

Third Avenue Dormitory Replacement

FY2013 Request: \$16,075,000

Reference No: 46929

AP/AL: Appropriation

Project Type: Construction

Category: Education

Location: Seward

House District: Homer/Seward (HD 35)

Impact House District: Kenai Areawide (HD 33-35)

Contact: Fred Esposito

Estimated Project Dates: 07/01/2012 - 06/30/2017

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Brief Summary and Statement of Need:

Construction of a facility with 120 beds is needed to replace a 30-year old dormitory that is rapidly deteriorating and has several life, safety, code and Americans with Disabilities Act (ADA) deficiencies. This is a new FY2013 capital project due to a foundation collapse that occurred in the fall 2011 which started a chain reaction of utility failures rendering a section of the dormitory uninhabitable. The Alaska Vocational Technical Center (AVTEC) expended a portion of its FY2012 deferred maintenance funding to remedy this situation, and is using this funding to complete patchwork projects to keep this facility operational until full funding for a replacement facility is secured.

Funding:	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>FY2018</u>	<u>Total</u>
Gen Fund	\$16,075,000						\$16,075,000
Total:	\$16,075,000	\$0	\$0	\$0	\$0	\$0	\$16,075,000

<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 prior funding history.

Project Description/Justification:

Other portions of the foundation may fail, resulting in further closures to sections of the dormitory. Students may need to move to temporary housing at any time. They would be housed in local hotel rooms at an estimate of \$50/student/night.

AVTEC's long-term training programs range in length from eight weeks to ten 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. AVTEC's main dormitory was constructed in three phases from 1974-1979 by students in the building trades program and its current condition fails to meet any reasonable definition or expectation of quality. 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. Students are opting to live off campus because of its current state. This facility has capacity to house 55 percent of AVTEC's annual long-term student enrollment, but is currently only at 63 percent

capacity. This results in less revenue to support the increasingly expensive operating costs of the facility.

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, 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. The recommendation was to remove the existing dormitory and build a new one on the same site.

The proposed building and related budget was developed, in coordination with the Department of Transportation and Public (DOT&PF), by Nvision and Cornerstone based on experience building at this location with the existing team members and based on informed discussions with modular building manufacturers. This budget includes design (without common space between the dormitory rooms), demolition, construction, and management of the dormitory replacement (\$14,875,000); as well as the cost for student temporary housing (\$1,200,000). The temporary student housing estimate is based on the assumption of 100 students in hotels at the cost of \$50/student/night for 240 nights (two semesters) and the exact cost could change if students need to be relocated prior to the actual project start date.

This plan is developed around the ability to use modular construction. Modular construction, frequently utilized in remote Alaska, has recently been successfully applied to facilities in the Anchorage area. This option allows for the following improvements to this project:

- Controlled environment for construction of the modular units

- Demolition of existing dorm can occur during modular fabrication

- Fast-tracked construction reduces overhead and per diem for contractors; the planned timeline for the project is 12 months

- The layout proposed is an efficient and straightforward design solution that meets the occupancy requirements for a complete replacement.

Benefits of the new facility include:

- Improved lighting and egress

- Improved safety for students

- Improved accessibility to dormitory units, laundry and other facilities

- Hazardous materials removal; Asbestos, PCBs and lead paint is removed at this location during the demolition phase.

- Increased program receipt revenue

Decreased operating expenses because of a more efficient facility

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 and to develop and support workforce development programs designed to meet Alaskan employer needs. AVTEC excels in support of these missions by graduating over 80 percent of its students and over 90 percent of graduates 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.

The general timeline would be: plan and design: June 2012 through December 2012; bid documents request for proposal (RFP) advertised January 2013; construction contract awarded February 2013; contractor mobilizes on site April 2013; and construction completed December 2013. All of the funds need to be secured prior to DOT&PF requesting bid proposals.