

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Senior Citizens of Kodiak, Inc.****Federal Tax ID: 23-7348249****Project Title:****Project Type: Maintenance and Repairs**

Senior Citizens of Kodiak, Inc. - Fire Sprinkler System Replacement

State Funding Requested: \$118,208**House District: 36 / R**

One-Time Need

Brief Project Description:

Replace the original 1985 fire sprinkler system in the Kodiak Senior Center.

Funding Plan:**Total Cost of Project: \$118,208***There is no other funding needed***Detailed Project Description and Justification:**

The original fire sprinkler system from 1985 at the Kodiak Senior Center, which houses four state grant funded senior support services, was damaged in December, 2009, when a frozen pipe of the dry system burst and damaged the upstairs offices and the activity area in the lower level which houses Island Cove Adult Day Program. This project would remove the original sprinkler system and replace with a new installation designed and matched to the building and its purposes today. Repairs to date have been in an effort to stop leaks, corrosion and general degradation of the existing system and mainly funded through deferred maintenance grants. We can no longer replace and repair the present system. Repairs have included the replacement of the sprinkler valve, multiple sections of pipes, and compressor. With the adult day program addition in 1996, a wet sprinkler was installed in the remodeled areas while the original dry system upstairs was maintained. This capital project would assure the sprinkler system throughout the building was on one system and would assure that the areas that froze and burst would not happen again.

Project Timeline:

Design of the replacement system would occur immediately with the fire marshal and building inspector approving plans and replacement occurring within 60 days of those final approvals.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Senior Citizens of Kodiak, Inc. through contract with Taylor Fire Service.

Grant Recipient Contact Information:

Name: Senior Citizens of Kodiak, Inc.
 Address: 302 Erskine
 Kodiak, AK 99615
 Phone Number: 486-6181
 Email: scokinc@ak.net

Total Project Snapshot Report

FY 2011 Capital Budget

TPS Report 53500v1

Has this project been through a public review process at the local level and is it a community priority? Yes No

For use by Co-chair Staff Only:



9531 W Skyview Drive
Wasilla, AK 99654
Phone 907-373-1760
Fax 907-373-5740

December 29, 2009
Kodiak Senior Center
302 Erskine
Kodiak, Alaska 99615

Attn: Pat Branson
Re: Sprinkler system upgrade

Pat,

Taylor Fire Protection is pleased to offer this quote for replacing the improperly run dry system in the attic and outside awnings, replacing the improperly run first floor dry system with an exposed wet system, replacing the basement system with a new wet system, and adding a backflow to the system. All work will be performed to meet current code and will be conducted to meet an agreeable schedule. The total price to perform these tasks will be as follows:

1. Kodiak Senior Center \$96,150.00

Included is the following:

- Labor
- Materials
- Engineering, drawings and permits

Excluded is the following:

- Paint and patch
- Electrical Connection
- Any work not specifically included in the qualifications above.
- Any additional work required by the Fire Marshall or other approving agencies.
- Delays caused by others, including weather delays, will be billed at \$115.00 per hour, and are above and beyond the scope of the work in this proposal.

The quoted price will remain in effect for 30 days. Should you have any questions, please contact me.

Sincerely,

John Eastman


Signature of approval

1-3-10
Date

From Rick Taylor <rick@taylorfire.com>
Sent Tuesday, December 22, 2009 1:34 pm
To scokinc@ak.net
Cc john@taylorfire.com , jeff@taylorfire.com
Subject New Sprinkler
Attachments [image001.gif](#)

5K

Pat

I just wanted to send a note based on our conversations since the unfortunate freezing of your Sprinkler System recently. Based on the history of your Buildings Fire Sprinkler System, I feel it is best to perform a complete removal of the existing system followed by a new installation of a System designed and matched to your building and it purposes today. The repairs to date have been in an effort to stop leaks, corrosion, and general degradation of the existing system due in part to faulty installation and application. We have performed, as you know, several repairs and modifications to your system over the years as your building has aged and changed.

In 2003 we quoted the replacement of the existing Sprinkler Valve and performed the work. Within the next two years we replaced multiple sections of pipes due to corrosion. At that time it was determined that we could prolong the corrosion by turning the Dry system in the building into a Wet System through the heated areas of the building. The remainder of the system including the attic and some upper level sprinklers were put on a newly installed Dry Valve that was installed in 2007. Much of the original system piping at this time was still being employed.

We now have proposed performing repairs/replacement of the corroded sprinklers on in the outside awnings and covered walkways due to leaks. Much of the corrosion is caused by trapped water that at times collects enough to freeze and break the affected areas. A replacement of the system would ensure this to never occur again.

If there is anything else I can do please let me know. I hope the information I have provided will assist you and your board in your decisions.

Notice new contact information below

Thank you,

Rick Taylor



9531 W Skyview Drive
Wasilla, AK 99654
907.373.1760 Office
907.373.5760 Fax
907.982.5800 Cell
rick@taylorfire.com

LIGHTFOOT INC.

BOX 1934

KODIAK, AK 99615

January 8, 2010

Senior Citizen's of Kodiak, Inc.

c/o Pat Branson

302 Erskine Ave.

Kodiak, AK 99615

SPRINKLER REPLACEMENT SUPPORT ESTIMATES

Dear Pat:

At your request, here are estimates for additional work involved in replacing the aged sprinkler system at the Center. Much of the damaged area that needs to be opened up for replacement of sprinkler piping has already been removed as a result of the burst pipe in December 2009. These estimates include additional work and resources to support Taylor Fire Service during their work:

Remove/replace suspended ceiling in Adult Day Care as needed:

2 men 20 hrs ea @\$70/hr\$2800.00

Provide access as necessary and repair in exterior areas:

2 men 18hrs ea @ \$70/hr\$2520.00

Manlift 1 week..(operated).....\$1900.00

Repair damaged sheetrock to remove old pipes as needed:

2 men 25hrs ea @ \$70/hr\$3500.00

Materials\$300.00

**Paint to match if necessary, or repair finished surfaces
.....\$1500.00**

Paint exposed piping to match finishes			
.....	\$3000.00		
Ken, additional hours as necessary			
.....	\$2500.00		
<u>Electrician</u>			<u>support</u>
.....	\$1500.00		
		Subtotal	
.....	\$19520.00		
<u>8% profit,</u>		<u>5% overhead</u>	
.....	\$2537.60		
		TOTAL	ESTIMATE
.....	\$22057.60		

Per our previous discussions, these are estimates based on assistance as needed for Taylor Fire, and should be part of any anticipated budget. For additional information, or clarification, please feel free to call.

Thank You,

Ken Knowles