Department: Fish & Game



Elim Armory

Elim, AK 99739

2,815 Square Feet (2 buildings on campus)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Fort Yukon Armory

Fort Yukon, AK 99740

1,200 Square Feet

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

1. None known.

Expected benefit:

Once facility is removed from the site, the land will be available for use.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Gambell Armory

Gambell, AK 99742

2,720 Square Feet (3 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

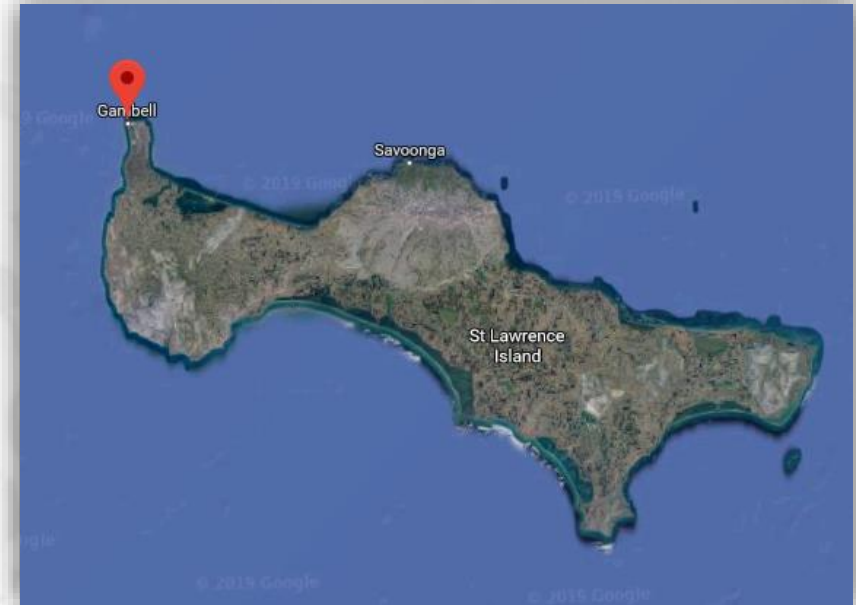
1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Holy Cross Armory

Holy Cross, AK 99602

1,500 Square Feet

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

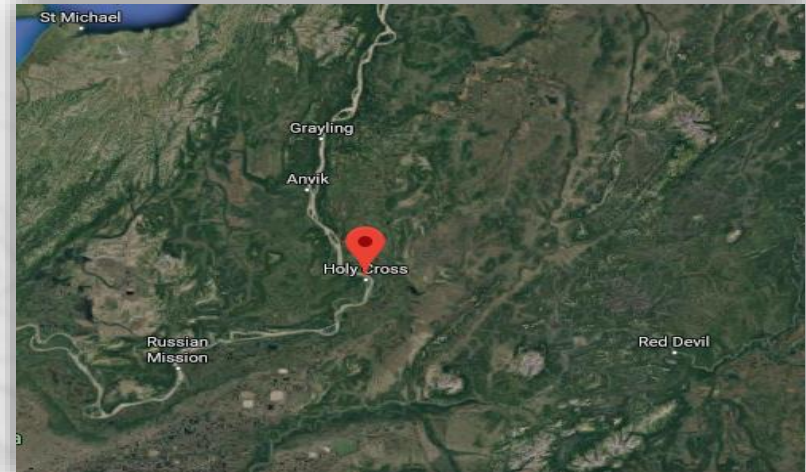
1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Kaltag Armory

Kaltag, AK 99748

1,232 Square Feet (2 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Kivalina Armory

Kivalina, AK 99750

2,592 Square Feet (3 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

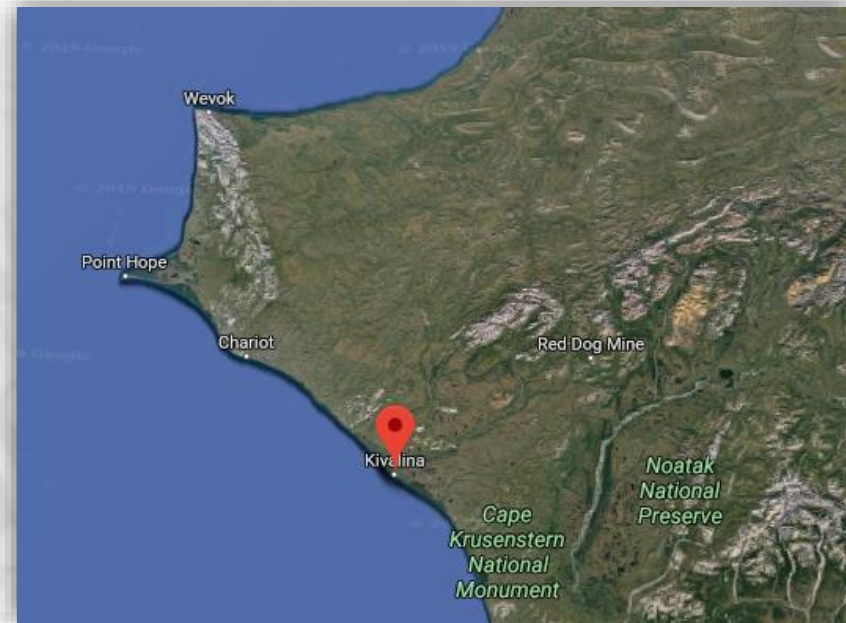
1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Kotlik Armory

Kotlik, AK 99620

1,224 Square Feet (2 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

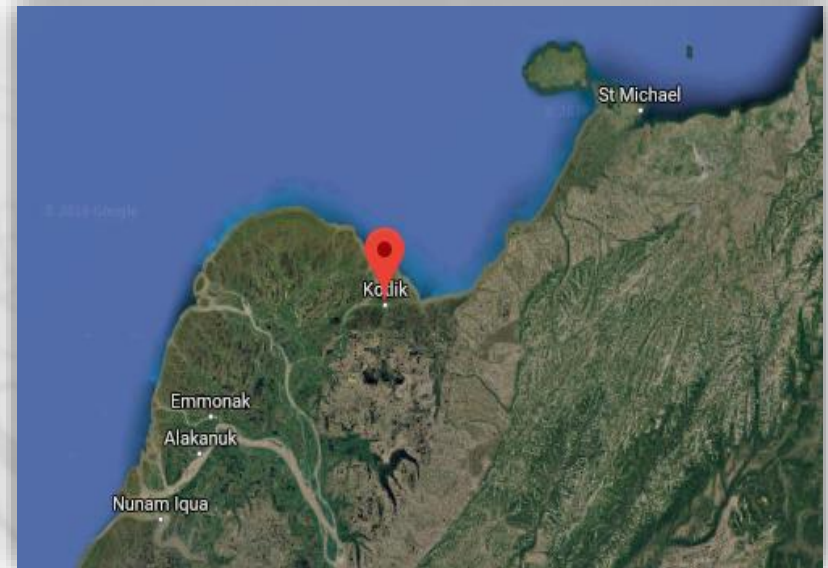
1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Koyuk Armory

Koyuk, AK 99753
1,200 Square Feet
State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

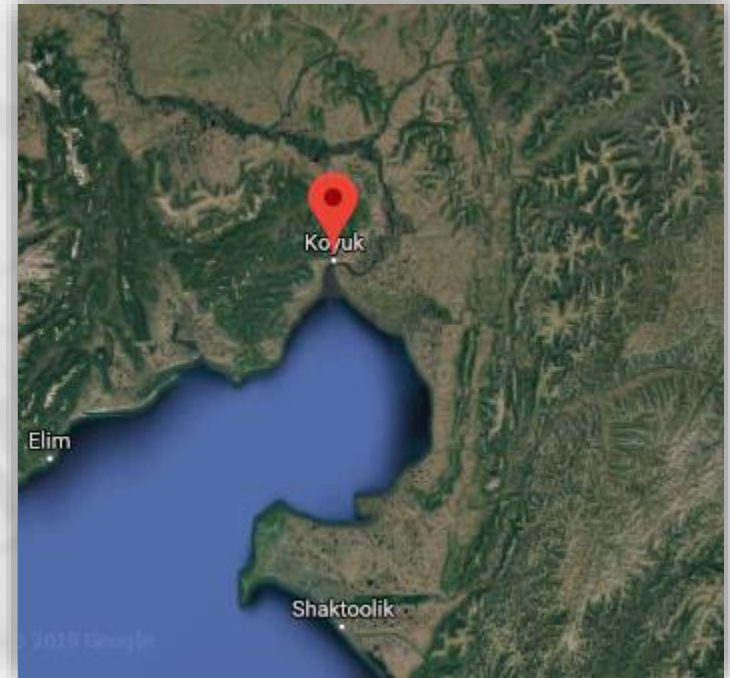
1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Marshall Armory

Marshall, AK 99585

1,500 Square Feet

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Mountain Village Armory

Mountain Village, AK 99632

1,200 Square Feet

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Noatak Armory

Noatak, AK 99761

3,816 Square Feet (3 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

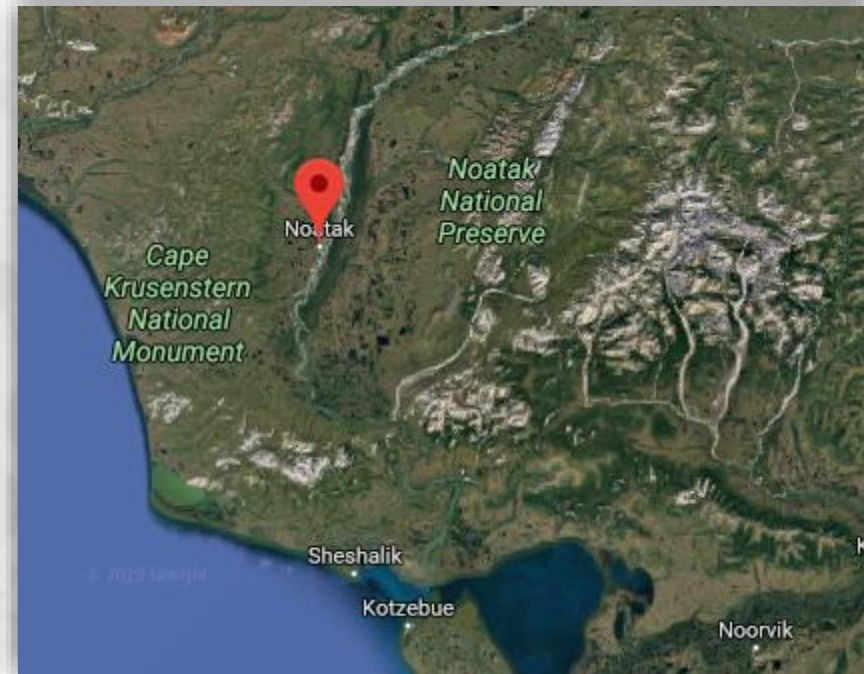
1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Nulato Armory

Nulato, AK 99765

3,816 Square Feet (3 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Point Hope Armory

Point Hope, AK 99766

2,568 Square Feet (3 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

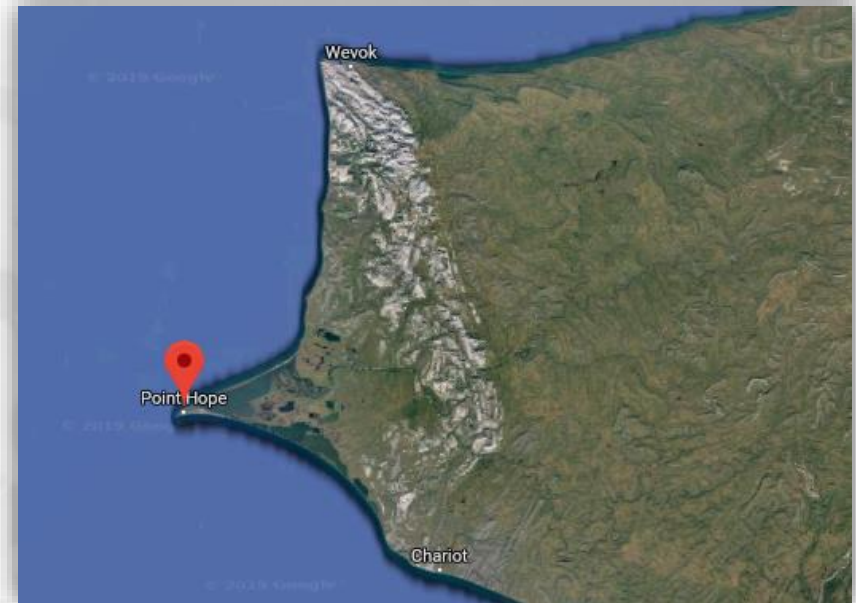
1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



St. Marys Armory

St. Marys, AK 99658

1,208 Square Feet

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



St. Michael Armory

St. Michael, AK 99659

1,224 Square Feet (2 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Savoonga Armory

Savoonga, AK 99769

2,648 Square Feet (3 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

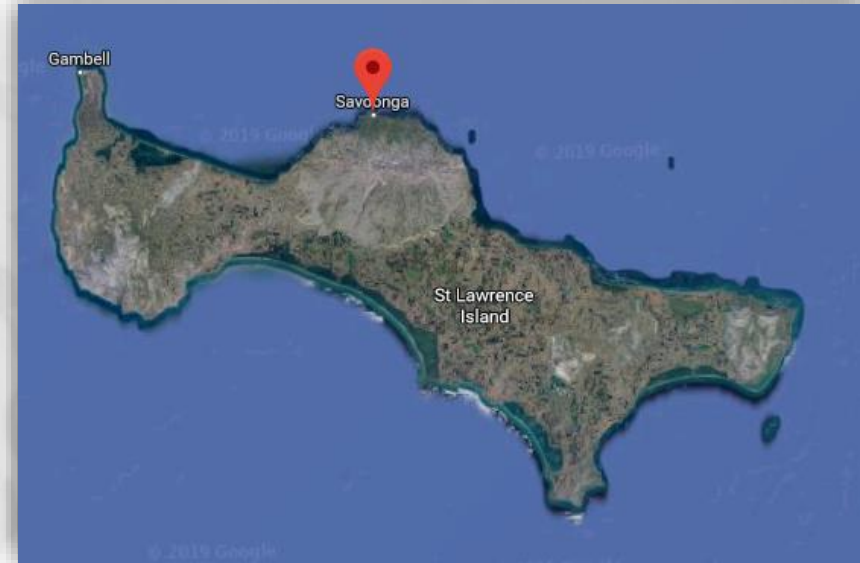
1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Selawik Armory

Selawik, AK 99770

2,868 Square Feet (2 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

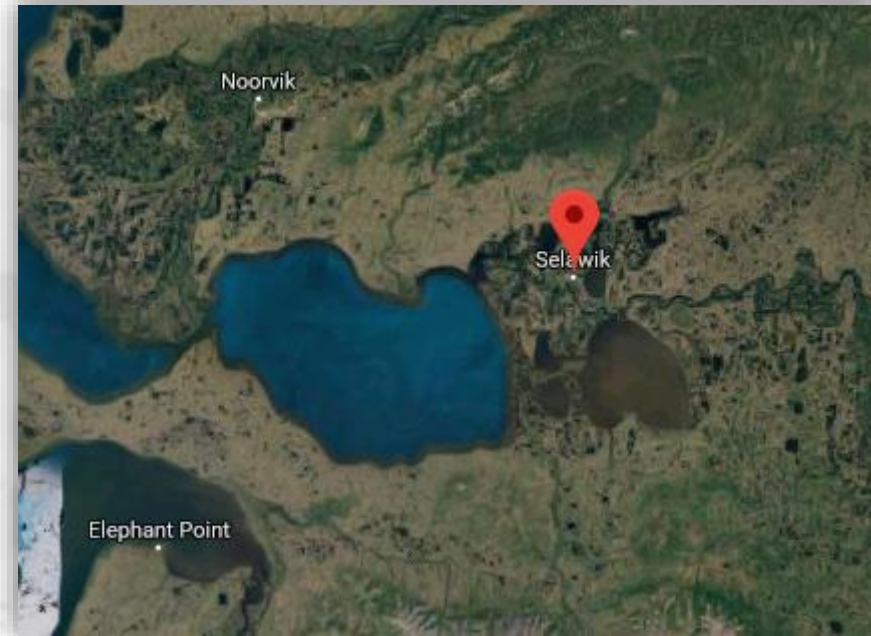
1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Shaktoolik Armory

Shaktoolik, AK 99771

1,124 Square Feet (2 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

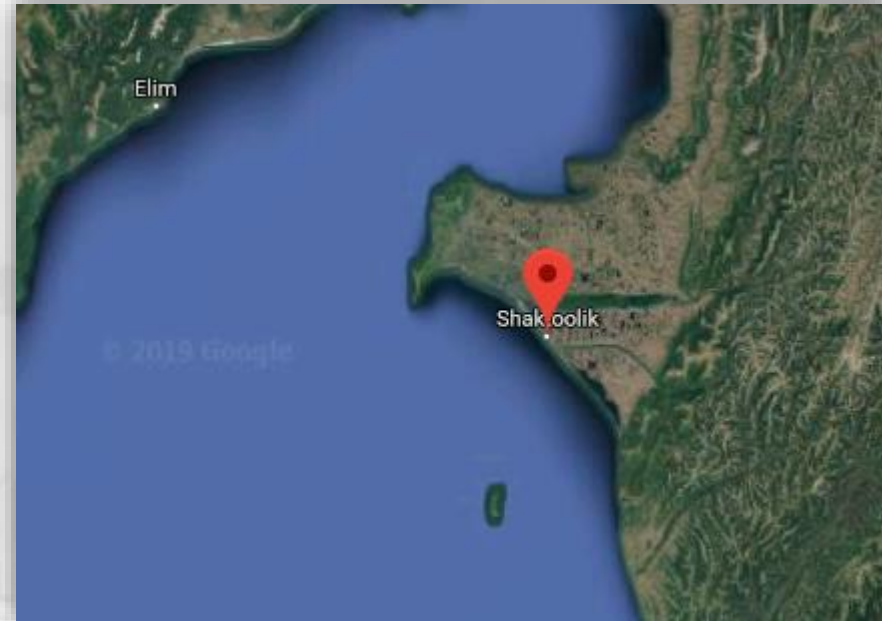
1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Shishmaref Armory

Shishmaref, AK 99772

2,616 Square Feet (4 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

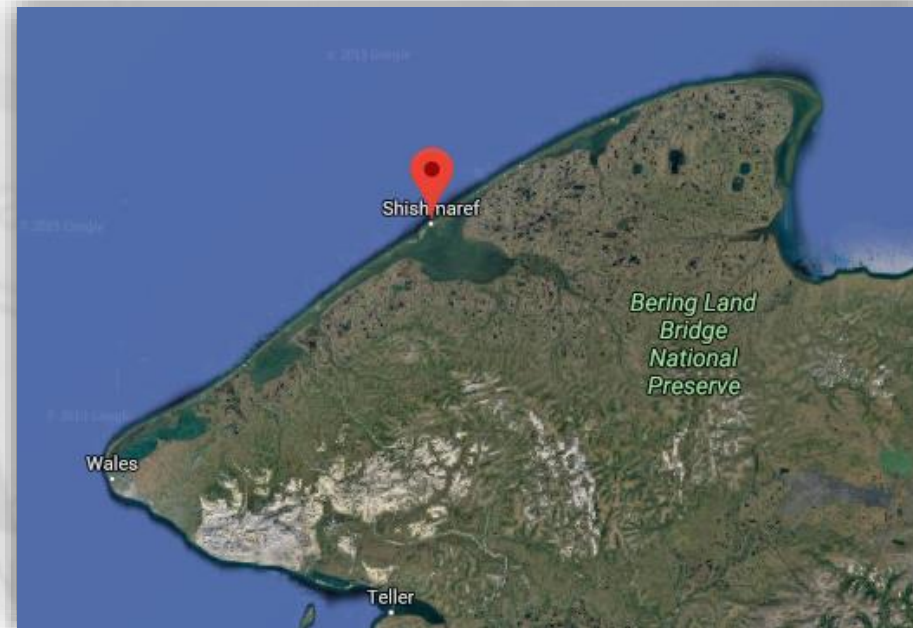
1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Shungnak Armory

Shungnak, AK 99773

2,460 Square Feet (2 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Stebbins Armory

Stebbins, AK 99771

1,224 Square Feet (2 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Teller Armory

Teller, AK 99778

1,224 Square Feet (2 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Unalakleet Armory

Unalakleet, AK 99684

1,224 Square Feet (2 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Wainwright Armory

Wainwright, AK 99782

2,815 Square Feet (2 buildings)

State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

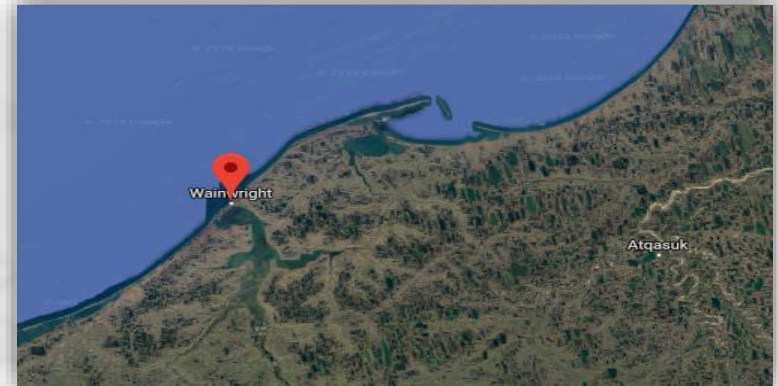
Disadvantages:

1. None known.



Department: Military & Veterans Affairs

Divestiture of this property is in progress.



Expected benefit:

Save annual, deferred maintenance and utility costs.

Haines Armory

Haines, AK 99827
5,578 Square Feet
State Owned

As of: May 30, 2019

Concept:

The Department has been actively working on disposing of land, facilities, and properties that are no longer necessary to meet the mission requirements of the Alaska Army National Guard.

Advantages:

1. Department will no longer be responsible for the cost to operate the facility.
2. Department will no longer have insurance or liability costs associated.

Disadvantages:

1. None known.

Expected benefit:

Save annual, deferred maintenance and utility costs.

Department: Military & Veterans Affairs

Divestiture of this property is in progress.



AVTEC Old Heavy Equipment Shop

1916 Leier Road, Seward, AK 99664

30,000 Square Feet

State Owned

As of: May 30, 2019

Concept:

Engineers have cited this building as hazardous and dangerous, especially in a combination event such as high winds and heavy snow and/or earthquake; however, the structure remains with ongoing operating costs. Recommendation is to demolish the building

Advantages:

1. Reduced risk management and liability to the state.
2. Elimination of operating cost
3. Land available for another use.

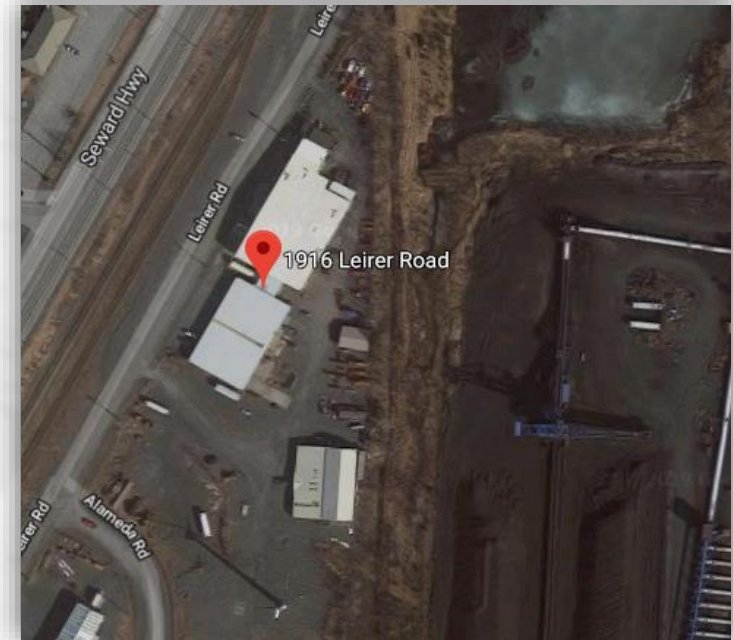
Disadvantages:

1. Cost to demolish facility.
2. Soil remediation likely.

Expected benefit:

Eliminate the ongoing operating burden of the existing building
~\$40K/year

Department: Labor & Workforce Development



Old Geologic Materials Center

18205 Fish Hatchery Road, Eagle River
16,988 Square Feet (6 buildings on campus)
State Owned

As of: May 30, 2019

Department: Natural Resources

Concept:

The old Geologic Materials Center is a campus of 5 buildings. It has been replaced by a new facility in Anchorage and is no longer needed. A decision for a public and charitable (P&C) sale of the land and improvements to the Municipality of Anchorage (MOA) was issued March 1, 2019. The MOA must complete an appraisal within one year. The MOA plans to conduct a Phase II Environmental Site Assessment due to environmental liabilities.



Advantages:

1. P&C sale underway expedites sale
2. Public input generally favors P&C sale
3. Sale removes security or maintenance needs
4. Avoids possible asbestos/lead exposure

Disadvantages:

1. None known.

Expected benefit:

No more liability exposure for potential injury to trespassers.
Avoids complications from undocumented waste water and storm water systems.
Reduces liabilities from potential fuel contamination from former underground fuel tanks. Potential revenue from sale; appraisal of property is pending.

Old Fire Support Facility

South Big Lake Road, AK 99652
4,008 Square Feet (4 buildings on campus)
State Owned

As of: May 30, 2019

Department: Natural Resources

Concept:

The facility is an old fire support facility and is no longer used. One building is in poor condition and the other was burnt down. Forestry wants to retain an adjacent helicopter pad and data collection site. DNR is currently researching the project, the land may be disposed through DNR's normal land disposal methods, as-is and where-is.



Advantages:

1. No security or management concerns.
2. Reduces potential risk to human health.
3. Avoid possible asbestos/lead exposure.
4. Avoid environmental contamination liability.

Disadvantages:

1. Potential clean up costs.
2. Land may be devalued due to current state.

Expected benefit:

No more liability exposure for potential injury to trespassers.
Potential revenue from sale; requires appraisal
Resolves legal access issues pertaining to South Big Lake Road.

Chena River State Rec. Area

Mile 33, Near Two Rivers (Northeast of Fairbanks)

1,744 Square Feet (2 buildings on campus)

State Owned

As of: May 30, 2019

Department: Natural Resources

Concept:

Information is provided on this facility because it is underutilized in the winter and could be shared by another entity or possibly used by a private sector vendor to provide winter recreational opportunities. DNR plans to issue a concession RFP shortly. **Note:** This facility is within the Chena River State Recreation Area, a legislatively designated park under AS 41.21.490 and cannot be sold or disposed of without a statutory change by the legislature.

Advantages:

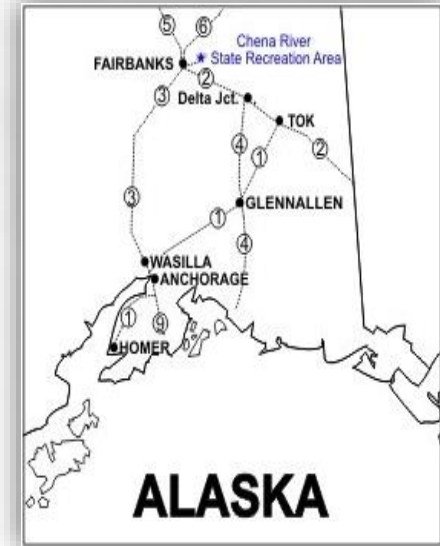
1. Better utilization of excess "capacity" at this facility.
2. Potential revenue to the State.
3. Concessionaire responsible for minor maintenance.
4. Four season recreation opportunities for all users.

Disadvantages:

1. Additional staff time required to manage concession contracts & oversight.
2. Potential conflicts between Park Operations and concessionaire operations.
3. Requires statutory change to dispose.

Expected benefit:

Potential revenue to the State if DNR is able to share costs with another entity.



Northway Rural Trooper Housing

1260 Alaska Highway, Northway, AK 99764

1,200 Square Feet

State Owned

As of: May 30, 2019

Department: Public Safety

Concept:

Northway Rural Trooper Housing is a state owned facility. Dept. of Public Safety (DPS) has transferred the PCN to Tok. DPS shall provide services in Northway from Tok DPS post. As a result, DPS does not need the trooper housing facility.

Advantages:

1. Reduce maintenance costs to protect the asset.
2. Reduce utility costs to keep the house in habitable condition.
3. Reduce disaster damage liability costs.

Disadvantages:

1. Loss of potential housing facility to support any future trooper housing needs. Reduce utility costs to keep the house in habitable condition.

Expected benefit:

Save annual, deferred maintenance and utility costs.



Former Trooper Housing

Ft. Yukon, AK 99740

1,632 Square Feet

State Owned

As of: May 30, 2019

Department: Transportation & Public Facilities – Northern Region

Concept:

The Former Trooper Housing Building in Ft. Yukon burned down approx. 10 years ago and the lot remains vacant. The NR ROW section is currently undergoing discussions on vacating this property.



Advantages:

1. Dispose of property not currently being used thus removing any potential liability from the State.
2. Other City or Tribal entities are interested in the property and would allow them to utilize it for their intended use.

Disadvantages:

1. None known at this time

Expected benefit:

Stop paying risk management fees for the site as it is not utilized.

Cold Storage

Aniak, AK 99557
1,920 Square Feet
State Owned

As of: May 30, 2019

Concept:

Very old building that is no longer needed for operations. A new 8,100 SF maintenance station was constructed in 2007. *Building being demolished as part of current project in Aniak.*

Advantages:

1. Remove buildings from inventory

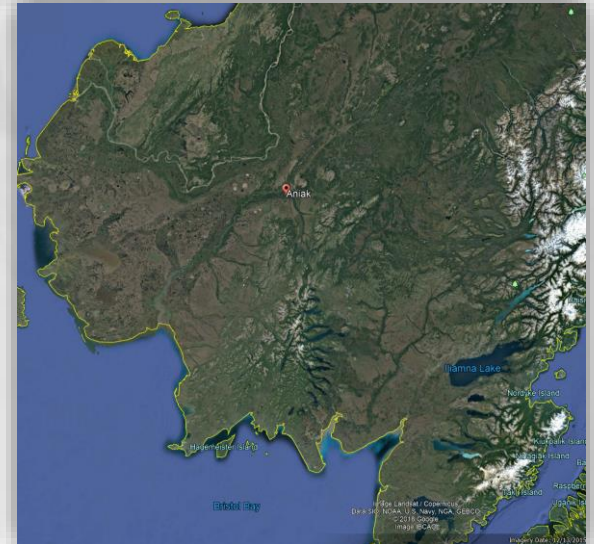
Disadvantages:

1. None

Expected benefit:

Reduction in liability and any unnecessary maintenance efforts associated with unused building.

Department: Transportation & Public Facilities – Central Region



Old DOT Shop

Gustavus, AK 99862
3,900 Square Feet
State Owned

As of: May 30, 2019

Concept:

The old DOT&PF M&O shop in Gustavus is collapsing. Currently this building is being used as dry storage for misc. items. Alternate storage is available.

Advantages:

1. Safety of employees
2. Avoid unstable facility

Disadvantages:

1. Less storage space
2. Alternate storage is outside
3. Unknown demo costs with potential HAZMAT or Asbestos

Expected benefit:

Reduction in liability and any unnecessary maintenance efforts associated with unused building.

Department: Transportation & Public Facilities – South Coast Region



Maintenance Shop

5148 N. Tongass Highway, Ketchikan, AK 99901
5,300 Square Feet
State Owned

As of: May 30, 2019

Department: Transportation & Public Facilities – South Coast Region

Concept:

Southcoast Region currently occupies two locations for three components within the region which includes M&O, Construction and SEF. The Construction office has been a trailer which has deteriorated beyond repair and it is not in an acceptable condition employees should be working in.

Co- locating all three within vacant space located at the AMHS Engineering building will reduce costs for both Southcoast Region and AMHS and will provide staff adequate working conditions.

Advantages:

1. Reduced operating costs by sharing facility operations across three areas.
2. Improved efficiencies having M&O, Construction and SEF in one location.
3. Improved working conditions for staff

Disadvantages:

1. Unknown start up costs.
2. Disposal of previous location could contain Hazmat or Asbestos



Expected benefit:

Unknown operating savings will be realized however there is the assumption a savings will occur.

Utilizing existing space and reducing the building inventory.

Maintenance Shop & Warehouse

Ketchikan, AK 99901
4,430 Square Feet
State Owned

As of: May 30, 2019

Department: Transportation & Public Facilities – South Coast Region

Concept:

Southcoast Region currently occupies two locations for three components within the region which includes M&O, Construction and SEF. The Construction office has been a trailer which has deteriorated beyond repair and it is not in an acceptable condition employees should be working in.

Co- locating all three within vacant space located at the AMHS Engineering building will reduce costs for both Southcoast Region and AMHS and will provide staff adequate working conditions

Advantages:

1. Reduced operating costs by sharing facility operations across three areas.
2. Improved efficiencies having M&O, Construction and SEF in one location.
3. Improved working conditions for staff

Disadvantages:

1. Unknown start up costs.
2. Disposal of previous location could contain Hazmat or Asbestos



Expected benefit:

Unknown operating savings will be realized however there is the assumption a savings will occur.

Utilizing existing space and reducing the building inventory.

Cold Storage (Large and Small)

412 B Street Seward, AK 99664

1,800 SF and 140 Square Feet

State Owned

As of: May 30, 2019

Concept:

Buildings are 1930s era building and no longer needed for operations. They were decommissioned in 2014 after construction of a new Seward Highway Maintenance Station at Crown Point.

Advantages:

1. Remove buildings from inventory
2. Would remove a safety hazard.

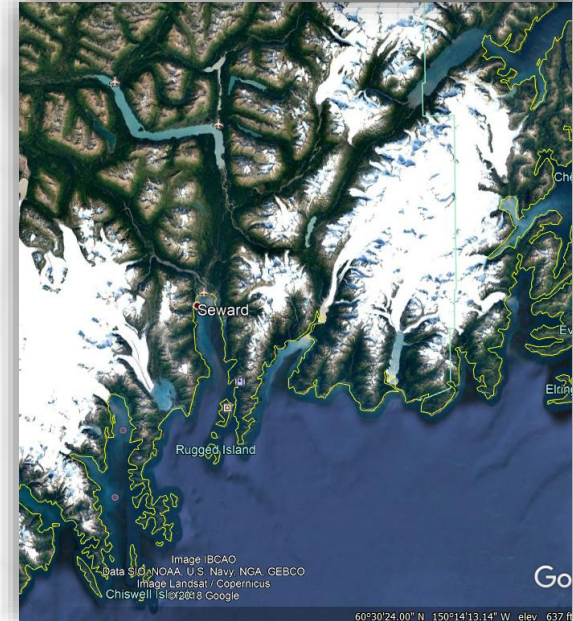
Disadvantages:

1. Possible contaminated soil.
2. Possible Historic Building Preservation protocols.

Expected benefit:

Reduction in liability and any unnecessary maintenance efforts associated with unused building.

Department: Transportation & Public Facilities – Central Region



Old SRE Building

Kalskag Airport, AK 99607
1,104 Square Feet
State Owned

As of: May 30, 2019

Concept:

Building could be demolished. The building is no longer needed for operations and could be demolished. Maintenance has attempted to excess the building.

Advantages:

1. Removing 1,104 SF building from inventory

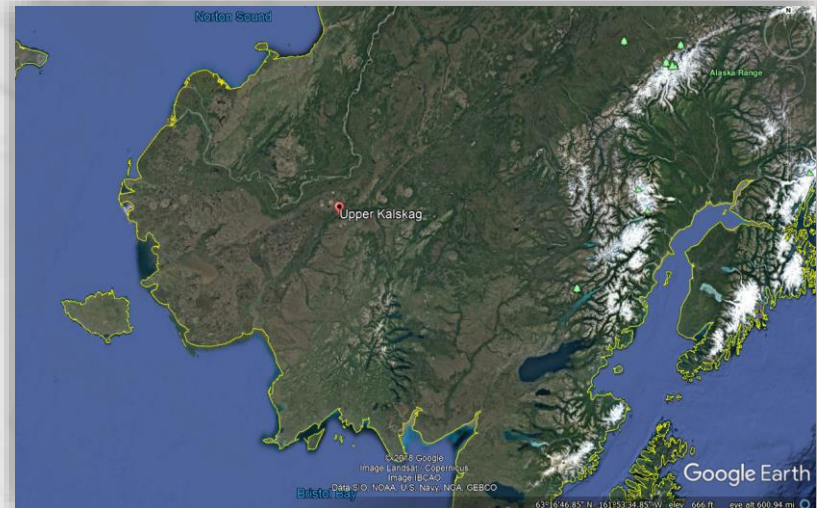
Disadvantages:

1. Possible contaminated soil.
2. Not a viable candidate for selling.

Expected benefit:

Reduction in risk management costs and liability. Reduction in unnecessary maintenance.

Department: Transportation & Public Facilities – Central Region



Equipment Storage

Red Devil Airport, AK 99656
800 Square Feet
State Owned

As of: May 30, 2019

Concept:

Building constructed in 1981. Building no longer needed for operations and is a candidate for possible disposal. A replacement new double SRE building was constructed in 2005.

Advantages:

1. Remove buildings from inventory

Disadvantages:

1. Possible contaminated soil.
2. Not a viable candidate for selling.

Expected benefit:

Reduction in liability and any unnecessary maintenance efforts associated with unused building.

Department: Transportation & Public Facilities – Central Region



Griffin Building

316 Mission Road, Kodiak, AK 99615
7,200 Square Feet
State Owned

As of: May 30, 2019

Department: Transportation & Public Facilities – South Coast Region



Concept:

The Kodiak Griffin building is only 56% occupied by the Department of Health and Social Services. All other tenants have vacated this location.

Advantages:

1. Savings in operational costs.

Disadvantages:

1. The Department of Health & Social Services would need to relocate approximately 2,647 square feet.

Expected benefit:

In FY2019 based on the approved lease rate methodology Southcoast Region collected \$35,299 in lease revenue for this building. It is estimated it will cost approximately \$62,000 to operate.

Kodiak Regional Office Building

211 Mission Road, Kodiak, AK 99615

10,440 Square Feet

State Owned

As of: May 30, 2019

Department: Transportation & Public Facilities – South Coast Region



Concept:

The Kodiak Regional building is only 56% occupied by the Department of Health and Social Services, Dept. of Corrections, and Department of Labor . All other tenants have vacated this location

Advantages:

1. Savings in operational costs.

Disadvantages:

1. The occupying agencies would have to find another location for their offices.
Approximately 5,010 square feet.

Expected benefit:

In FY2019 based on the approved lease rate methodology Southcoast Region collected \$57,837 in lease revenue for this building. It is estimated it will cost approximately \$101,000 to operate.

Telephone Hill Property

Juneau, AK 99801
State Owned

As of: May 30, 2019

Department: Transportation & Public Facilities – South Coast Region

Concept:

1971 The Alaska State legislature authorized funds to purchase Telephone Hill properties.

1983 CBJ entered into a Cooperative Use Agreement with the State to acquire properties on Telephone Hill for the purpose of a new capitol building. CBJ input was \$2 million.

1984 DOT&PF ROW acquired seven properties for \$4.6 million; \$2.8 million of which was through condemnation.

The construction of a new capital building complex has never materialized, DOT& PF has been tasked with the management of the property, structures, and tenants since the property was acquired. This was intended to be an interim arrangement but has become very long term.

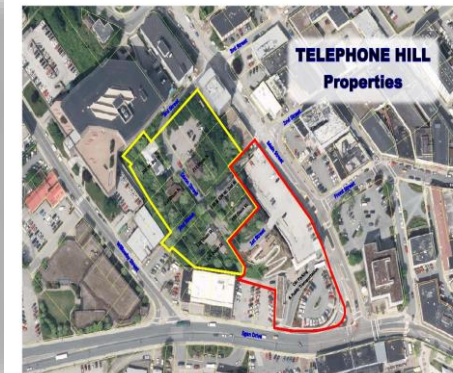
The plan for the use of this state owned property needs to be reevaluated.

Advantages:

1. DOT would no longer need to manage the properties.
2. Current condition of residential properties are less than ideal and require potential expensive repairs (i.e. roof replacement, electrical and asbestos remediation)
3. Interim public use could include parking, park, or public garden area

Disadvantages:

1. Possible lengthy litigation if disposed of
2. AS 35.20.070- land may revert back to original owners.
3. Details of cooperative use agreement with CBJ would need to be addressed. The State may be obligated to pay CBJ \$6.4 million
4. Available land in downtown Juneau is scarce, disposal of this property would reduce options available to the state to expand its facilities in Juneau in the future.
5. The probable loss of the resource, including the initial investment and legal fees.



Expected benefit:

DOT&PF Property Management will no longer be tasked with overseeing the properties. The is a prominent location in Juneau . The property is potentially high value and may be underutilized in its current configuration. Disposal may lead to development and use of the property for something that has more value to the state and/or the community.