

Pioneers' Homes Emergency Repairs and Maintenance

FY2002 Request:

\$350,000

Reference No:

34006

AP/AL: Appropriation

Project Type: Deferred Maintenance

Category: Housing/Social Services

Location: Statewide

Contact: Dan Spencer

House District: Statewide (HD 1-40)

Contact Phone: (907)465-5655

Estimated Project Dates: 07/01/2001 - 06/30/2006

Brief Summary and Statement of Need:

This request includes funding for eight fire and life safety projects in the Pioneers Homes.

Funding:	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	Total
AHFC Div	\$250,000						\$250,000
GF/MH	\$100,000						\$100,000
Total:	\$350,000	\$0	\$0	\$0	\$0	\$0	\$350,000

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|---|---|---------------------------------------|--|--|
| <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 checked="" 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

Additional Information / Prior Funding History:

Pioneers' Homes repairs and maintenance funding is an annual budget request. 350,000 of AHFC funding was appropriated in FY2001. For FY2000, 250,000 of GF was appropriated.

Project Description/Justification:

Category #1: Fire & Life Safety: Problems listed in Cat. #1 directly relate to failures in the integrity of emergency, electrical and other building systems which without resolution place residents or staff at risk.

Project: Occupancy Classification Analysis - \$17.6

Problem:

Five Pioneers' Homes were originally built to meet two separate Uniform Building Code Occupancy Classification codes, i.e., Residential (R) and Institutional (I-1.1). Residents of R classifications must be ambulatory, while I-1.1 classifications allow non-ambulatory residents. I occupancy codes are more stringent with regard to occupancy separation from service areas such as commercial kitchens, egress, and building materials use. The Homes have experienced increased numbers of residents who suffer from Alzheimer's Disease and Related Disabilities (ADRD) who now live in R classified areas of the buildings. Approximately 80% of residents suffer from levels of ADRD. The state fire marshal has determined that residents who suffer from ADRD, even though they may be ambulatory, often cannot respond to fire emergencies independently. Therefore, ADRD areas in the Homes that are presently R classified must be upgraded to I-1.1 Occupancy levels. Professional level analysis is required to determine the extent of these impacts and to help the agency prepare plans to meet necessary codes. The state fire marshal has advised ADRD areas must be upgraded or residents removed. There are no other ADRD facilities available in Alaska for them.

Solution:

Engage professional consultant with fire code experience to inspect the Sitka Pioneers' Home (SPH), Anchorage Pioneers' Home (APH), Fairbanks Pioneers' Home (FPH), and Ketchikan Pioneers' Home (KPH) to determine what corrections are necessary to meet I Occupancy Classifications for safety of ADRD residents. Note: Palmer

Pioneers' Home has been inspected and changes made in design to meet codes.

Benefit:

Provides agency with adequate information in project design and planning for existing and future CIP projects to bring the Homes into compliance with building codes. Provides for safety of the ADRD resident who now makes up approximate 80% of the resident population.

What are we buying:

Consultant inspection, analysis, and written design report detailing necessary upgrades at the SPH, APH, FPH, and KPH to meet I-1.1 Occupancy Classification of Uniform Building Code. It is anticipated some changes required will include: corridor separations, wall and flooring material upgrades to meet fire and smoke spread ratings, fire sprinkler upgrades, door upgrades, etc. to meet I-1.1 Occupancy codes.

Prior Year Funding: No

Project: Sitka Pioneers' Home (SPH) Boiler Reseal - \$25.0

Problem:

The hot water heating boilers were replaced in early 1980's. Both boilers are cast iron sectional boilers and are leaking between sections at gasket locations. If the boilers are allowed to continue leaking, eventually damage to cast iron sections will occur resulting in costly replacement of not only gaskets but also cast iron sections of the boilers. The problem places residents at risk in the event boilers fail in cold weather conditions.

Solution:

Engage heating contractor to disassemble both boilers in turn, inspect cast iron sections for cracks or wearing at leak points, replace if necessary, install new seals, and reassemble units.

Benefit:

Will ensure leaking seals in boilers are not allowed to cause further problems with boiler sections due to erosion and weakening of materials. Planned repairs in summer months allow facility to conduct repairs without risk to residents and loss of heat in winter if an emergency develops requiring a complete boiler shutdown for repairs in winter.

What are we buying:

Heating contractor to repair leaking between cast iron sections of two hot water heating boilers. New seals and 2 sections.

Prior Year Funding: No

Project: Ketchikan Pioneers' Home (KPH) Exterior Entry Door Upgrade - \$22.0

Problem:

The main entry to the KPH has two sets of heavy exterior doors that cannot be opened by someone who is infirm. Many residents use walkers or wheelchairs to enter and exit their home and are unable to do so without danger of being hit or pinned by the heavy doors. Limited staffing reduces the Home's ability to lend assistance. A large grate inside the arctic entry catches wheelchair wheels and walkers causing falls placing residents at further risk of harm. This problem exists at the 2nd floor exit doors to the resident's outdoor activity area.

Solution:

Provide and install automatic door openers/closures at the main building entry and at the 2nd floor exit to activity area. Remove floor grate at main entry, backfill and level floor, refinish.

Benefit:

Allows residents freedom to enter their home independently and safely. Removes risk of injury from heavy swinging doors and falls due to floor grate. Enhances public image of the Home's ability to meet the needs of the majority of its clients.

What are we buying:

Automatic door openers/closures for main entry, related materials and installation at main entry (4 single doors) and at 2nd floor exit (2 single doors). Removal of floor grate in arctic entry, gravel backfill and concrete to level floor, outdoor carpet to refinish arctic entry.

Prior Year Funding: No

Project: Ketchikan Pioneers' Home Kitchen Wall Coverings - \$12.0

Problem:

The commercial kitchen walls can no longer be properly cleaned due to failure of original epoxy paint. Grease and other contamination cannot be cleaned from wall surfaces. This results in an unacceptable condition in the food preparation area and leads to bacteria growth. The Home is unable to produce foods in a safe manner. DEC has sited the facility and requires either the walls be refinished or covered with new wall materials. The epoxy paint cannot be removed, or resurfaced and repainted without completely shutting down the kitchen at great cost, i.e., would require a temporary kitchen be located at the Home. DEC is monitoring completion of this deficiency.

Solution:

Purchase and install washable high impact plastic/fiberglass wall panels throughout food preparation area.

Benefit:

Eliminates existing wall conditions and provides for cleanable surfaces that can be properly disinfected and maintained. Ensures food preparation area will be safe for food production and minimizes food contamination and ensures safe delivery to resident population. Resolves problem at least cost to the State since a temporary kitchen would not be required during construction work. Resolves DEC deficiency.

What are we buying:

New plastic/fiberglass wall panels, prepare walls to accept new panels, install throughout food preparation areas, including behind sinks and equipment.

Prior Year Funding: No

Project: Palmer Pioneers' Home (PPH) Main Entry Door Upgrade - \$29.0

Problem:

The main entry to the PPH has two sets of heavy exterior doors that cannot be opened by someone who is infirm. Door thresholds are too high to allow wheelchairs to traverse them without tipping wheelchairs. Many residents use walkers or wheelchairs to enter and exit their home and are unable to do so without danger of being hit or pinned by the heavy doors. Limited staffing reduces the Home's ability to lend assistance.

Solution:

Provide and install sliding / recessed automatic doors at the main building entry. Note: sliding doors required due to high winds in winter rather than plain automatic opener/closures. Replace existing high thresholds with lower thresholds.

Benefit:

Allows residents freedom to enter their home independently and safely. Removes risk of injury from heavy swinging doors and falls due to high thresholds. Enhances public image of the Home's ability to meet the needs of the majority of its clients.

What are we buying:

Sliding/recessed doors with electronic openers/closures for main entry, related materials and installation at main entry doors (4 single doors). Removal of existing thresholds and replace with low profile thresholds. Outdoor carpet to refinish arctic entry.

Prior Year Funding: No

Project: Juneau Pioneers' Home (JPH) Fire Alarm Upgrades - \$128.5

Problem:

The building fire alarm system lacks adequate detectors, horns, strobes, and proper locations to ensure residents

and staff are alerted to fire or smoke in living and service areas; fire panel annunciators do not clearly identify fire/smoke locations to enable proper and timely response. Places residents and staff at risk to fire danger and inability to respond to fire promptly enough to extinguish or evacuate building without undo risk to all.

Solution:

Upgrade fire alarm system with necessary detectors, horns, and strobes in proper locations; replace existing annunciators with readable units.

Benefit:

Ensures staff and residents respond to fire/smoke promptly and are able to either extinguish fire timely before it would spread or enable staff to evacuate the building if necessary in timely manner. If smoke is allowed to accumulate without detection the chance of safe evacuation is reduced due to frailty of residents.

What are we buying:

Engineering and design, detectors, audio alarms and horns, visual alarms, and graphic annunciators, installation.

Prior Year Funding:

Yes, \$88.3 was appropriated in FY99. However, due to emergency repairs necessary at the Fairbanks Pioneers' Home (FPH) for the replacement of their boilers and heating system the JPH funding had to be transferred to the FPH project.

Project: Juneau Pioneers' Home (JPH) Emergency Lighting - \$42.6

Problem:

The emergency lighting system does not provide minimum illumination levels at all locations creating unacceptable safety risk during power failures. Residents are placed at risk of harm due to falls from tripping and confusion in dark areas.

Solution:

Provide and install additional battery operated emergency lighting units.

Benefit:

Ensures exiting paths and essential areas are lighted during evacuations or internal life safety procedures during power failure. Reduces risk of resident falls and injury.

What are we buying:

Purchase and install 20 new battery operated emergency light units including associated electrical wiring for battery recharging.

Prior Year Funding: No

Project: Ketchikan Pioneers' Home Fire Alarm Upgrades - \$73.3

Problem:

Fire exiting signage is inadequate; fire alarm pulls are mounted to high for access, facility has limited fire-signaling devices. These conditions reduce ability of residents and staff to report or respond to fire placing them at risk and delay in extinguishing a fire rapidly or evacuating the building promptly if necessary.

Solution:

Add proper exit signage, lower fire alarm pull stations, add additional smoke and heat detectors.

Benefit:

Provides fire exit identification, accessible fire alarm pull stations to announce fires, and facility fire and smoke alarm coverage in storage and work areas, thereby, reducing life-threatening risk of harm to residents and staff.

What are we buying:

Engineering and design exit signage; labor for lowering fire pull stations; and fire and smoke detectors and installation.

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FY2002 Request: \$350,000
Reference No: 34006

Prior Year Funding: No