

**Agency: Commerce, Community and Economic Development****Grants to Municipalities (AS 37.05.315)****Grant Recipient: Wales****Federal Tax ID: 92-0055294****Project Title:****Project Type: Maintenance and Repairs**

# Wales - Wales Clinic Repair and Renovation

**State Funding Requested: \$491,000****House District: 39 / T**

One-Time Need

**Brief Project Description:**

Project will involve the repair and renovation of electrical, mechanical, and structural defects which are noted in inspection of building.

**Funding Plan:**

Total Project Cost:	\$591,000
Funding Already Secured:	(\$100,000)
FY2012 State Funding Request:	<u>(\$491,000)</u>
Project Deficit:	\$0

*Funding Details:**\$100,000 Funding source is NSEDC a community benefit share.***Detailed Project Description and Justification:**

The Wales Clinic according to the report issued in August of 2009 is in need of repair to provide the necessary health coverage to our community. The report which is a code and survey report reveals all the problems with the structure from foundation and septic system to the structural defects of the building. The problems of maintenance and operation are escalating due age of the building and the need for major maintenance. This is the #1 concern of our village. The residents of the city lack proper health care that should be the standard for all communities. These repairs are crucial to provide a fully functional Clinic to our residents. The City of Wales is requesting funds from the Legislature to complete repairs on this much needed facility.

**Project Timeline:**

The time line and expenditures would occur in October 2011 with completion in December 2013.

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

City of Wales

**Grant Recipient Contact Information:**

Name:	Frank M. Crisci
Title:	Mayor
Address:	16 Village St. Wales, Alaska 99783
Phone Number:	664-3501
Email:	f_crisc@yahoo.com

Total Project Snapshot Report

2011 Legislature

TPS Report 56036v2

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:*

**CITY OF WALES**  
P.O. BOX 489  
WALES, ALASKA 99783  
PHONE & FAX 907.664.3501

The City of Wales under the Designated Legislative Grant Program is seeking funds from the Legislature to repair and renovate the Wales Clinic. The project was not accepted by the Denali Commission for funding; previously the facility was inspected and an inspection report is enclosed for your review and determination for funding.

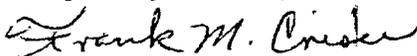
The Wales Clinic according to this full report is in badly need of repair to provide the necessary health coverage that is needed by our community. This is our #1 concern and without adequate funding our facility will not be able to support health care which is essential to all communities.

The problems of operation and maintenance are escalating due to the failure to provide a project that will resolve the issues as they now exist. Furthermore, any other delays in repair and renovation of the Wales Clinic will result in even more expenses needed for this project.

The Wales City Council is requesting that the Wales Clinic Project be considered for funding without any further delays. The status of our health care visits are in risk because of poor facilities; that the Wales School must support our needs by supplying better accommodations for our health care staff from Norton Sound Health Corporation.

The City of Wales is therefore requesting \$591,000.00 for the Wales Clinic Repair and Renovation Project as stated at the time of the Code and Survey Inspection of August 2009.

Respectfully submitted,



Frank M. Crisci  
Mayor, City of Wales

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## MECHANICAL FINDINGS

		waste can be collected in a 5 gallon bucket for manual removal
Hand Sink	Trauma Room	Fixture in good condition, but not in present use.
Hand Sink	Main Exam Rm	Fixture in good condition, but not in present use.
Hand Sink	Lab/Pharmacy	Fixture in good condition, but not in present use.
Hand Sink	Dental / Special Exam	Fixture in good condition, but not in present use.
Washer/Dryer	Kitchen	Fixture in good condition. Washer not used for lack of sewer, but dryer is used regularly.

The water heater is in good condition and not in need of replacement. Using the water heater controls as the method of controlling water temperature to showers is a code violation (UPC 413.1, UPC 418.0.) There is no thermal expansion tank on the hot water system. This is a code violation (UPC 608.3).

#### 4.3. FIRE SUPPRESSION SYSTEM

The building is not required to be fire-rated, therefore fire dampers are not required in the facility. The building is not required to be sprinkled, therefore a sprinkler system is not necessary.

#### 4.4. MECHANICAL SYSTEM

The present fuel oil tank is a 55 gallon drum that is strapped down to the rear deck of the facility. This fuel oil tank is not an approved tank for the storage of Class II flammable liquid (such as fuel oil). The construction of the present tank does not comply with NFPA 30 for fuel distribution and is a code violation (IFC 3404.2.7).

The original fuel oil storage tank is a 550 gallon, above-ground fuel tank on a raised stand. Previously, this tank fell over during a storm and leaked its contents onto the ground. The original fuel oil tank is now located in the front of the building and is not in use. This fuel tank should be properly supported, placarded, and returned to use.

The building is currently heated by a Weil-McLain Model WCGO-3 oil-fired boiler located in the mechanical room. The boiler is capable of producing a heat output of 100,000 Btu/h at maximum fuel oil input of approx. 1.0 GPH. The boiler appears to be in fair condition and not in need of immediate replacement. Currently the boiler is installed on a platform of combustible wooden framing materials. This is a violation of International Mechanical Code (IMC1004.5).

The boiler flue rises vertically through the mechanical room and penetrates the roof. The flue has heavy corrosion on its exterior. The corrosion to the boiler flue is likely due to roof penetration leak, break in insulation, building infiltration or exfiltration, or other discrepancy in construction. The flue has been repaired before already in a sub-standard and unsafe manner.

LCG  
Inc.**MECHANICAL FINDINGS**

The existing single wall flue is not a code compliant type of venting system for oil burning appliances. *The International Mechanical Code requires that oil burning appliances have a Type 'L' double-wall vent (IMC 802.2).*

The IMC requires the boiler room have a floor drain for disposing of liquid waste. *None is provided and is a code violation (IMC 1004.6).* There is no combustion air provided to the mechanical room. *This is a code violation (IFGC 304.1).*

According winter fuel filling logs, the facility is using approximately 5.0-5.5 gallons of fuel oil a day (during the winter). This equates to about 700-750 MBTU/day (or about 30 MBTU/hr) average energy use for heating and hot water. This suggests the boiler and water heater are operating efficiently and without gross losses through boiler inefficiency, improper set points, large amounts of infiltration, etc.

There is no thermal expansion tank installed on the hydronic system. *This is a code violation (UPC 608.3).* As a general note, the mechanical room is being used for storage and is untidy. This makes access for inspections, maintenance and repair challenging (IMC 306.1 and 1004.3).

There is a HRV (Heat Recovery Ventilator) located in the mechanical room. The unit is not connected to the outside nor is it in use. Therefore no ventilation air is getting to the building. *The International Mechanical Code requires that ventilation be provided to all occupied areas of the building (IMC 403.3).* The supply air ductwork is concealed inside a soffit. There is no visible evidence that the duct is not in fair condition. The diffusers were inspected and appear to be in good condition. Because the HRV is not in operation, there is no exhaust air for the bathroom. *This is a code violation (IMC 502.1).*

The existing control system for the heating system is a single, mechanical thermostat for the whole building. The thermostat is in good condition and there are no complaints about the controllability of the heating system. Fuel savings could be realized by replacing the thermostat with a programmable unit with nightly temperature setback.

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## ELECTRICAL FINDINGS

## 5.0 ELECTRICAL FINDINGS

### 5.1. INTRODUCTION

AVEC utilizes 480 Volt three-phase diesel-fired engine-generator sets with step-up transformers to feed the community via 7.2/12.47 kV 'wye' medium voltage distribution lines. Power from the grid is transmitted to the Wales Clinic via a single 10 kVA pole-mounted distribution transformer.

Wales Clinic is fed by a 200A 120/240V, single-phase, three-wire service. The existing electrical system for the facility is useable, with some minor code repairs; the rest of the facility has several code violations. The existing 200A service has an estimated 100 Amps approximately 50% of spare capacity for future equipment loads.

Telephone service is provided by TelAlaska, Inc. (formerly Interior Telephone Company (ITC)). The existing telephone and data system appear to be adequate for both existing and future telecommunications needs.

### 5.2. ELECTRICAL SERVICE

The electrical service to the Wales Clinic is a 200 Ampere, 120/240 Volt, single-phase, three-wire overhead utility feed from a single 10 kVA pole-mounted distribution transformer located approximately 10 to 12 feet away from the building. The overhead service conduit terminates at an exterior combination meter/disconnect enclosure. The feeder continues from the exterior service disconnect into existing unmarked panel which is currently located in the Mechanical room.

*The existing service disconnect is not marked to identify it as a service disconnect, which is in violation of NEC 230.70(B).*

The unmarked panel is a 200A Main Lugs Only (MLO), load center type, 120/240V, single-phase, three-wire surface-mounted panel. The unmarked panel is currently providing power to lighting, receptacle, mechanical, and other miscellaneous equipment branch circuit loads throughout the building. The unmarked panel is in fair condition. There are no spaces or spares available in the panel. The panel directory for the unmarked panel is only partially labeled, which is in violation of NEC 408.4.

- ❖ 20A, 1-pole standard circuit breaker is used for connection of heat trace, instead of a 30mA EPD ground fault protection type breaker. *The installation is in violation of NEC 426.28.*
- ❖ (2) 20A, 1-pole standard circuit breakers are used for connection of duplex receptacles and lights in the Sleep Room instead of Arc-Fault Circuit Interrupter (AFCI) type breakers. *The installation is in violation of NEC 210.12*

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**ELECTRICAL FINDINGS**

- ❖ *Arc flash signage is not installed on front of the electrical equipment, which is in violation of NEC 110.16.*

Hospital grade duplex receptacle outlets are installed throughout most of the building. Ground Fault Circuit Interrupter (GFCI) type duplex receptacles are installed in Trauma and Specialty Exam (above the counter top area that is adjacent to the sink area). Specification grade GFCI type duplex receptacles are installed in the Kitchen, Restroom, Main Exam, and Lab Medical/Pharmacy.

**Mechanical room:**

- ❖ *The control wiring is exposed and routed along the ceiling and walls without protection, which is in violation of NEC 300.4.*
- ❖ *The control wires were terminated with wire nuts but no junction boxes were installed, which is in violation of NEC 300.15.*
- ❖ *A multi-outlet strip is currently used for connection to mechanical equipment, due to lack of duplex receptacles in the area. The use of a multi-outlet strip and extension cord is a fire and tripping hazard, and is in violation of NEC 400.8(1) and (7). We recommend providing an additional duplex receptacle outlet, or replacing the existing duplex receptacle with a quadruplex receptacle outlet to accommodate the mechanical equipment.*

**5.3. GROUNDING SYSTEM**

The existing service grounding system consists of (1) ground rod and a #4 bare copper grounding electrode conductor to the grounding electrode, as shown on the Construction Document Drawing Sheet E1 dated June 18, 2001. We recommend installing an additional ground rod to comply with NEC 250.56.

The water meter for the facility is located on the south wall of the Mechanical Room. There is no grounding electrode conductor connection to the incoming building water main, in violation of NEC 250.52(A)(1). It was also noted that a bonding jumper is not installed around the water meter, in order to maintain continuity requirements of the same NEC Article.

An exposed #10 AWG equipment grounding conductor is installed and bonded between the telephone Network Interface Device (NID) and the building structure.

The Data equipment rack is not bonded to the service grounding system, which is in violation of NEC 800.100(B).

**5.4. LIGHTING SYSTEM**

The interior lighting system consists of linear fluorescent and incandescent lighting fixtures. The interior fluorescent fixtures include two and four F40CW/EST12 (energy saving) lamps and electronic ballasts. The keyless incandescent fixtures were installed in the Janitor and Mechanical Rooms. In general, the interior lighting fixtures are in good condition.

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**ELECTRICAL FINDINGS**

Lighting levels in the EMS Supply, Waiting, CTC Office, Exam room, Storage, Lab Medical/Pharmacy, Corridor, Mechanical, Kitchen, Janitor, Restroom, Guess room, Specialty Exam, CHA Office, Trauma, and Arctic Entry appear to meet the recommendations of the Illuminating Engineering Society (IES) as follows:

Room name	Required Illumination in Foot-Candles (fc)	Measured Illumination in Foot-Candles (fc)	Remarks
EMS Supply room	20	20	
Waiting room	20	28 to 30	
CTC Office	50	60 to 70	
Exam room	50	Varies 50-60-70	
Storage room	20	50	
Lab Medical/Pharmacy	50	50	
Corridor	20	20	
Mechanical room	30	10	Note 1
Kitchen	50	40-50	
Janitor	20	5	Note 2
Restroom	20	60	
Guess room	5 to 10	10	
Specialty Exam	50	80	
CHA Office	50	50 to 60	
Arctic Entry	20	20	
Trauma	50	Varies 30 to 50	

**Notes:**

1. There are two ceiling-mounted incandescent fixtures. One ceiling-mounted fixture located at the east corner of the room was not operating at the time of our site visit.
2. The ceiling-mounted incandescent fixture with plastic wire guard is being blocked by building supplies.

Restroom: The lens of the wall-mounted fluorescent fixture installed above the mirror is missing.

Lighting control is accomplished using individual toggle switches at the entrance to each room.

A ceiling-mounted metal-halide wall pack fixture is installed at the east and west ceiling corner of each building entrance. A light switch for west exterior light is installed on the common wall between the Corridor and Lab Medical/Pharmacy. The other switch for the east exterior light is installed in the Arctic Entry. The existing exterior light fixtures are in good condition.

**5.5. EMERGENCY LIGHTING & SIGNAGE**

Green letter exit signs with self-contained battery packs are currently installed at exit doors. The exit signs are in good condition.

Two emergency lighting wall packs are currently installed in the Corridor. One emergency light is installed outside the Trauma Room and the other is installed outside the Lab Medical/Pharmacy. One emergency light is installed at the north wall of Trauma Room. One emergency light is installed at the common wall between Trauma Room and Arctic Entry.

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## ELECTRICAL FINDINGS

The interior Corridor emergency lighting system appears to meet the current code requirements of IBC 1006.4, which state that the means of egress illumination level must be an average of one foot-candle and a minimum of 0.1 foot-candle at floor level at any point measured along the path of egress in the Corridor.

*There is no exterior emergency light installed at each exit discharge area, which is in violation of IBC 1006.3.5.*

#### 5.6. FIRE DETECTION & ENUNCIATOR SYSTEM

There are two smoke alarms. One ceiling-mounted smoke alarm is installed outside the Lab Medical/Pharmacy. The other one is installed outside Trauma Room, which is missing the smoke alarm head.

The wires and outlet box for connection to the heat alarm is installed at the west wall of the room. However, the heat alarm is not installed at the time of our site visit.

The smoke and carbon monoxide alarms are installed on the common wall between the Corridor and Kitchen.

#### 5.7. COMMUNICATIONS SYSTEM

The telephone Network Interface Device (NID) is located at the west wall of the EMS Supply Room (adjacent to the Waiting Room). The Telecomm equipment rack is located at the east wall of the Storage Room. This equipment rack includes of a telephone patch panel, data patch panel, NSHC-WAA switch, Perbit Networks SR-50, Ethernet switch Cisco 2600 series, and Isobar AC spike & line noise filter with isolated receptacles.

Telecommunications outlets are provided in the CTC Office, Main Exam Room, Lab Medical/Pharmacy, Sleep Room, Specialty Exam Room, CHA Office, and Trauma Room. Exposed Cat 5e cables are currently routed along the Corridor between the equipment rack and telecommunications outlets.



**CONCLUSION AND RECOMMENDATIONS**

- ❖ Ventilation should be restored to the building either through reactivating the HRV or installing another ventilation system.
- ❖ The electrical distribution panel should be replaced with a larger panel to accommodate additional circuits. Electrical deficiencies regarding the mechanical room and circuit interrupters should be corrected.
- ❖ Electrical grounding deficiencies should be corrected.
- ❖ The waste water collection system should be restored to service and tested enabling the indoor plumbing to be used.
- ❖ Finally, an external heated storage building should be considered to reduce clutter in the facility by expanding temperate storage space.

**6.3. GOM COST ESTIMATE**

- ❖ Renovate clinic & place upon foundation at existing site

CSI Division		Total Cost
Division 01- General Requirements (Transportation, Profit, Insurance, Bonding, G&A)		\$175,000
Division 02 - Site Construction	Lift Building & Install Post & Pad Foundation	\$200,000
	Construct Sewage Outfall	\$96,000
Division 05- Metals (Partial demo Walls/Install STCs/Refinish walls)		\$25,000
Division 06- Woods & Plastics (Entry Ramps, Vinyl Floor)		\$65,000
Division 15- Mechanical (Code Deficiency Corrections/Ventilation)		\$25,000
Division 16- Electrical (Code Deficiency Corrections)		\$15,000
<b>TOTAL GOM COST (Renovate in Place)</b>		<b>\$591,000</b>


**CONCLUSION AND RECOMMENDATIONS**

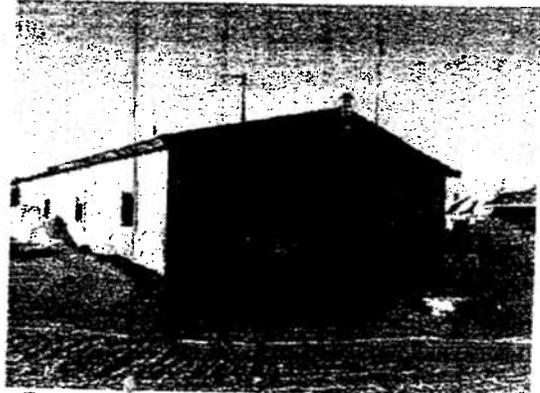
- ❖ Relocate clinic to astride water future water treatment plant & renovate

CSI Division		Total Cost
Division 01- General Requirements (Transportation, Profit, Insurance, Bonding, G&A)		\$175,000
Division 02 -- Site Construction	Raise Building	\$100,000
	Relocate & Install Post & Pad Foundation	\$275,000
	Connect water/sewer to water treatment plant	\$45,000
Division 05- Metals (Partial demo Walls/Install STCs/Refinish walls)		\$25,000
Division 06- Woods & Plastics (Entry Ramps, Vinyl Floor)		\$45,000
Division 15- Mechanical (Code Deficiency Corrections/Ventilation)		\$25,000
Division 16- Electrical (Code Deficiency Corrections)		\$15,000
<b>TOTAL GOM COST (Relocate &amp; Renovate)</b>		<b>\$705,000</b>

APPENDIX A – PHOTO LOGS



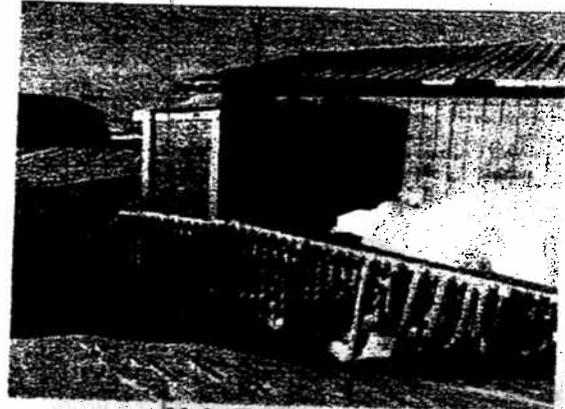
Rear Arctic Entry Snow Accumulation



Rear Entry – Fuel Drum & Arctic Box



Main Entry w/ Added Shelter



Main Entry w/ Added Shelter



Snow Accumulation – S Wall



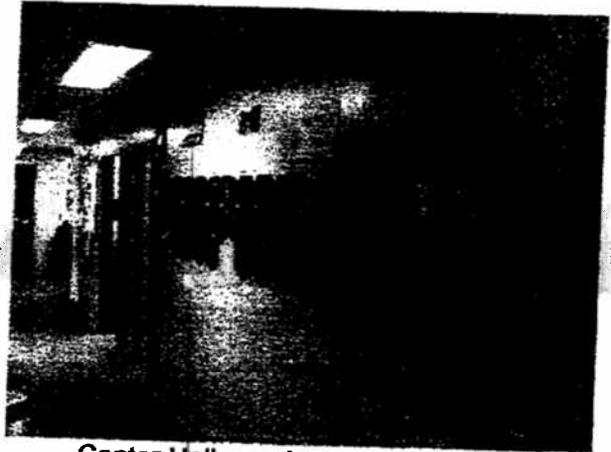
Abandoned Fuel Tank & Snow Accumulation

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COMMUNITY SUMMARY



Mudsill Foundation & Arctic Box



Center Hallway view toward Main Entry



Center Hallway View toward Rear Entry



CTC Office



Trauma Room



Storage

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COMMUNITY SUMMARY



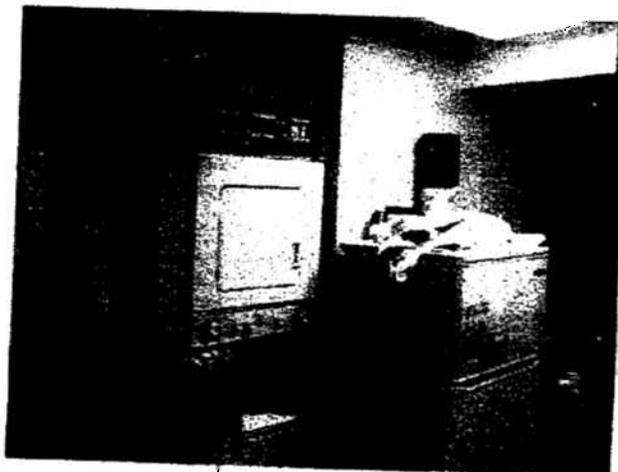
Trauma Room



Exam Room



Kitchen



Kitchen



Waiting Area



Waiting Area

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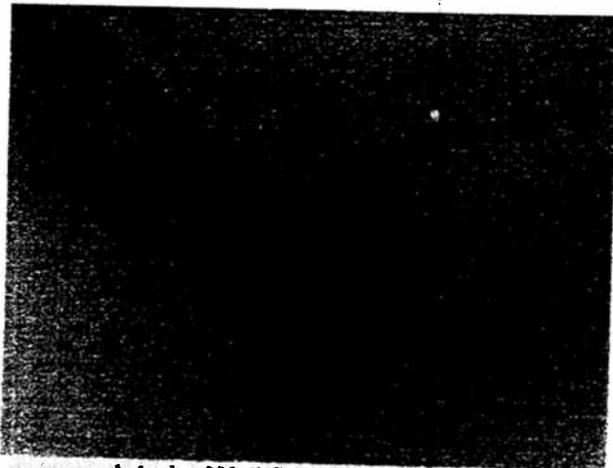
COMMUNITY SUMMARY



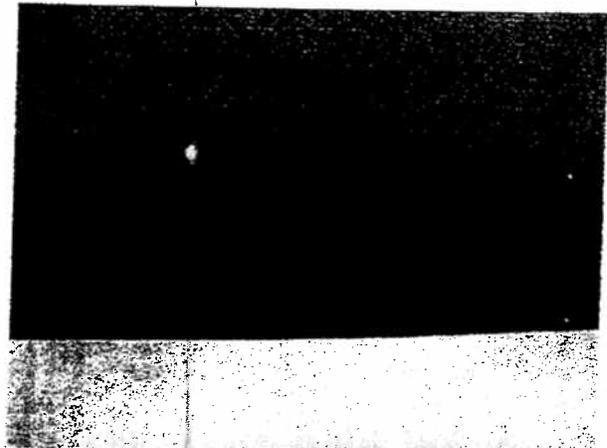
Sleep Area



Laboratory



Interior Wall Separation



Interior Wall Separation



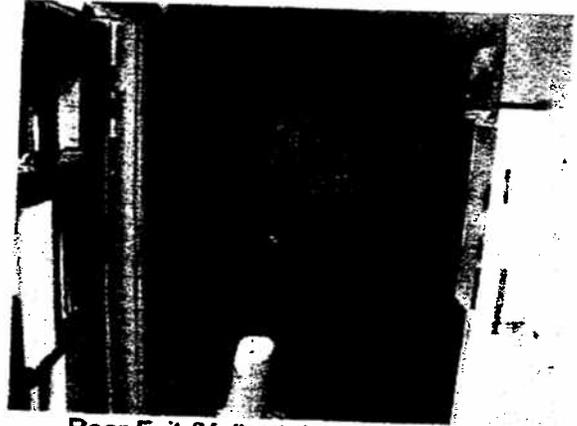
Water Closet



Water Closet



Mechanical Room



Rear Exit (Yellow) & Mech Rm Entry



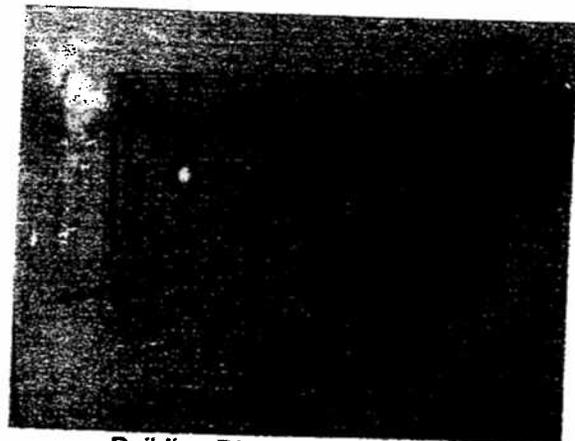
Communications Rack



Attic w/ Communication Line



Attic w/ Electrical Conduit



Building Diagram & Fire Egress