

AHFC Glacier View Renovation**FY2003 Request: \$1,860,000****Reference No: 36609****AP/AL:** Allocation**Project Type:** Renovation and Remodeling**Category:** Housing/Social Services**Location:** Seward**Contact:** Les Campbell**House District:** Seward, Soldotna (HD 8)**Contact Phone:** (907)330-8356**Estimated Project Dates:** 07/01/2002 - 06/30/2007**Appropriation:** AHFC Public Housing Division Construction Program**Brief Summary and Statement of Need:**

Glacier View Renovation utilizes Corporate Bond Proceeds to support the design and renovation of 30 units at Glacier View in Seward. The funds requested for this work will cover total renovation design, as well as all of the renovation work. The work will include bathroom and kitchen renovation, common area and unit painting, upgrades to the electrical service, installation of an emergency generator and transfer switch, and improved ventilation.

Funding:	FY2003	FY2004	FY2005	FY2006	FY2007	FY2008	Total
AHFC Bonds	\$1,860,000						\$1,860,000
Total:	\$1,860,000	\$0	\$0	\$0	\$0	\$0	\$1,860,000

<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	
Totals:	0	0

Additional Information / Prior Funding History:**Project Description/Justification:**

The purpose of this program is to renovate 30 Senior housing units in Seward.

The projected outcomes are:

- Complete interior renovation;
- Improved accessibility of the building and apartments;
- Improved resident living environment;
- Reduced long-term operating costs;
- All kitchens and bathrooms will be remodeled with new appliances and fixtures;
- Increased lighting with energy efficient fixtures for comfort, safety & security;
- Upgrades to fire protection.

No major interior renovation work has been done in this facility since it was constructed. The windows were replaced in 2000 and the roof is being replaced in 2001. Most of the furnishings, equipment, components, and systems are now worn and at or beyond their useful lives.

In 1996, a professional site assessment was completed for Glacier View which addressed code compliance, 30-year life expectancy, physical condition, hazardous material abatement, and energy efficiency. Glacier View does not fully comply with the current Uniform Building Code (UBC) or the current State of Alaska Building Energy Efficiency Standards (BEES).

Many of the finishes, equipment, and systems are aged. Most of the building components are over 22 years old, worn, approaching the end of their useful lives, and are not expected to last an additional 30 years. For these reasons, the site assessment recommended that Glacier View be upgraded to current codes to ensure its functional use for an additional 30 years. When compared to an estimated replacement cost of over \$4 million, renovation is the more cost-effective option.

The funds requested for this work cover total renovation design, as well as all the renovation work. The work will include bathroom and kitchen renovation, common area and unit painting, upgrades to the electrical service, installation of an emergency generator and transfer switch, and improved ventilation.

Energy upgrades include new lighting, low-flow toilets and showers, and air sealing. Environmental work includes removal of asbestos-containing material in the flooring and caulking. Code-related renovation includes installation of sprinkler equipment, installation of rated doors, and upgrades to fire rating requirements. ADA compliance is addressed with the provision of accessible lavatories, parking upgrades and additional signage.

Upgrades to the existing common area lighting will greatly enhance those areas and provide for increased resident safety. Replacement of outdated appliances and fixtures in the bathrooms and kitchens will provide residents with modern and efficient equipment for their day-to-day use.