

**AHFC Loussac Manor Renovation and Replacement****FY2008 Request: \$2,336,000****Reference No: 43076****AP/AL:** Appropriation**Project Type:** Renewal and Replacement**Category:** Housing/Social Services**Location:** Anchorage (Downtown/Rogers Park)**Contact:** Les Campbell**House District:** Downtown/Rogers Park**Contact Phone:** (907)330-8356**Estimated Project Dates:** 07/01/2007 - 06/30/2012**Brief Summary and Statement of Need:**

Corporate (AHFC) funds to begin the first phase of renovation which will include the replacement of the water and sewer infrastructure of the entire project. Roads and sidewalks would be replaced only if disturbed. Subsequent funding requests would be to replace housing units; however, this request could be considered stand-alone because the site work would be completed as a single project.

<b>Funding:</b>	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	Total
AHFC Div	\$2,336,000	\$2,336,000	\$2,336,000	\$2,336,000			\$9,344,000
<b>Total:</b>	\$2,336,000	\$2,336,000	\$2,336,000	\$2,336,000	\$0	\$0	\$9,344,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input checked="" 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
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Additional Information / Prior Funding History:**

This a new project.

**Project Description/Justification:**

**The purpose of this project** is to provide to begin the first phase of renovation which will include the replacement of the water and sewer infrastructure of the entire project.

**The projected outcomes are to:**

- Replace old housing stock that has exceeded its useful life span;
- Reduce operating and maintenance costs;
- Reduce energy expenditures through increased energy efficiency;
- Improve tenant comfort and safety;
- Reduce liability associated with life safety issues;
- Increase rentability of units; and
- Protect existing structures.

Loussac Manor Renovation – Phase I – utilizes Corporate (AHFC) funds to begin the first phase of renovation which will include the replacement of the water and sewer infrastructure of the entire project. Roads and sidewalks would be replaced only if disturbed. Subsequent funding requests would be to replace housing units; however, this request could be considered stand-alone because the site work would be completed as a single project.

**Funding History:**

This is a new project.

**Program Description:**

Loussac Manor Housing complex is located between A and C Streets in Anchorage Alaska. The complex was constructed  
 State of Alaska Capital Project Summary  
 FY2008 Governor Amended  
 2/28/07 3:05:44 PM

Department of Revenue  
Reference No: 43076

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in 1965 and consists of 21 multiplex buildings, a child care center, a community building and a maintenance shop that was constructed in 1999. Residential buildings consist of 1-5 units and range from 2 to 5 bedrooms.

A professional site assessment conducted by USKH in 2001 identified several areas of concern within the building systems and structure. These areas need to be addressed prior to major system and/or structural failure. This site assessment did not look at the utility infrastructure of the site.

A Municipality of Anchorage water main break in the winter of 2005 also revealed serious and probable damage to the utility lines serving the buildings based on age. Of immediate concern is the deterioration of the sewer lines. Repairs to the building required due to the flood damage also revealed the building structure may be in worse condition than previously indicated.

This request is for the first of four phases to address these concerns and will replace the utility infrastructure and renovate buildings on a case by case basis. AHFC is currently updating the site assessment through a contract with Dean Design. Phase I will focus on replacement of the utility infrastructure and design of the follow-on phases based on the updated site assessment by Dean Design. Following phases will focus on building renovation or replacement as identified by the updated site assessment.

Failure to address the utility infrastructure in the near future can result in loss of service to the entire site and cause costly relocation and site clean-up.