

**Juneau Public Health Center Heating and Ventilation  
Upgrades - Phase 2**

**FY2004 Request: \$789,257  
Reference No: 32451**

**AP/AL:** Appropriation **Project Type:** Deferred Maintenance  
**Category:** Health/Human Services  
**Location:** Juneau (Juneau/Downtown/Douglas) **Contact:** Larry Streuber  
**House District:** Juneau/Downtown/Douglas (HD 3) **Contact Phone:** (907)465-1870  
**Estimated Project Dates:** 07/01/2003 - 06/30/2008

**Brief Summary and Statement of Need:**

This facility has no ventilation system and the heating system is on the verge of failure. The legislature provided funds in FY2002 for the design of a new heating and ventilation system. A detailed evaluation conducted by Southeast Energy Consulting found that the heating and ventilation system at the Juneau Public Health Center is out of compliance with the 1991 and 1994 Uniform Building Code requirements. This request would provide funding to replace the current heating system and to provide a new ventilation system.

| <b>Funding:</b> | <b>FY2004</b>    | <b>FY2005</b> | <b>FY2006</b> | <b>FY2007</b> | <b>FY2008</b> | <b>FY2009</b> | <b>Total</b>     |
|-----------------|------------------|---------------|---------------|---------------|---------------|---------------|------------------|
| Fed Rcpts       | \$142,066        |               |               |               |               |               | \$142,066        |
| G/F Match       | \$647,191        |               |               |               |               |               | \$647,191        |
| <b>Total:</b>   | <b>\$789,257</b> | <b>\$0</b>    | <b>\$0</b>    | <b>\$0</b>    | <b>\$0</b>    | <b>\$0</b>    | <b>\$789,257</b> |

|  |   |                                       |   |                                   |
|--|---|---------------------------------------|---|-----------------------------------|
| <input checked="" type="checkbox"/> State Match Required | <input type="checkbox"/> One-Time Project | <input type="checkbox"/> Phased - new | <input checked="" type="checkbox"/> Phased - underway | <input type="checkbox"/> On-Going |
| 83% = 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            |
| <b>Totals:</b>       | <b>0</b>      | <b>0</b>     |

**Additional Information / Prior Funding History:**

CH135/SLA00/P14/L23 \$107.3 AHFC and \$24.4 Federal  
 CH61/SLA01/P19/14 \$73.8 GF and \$16.2 Federal

**Project Description/Justification:**

A detailed evaluation and plan conducted by Southeast Energy Consulting found that the heating and ventilation system (HV) at the Juneau Public Health Center (JPHC) is out of compliance with the 1991 and 1994 Uniform Building Code requirements. This evaluation found that the HV system at the JPHC is incapable of providing adequate thermal comfort and indoor air quality, and must be replaced.

There have been consistent problems with the HV system since the facility was purchased by the state in 1991. The current system was initially designed for two clinic areas on the upper level and two proposed suites on the lower level, using four zones with heat pump technology. This system is not adequate for the increased occupant load and separate room layout required of the health center and is failing. In an effort to improve the ventilation and heating, operable windows were installed on both floors and supplemental electric baseboard heating units were installed on the lower floor. The electric heaters have increased heating capacity and thermal comfort in the exterior rooms on the lower level at increased operating cost and serve only as a temporary solution to overall facility heating problems. The design for the new system will be complete by August of 2003, and the construction portion of the project will be ready to bid by September of 2003.

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The HV problems have been analyzed completely and replacement of the heating system is the only viable solution. There is no alternative. The construction of this project cannot be phased. If there is not adequate heating and ventilation, clinical services to patients may be curtailed. The temporary fixes are costly and only partially address the lack of heating and ventilation. Heating and adequate ventilation are essential for a health facility to provide clinical services for the public.

The overall condition, appearance and function of the JPHC is good and it serves the public well. Resolution of the HV problem is an essential maintenance issue to insure the health and safety of patients and nursing personnel at the JPHC. The department has exhausted all intermediate repairs to keep the existing system functioning. There is an immediate and compelling need for the State of Alaska to fix this problem.

The following photograph shows the air-to-air heat pumps that are the primary heat source for the health center. The two covered in snow are non-operational and the two that are working are marginal at best. When the temperature drops below 30 degrees Fahrenheit, the supplemental electrical heaters must be activated, substantially increasing the heating costs for the facility.

