

AHFC Sea View Terrace Renovation (Ketchikan Senior Units)	FY2001 Request:	\$600,000
	Reference No:	32517

AP/AL: Appropriation Category: Housing/Social Services Location: Ketchikan House District: Ketchikan (HD 1) Estimated Project Dates: 07/01/2000 - 06/30/2005	Project Type: Renovation and Remodeling Contact: Les Campbell Contact Phone: (907)330-8356
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Brief Summary and Statement of Need:

Sea View Terrace is a three-story, four-level senior housing facility constructed in 1977. The facility includes 49 one-bedroom units, community room, kitchen, laundry room, management office, maintenance shop, and public restrooms. The facility was built using pre-fabricated modular construction. This request funds the project design, along with related advertising, travel, and administrative costs.

Funding:	FY2001	FY2002	FY2003	FY2004	FY2005	FY2006	Total
AHFC Div	\$600,000	\$3,675,000					\$4,275,000
Total:	\$600,000	\$3,675,000	\$0	\$0	\$0	\$0	\$4,275,000

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

No major interior renovation work has been done in this facility since it was completed. Most of the furnishings, equipment, components, and systems are now worn and at or beyond their useful life. The building exterior was renovated in 1995 and 1997, with a new metal roof and fiber cement siding installed.

Project Description/Justification:

The purpose of this project is for the major renovation of Sea View Terrace units and other site improvements.

The projected outcomes are:

- Complete interior renovation;
- Improved accessibility of the building and units;
- Improved resident living environment;
- Reduced long-term operating costs;
- All kitchen and bathrooms will be remodeled with new appliances and fixtures;
- Increased lighting with energy efficient fixtures for comfort, safety and security; and
- Increased ventilation and heat recovery.

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A professional site assessment was completed for Sea View Terrace in 1998 to address physical condition, 30-year life expectancy, code compliance, Americans with Disabilities Act (ADA), and energy efficiency. The facility was constructed to building standards at the time of construction; however, it does not comply with many current codes, including ADA and State of Alaska Building Energy Efficiency Standards (BEES).

Many of the finishes, furnishings, equipment, and systems are aged. Most of the building components are 21 years old, approaching the end of their useful life, and are not expected to last an additional 30 years. For these reasons, the site assessment recommends Sea View Terrace be upgraded to current codes to ensure its functional use for an additional 30 years. It is far more practical to renovate than to replace based on a replacement cost estimate in excess of \$7 million.

Renovation will include remodeling units and common areas with new interior ceiling, wall, and floor finishes; new exterior doors; new plumbing and electrical fixtures; replacement of boilers and control system; and new appliances and cabinets for kitchens and bathrooms.

Code-related renovation includes: various electrical, mechanical, and fire safety items throughout the facility. ADA compliance for improved access is addressed for unit entry and bathroom access. Energy efficient lighting, vapor retarder and attic insulation, and mechanical system upgrades are addressed to comply with BEES.

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