

**Pioneer Homes Deferred Maintenance, Renovation, Repair and Equipment**      **FY2014 Request: \$3,871,200**  
**Reference No: 37934**

**AP/AL:** Appropriation with Allocations      **Project Type:** Deferred Maintenance  
**Category:** Health/Human Services  
**Location:** Statewide      **House District:** Statewide (HD 1-40)  
**Impact House District:** Statewide (HD 1-40)      **Contact:** Jennifer Klein  
**Estimated Project Dates:** 07/01/2013 - 06/30/2018      **Contact Phone:** (907)465-1870

**Brief Summary and Statement of Need:**

This project is for deferred maintenance for Pioneer Homes statewide, including immediate and critical renewal, repair, replacement and equipment. The department is responsible for operating and maintaining the six Pioneer Homes throughout the state. Locations are Anchorage, Fairbanks, Juneau, Ketchikan, Palmer, and Sitka.

<b>Funding:</b>	<b>FY2014</b>	<b>FY2015</b>	<b>FY2016</b>	<b>FY2017</b>	<b>FY2018</b>	<b>FY2019</b>	<b>Total</b>
Gen Fund	\$3,871,200	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$23,871,200
<b>Total:</b>	<b>\$3,871,200</b>	<b>\$4,000,000</b>	<b>\$4,000,000</b>	<b>\$4,000,000</b>	<b>\$4,000,000</b>	<b>\$4,000,000</b>	<b>\$23,871,200</b>

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input type="checkbox"/> Phased - underway	<input checked="" 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
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Prior Funding History / Additional Information:**

Sec1 Ch17 SLA2012 P119 L14 SB160 \$4,000,000  
 Sec1 Ch5 SLA2011 P85 L31 SB46 \$4,000,000  
 Sec4 Ch43 SLA2010 P12 L15 SB230 \$4,000,000  
 Sec1 Ch15 SLA2009 P16 L4 SB75 \$800,000  
 Sec13 Ch29 SLA2008 P150 L8 SB221 \$3,187,700  
 Sec4 Ch30 SLA2007 P95 L23 SB53 \$1,200,000  
 Sec1 Ch82 SLA2006 P73 L27 SB231 \$2,000,000  
 Sec1 Ch3 SLA2005 P57 L5 SB46 \$1,550,000  
 Sec1 Ch159 SLA2004 P27 L3 SB283 \$750,000  
 Sec1 Ch82 SLA2003 P29 L3 SB100 \$1,000,000  
 Sec1 Ch82 SLA2003 P103 L12 SB100 \$506,700

**Project Description/Justification:**

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The Pioneer homes all operate on a 24-hour basis, have a cumulative square footage of about 450,000 square feet, and have a combined replacement value of \$334,000,000. The facilities have deferred maintenance needs resulting from heavy usage by staff and residents. This project for funds will address only the most critical of the prioritized needs in order to maintain the State's investment in the department's facilities. The homes have a combined capacity of over 600 residents.

<b>Project Title</b>	<b>Project Description</b>	<b>Cost</b>	<b>City</b>
Alaska Veterans & Pioneer Home	Courtyard Replacement, Window Replacement, Flooring Installation, Air Duct Cleaning, Replace Original Kitchen Equipment, Kitchen Grease Trap, Replace Bathroom Fans, Exterior Repairs	\$1,108,000	Palmer
Anchorage Pioneer Home	Roof Repair, Replace Boilers South Building, Interior Paint, Greenhouse Glazing Re-seal, Replace Exhaust Fans	\$561,000	Anchorage
Fairbanks Pioneer Home	Code Alert Upgrade, Gutter and Downspout Installation, Replace Sanitary Waste Lines and Kitchen Grease Trap, Pavement Repairs & Parking Expansion, Front Entry Doors, Replace Kitchen Floor Tile, Mechanical Repairs	\$782,000	Fairbanks
Juneau Pioneer Home	Replace Emergency Lighting System, Repair Leak in Generator Room, Magnetic Door Holders, Investigate Use of Facility Domestic Hot Water, Replace Nurse Call System	\$106,000	Juneau
Ketchikan Pioneer Home	Upgrade Heating Ventilation and Air-Conditioning, Replace Fire Suppression System, Resurface Concrete Ramps, Repair and Replace Metal Fencing	\$340,000	Ketchikan
Sitka Pioneer Home	Main Facility Refurbish Hydraulic Elevator, Main Facility American with	\$974,200	Sitka

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	Disabilities Act Retrofits, Main Facility Replace Nurse Call System, Main Facility Replace Building Gutters and Downspouts, Main Facility Replace Second Floor Balcony Roof, Balcony Wall Repair Nurse Quarters, Install Guardrails on Mezzanines, Garage Exterior Repairs, Replace Window Screens, Paint Exterior Surface, Makeup Air Fan Relocate, 3rd Floor Paint and Flooring, Replace Storage Tank Spill Bucket, Storm Drain Repair		
<b>TOTAL</b>		<b>\$3,871,200</b>	

Each building deficiency for every facility is rated in terms of urgency, fire/life/safety, security, building integrity, and mission efficiency. Together, these criteria are used to prioritize each project. Priorities given are generally followed, but may be changed due to higher emerging needs that may arise throughout the year.

Department's Mission: To promote and protect the health and well being of Alaskans. This project will increase the useful life of the Alaska Pioneer Homes. These homes house Alaska's seniors. Maintaining these homes is critical to carrying out the Department's mission.

**End Result:**

Alaskans live free from the negative impacts of alcohol and drug use. The physical health of Alaskans is optimized. The mental health of Alaskans is optimized. Alaskans have access to health care. Alaskans receive the long-term care they need. Vulnerable Alaskans have a safe living environment.