

AHFC Birch Park Window Replacement**FY2006 Request: \$1,323,000****Reference No: 40069****AP/AL:** Appropriation**Project Type:** Health and Safety**Category:** Housing/Social Services**Location:** Fairbanks (City of Fairbanks)**Contact:** Les Campbell**House District:** City of Fairbanks (HD 9)**Contact Phone:** (907)330-8356**Estimated Project Dates:** 07/01/2005 - 06/30/2010**Brief Summary and Statement of Need:**

This project utilizes Corporate (AHFC) funds to replace all the windows at Birch Park I and Birch Park II in Fairbanks. Replacement of these windows will reduce energy loss and increase comfort for the residents. These windows need to be replaced to maintain the structural integrity of the buildings. The new windows will be commercial grade with standardized hardware. This project will lower routine maintenance cost and provide for health and safety issues, i.e. fire egress and security.

Funding:	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011	Total
AHFC Div	\$1,323,000						\$1,323,000
Total:	\$1,323,000	\$0	\$0	\$0	\$0	\$0	\$1,323,000

<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	0
Totals:	0	0

Additional Information / Prior Funding History:

New Project.

Project Description/Justification:

The purpose of this project is to replace all the windows in Birch Park I and Birch Park II in Fairbanks.

The projected outcomes are to:

- ? Replace old windows with new;
- ? Reduce energy loss;
- ? Increase resident comfort;
- ? Maintain structural integrity of buildings;
- ? Install commercial grade windows with standardized hardware;
- ? Lower maintenance costs;
- ? Address health and safety issues i.e. fire egress and security.

Program Description:

Birch Park I and II are located in Fairbanks, consisting of 75 units. These units were built in 1993 and 1994. The existing windows were installed at original construction and are approximately 10 years old. At the time of installation, AHFC was not utilizing a commercial grade window in new construction or a standardized window specification. The window frames were manufactured to accept a specific hardware only, not an industry-wide standardized hardware. The company that supplied the hardware for the Mercer windows has since gone out of business and AHFC is unable to obtain hardware that fits the windows.

Currently, AHFC is unable to make repairs to the existing window hardware or to replace worn or broken hardware. In

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addition, the existing worn and broken hardware is causing damage to some of the existing frames. This results in windows that do not close or seal properly. The building is exposed to damage from rain and snow that leaks through the windows. Utility costs are escalating due to inadvertent heat loss from leakage around the windows.

The windows need to be replaced with windows meeting AHFC's current window specification insuring that a high quality commercial grade window will be utilized and that standardized hardware will be available. If the windows do not close properly, then security is compromised. If the windows do not open properly, then fire egress is a factor.

The expected outcome of this project is to remove the old windows from each unit and provide new energy efficient windows, which will meet AHFC's specifications and will be maintained with standardized hardware. This will result in reduced maintenance costs, increased resident comfort and reduced utility costs.