



# Fairbanks North Star Borough

DEPARTMENT OF PUBLIC WORKS  
Administration Division

fnsbpublicworks@fnsb.us  
Main: (907) 459-1340

## MEMORANDUM

**TO:** Fairbanks North Star Borough Assembly

**THRU:** Bryce Ward, Borough Mayor

**FROM:** David Bredlie, Director  
Department of Public Works

**DATE:** November 10, 2021

**SUBJECT:** Ordinance 2021-20-1J

Appropriation of supplemental funds from the CIP&MR for the Pioneer Park Restroom Replacement Project and amending the project description in the FY 2022 CIP

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This ordinance amends the FY 2021-22 budget by appropriating \$400,000 in additional funding from the Capital Improvement Program and Maintenance Reserve (CIP&MR) to the Pioneer Park Restroom Replacement Project and also amends the FY 2022 Capital Improvement Program (CIP).

The Pioneer Park Restroom Replacement Project was adopted in the FY 2021 and FY 2022 CIPs and included replacing three restrooms in the park and constructing a replacement park office. Since the project nomination in 2019, the Department of Parks and Recreation has completed a Pioneer Park Master Plan. The concepts in the master plan have altered the scope for this project. It was decided that the project scope should be changed to replacing the existing restroom, Building 32, with a heated restroom of similar capacity and location and renovating restroom, Building 21, to current code and ADA compliance. The Department of Public Works, Design and Construction Division, has advanced this project to the conceptual design phase. Based on cost estimates from the conceptual design package, an additional \$400,000 is required to move forward with this project.

I urge its adoption.

Attachments



1 By: Bryce J. Ward, Mayor  
2 Introduced: 11/10/2021  
3

4 FAIRBANKS NORTH STAR BOROUGH

5  
6 ORDINANCE NO. 2021 - 20 - 1J  
7

8 AN ORDINANCE AMENDING THE FY 2021-22 BUDGET BY APPROPRIATING AN  
9 ADDITIONAL \$400,000 FROM THE CAPITAL IMPROVEMENT PROGRAM AND  
10 MAINTENANCE RESERVE TO THE CAPITAL PROJECTS FUND FOR THE PIONEER PARK  
11 RESTROOM REPLACEMENT PROJECT AND AMENDING THE FY 2022 CAPITAL  
12 IMPROVEMENT PROGRAM BY CHANGING THE PROJECT DESCRIPTION  
13

14 WHEREAS, The Fairbanks North Star Borough (Borough) Assembly  
15 established the Capital Improvement Program and Maintenance Reserve (CIP&MR) by  
16 Ordinance No. 2021-14 to accumulate funds for projects included in the capital  
17 improvement program and include such things as major maintenance, repairs, upgrades,  
18 renovation or rehabilitation, expansion, demolition, and new construction of Borough  
19 facilities; and  
20

21 WHEREAS, The CIP&MR had a balance of \$21,662,908 as of the biweekly  
22 Fund Balance Estimate provided to the Assembly at the regular meeting on October 14,  
23 2021; and  
24

25 WHEREAS, On June 25, 2020, the Borough Assembly adopted the FY 2021  
26 Capital Improvement Program (CIP) in Resolution No. 2020-12, which included the  
27 Pioneer Park Restroom Replacement and Office Space Project with a project scope that  
28 included replacing three restroom buildings and the Park office; and  
29

30 WHEREAS, Ordinance No. 2020-20-1B allocated \$1,800,000 for the Pioneer  
31 Park Restroom Replacement and Office Space Project; and  
32

*AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT*  
Text to be *added* is underlined  
Text to be *deleted* is [BRACKETED, CAPITALIZED]

33 WHEREAS, On April 22, 2021, the Borough Assembly adopted the FY 2022  
34 Capital improvement Program in Resolution No. 2021-12 which made no changes to the  
35 Pioneer Park Restroom Replacement Project from the FY 2021 CIP; and

36  
37 WHEREAS, The Parks and Recreation Department has completed a master  
38 plan for Pioneer Park which locates the park office in a future park building and alters the  
39 original ideas for this project; and

40  
41 WHEREAS, During the scoping and concept design phases it was decided  
42 that this project scope should be reduced to replacing one restroom and renovating  
43 another; and

44  
45 WHEREAS, The project has proceeded to a conceptual design level and it  
46 has been identified that an additional \$400,000 is required for the project.

47  
48 NOW, THEREFORE, BE IT ORDAINED by the Assembly of the Fairbanks  
49 North Star Borough:

50  
51 Section 1. Classification. This ordinance is not of a general and  
52 permanent nature and shall not be codified.

53  
54 Section 2. FY 2022 Capital Improvement Program Amendment. As set  
55 out in the attachment, Amendment #1, the FY 2022 CIP project entitled "Pioneer Park  
56 Restroom Replacement and Office Space" is amended to be the "Pioneer Park Restroom  
57 Replacement" and change the project description from "The project would replace all  
58 three outdoor restroom buildings that service Pioneer Park. One of the facilities would  
59 also house an additional 2,000 square feet of office and staff space, and the restroom  
60 facilities would be heated for year-round park use (during business hours). The other

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61 facilities would be seasonal. All restrooms would be built to current code in a manner  
62 consistent with the park character." to "The project would replace the existing restroom,  
63 Building 32, with a heated restroom of similar capacity and renovate restroom, Building  
64 21, for ADA compliance."; and the estimated total cost of the project is increased to  
65 \$2,200,000.

66  
67 Section 3. Capital Improvement Program and Maintenance Reserve  
68 Appropriation. The FY 2021-22 budget is hereby amended by appropriating \$400,000 to  
69 the Capital Improvement Program and Maintenance Reserve budgetary guideline entitled  
70 "Contribution to Capital Projects Fund" and by increasing Contribution from Fund Balance  
71 by a like amount.

72  
73 Section 4. Capital Projects Fund Appropriation. The FY 2021-22 budget  
74 is hereby amended by appropriating \$400,000 to the Capital Projects Fund budgetary  
75 guideline entitled "Pioneer Park Restroom Replacement" and by increasing Contribution  
76 from the Capital Improvement Program and Maintenance Reserve by a like amount.

77  
78 Section 5. Lapse of Funds. Upon completion or abandonment of the  
79 project, the unencumbered, unexpended funds will lapse to the fund balance of the  
80 Capital Improvement Program and Maintenance Reserve.

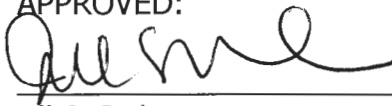
81  
82 Section 6. Effective Date. This ordinance is effective at 5:00 p.m. on the  
83 first Borough business day following its adoption.

84  
85 ADOPTED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2021.

86  
87 \_\_\_\_\_  
88 Mindy O'Neill  
89 Presiding Officer  
90

AMENDMENTS ARE SHOWN IN LEGISLATIVE FORMAT  
Text to be added is underlined  
Text to be deleted is [BRACKETED, CAPITALIZED]

91 ATTEST:  
92 \_\_\_\_\_  
93  
94 April Trickey, CMC  
95 Borough Clerk

APPROVED:  
  
\_\_\_\_\_  
Jill S. Dolan  
Borough Attorney

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Text to be *deleted* is [BRACKETED, CAPITALIZED]

FY 2022 Capital Improvement Program  
(Resolution No. 2021-12)

**AMENDMENT #1**

Ordinance No: 2021-20-1J Introduction Date: 11/10/2021

**As Adopted:**

Project Name: Pioneer Park Restroom Replacement and Office Space

Project Description: The project would replace all three outdoor restroom buildings that service Pioneer Park. One of the facilities would also house an additional 2,000 square feet of office and staff space, and the restroom facilities would be heated for year-round park use (during business hours). The other facilities would be seasonal. All restrooms would be built to current code in a manner consistent with the park character.

Funding (code)	FY21	FY22				
Capital Improvement Program and Maintenance Reserve (CIP&MR)	1,800,000					
<b>Project Total</b>	<b>\$1,800,000</b>	1,800,000				

CIP&MR Balance	19,731,723	18,795,723				
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**As Amended:**

Project Name: Pioneer Park Restroom Replacement

Project Description: The project would replace the existing restroom, Building 32, with a heated restroom of similar capacity and renovate restroom, Building 21, for ADA compliance.

Funding (code)	FY21	FY22				
Capital Improvement Program and Maintenance Reserve (CIP&MR)	1,800,000	400,000				
<b>Project Total</b>	<b>\$2,200,000</b>	400,000				

CIP&MR Balance *	19,731,723	18,395,723				
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\*These are the balances as displayed in the FY 2022 CIP and are only adjusted for this amendment.

FAIRBANKS NORTH STAR BOROUGH  
FISCAL NOTE

I. Request

Ordinance No: 2021-20-1J Date Introduced: November 10, 2021

Abbreviated Title: Appropriate an additional \$400,000 from the Capital Improvement Program and Maintenance Reserve for the Pioneer Park Restroom Replacement Project and Amend the Project Description in the FY 2022 Capital Improvement Program

II. Financial Detail

Department/Division Affected: Public Works / Designs and Construction

EXPENDITURE	Capital Improvement Program and Maintenance Reserve	Capital Projects Fund	
	FY 21/22	FY 21/22	
Contribution to Capital Projects Fund	400,000		
Awaiting Budget		400,000	
Indirect			
<b>Total</b>	<b>400,000</b>	<b>400,000</b>	

SOURCE OF FUNDING

Federal Grant Revenue			
Contribution from Fund Balance	400,000		
Contribution from Capital Improvement Program and Maintenance Reserve		400,000	
<b>Total</b>	<b>400,000</b>	<b>400,000</b>	

Specify Funding Sources: Capital Improvement Program and Maintenance Reserve

OTHER FUNDING (PREVIOUSLY APPROPRIATED)

Ord. No. 2020-20-1B		1,800,000	
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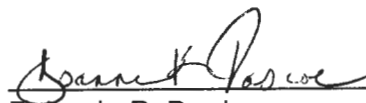
III. Project Purpose:

To provide additional funding for replacement of one bathroom and renovation of another bathroom at Pioneer Park

IV. Analysis of Future Liabilities and Funding Sources:

On-going maintenance

V. Fund Certification: I certify that funding sources are available as detailed in II above.



Debra L. R. Brady  
Chief Financial Officer

10/19/2021  
Date

FA	GLA
GA	CA
SpA	C
BM	SA



**Fairbanks North Star Borough Fiscal  
Impact Statement (FIS) (FNSBC 3.20.010 C.)**

Check	Date
Version 1	
Version 2	
Version 3	
Version 4	

Originator's Name: David Bredlie Department: Public Works

To Be Introduced/Sponsored By: Mayor Ward

Abbreviated Ordinance Title: Pioneer Park Restroom Replacment Supplemental Funding

Department(s)/Division(s) Affected: Public Works / D&C

Proposed Introduction Date: November 10, 2021 Ordinance No.: 2021-20-1J

**Does this ordinance authorize:**

- 1) a new or expansion of services which entails additional costs beyond that approved in the current adopted budget? Yes  No  \*
- 2) a project that is capital in nature and increases operational costs of the Borough in the current or any future fiscal year? Yes  No  \*

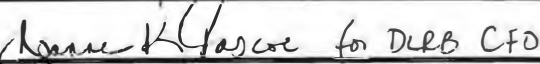
Required Information/Estimates	FISCAL IMPACT PRO FORMA SUMMARY - BEST ESTIMATE				
	Remainder of Current FY	1st Full FY of Operations	2nd Full FY of Operations	3rd Full FY of Operations	4th Full FY of Operations
	FY 20 <sup>21</sup> / 2 <sup>2</sup>	FY 20 <sup>22</sup> / 2 <sup>3</sup>	FY 20 <sup>23</sup> / 2 <sup>4</sup>	FY 20 <sup>24</sup> / 2 <sup>5</sup>	FY 20 <sup>25</sup> / 2 <sup>6</sup>
1. Timeline inclusive of all phases					
2. Number and type of new positions which may be required	0	0	0	0	0
3. Cost of operations and maintenance	\$0.00	\$0.00	\$7,000.00	\$7,000.00	\$7,000.00
4. Future costs to complete capital assets	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5. Estimated revenue impact	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6. Estimated non-Borough funds that may be received:					
a. to fund the ordinance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
b. to fund future phases	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
c. to fund future operations and maintenance costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7. Anticipated annual tax subsidy	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Is backup attached? Yes  No  ~1440SF @\$3.74/SF for utilities = ~\$5400. plus additional maint. W O of ~\$1 600/Yr = ~\$7 000/Yr

Contact Person's Name, for FIS questions: David Bredlie Extension: x1360

Director(s) Signature(s):  Date: 10/7/21

Mayor's Office or Assembly Member Signature:  Date: 10/7/21

Chief Financial Officer Signature:  for DLRB CFO Date: 10/19/2021