



Fairbanks North Star Borough

Mayor's Office

907 Terminal Street PO Box 71267 Fairbanks, Alaska 99707-1267 (907) 459-1300 FAX (907) 459-1102

MEMORANDUM

To: Fairbanks North Star Borough Assembly

From: Jim Williams, Chief of Staff *JW*

Date: April 10, 2018

Subject: Mary Siah – Facility Projects Summary

A News Miner Community Perspective editorial from earlier today suggested a “deeper look at Mary Siah’s maintenance record.” One of the statements made by the author in the editorial was that the Mary Siah pool was “...completely torn down and replaced with new construction in the early 1980’s.” I asked the Public Works department to take a deeper dive into the maintenance records of the Mary Siah pool in order to get facts in order. Here is what we learned from the records we have on file:

1. The original building was constructed in 1950; we have no documents detailing what happened with the facility from the time it was built until 1978 when it was owned by the YMCA and known as the Fairbanks Recreation Center. The details of the transaction from the YMCA to the borough are unknown at this time; we are estimating the Borough likely purchased (or inherited) the facility sometime in 1978. We know a significant remodel was done in 1980 by the Borough (almost 40 years ago). We have the full plans of the 1980 remodel but no readily available data on the cost. We know the 1980 remodel was fairly significant and included full mechanical and electrical improvements and updated architectural finishes. The 1980 remodel included no work on the pool and no change in the building footprint except minor things like elevator and entrance canopies. Most existing structural components (i.e. concrete walls / floors, roof, pool, etc.) remained from the original construction.
2. Since the 1980 remodel, we have records for the last 35 years documenting 18 separate projects at Mary Siah, totaling \$2,593,422.60 (see summary, below). The biggest projects constructed under borough ownership was the parking lot in 1985, the spa/sauna addition in 1987, a mechanical upgrade in 2000 and a spa renovation in 2013.
3. Interestingly, the 2013 spa renovation project was due to severe corrosion underneath the structure (concrete pan deck, reinforcing steel, etc.). This is the newest portion of the building and is 30 years old. Since the original concrete, pan decking and structural steel in the original part of the building is twice that age, Public Works engineers think we have justifiable concerns with the

structural integrity of the remainder of the building. Additionally, we found a photo from the 1967 flood that shows the footprint of the building to be identical to what it is today, except for the small spa addition.

4. As we dig into all borough construction records an interesting theme is emerging: many of our facilities had a major remodel 35 to 40 years ago and have seen minimal investments ever since (e.g....the Big Dipper, the Animal Shelter, the Mary Siah Rec Center, the Solid Waste Landfill Main Building).

Project Number	Project Name	Project Amount
84-MSR-1	Mary Siah Tennis Court Resurfacing -	\$19,800.00
85-MSR-1	Mary Siah Parking/Access Improvements	\$186,186.00
85-MSR-2	Mary Siah Handicap Access	Cancelled
85-MSR-3	Mary Siah Water main repair	\$70,575.00
86-MSR-1	Mary Siah Pool Analysis and Repair	Combined with 87-MSR-1
87-MSR-1	Mary Siah Upgrades	\$515,756.96
90-MSR-1	Mary Siah Roof Repair	\$91,737.10
90-MSR-2	Mary Siah Tennis Court Resurfacing	\$3,833.10
92-MSR-1	Mary Siah Kiln Ventilation/Studio Repairs	Cancelled
95-MSR-1	Mary Siah Accessibility Improvements Phase I	\$9,627.21
96-MSR-1	Mary Siah Pool Lift	\$2,970.00
96-MSR-2	Mary Siah Rec Center-Accessibility Improvement	\$62,337.41
97-MSR-2	Mary Siah Rec Facility Stairs Installation	\$2,901.00
99-MSR-1	Mary Siah Facility Upgrade	\$37,889.80
00-MSR-1	Mary Siah Pool Re-plaster	\$55,000.00
00-MSR-2	Mary Siah Facility Improvements	\$131,100.40
00-MSR-3	Mary Siah Mechanical Improvements	\$775,302.01
00-MSR-4	Mary Siah Mold Abatement	\$45,547.22
02-MSR-1	Mary Siah Tennis Court Resurfacing	\$92,273.07
05-MSR-1	Mary Siah Air Conditioning Improvement	\$33,078.94
08-MSR-1	Mary Siah Locker Replacement	\$98,274.46
13-MSR-1	Mary Siah Repairs & Renovations	\$368,404.00
13-MSR-2	Mary Siah Remove/Replace Existing Water Service	\$293,300.00 Not Constructed
15-MSR-1	Mary Siah Sand Filter Replacement	<u>\$106,735.36</u>
	TOTAL:	\$2,593,422.60