

Pioneers' Homes Deferred Maintenance, Renewal and Repair

FY2004 Request: \$1,000,000
Reference No: 37934

AP/AL: Appropriation **Project Type:** Deferred Maintenance
Category: Housing/Social Services
Location: Statewide **Contact:** Larry Streuber
House District: Statewide (HD 1-40) **Contact Phone:** (907)465-1870
Estimated Project Dates: 07/01/2003 - 06/30/2008

Brief Summary and Statement of Need:

Funding is requested for Fire and Life Safety problems and for deferred maintenance and structural repairs of Pioneers' Homes throughout the state. All projects listed in this request are considered Category 1. Category 1 issues relate to Fire and Life Safety and other integrity of emergency, electrical, and other building systems that without resolution place residents and staff at risk of harm.

Funding:	FY2004	FY2005	FY2006	FY2007	FY2008	FY2009	Total
Gen Fund	\$1,000,000						\$1,000,000
Total:	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000

<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 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:

This is the first year of the project.

Project Description/Justification:

The Department will be operating and maintaining the six Pioneers' Homes throughout the state beginning July 1st, 2003. Locations include Ketchikan, Sitka, Juneau, Anchorage, Palmer, and Fairbanks. This request is for the highest priority needs only. The projects listed below need to be addressed in order to keep these homes operating safely, without placing staff and residents in harm. Many of these homes are old and were not built with the necessary electrical, fire alarm, and fire suppression systems. These systems must be upgraded.

All project listed are considered Category 1. These projects directly relate to failures in the integrity of emergency, electrical and other building systems that without resolution place residents or staff at risk.

Ketchikan Pioneers' Home

Design and Engineering for Structural Modifications Phase 1 - \$176.1

Problem:

An earlier building condition survey by an engineering firm at the Ketchikan Pioneers' Home (KPH) determined that there appeared to be serious building structural deficiencies and advised further analysis. A budget was approved for the analysis and Peters Stephan & Associates Architects concluded that there are serious structural deficiencies related to the lateral load system. When the three-story building was built in 1981 it was designed to meet the 1976 Uniform Building Code (UBC). However, neither the 1979 UBC nor the 2000 International Building Code (IBC) recognizes the roof diaphragm over the three-story portion of the building for either wind or seismic forces. There is inadequate bracing in the attic spaces. In addition, the building improperly utilizes gypsum sheathed metal studs as shear walls to transfer lateral loads from the floor and roof diaphragms to the foundation. They also found the 2nd and 3rd floor 24 gauge metal decking

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does not have adequate shear transfer capacity. They reported the three-story portion of the building is essentially devoid of a current code approved lateral load system. While the building is deemed safe for occupancy, there is serious concern in the event of high winds fairly common in Southeast Alaska and earthquakes. The building would not meet minimum Federal Emergency Management Agency safety criteria. The risk is increased because residents are predominantly non-ambulatory and unable to move from the building in such an emergency.

Solution:

Procure design and engineering services to upgrade the building's lateral load system to conform to applicable building codes to include. Project will include removing metal roofing, plywood and gypsum sheathing and install metal strap bracing to the top flange of the roof joists and install new sheathing and roofing; construct new shear walls and braced frames at selected locations throughout interior of building; create a shear transfer mechanism between the foundation and floor slabs and framing; provide lateral support by installing continuous framing perpendicular to the roof joists along the top cord and add blocking at supports; and attach the roof diaphragm to perimeter framing members above the dining area with field-welded gussets.

Benefit:

Resolves serious risk of building or portions of building collapse during high winds or a significant seismic event that would undoubtedly result in injuries and fatalities.

What we are buying:

Phase 1 of this project is for design and engineering services only. A professional architect firm will be selected through a competitive process to design and engineer the project. The architect will be responsible for preparing bid-ready documents and will be responsible for performing on-site inspections when the construction phase of the project occurs.

**Palmer Pioneers' Home
Main Entry Door Upgrade - \$30.0**

Problem:

The main entry to the Palmer Pioneers' Home (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. It has been proven that due to high winds in winter, sliding doors are required and operate more reliably than standard 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 we are buying:

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

Prior Year Funding: Yes. (Note: Funding required to complete APH Ventilation Project)

**Anchorage Pioneers' Home
Fire Alarm System Renovation - \$597.8**

Problem:

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During the 2001 building survey for the Anchorage Pioneers' Home (APH) Ventilation Project, MBA Consulting Engineers found the existing fire alarm system for both the south and north buildings were obsolete and that the detection coverage is not in accordance with National Fire Protection Association 72 (NFPA) requirements. The existing system is an old, hard-wired zone type system that experiences numerous faulty alarms and is no longer reliable. In addition, with a high percentage of residents that become easily confused and disoriented, there is a safety concern with using a zone system. More immediate and focused response by staff can be made with an addressable fire alarm system. The existing fire alarm panels are overloaded and cannot accept additional and necessary fire alarm devices.

Solution:

Replace the obsolete, hard-wired fire alarm system in both the south and north buildings with a new addressable fire alarm system including the addition of adequate detection devices in unprotected areas.

Benefit:

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

What we are buying:

Provides design and construction for a fully addressable fire alarm system with graphic annunciators, detectors, audio horns, visual alarms, extends fire detection devices to unprotected areas and provides interfaces with other alarm systems. DOT project administration is also included.

Prior Year Funding: No

Juneau Pioneers' Home

Fire Alarm and Emergency Lighting Upgrades - \$153.1

Problem:

The building's fire alarm system is a zone system that only identifies smoke or fire in a large group of rooms rather than being able to specifically locate the fire for immediate response. The 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 the building without undo risk to all. The emergency lighting system does not provide the minimum necessary 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:

Upgrade fire alarm system with a new addressable fire alarm system, necessary detectors, horns, and strobes in proper locations; replace existing annunciators with readable units. Provide and install additional battery operated emergency lighting units.

Benefit:

Ensures staff and residents respond to fire and 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 immediate detection and location, the chance of safe evacuation is reduced due to frailty of residents. Ensures exiting paths and essential areas are illuminated during evacuations and that internal life safety procedures can be performed during power failure. Reduces risk of resident falls and injury.

What we are buying:

Engineering, design and construction for a new addressable fire alarm system, detectors, audio alarms and horns, visual alarms, and graphic annunciators, installation. Purchase and install 20 new battery operated emergency light units including associated electrical wiring for battery recharging. DOT project administration is also included.

Prior Year Funding: Yes. Fire Alarm upgrades were funded in FY99 at \$88.3. However, due to emergency repairs necessary at the Fairbanks Pioneers' Home (FPH) for the replacement of their boilers and heating system the Juneau Pioneers' Home funding had to be transferred to the FPH project. Emergency lighting has not been funded in the past.

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**Anchorage Pioneers' Home
Wireless Emergency Call System Installation - \$43.0**

Problem:

The Anchorage Pioneer's Home (APH) north building emergency call system is obsolete and frequently fails to receive emergency calls from residents. There are false calls that do not originate from call bell cords from residents. This causes confusion and disruption in staff in efforts to provide care. Excessive maintenance time is spent in keeping the old, obsolete call system operational. Parts are no longer readily available. Because the emergency call system is unreliable, there is fear that staff may not receive serious emergency calls from residents.

Solution:

Procure a new wireless emergency call system like the one recently installed in the South building Demolish the obsolete call system.

Benefits:

A new wireless emergency call system is the most economical replacement for the obsolete hardwired nurse call system. The new system will eliminate false signals and ensure emergency calls from residents are properly transmitted to staff for immediate response. Residents and family members will feel more confident in our ability to meet resident needs in a responsive manner. Maintenance expense will be reduced and their time better directed toward other important preventative maintenance in the building.

What we are buying:

Purchase new wireless emergency call system components to include: Central Processing Unit, pendant transmitters (personally worn emergency call devices), signal transmitters, repeaters, and receivers, bath room and service room wall mounted emergency transmitters; and, installation of components. Demolish obsolete hardwired call system.

Prior Year Funding: No