

Maintenance



FY21 Highlights

Staffing History	FY2019 Actual	FY2020 Actual	FY2021 Actual	FY2022 Proposed
Maintenance staff	44.6	43.5	44.5	45.1

Performance Measures

Priority/Goal: Maintain Borough Schools and administrative facilities to a level that provides for a safe and secure environment.

Goal: Increase efforts to perform our duties in the most effective and efficient manner as possible.

Objective:

1. Monitor our programs to ensure efficiency through projects and upgrades.
2. Use our work order program and technology to enable us to perform to a high level.
3. Providing training to keep abreast of current codes and maintenance trends.
4. Provide the best safety program to maintenance personnel; limiting time loss and liability.

Measures:

Work Order Requests	FY2019 Actual	FY2020 Actual	FY2021 Projected	FY2022 Estimated
Borough-wide	10,882	10,777	10,850	10,850

FY21 Highlights

- Created staff parking area - Chapman Elementary.
- Site access ADA improvements – Homer High.
- Control system replacement and boiler system completion – Homer High.
- Area wide spruce bark beetle remediation.
- Area wide lighting upgrades.
- Major kitchen equipment replacements – McNeil, Ninilchik, Seldovia, Soldotna High, Kenai Central High.
- Exterior door replacements – Redoubt, Ninilchik, Seldovia, Soldotna High, Kenai Central High.

FY21 Highlights

- Area wide CARES/COVID site remediation's.
- Area wide control upgrades (control compressors, VFD additions).
- Gym floor refurbishment – Sterling Elementary, Kenai Central High.
- Window siding replacements – 20% Tustamena, Voznesenka Portable.
- Redoubt Elementary Boiler Replacement.

FY22 Initiatives

- Chapman Elementary Intensive Needs Room Renovation.
- Kenai Middle School boiler replacement.
- Control system replacement – Hope, Nikiski North Star, Mountain View.
- Kenai Central High sidewalk renovation.
- Sterling Elementary window/siding renovation – Partial.
- Kenai Central High vocational boiler replacement.
- Kenai Middle School boiler replacement – C/P Led.
- Kenai Central High auditorium lighting control

FY22 Initiatives

- Continue are wide lighting upgrades.
- Code compliant/monitored fire systems at the following facilities - West Homer Elementary, Port Graham Teacherage, School District Warehouse.
- Generation/transfer upgrade: Redoubt Elementary, Seldovia.
- DDC control system replacements: Mountain View El. Nikiski North Star El. and Design/bid of Homer High (fund
- permitting).
- Elevator renovations: Homer High, Skyview, Nikiski MH.
- Continued upgrades to district wide intercom systems for improved paging, emergency notification and intrusion control (grant).

FY22 Initiatives

- Continued upgrades to district wide intercom systems for improved paging, emergency notification and intrusion control (grant).
- Various lighting upgrade projects area-wide. Of note: Mountain View, Seward El atriums. Susan B. English exterior. McNeal Canyon exterior and gym, Homer High Gym LED and gym/commons lighting control (funds permitted), and area-wide auditorium improvements (if funded).
- Continue to assist with the development of a Borough wide facility management strategy and to build comprehensive equipment data record.

Budget Variances

		FY2019 Actual	FY2020 Actual	FY2021 Original Budget	FY2021 Forecast Budget	FY2022 Mayor Proposed	Difference Between Mayor Proposed & Original Budget	%
Personnel								
40110	Regular Wages	\$ 2,805,456	\$ 2,818,185	\$ 3,294,295	\$ 3,288,295	\$ 3,394,221	\$ 99,926	3.03%
40120	Temporary Wages	456,958	415,929	400,000	400,000	395,936	(4,064)	-1.02%
40130	Overtime Wages	23,496	40,443	62,952	62,952	19,873	(43,079)	-68.43%
40210	FICA	277,931	277,000	314,277	314,277	329,958	15,681	4.99%
40221	PERS	869,095	925,811	764,570	764,570	766,977	2,407	0.31%
40321	Health Insurance	965,840	995,520	1,150,875	1,150,875	1,142,150	(8,725)	-0.76%
40322	Life Insurance	4,798	4,248	8,220	8,220	8,449	229	2.79%
40410	Leave	461,642	467,151	445,455	445,455	445,818	363	0.08%
40511	Other Benefits	34,200	16,281	-	6,000	30,000	30,000	-
	Total: Personnel	5,899,416	5,960,568	6,440,644	6,440,644	6,533,382	92,738	1.44%
Supplies								
42120	Computer Software	6,905	180	500	500	500	-	0.00%
42210	Operating Supplies	30,683	32,321	45,000	45,000	45,000	-	0.00%
42230	Fuel, Oils and Lubricants	89,614	76,775	100,000	100,000	100,000	-	0.00%
42250	Uniforms	12,988	4,861	10,000	10,000	10,000	-	0.00%
42263	Training Supplies	-	-	500	500	500	-	0.00%
42310	Repair/Maintenance Supplies	786,891	691,418	735,910	734,150	735,910	-	0.00%
42360	Motor Vehicle Supplies	36,786	44,533	45,000	45,000	45,000	-	0.00%
42410	Small Tools & Equipment	33,489	38,455	25,000	25,000	25,000	-	0.00%
	Total: Supplies	997,356	888,543	961,910	960,150	961,910	-	0.00%

Budget Variances - Continued

Services

43011	Contractual Services	59,602	52,572	65,000	76,160	65,000	-	0.00%
43014	Physical Examinations	4,790	1,034	6,000	6,000	6,000	-	0.00%
43015	Water/Air Sample Test	11,475	11,163	13,000	13,000	13,000	-	0.00%
43019	Software Licensing	19,437	20,961	20,000	20,000	20,000	-	0.00%
43050	Solid Waste Fees	590	1,109	1,000	1,000	1,000	-	0.00%
43110	Communications	35,326	34,158	36,000	36,000	36,000	-	0.00%
43140	Postage and Freight	15,732	18,105	18,000	18,000	18,000	-	0.00%
43210	Transportation/Subsistence	156,387	149,332	165,000	165,000	165,000	-	0.00%
43260	Training	3,489	7,291	15,000	15,000	15,000	-	0.00%
43310	Advertising	2,291	538	1,000	1,000	1,000	-	0.00%
43410	Printing	-	236	195	195	195	-	0.00%
43610	Utilities	103,251	102,061	105,000	105,000	105,000	-	0.00%
43720	Equipment Maintenance	1,353	1,471	2,500	2,500	2,500	-	0.00%
43750	Vehicle Maintenance	3,868	3,022	4,000	4,000	4,000	-	0.00%
43764	Snow Removal	351,184	430,666	350,000	350,000	350,000	-	0.00%
43780	Buildings/Grounds Maintenance	185,163	207,389	200,000	200,000	200,000	-	0.00%
43810	Rents & Operating Leases	6,519	16,424	13,000	13,000	13,000	-	0.00%
43812	Equipment Replacement Pymt.	334,441	59,243	41,822	41,822	51,046	9,224	22.06%
43920	Dues and Subscriptions	5,001	3,067	3,500	3,500	3,500	-	0.00%
	Total: Services	1,299,899	1,119,842	1,060,017	1,071,177	1,069,241	9,224	0.87%

Budget Variances - Continued

Capital Outlay

48311	Machinery & Equipment	75,179	88,583	-	-	-	-	-
48520	Storage Equipment	7,337	-	-	-	-	-	-
48710	Minor Office Equipment	7,892	7,292	7,636	9,396	7,866	230	3.01%
48720	Minor Office Furniture	-	-	1,000	1,000	1,000	-	0.00%
48740	Minor Machines & Equipment	10,916	21,680	16,100	16,100	15,300	(800)	-4.97%
49433	Plan Reviews/Permit Fees	-	-	750	750	750	-	0.00%
Total: Capital Outlay		101,324	117,555	25,486	27,246	24,916	(570)	-2.24%

Interdepartmental Charges

60001	Charges (To) From Purchasing	213,118	217,913	233,884	233,884	239,782	5,898	2.52%
60002	Charges (To) From Other Depts.	(277,138)	(308,763)	(300,000)	(300,000)	(300,000)	-	-
60003	Charges (To) From Capital Projects	(273,357)	(425,661)	(500,000)	(500,000)	(500,000)	-	-
Total: Interdepartmental Charges		(337,377)	(516,511)	(566,116)	(566,116)	(560,218)	5,898	-

Department Total

\$	7,960,618	\$	7,569,997	\$	7,921,941	\$	7,933,101	\$	8,029,231	\$	107,290	1.35%
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	FY2021 Active Projects	FY2022 Mayor Proposed	FY2023 Projected	FY2024 Projected	FY2025 Projected	FY2026 Projected
<u>Funds Provided:</u>						
Operating Transfers In From:						
General Fund	\$ 1,250,000	\$ 2,250,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000
Other Financing Sources						
Grants and Debt Issuance	10,247,412	-	-	-	-	-
Equipment Replacement Fund		70,000	-	-	-	-
Unsecured Revenue Sources Unapproved Projects	-	-	11,734,930	6,750,000	3,000,000	2,750,000
Total Funds Provided	11,497,412	2,320,000	13,484,930	8,500,000	4,750,000	4,500,000
<u>Funds Applied</u>						
Areawide ADA upgrades	172,597	-	75,000	-	75,000	-
Areawide asbestos abatement	150,000	-	75,000	-	75,000	-
Areawide asphalt/sidewalk/curb repairs	348,610	-	125,000	125,000	125,000	125,000
Areawide auditorium lighting upgrades	9,322	300,000	-	75,000	-	75,000
Areawide design improvements	147,565	300,000	100,000	100,000	100,000	100,000
Areawide bleacher replacement	22,675	-	50,000	-	-	150,000
Areawide doors & entries	190,861	-	50,000	50,000	50,000	50,000
Areawide electrical & lighting upgrades	163,605	150,000	125,000	125,000	125,000	125,000
Areawide elevator upgrades	175,000	-	75,000	-	75,000	-
Areawide flooring replacement/upgrades	190,161	125,000	175,000	125,000	175,000	125,000
Areawide generator upgrades/replacements	171,105	-	50,000	50,000	50,000	50,000
Areawide HVAC/DDC/boiler upgrades	1,097,974	850,000	300,000	350,000	300,000	300,000
Areawide locker replacement	162,164	-	75,000	-	75,000	-
Areawide playground upgrades	91,716	-	-	75,000	-	75,000
Areawide portables & outbuildings	77,750	150,000	-	75,000	-	35,000
Areawide roof replacements/ upgrades	-	-	250,000	350,000	300,000	300,000
Areawide security & safety improvements	268,350	175,000	100,000	125,000	100,000	100,000
Areawide water quality upgrades	192,487	-	25,000	25,000	25,000	40,000
Areawide window/siding repair/replacement	260,708	-	-	-	-	-
Areawide building envelope upgrade/replacement	-	200,000	100,000	100,000	100,000	100,000
Admin Building flooring	5,109	-	-	-	-	-
Chapman Remodel/Homer High School DDC	999,480	-	-	-	-	-
Homer High School boiler replacement	21,926	-	-	-	-	-
Kenai Intensive needs remodel	18,092	-	-	-	-	-
Kaleidoscope floor replacement	84,738	-	-	-	-	-
K-Selo new school construction (grant)	10,010,000	-	-	-	-	-
Vehicle/Van/Small Rolling Equipment	-	35,000	-	-	-	-
Vehicle/Van/Small Rolling Equipment	-	35,000	-	-	-	-
<u>Unfunded Capital Projects</u>						
Homer High roof replacement (G)	-	-	5,616,930	-	-	-
Direct digital control system replacement (G)	-	-	900,000	500,000	500,000	750,000
Window and siding replacements (G)	-	-	518,000	550,000	500,000	-
Asphalt area renovation/replacement/travel flow improvemen	-	-	2,000,000	2,000,000	2,000,000	2,000,000
District Access Control	-	-	1,500,000	-	-	-
Teacher housing @ remotes sites (G)	-	-	1,200,000	-	-	-
Kenai Middle School safety reconfiguration (G)	-	-	-	2,500,000	-	-
Homer Elementary wall repair (G)	-	-	-	450,000	-	-
Homer Middle School drainage (G)	-	-	-	750,000	-	-
Total Funds Applied	15,031,995	2,320,000	13,484,930	8,500,000	4,750,000	4,500,000
Net Results From Operations	(3,534,583)	-	-	-	-	-
Beginning Fund Balance	3,537,309	2,726	2,726	2,726	2,726	2,726
Ending Fund Balance	\$ 2,726	\$ 2,726	\$ 2,726	\$ 2,726	\$ 2,726	\$ 2,726
(G) Grant funded						



QUESTIONS?