

Ketchikan Pioneer Home Deferred Maintenance

FY2015 Request: \$2,214,685
Reference No: 45520

AP/AL: Allocation

Project Type: Deferred Maintenance

Category: Health/Human Services

Location: Ketchikan

House District: Ketchikan/Wrangell (HD 33)

Impact House District: Ketchikan/Wrangell (HD 33)

Contact: Jennifer Klein

Estimated Project Dates: 07/01/2014 - 06/30/2019 **Contact Phone:** (907)465-1870

Appropriation: Pioneer Homes Deferred Maintenance, Renovation, Repair and Equipment

Brief Summary and Statement of Need:

Ketchikan Pioneer Home deferred maintenance.

Funding:	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>FY2018</u>	<u>FY2019</u>	<u>FY2020</u>	<u>Total</u>
Gen Fund	\$2,214,685						\$2,214,685
Total:	\$2,214,685	\$0	\$0	\$0	\$0	\$0	\$2,214,685

<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

Prior Funding History / Additional Information:

Project Description/Justification:

Ketchikan Pioneer Home Second Floor Flooring Installation	Remove carpeting on the second floor common areas, based on observed condition, is recommended. Its replacement with a more durable product should be considered, which may include vinyl plank flooring such that a consistent flooring finish may be applied throughout the facility.	\$141,190
Ketchikan Pioneer Home Great Room Exterior Wall Weatherization Upgrade	The exterior window wall of the Great Room has a southern exposure. It has a history of leakage to the interior due to poor flashing details, problematic Dri-fit siding panels and poor seam sealing.	\$330,800
Ketchikan Pioneer Home Elevator Controls	Refurbish the existing elevator controls and review and upgrade the	\$326,023

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Refurbishment	overheated elevator control room to allow for cooling of the room to ensure proper functionality of the elevator controls.	
Ketchikan Pioneer Home Drive-Through Entrance Canopy	Construct a semi-enclosed, drive-thru canopy along the building's west elevation, in the vicinity of a freestanding greenhouse structure and parking surfaces adjacent to the building's main floor garage. Obtain confirmation from the municipality to determine whether such a structure may be constructed at this location. A budgetary allowance for construction has been provided; however, actual cost cannot be determined as the extent and type of structure to be constructed is unknown.	\$96,200
Ketchikan Pioneer Home Walk-In Freezer/Cooler Reconfiguration	Reconfigure the walk-in cooler and freezer to realize additional storage space. This may entail the enlargement or reduction in size of either unit, or expansion into adjoining offices or storage spaces. The existing floor structure of adjoining rooms will also require modification (i.e., addition of insulation) in the event that these areas are to be assimilated into the walk-in cooler and/or freezer reconfiguration and potential expansion.	\$248,100
Ketchikan Pioneer Home Second Floor Hallway Wainscoting	Add new paint and wainscoting to the wall surfaces of the second floor hallways due to deterioration and to restore the overall aesthetic appeal of the facility.	\$257,362

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Ketchikan Pioneer Home Parking Lot Resurface and Restripe	Resurface the parking lot based on conditions observed during an assessment, along with localized reconstruction where failure of subgrade material is evident. Also, restripe the lot after resurfacing.	\$11,578
Ketchikan Pioneer Home Boiler Replacement	Replace the boilers to ensure a continued reliable source of heat for the facility. Parts are no longer available for the two existing aged boilers.	\$330,965
Ketchikan Pioneer Home Nurse Call System Upgrade	Replace the nurse-call and resident wandering system to ensure continued functionality of the system.	\$299,181
Ketchikan Pioneer Home Water Hammer Arrestor Installation	Install water hammer arrestors to the kitchen and laundry rooms to dampen the impact of the hammering on the valves piping.	\$54,768
Ketchikan Pioneer Home Widen Interior Doorways	Widen the entry doors to allow for regularly scheduled freight deliveries. This may include the installation of double doors, where feasible, or larger single-entry doors. This project involves three sets of doors.	\$98,518
Ketchikan Pioneer Home Landscaping	Refurbish or regrade landscaped surfaces, based on conditions encountered during the assessment, to restore the overall aesthetic appeal of the property, and to minimize future moisture seepage through perimeter foundation walls.	\$20,000
TOTAL		\$2,214,685

Every building deficiency in each 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.