

Anchorage Pioneers' Home Ventilation and Humidification System Emergency Repair and Upgrade **FY2001 Request: \$1,488,100**
Reference No: 32978

AP/AL: Appropriation **Project Type:** Health and Safety
Category: Housing/Social Services
Location: Anchorage Areawide **Contact:** Dan Spencer
House District: Anchorage Areawide (HD 10-26) **Contact Phone:** (907)465-5655
Estimated Project Dates: 07/01/2000 - 06/30/2005

Brief Summary and Statement of Need:

Funding is necessary to provide for emergency replacement, repair, and upgrade relating to the Anchorage Pioneers Home Ventilation/Humidification System. This project is the number one priority of the Pioneers' Homes Advisory Board.

Funding:	<u>FY2001</u>	<u>FY2002</u>	<u>FY2003</u>	<u>FY2004</u>	<u>FY2005</u>	<u>FY2006</u>	<u>Total</u>
AHFC Div	\$1,488,100						\$1,488,100
Total:	\$1,488,100	\$0	\$0	\$0	\$0	\$0	\$1,488,100

<input type="checkbox"/> State Match Required	<input checked="" type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input 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	0
Totals:	0	0

Additional Information / Prior Funding History:

This project has been on the Pioneers' Homes deferred maintenance list for several years, but has now reached the point of total failure, and must be repaired.

Project Description/Justification:

Project: Anchorage Pioneers' Home (APH) Ventilation/Humidification System Upgrades-\$1,488.1

Problem:

The ventilation and humidification systems at the APH are over 20 yrs. old. Components are beyond their useful life. The South bldg. system was originally designed for residential living. Most clients are now less ambulatory and require higher than normal heating temperatures. This contributes to the problem of a lack of adequate fresh air exchanges and proper exhausting of stale air. Living, toilet and bathing spaces cannot be kept odor free. Bldg. temperatures exceed 85 degrees in heavy work areas. Bathing rooms exceed 100 degrees. A 1992 building survey by mechanical engineers found the ventilation system lacking throughout the bldg. and recommended substantial upgrades. Employee complaints of dizziness, nose bleeds, and headaches have been documented that fostered a voluntary investigation of air quality by Department of Environmental Conservation (DEC) in 1999. DEC confirmed a lack of adequate outdoor fresh air supply. The existing humidification system in the South Bldg. is out of service and beyond useful life. The North side does not have a humidification system where most infirm residents reside. Both areas need humidity control to reduce dryness and to provide resident comfort levels. The Ventilation and Humidification systems do not meet air quality codes. Other related air quality problems include: Short circuiting of boiler exhaust gases between boiler stacks and rooms on 2nd floor; Kitchen hood exhaust is ineffective due to improper configuration and exhaust fans are inadequate; The kitchen and laundry areas overheat in summer month and cannot be climate controlled for work comfort; The dishwashing room supply and exhaust system is inadequate and has caused some employee's physicians to issue individual work restrictions in this limited work area, the dishwasher is obsolete and uses excessive hot water and soap products per hour. The oxygen storage room does not have an exhaust fan and ducting, creating a serious life/safety concern.

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Solution:

Engage a mechanical engineer to design upgrades as identified to improve air supply throughout bldg. with attention to fresh air make up tempered to meet comfort needs of residents. Provide for exhaust system that will help reduce excessive air temperatures, control odors including elimination of objectionable cleaning chemical odors. Design upgrades to include renovation of existing humidification system in South bldg. and a new system in North bldg. Relocate boiler flue exhaust stacks to resolve short circuiting of boiler exhaust to rooms. Replace kitchen hood exhaust fans and install new exhaust fan exhaust stack discharged directly through roof as required. Provide additional cooling system in kitchen and laundry areas. Expand existing dishwashing room in adjacent space, provide adequate fresh air supply and exhaust of work area and dishwasher, replace dishwasher with energy and work efficient unit and add proper work lighting. Add exhaust fan and ducting to oxygen storage room.

Benefit:

Provides proper air exchanges and fresh air for health care facility and will eliminate poor working conditions. Eliminates excessive heat rise in resident rooms, work areas, bathing rooms, kitchen and laundry areas, and provides proper comfort ranges for both clients and workers. Provides for odor control and living comfort. Will reduce employee illness and complaint related to air quality and significantly improve environment for residents. Reduces maintenance costs, and eliminates unresolved code violations.

What Are We Buying:

Engineering, design, and construction of ventilation/humidification systems upgrades, supply and exhaust fan replacements and upgrades, duct enlargement and additions, system controls upgrades and additions, balancing of vent/humid. system. Relocation of boiler exhaust stacks. New kitchen hood fans and exhaust fan exhaust stack. New cooling units in kitchen and laundry area. Expand dishwashing room, provide mechanical and electrical utility relocation to meet new dishwasher needs, and new high energy efficient commercial dishwasher. Oxygen storage room exhaust fan and ducting. Reduces employee illness and improves resident living environment. Resolves code violations.