

AVTEC Deferred Maintenance

FY2009 Request: \$5,386,000

Reference No: 45493

AP/AL: Appropriation

Project Type: Deferred Maintenance

Category: Education

Location: Seward

Contact: Fred Esposito

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Estimated Project Dates: 07/01/2008 - 06/30/2011

Brief Summary and Statement of Need:

So far in FY08, AVTEC's Cafeteria is serving approximately 231 meals per day which is a 23% increase from last year. Upgrading the Cafeteria's equipment and ventilation hood is needed to meet the current volume and sanitation requirements. The upgrades would include replacing walk-in refrigerators/freezers, the ventilation hood, ceiling tiles, and enlarge/renovate the dishwashing room. AVTEC's 3rd Ave Dorm which houses up to 110 students is over 30 years old and needs upgrading to correct code deficiencies and improve living conditions for students. Acceptable dormitories are critical to attracting and retaining students and will result in more students being trained and placed into employment.

Funding:	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	Total
ASLC Bonds	\$1,486,000						\$1,486,000
Gen Fund	\$3,900,000						\$3,900,000
Total:	\$5,386,000	\$0	\$0	\$0	\$0	\$0	\$5,386,000

<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:	5,386,000	0
Ongoing Operating:	0	0
One-Time Startup:	0	
Totals:	5,386,000	0

Additional Information / Prior Funding History:

AVTEC received Deferred Maintenance funding of \$1,418.5 (AHFC Bonds) in FY05, \$1,250.0 (GF) in FY06, \$2,500.0 (GF) in FY07, and \$1,503.0 (GF) in FY08. Projects funded include replacement of the Student Services Center (SSC) roof, boilers, and hot water heaters, First Lake facility (FLF) sidewalk, front steps, and windows, Physical Plant Tech boiler/fuel tank; repairs to the SSC siding, Cafeteria HVAC, Simulator HVAC, FLF exterior painting with asbestos abatement; and construction of a Pipe Welding Shop.

Project Description/Justification:

AVTEC has two high priority deferred maintenance projects. The first priority is upgrades for the school's Cafeteria and the second is for upgrades and remodeling of the 3rd Ave Dorm. Based on estimates provided by Bezek, Durst, Seiser Architects, the construction cost to complete the renovation, mechanical and food storage appliance upgrades needed in the Cafeteria is \$1,220,000. Their estimate for the renovation for the 3rd Ave Dorm is \$3,900,000. The \$266,000 balance of funds in this request will be available for contingencies to ensure full completion of these projects. Any remainder after completion of both projects would be used to address other deferred maintenance

needs at the AVTEC campus. AVTEC's maintenance staff skills are varied and can complete some of the upgrades without having to contract out all parts of these projects. Use of the maintenance staff results in a cost savings.

Cafeteria:

AVTEC's Cafeteria was built in 1976 and has been in operation for 31 years. In recent years, the Cafeteria has been serving 50,000-60,000 meals per year. This volume of service requires extensive use of the walk-in refrigerators and freezers. AVTEC has four freezers (three downstairs and one upstairs), two walk-in refrigerators (one for general use and one for dairy), and one reach-in refrigerator. These appliances were installed when the Cafeteria was built and must be monitored carefully as they are often in need of repair. Parts to repair these appliances are becoming hard to obtain. AVTEC currently averages a minimum of two maintenance work orders per week to repair the coolers. In some instances, food products had to be disposed of because recommended safe temperatures had been exceeded. New freezers and refrigerators are more energy efficient and would reduce the amount of time the maintenance staff spend on keeping them operational.

The Cafeteria's main ventilation hood system has vents that are riveted together and set at odd angles. The riveting and angles of the venting system make it difficult to clean thoroughly and can create sanitation issues above the cooking surfaces. The hood vents need to be replaced with vents that are welded (instead of riveted) and have smooth bends or curves for proper cleaning.

The ceiling tiles in the Cafeteria are mostly original to its construction. To meet the current standards for sanitation and seismic activity, the old ceiling tiles and supports must be replaced with those designed specifically for kitchens.

The dishroom is small and as old as the Cafeteria. The dishroom needs to be enlarged to meet the current volume and to provide adequate ingress and egress for student traffic. Students bus their own utensils and trays. They enter and exit the dishroom through a single doorway and the dishroom only has space to accommodate two students at any one time. This is slow and inefficient for students that must get to class after breakfast and lunch. Coverings on the floor and walls are deteriorating and delaminating from the constant humidity. The renovation would include replacing the subfloor and coverings on the floor and walls for proper sanitation.

3rd Ave Dorm:

In 2001, AVTEC conducted a thorough architectural and engineering inspection of all facilities that resulted in a facility audit report with findings and recommendations. The report recommended upgrading the 30-year-old dormitory to correct code deficiencies and improve living conditions for AVTEC students. According to the engineering firm of Peratrovich, Nottingham, and Drage; "This dormitory was inexpensively constructed over 30 years ago and is poorly insulated, drafty, noisy, has low ceilings with exposed piping, a heating system needing replacement, thermostats that are not working, and windows that leak, stairways that are too narrow for proper egress, no ADA accessible rooms or bathrooms, worn carpeting, ceiling tiles and grid, one hour doors damaged and in need of replacing, a worn and leaking roof, plumbing piping (waste and domestic water located in the crawl space) is leaking and in poor condition, without adequate support and lacking insulation, and plastic dryer vent ducting beyond maximum length and number of 90 degree elbows".

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The dormitory is a two-story wood-framed structure with pitched wood roof trusses, 2x wood framed floors with crawl space, and concrete block foundation walls with concrete strip footings. It has 110 beds, a day care center, laundry rooms, a TV/game room, dorm attendant offices, janitor closets, and bathrooms. The building was constructed in three phases from 1974 – 1979 by students in the building trades program.

Mechanical systems will be replaced and insulation added to stop drafts and increase energy efficiency. Old drafty sash windows and doors will be replaced. The Quad units are highly successful and these units will be enhanced with a portion made accessible under ADA standards. Semi-private bathrooms will replace the “down-the-hall” bathrooms with gang showers. Laundry rooms will be upgraded to meet current venting codes. As part of the interior and exterior renewal, the roof is slated for replacement and the ventilation, environmental, and electrical systems will be upgraded to current code standards.

AVTEC has an architectural firm on retainer through the Department of Transportation and Public Facilities (DOT&PF) who will design the remodel of this dorm. After the design of the remodel, AVTEC will work with the DOT&PF engineers to determine what remodel projects AVTEC maintenance staff can complete and what will need to be contracted out to a construction firm.

Care will be taken to ensure that all work performed on either project utilizing funds from the Alaska Student Loan Corporation bond proceeds will meet the Internal Revenue Service criteria for tax-exempt bonds.