

McLaughlin Youth Center Deferred Maintenance

FY2014 Request: \$1,249,300

Reference No: 57050

AP/AL: Allocation

Project Type: Deferred Maintenance

Category: Health/Human Services

Location: Anchorage Areawide

House District: Anchorage Areawide (HD 11-27)

Impact House District: Statewide (HD 1-40)

Contact: Jennifer Klein

Estimated Project Dates: 07/01/2013 - 06/30/2018

Contact Phone: (907)465-1870

Appropriation: Non-Pioneer Home Deferred Maintenance, Renovation, Repair and Equipment

Brief Summary and Statement of Need:

McLaughlin Youth Center deferred maintenance.

Funding:	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>FY2018</u>	<u>FY2019</u>	<u>Total</u>
Gen Fund	\$1,249,300						\$1,249,300
Total:	\$1,249,300	\$0	\$0	\$0	\$0	\$0	\$1,249,300

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input checked="" type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	
Totals:	0	0

Prior Funding History / Additional Information:

Project Description/Justification:

McLaughlin Youth Center-Replace Maintenance Area Concrete	The driveway area for the loading dock is sinking. Remove the existing asphalt and replace with a structural concrete pad. Replace adjacent sidewalks as they have heaved and are a tripping hazard.	\$65,000
McLaughlin Youth Center-Install Adjustable Loading Dock Platform	Install an adjustable height lift to compensate for different sized vehicles.	\$65,000
McLaughlin Youth Center-Install Roof Access Ladder	The installation of fixed exterior or internal roof ladders is required to provide access to the tiered roof sections.	\$15,000
McLaughlin Youth Center-Replace Cafeteria Gutters on Building C	Replace the gutter system to limit further leakage, which also includes the installation of heat trace to limit the	\$60,000

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	possibility of ice damming onto surrounding roof surfaces.	
McLaughlin Youth Center-Replace Cafeteria Skylights in Building C	The replacement of skylights installed over the cafeteria is recommended to minimize the risk of moisture ingress, and to maintain an adequate source of daylight entering into interior spaces below.	\$56,000
McLaughlin Youth Center-Replace Asphalt Shingles Cottage 1	Roof has exceeded its useful life and needs to be replaced.	\$80,000
McLaughlin Youth Center-Renew Kitchen Floor Structural Members	Structural steel elements in the kitchen crawl space area are recommended for renewal, which includes the replacement of corroded metal decking, cleaning/preparation and repainting of supporting steel beams, and renewing fastener connections, as required.	\$75,000
McLaughlin Youth Center-Repaint Ceilings Building C	Re-painting of gypsum board and exposed structural steel ceilings throughout the facility is recommended to maintain the building's overall aesthetic appeal.	\$31,000
McLaughlin Youth Center-Repaint Exterior Walls Boiler Room	Re-painting of the building's exterior walls is required to minimize the potential for moisture infiltration.	\$13,000
McLaughlin Youth Center-Replace Wood Siding and Soffits Building C	Wood siding on the building's north elevation is recommended for replacement.	\$80,000
McLaughlin Youth Center-Replace Exterior Windows Probation Office	Exterior windows on the building perimeter are recommended for replacement.	\$42,000
McLaughlin Youth Center-Repaint Exterior Walls Probation Office	Paint finishes on exterior walls to reduce the risk of deterioration of exposed cladding elements.	\$11,000
McLaughlin Youth Center-Replace Wall Panels Probation Office	The exterior asbestos panels are recommended for replacement.	\$34,000
McLaughlin Youth Center-Interior Lighting Upgrade Building C	Replace or upgrade the facility lighting, with the exception of the kitchen lighting, with energy efficient technology.	\$60,000
McLaughlin Youth Center-Replace Interior Lighting Cottages	Replace the interior lighting with new, energy efficient fixtures and/or	\$35,000

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	ballasts.	
McLaughlin Youth Center-Replace Air Handling Units Building C	Replace the two indoor air handling units with two roof mounted air handling units and provide additional ductwork throughout.	\$214,000
McLaughlin Youth Center-Replace Air Handling Units Probation Crawl Space	Replace the existing air handling units with new roof-top units.	\$223,300
McLaughlin Youth Center-Restore Drainage on Cottage Breezeway Roofs Cottage 1-4	Re-direct drainage slopes and scupper heights on the low-slope breezeway roofs on Cottages 1 through 4 is recommended to maintain storm water drainage and minimize the risk of moisture ingress.	\$90,000
TOTAL		\$1,249,300

Each building deficiency for every facility is rated in terms of urgency, fire/life/safety, security, building integrity, and mission efficiency. Together, these criteria are used to prioritize each project. Priorities given are generally followed, but may be changed due to higher emerging needs that may arise throughout the year.