

Agency: Commerce, Community and Economic Development**Grants to Municipalities (AS 37.05.315)****Grant Recipient: Petersburg****Federal Tax ID: 92-6000142****Project Title:****Project Type: Remodel, Reconstruction and Upgrades**

Petersburg - Hospital Roof Replacement Phase 1

State Funding Requested: \$167,648**House District: 2 / A**

One-Time Need

Brief Project Description:

Project will provide for repairs, replacement, and upgrades to the roof of Petersburg Medical Center.

Funding Plan:

Total Project Cost:	\$252,648
Funding Already Secured:	(\$85,000)
FY2012 State Funding Request:	<u>(\$167,648)</u>
Project Deficit:	\$0

Detailed Project Description and Justification:

Project will provide for repairs, replacement, and upgrades to the roof of Petersburg Medical Center.

The PMC roof is dire need of replacement. There are areas of the roof that are in very poor condition: leaks in the roof due to voids at the metal seams, loose fasteners than connect the metal roofing material, and failures in the metal flashing. Currently the structural deck of the roof appears to be in good condition; however delays in repair/replacement will lead to potential damage to the structural deck, ultimately leading to more extensive and costly repairs. Any additional moisture through the metal roofing structure and components allows moisture that will result in premature membrane, insulation and decking deterioration.

The current roof is original to the time of construction. The primary area of concern, Phase I of the project (12,349 sq.ft.), is located above the current long term care section of the facility that was dedicated in 1969. This places the roof at more than 40 years old – which is well beyond the normal life expectancy of a roof. Phase II (19,676 sq.ft.) of the project involves the main section of the hospital that was dedicated in 1984, therefore this portion of this roof is 27 years old. Phase III consists of the most recent addition to the facility, the Primary Care Clinic (5,180 sq.ft.) which was built in 1994.

Petersburg Medical Center (PMC) is the City's only source of primary, acute, chronic, emergency, and long term care medical services. PMC serves 3,009 full-time residents, as well as, a number of visitors and seasonal workers throughout the year. As the sole medical service provider, it is important to maintain a safe and functioning facility from which services are rendered. The current roof is the original roof, as old as 40 plus years olds in some sections. It is in poor condition with leaks. Roof replacement is necessary to maintain safe and structurally sound facility from which medical services are provided.

It is imperative to repair the roof to provide a functional and structurally sound hospital. Continued leaking threatens the health and safety of our elderly long term care residents, patients who are already hospitalized with health issues and our

employees.

Project Timeline:

FY12-FY13

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

Petersburg Medical Center

Grant Recipient Contact Information:

Name: Scott Hahn
Title: City Manager
Address: 12 South Nordic Drive
Petersburg, Alaska 99833
Phone Number: (907)772-4425
Email: scott.hahn@ci.petersburg.ak.us

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

Petersburg Medical Center Roofing Project

Federal Tax ID number: 92-6001607

Physical location of the project: Petersburg, Alaska

Project Title: Petersburg Medical Center Roofing Project

Local public review and approval process: the project will be brought to the attention of the City of Petersburg and Council Members in October; and will be discussed in the November or December city council meeting for the capital budget project prioritization process.

Project description and objective: the Petersburg Medical Center (PMC) is the City's only source of primary, acute, chronic, emergency, and long term care medical services. PMC serves 3,009 full-time residents, as well as, a number of visitors and seasonal workers throughout the year. As the sole medical service provider, it is important to maintain a safe and functioning facility from which services are rendered. The current roof is the original roof, as old as 40 plus years olds in some sections. It is in poor condition with leaks. Roof replacement is necessary to maintain safe and structurally sound facility from which medical services are provided.

The cost of the project is:

Phase I	12,349 sq.ft.	\$252,648
Phase II*	19,676 sq.ft.	\$386,633
<u>Phase III*</u>	<u>5,180 sq.ft.</u>	<u>\$141,155</u>
Total		\$780,436

Funding Request for Phase I FY 2012

<u>Project Cost</u>	<u>\$252,648</u>
Petersburg Medical Center	\$ 85,000
FY12 State Funding request	\$167,648
Additional Funding Outstanding	0

*Future funding request for FY 2013 and beyond.

Funding for the project has its challenges. The roof project has been a PMC Board priority and has been on the five year capital budget plan; however it is on the heel of another major construction project: \$1,400,000 Primary Care Clinic Expansion and Remodel Project. The Clinic project is projected to be complete June, 2011. Most fund raising resources are directed

toward the Clinic project. At this time, PMC is able secure \$85,000 in operating revenues toward the roof project. As we get beyond the time frame of the Clinic project, it is anticipated that more fund raising resources will be available for Phase II and Phase III of the roof project.

Additional State funding: Yes, there will be a request in the future for Phase II and III.

Detailed project description:

The PMC roof is dire need of replacement. There are areas of the roof that are in very poor condition: leaks in the roof due to voids at the metal seams, loose fasteners than connect the metal roofing material, and failures in the metal flashing. Currently the structural deck of the roof appears to be in good condition; however delays in repair/replacement will lead to potential damage to the structural deck, ultimately leading to more extensive and costly repairs. Any additional moisture through the metal roofing structure and components allows moisture that will result in premature membrane, insulation and decking deterioration.

The current roof is original to the time of construction. The primary area of concern, Phase I of the project (12,349 sq.ft.), is located above the current long term care section of the facility that was dedicated in 1969. This places the roof at more than 40 years old – which is well beyond the normal life expectancy of a roof. Phase II (19,676 sq.ft.) of the project involves the main section of the hospital that was dedicated in 1984, therefore this portion of this roof is 27 years old. Phase III consists of the most recent addition to the facility, the Primary Care Clinic (5,180 sq.ft.) which was built in 1994.

The replacement of the roof may be completed in phases of which Phase I is the most critical area of concern. This is the area that must address issues with leaks and voids in the current roof. In referring to the diagram attached, Phase II of the project consists of areas of mutual construction to Phase I. Completing this area in two phases will have little impact with the integrity of the total aspect of the roof; however, both phases should be completed as close as possible. Phase III of the project is relatively new and may occur in the future.

Time frame:

Phase I	22-25 days
Phase II*	30-35 days
Phase III*	10-15 days

Start date would be approximately 3-6 weeks from the time the contract is signed.

*Future project for FY 2013 and beyond.

Detailed project funding data:

Funding Phase I

Project Cost \$252,648

Removal & disposal of existing roof.

Inspection of structural deck.

Install ice/water shield.

Furnish & install associated material up and over the parapet/buttress walls.

Furnish & install metal roof panels.

Furnish & install snow brakes.

Full specifications for the project is available with the proposal.

Funding secured

Petersburg Medical Center \$ 85,000

FY12 State Funding request \$167,648

Additional Funding Outstanding 0

Fund raising resources are currently directed toward the Clinic project of FY11. At this time, PMC is able secure \$85,000 in operating revenues toward the roof project. As we get beyond the time frame of the Clinic project, it is anticipated that more funding will be available for Phase II and Phase III of the roof project.

Entity responsible for maintenance: Petersburg Medical Center.

Contact information:

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or

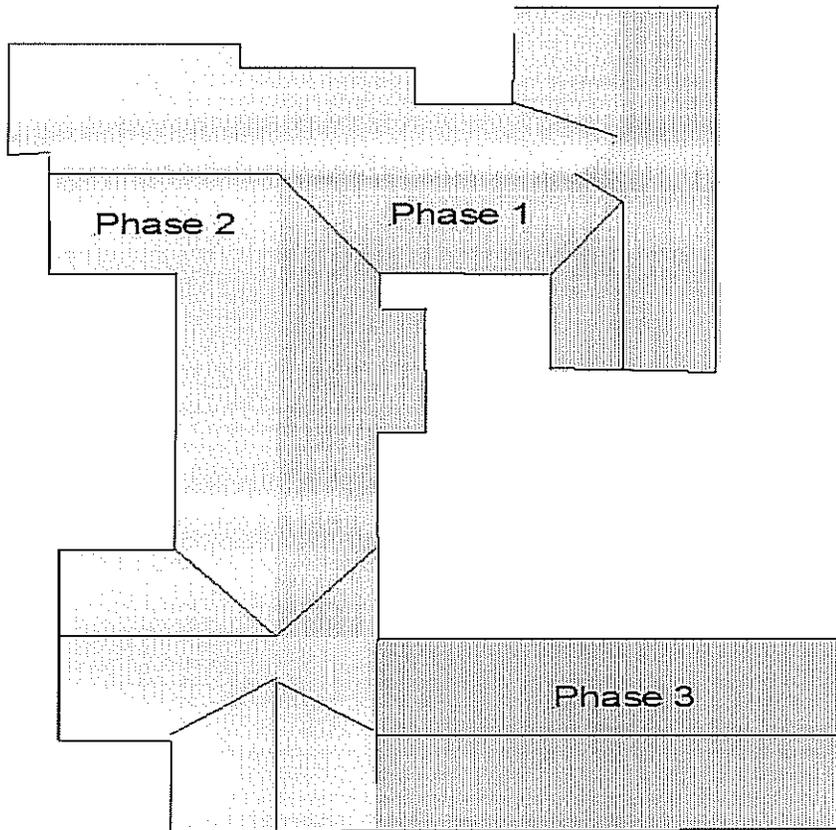
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Additional Information: a bid proposal is available on request. The proposal is too large to send with the initial email.

◀◀◀ Drawing ▶▶▶▶

Area: Drawing

Petersburg Medical Center
103 Fram St.
Pertersburg, AK.



Phase 1 - 12,349 sq. ft.

Phase 2 - 19,676 sq. ft.

Phase 3 - 5,180 sq. ft.