

AVTEC 3rd Ave Dormitory Replacement

FY2010 Request: \$20,000,000

Reference No: 46929

AP/AL: Appropriation

Project Type: Renewal and Replacement

Category: Education

Location: Seward

Contact: Fred Esposito

House District: Homer/Seward (HD 35)

Contact Phone: (907)224-6150

Estimated Project Dates: 07/01/2009 - 06/30/2012

Brief Summary and Statement of Need:

Replacement of an existing 120-bed facility that has several Americans with Disabilities Act (ADA) and life and safety deficiencies. The new facility will be fully accessible and reflect the current style dorm preferred by prospective students. Alleys, sidewalks, and open space will be converted into attractive, well-lit pedestrian plazas with handicap access. This dormitory project is necessary to house students while they attend quality training programs to prepare them for high-demand, high-wage jobs in Alaska. Through training AVTEC supports the Department's mission to advance opportunities for employment.

Funding:	<u>FY2010</u>	<u>FY2011</u>	<u>FY2012</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>Total</u>
AHCC Rcpts	\$20,000,000						\$20,000,000
Total:	\$20,000,000	\$0	\$0	\$0	\$0	\$0	\$20,000,000

<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:

No previous funding has been provided for this project.

Project Description/Justification:

AVTEC is Alaska's only public postsecondary vocational technical training institution providing training to Alaskans from rural and urban areas. AVTEC's long-term training programs range in length from eight weeks to 10 months. Students are in class a minimum of six hours per day five days a week. As a result, AVTEC must provide housing for adult students who temporarily relocate from their home communities to Seward while they attend training. Students request and have a right to expect quality housing at a reasonable cost. The current condition of this 1970's style dormitory fails to meet any reasonable definition or expectation of quality.

AVTEC's main dormitory was constructed in three phases from 1974-1979 by students in the building trades program. It 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 120 beds, a day care center, laundry rooms, a TV/game room, dorm attendant offices, janitor closets, and bathrooms. Bedrooms were designed to house two students. Toilet and shower facilities were gang style located in several places within the building. Students are required to traverse

common area hallways to use those facilities. There are no separately designated or designed toilet/shower facilities for men and women.

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."

In 2007, AVTEC hired an architectural firm, Bezek, Durst, Seizer (BDS), to review the dormitory remodel plans from the 2001 study. They determined it was neither practical nor economically feasible to remodel the existing dormitory to meet current codes and desired living conditions. Their recommendation was to remove the existing dormitory and build new on the same site.

Based on BDS's recommendation, AVTEC retained BDS to develop a cost analysis to construct a replacement dormitory of adequate size and quality to house 120 students in single rooms with shared bathrooms adjoining every two rooms, appropriate student gathering areas, laundry facilities, equipment storage, and adequate staff office space. BDS met with AVTEC administration and campus life staff to receive recommendations for design based on their experience with AVTEC's student housing issues. The BDS study concluded that it would cost \$20,000,000 to demolish the existing dormitory, provide temporary housing for existing students during the construction phase, and to design and build a new dormitory to meet the identified minimum requirements.

AVTEC's mission is to train a diverse and effective workforce that supports the economic growth and stability of Alaska. This mission is congruent and supports the Alaska Department of Labor and Workforce Development's mission to advance opportunities for employment as well as the Division of Business Partnership's mission to develop and support workforce development programs designed to meet Alaskan employer needs. AVTEC excels in support of these missions by graduating over 80% of its students, over 90% of whom are successfully employed in training related occupations, earning an average of \$36,000 a year within the first year following training. This dormitory project is necessary to house students while they attend quality training programs to prepare them for high-demand, high-wage jobs in Alaska.