

AHFC Chugach View Renovation - Phase 2 (Anchorage Senior Units)

FY2002 Request: \$4,697,000
Reference No: 32515

AP/AL: Appropriation

Project Type: Renewal and Replacement

Category: Housing/Social Services

Location: Anchorage Areawide

Contact: Les Campbell

House District: Anchorage Areawide (HD 10-26)

Contact Phone: (907)330-8356

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

Brief Summary and Statement of Need:

Chugach View Renovation - Phase 2 (Anchorage) utilizes Corporate (AHFC) and Federal funds for Phase II of the major renovation of Chugach View. (Phase 1 was funded for FY2000.) Chugach View is a 120 unit low-income senior housing complex across from the senior center in Anchorage. Phase II will fund interior renovations to all kitchens and bathrooms, and install new appliances and fixtures. In addition, ventilation and heat recovery systems will be installed, lighting will be improved, and accessibility features added.

Funding:	FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	Total
AHFC Div	\$2,697,000						\$2,697,000
Fed Rcpts	\$2,000,000						\$2,000,000
Total:	\$4,697,000	\$0	\$0	\$0	\$0	\$0	\$4,697,000

<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:

FY2001- \$2,000,000 Fed, \$2,000,000 Corporate Bond; No major interior renovation work has been done in this facility since it was constructed. The exterior siding was replaced with metal lap siding in 1990. Most of the furnishings, equipment, components, and systems are now worn and are at or beyond their useful life.

Project Description/Justification:

The purpose of this project is to fund the major renovation, including building improvements, and to ensure code compliance for 120 senior housing units in Chugach View.

The projected outcomes are:

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

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Chugach View is a three-story, senior housing facility constructed in 1977. The building consists of 120 one-bedroom units divided into four 30-unit bays, situated around common corridors with common resident areas and laundry rooms on each of the three floors. The first floor has a large community room, kitchen, waiting room, office and shop area. The second and third floors have open community areas. The facility was built using wood frame construction.

No major interior renovation work has been done in this facility since it was constructed. The exterior siding was replaced with metal lap siding in 1990. Most of the furnishings, equipment, components, and systems are now worn and in need of replacement.

In 1998, a professional site assessment was completed for Chugach View which addressed code compliance, 30-year life expectancy, physical condition, hazardous material abatement, and energy efficiency. It was found that Chugach View does not fully comply with the current Uniform Building Code (UBC) or the current State of Alaska Building Energy Efficiency Standards (BEES). Most of the building components, finishes, equipment, and systems are 23 years old, worn and approaching the end of their useful life. For these reasons, the site assessment recommended that Chugach View undergo a major renovation to ensure its functional use for an additional 30 years. When compared to an estimated replacement cost of over \$11 million, renovation is the more cost-effective option.

This request represents Phase II of a two-phase modernization effort for Chugach View. Phase I renovation funding was approved in FY2001 to complete the total project design and fund selected code compliance, common area, and building exterior work. The Phase II request funds interior renovation work, which includes repair/repainting of walls and ceiling; new carpet/vinyl flooring; replacement of all unit swing doors; and remodeling unit kitchens and bathrooms. Also included are the replacement of common area and individual units' light fixtures; and mechanical upgrades to boiler systems, baseboard heating, common area ventilation, and the domestic hot water system.

Code compliance and energy work will be funded in both Phase I and II, as required. This type of work includes elevator upgrades; facility-wide fire/smoke penetration repairs; sprinkler system upgrades. Environmental work includes removal of asbestos-containing materials and lead-based paint abatement. Energy work includes building-wide insulation upgrades and air penetration sealing. ADA compliance is addressed with new handicapped ramps, replacement of interior/exterior doors and hardware, and remodeling of unit and common area bathrooms and kitchens for required accessibility under ADA.