

**Non-Pioneer Home Deferred Maintenance, Renovation,
Repair and Equipment**

FY2017 Request: \$1,416,845
Reference No: 31862

AP/AL: Appropriation

Project Type: Deferred Maintenance

Category: Health/Human Services

Location: Statewide

House District: Statewide (HD 1-40)

Impact House District: Statewide (HD 1-40)

Contact: Michael Frawley

Estimated Project Dates: 07/01/2016 - 06/30/2021

Contact Phone: (907)465-1870

Brief Summary and Statement of Need:

Deferred maintenance and renovation projects for 34 facilities maintained by the department, including public health centers, laboratories, youth facilities and the Alaska Psychiatric Institute, with a combined replacement value of \$435,000,000. Funds will be used for immediate and critical renewal, repair, replacement and equipment needs in state-owned facilities and selected leased facilities. This request does not include the deferred maintenance needs for the Pioneer Homes.

Funding:	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total
1002 Fed Rcps		\$29,657	\$29,657	\$29,657	\$29,657	\$29,657	\$148,285
1004 Gen Fund	\$1,416,845	\$1,048,550	\$1,048,550	\$1,048,550	\$1,048,550	\$1,048,550	\$6,659,595
Total:	\$1,416,845	\$1,078,207	\$1,078,207	\$1,078,207	\$1,078,207	\$1,078,207	\$6,807,880

<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
Totals:	0	0

Prior Funding History / Additional Information:

Sec1 Ch18 SLA2014 P54 L5 SB119 \$2,938,621
 Sec1 Ch16 SLA2013 P66 L27 SB18 \$2,902,800
 Sec1 Ch17 SLA2012 P119 L29 SB160 \$3,015,740
 Sec1 Ch5 SLA2011 P86 L11 SB46 \$3,086,300
 Sec4 Ch43 SLA2010 P12 L11 SB230 \$3,020,000
 Sec1 Ch15 SLA2009 P15 L27 SB75 \$1,146,589
 Sec13 Ch29 SLA2008 P149 L28 SB221 \$757,600
 Sec4 Ch30 SLA2007 P94 L27 SB53 \$900,000
 Sec1 Ch82 SLA2006 P72 L29 SB231 \$1,100,000
 Sec1 Ch3 SLA2005 P56 L15 SB46 \$950,000
 Sec1 Ch159 SLA2004 P26 L20 SB283 \$709,280
 Sec1 Ch82 SLA2003 P28 L18 SB100 \$1,400,000
 Sec1 Ch1 SLA2002 P40 L15 SB2006 \$1,400,000
 Sec1 Ch61 SLA2001 P19 L8 SB29 \$715,000
 Sec1 Ch135 SLA2000 P14 L16 SB192 \$401,400
 Sec100 Ch2 SLA1999 P48 L33 SB32 \$275,000

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Sec131 Ch139 SLA1998 P51 L9 SB231 \$192,300
 Sec82 Ch100 SLA1997 P52 L24 SB107 \$993,600
 Sec100 Ch123 SLA1996 P53 L22 SB136 \$1,118,000
 Sec135 Ch103 SLA1995 P37 L25 SB268 \$1,490,000
 Sec10 Ch4 SLA1994 P9 L11 SB363 \$777,800

Project Description/Justification:

This project funds deferred maintenance and renovation at Department of Health and Social Services facilities statewide, including immediate and critical renewal, repair, replacement and equipment needs. Facilities include public health centers, youth facilities, and the Alaska Psychiatric Institute. This project does not include the deferred maintenance needs for Pioneer Homes. In addition, the department is responsible for a limited amount of special repairs and upgrades not covered by lease agreements at over 60 leased sites throughout the state. The department's facilities have continued deferred maintenance needs resulting from heavy usage by staff and client groups. These funds will address only the most critical of the prioritized needs in order to maintain the State's investment in the department's facilities.

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. These facilities are used to provide health care, juvenile detention, behavioral health, and children's services. Maintaining the department's facilities is critical to carrying out the department's mission. These projects will increase the useful life of the department's facilities.

The below table represents the most current and comprehensive list of deferred maintenance projects that are needed. This information is with the understanding that new emergent and emergency projects may arise at any time and will need to be addressed in a prioritized manor.

Facility	Project Title	Cost	City
Nome Youth Facility	Duct Cleaning	\$21,428	Nome
Nome Youth Facility	Pedestrian Paving - Gravel Renewal	\$11,329	Nome
Nome Youth Facility	Floor Finishes Renewal	\$112,411	Nome
Nome Youth Facility	Thermisiphons - Sandblast & Paint	\$85,346	Nome
Nome Youth Facility	Flooring Replacement	\$40,398	Nome
McLaughlin Youth Center	Concrete Walkways (Building C) Replacement	\$105,386	Anchorage
Fairbanks Youth Facility	Security Camera Upgrade	\$206,538	Fairbanks
McLaughlin Youth Center	Plumbing Fixtures Renewal	\$11,944	Anchorage
Nome Youth Facility	Interior Walls - Painting	\$46,545	Nome
Nome Youth Facility	Parking Lots Renewal	\$52,928	Nome
McLaughlin Youth Center	Hydronic Heating Zone Valves Renewal	\$38,641	Anchorage
Fairbanks Youth Facility	Man Down/Duress Alarm	\$37,552	Fairbanks

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	System- Replacement		
McLaughlin Youth Center	Concrete Walkways (Cottage Walks) Replacement	\$17,564	Anchorage
McLaughlin Youth Center	Cottage Walk Canopies Renewal	\$70,257	Anchorage
McLaughlin Youth Center	Fire Lane Gravel Renewal	\$36,885	Anchorage
Ketchikan Youth Facility	Detention Unit Showers	\$85,346	Ketchikan
Ketchikan Youth Facility	Interior Doors Upgrade	\$60,924	Ketchikan
Johnson Youth Center	Walkway Covering Between Annex & Treatment Buildings	\$375,423	Juneau
	Total Current Request	\$1,416,845	

The below table represents the current unmet need for Non-Pioneer Home facilities deferred maintenance.

Facility	Project Title	Cost	City
McLaughlin Youth Center	Carpeting Renewal	\$45,500	Anchorage
McLaughlin Youth Center	Roof Coverings - Asphalt Shingles Renewal	\$175,000	Anchorage
McLaughlin Youth Center	Electrical Panels Renewal	\$17,564	Anchorage
McLaughlin Youth Center	Storage Shed Renewal	\$11,417	Anchorage
McLaughlin Youth Center	Site Lighting - Upgrade	\$175,643	Anchorage
Fairbanks Youth Facility	Heating and Ventilation System End of Life Replacement	\$725,444	Fairbanks
Fairbanks Youth Facility	Fire lane Paving Installation	\$72,544	Fairbanks
Fairbanks Youth Facility	Front Sidewalk Renewal	\$31,578	Fairbanks
Fairbanks Youth Facility	Direct Digital Control Replacement	\$34,992	Fairbanks
McLaughlin Youth Center	Roof Access Ladder With Safety Cage	\$16,159	Anchorage
McLaughlin Youth Center	Kitchen Air Handler Unit Replacement	\$290,454	Anchorage
McLaughlin Youth Center	Roof Coverings Renewal	\$131,732	Anchorage
McLaughlin Youth Center	Carpeting Renewal	\$40,398	Anchorage
McLaughlin Youth Center	Resilient Floor Finishes Renewal	\$12,119	Anchorage
McLaughlin Youth Center	Interior Wall Painting	\$42,154	Anchorage
Sitka Health Center	Extension of the Covered Entryway	\$211,429	Sitka
Fairbanks Health Center	Fire Alarm System Renewal	\$55,328	Fairbanks
McLaughlin Youth Center	Vinyl Floor Tile - End Of Life Replacement	\$13,173	Anchorage
McLaughlin Youth Center	Interior Walls - Painting	\$14,051	Anchorage
McLaughlin Youth Center	Electrical Distribution Panels -	\$11,417	Anchorage

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	End of Life Replacement		
McLaughlin Youth Center	Exterior Walls - Paint Finish Renewal	\$22,482	Anchorage
McLaughlin Youth Center	Kitchen Casework Renewal	\$19,321	Anchorage
McLaughlin Youth Center	Roof Coverings - Asphalt Shingles Renewal	\$175,000	Anchorage
McLaughlin Youth Center	Hot Water Distribution Systems - Piping Renewal	\$35,129	Anchorage
Fairbanks Youth Facility	Boiler Room Installation Upgrade	\$65,866	Fairbanks
Fairbanks Youth Facility	Interior Wall Paint - Original Building Renewal	\$56,206	Fairbanks
Fairbanks Youth Facility	Plumbing Fixtures - End of Life Replacement	\$158,079	Fairbanks
Fairbanks Youth Facility	Flooring - Original Building Renewal	\$102,416	Fairbanks
Fairbanks Youth Facility	Exterior Painting - Generator Shack	\$10,583	Fairbanks
Fairbanks Youth Facility	Generator - Motor Control Center Replacement	\$114,168	Fairbanks
Fairbanks Youth Facility	Exterior Windows Replacement	\$175,643	Fairbanks
Fairbanks Youth Facility	Sewer Lift Station Control Panel Replacement	\$28,591	Fairbanks
Fairbanks Youth Facility	Server Room Ventilation Installation	\$35,129	Fairbanks
Fairbanks Youth Facility	Pipe Insulation Installation	\$74,430	Fairbanks
Juneau Health Center	Windows Replacement Facing Glacier Highway (West)	\$107,766	Juneau
Juneau Health Center	Heating & Cooling Controls Modernization	\$19,848	Juneau
Juneau Health Center	Generator Installation	\$201,772	Juneau
Ketchikan Youth Facility	Walkway Replacement	\$38,613	Ketchikan
McLaughlin Youth Center	Roof Covering -Flat Built Up Roof Replacement	\$43,911	Anchorage
McLaughlin Youth Center	Bathroom Partition Replacement	\$11,417	Anchorage
McLaughlin Youth Center	Air Distribution, Heating & Cooling Renewal	\$70,257	Anchorage
McLaughlin Youth Center	Plumbing Fixtures End of Life Replacement	\$34,426	Anchorage
McLaughlin Youth Center	Wood Deck End of Life Replacement	\$10,714	Anchorage
McLaughlin Youth Center	Plumbing Fixtures Renewal	\$9,133	Anchorage
Fairbanks Youth Facility	Food Service Equipment	\$83,430	Fairbanks

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	Renewal		
Ketchikan Health Center	Boiler Burners Replacement	\$32,060	Ketchikan
Ketchikan Health Center	Roof Cleaning & Gutter Repair	\$9,660	Ketchikan
Johnson Youth Center	Roof Water Drainage Improvements	\$42,673	Juneau
Johnson Youth Center	Asphalt Repairs, Sealcoating & Striping	\$25,093	Juneau
McLaughlin Youth Center	Exterior Walls - Painting	\$21,955	Anchorage
McLaughlin Youth Center	Exterior Siding System Replacement	\$75,000	Anchorage
McLaughlin Youth Center	Carpeting Renewal	\$91,334	Anchorage
Juneau Health Center	Domestic Water Piping Replacement	\$67,814	Juneau
Juneau Health Center	Asphalt Demo & Repairs/Gutter Drainage Clean Out/Sealing & striping.	\$48,231	Juneau
McLaughlin Youth Center	Electrical Panel Replacement	\$36,007	Anchorage
McLaughlin Youth Center	Main Electrical Switchboards Renewal	\$26,346	Anchorage
McLaughlin Youth Center	Roof Coverings - Asphalt Shingles End of Life Replacement	\$52,693	Anchorage
McLaughlin Youth Center	Protected Roof Membrane Replacement	\$245,900	Anchorage
McLaughlin Youth Center	Roof Coverings - Asphalt Shingles Renewal	\$42,154	Anchorage
McLaughlin Youth Center	Plumbing Fixtures Renewal	\$11,948	Anchorage
McLaughlin Youth Center	Wood Deck Replacement	\$11,066	Anchorage
Fairbanks Health Center	Exterior Siding Flashing and Sealant Repairs	\$57,182	Fairbanks
Fairbanks Health Center	Security System Expansion	\$40,398	Fairbanks
Juneau Health Center	Ceiling Fan Installation (Main Floor-Vaulted Ceiling)	\$29,174	Juneau
Kenai Penn. Youth Facility	Security Camera Upgrade	\$55,328	Kenai
Alaska Psychiatric Institute	Install Anti-Ligature Door Hardware	\$27,311	Anchorage
Alaska Psychiatric Institute	Nurse Call System Replacement	\$263,464	Anchorage
Alaska Psychiatric Institute	Install Anti-Ligature Soap Dispensers	\$32,432	Anchorage
Ketchikan Health Center	Fuel Tank Repaint	\$3,308	Ketchikan
Ketchikan Health Center	Heating & Cooling (Perimeter Rooms)	\$396,960	Ketchikan
Johnson Youth Center	Exterior Window Replacement in	\$56,552	Juneau

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Reference No: 31862

	Admin/Prob.		
Johnson Youth Center	Air Handlers Heating Coils Replacement	\$43,004	Juneau
McLaughlin Youth Center	Concrete Floor Painting	\$8,431	Anchorage
McLaughlin Youth Center	Interior Wall Painting	\$26,346	Anchorage
McLaughlin Youth Center	Exterior Doors - Entrance and Egress Doors Replacement	\$16,686	Anchorage
McLaughlin Youth Center	Roof Coverings - Built-up Roofing End of Life Replacement	\$21,077	Anchorage
McLaughlin Youth Center	Roof Coverings -Protected Roof Membrane Replacement	\$122,950	Anchorage
McLaughlin Youth Center	Vinyl Tile Replacement	\$15,808	Anchorage
Sitka Health Center	Exterior Lighting Improvement	\$31,221	Sitka
Sitka Health Center	Window Covering Upgrades	\$27,744	Sitka
McLaughlin Youth Center	Mechanical Room Ventilation Upgrade	\$14,051	Anchorage
McLaughlin Youth Center	Resilient Floor Finishes Renewal	\$17,564	Anchorage
McLaughlin Youth Center	Circulation Pumps - End of Life Replacement	\$16,950	Anchorage
McLaughlin Youth Center	Electrical Room Fire Wall	\$10,539	Anchorage
Juneau Health Center	Roadway Signage Improvement	\$12,000	Juneau
Mat-Su Youth Facility	Install Anti Scald Fixtures	\$41,276	Palmer
Mat-Su Youth Facility	Phone System Replacement	\$25,604	Palmer
Mat-Su Youth Facility	Bathroom Ventilation Installation	\$15,105	Palmer
McLaughlin Youth Center	Floor Tile Replacement	\$14,051	Anchorage
McLaughlin Youth Center	Resilient Floor Finishes Renewal	\$17,564	Anchorage
McLaughlin Youth Center	Interior Walls - Painting	\$14,930	Anchorage
McLaughlin Youth Center	Exterior Walls - Painting	\$21,428	Anchorage
Fairbanks Health Center	Radiant Panel and Fin Tube Radiation Unit Replacement	\$50,936	Fairbanks
Fairbanks Health Center	Fuel Storage Tank and Monitoring System Installation	\$131,732	Fairbanks
Fairbanks Health Center	Heating & Ventilation Replacement	\$21,955	Fairbanks
Fairbanks Health Center	Interior Wall Paint	\$59,719	Fairbanks
Fairbanks Health Center	Casework Renewal	\$56,206	Fairbanks
Fairbanks Health Center	Interior Doors Renewal	\$228,336	Fairbanks
McLaughlin Youth Center	Protected Roof Membrane End of Life Replacement	\$51,815	Anchorage

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Kenai Penn. Youth Facility	Phone System Renewal	\$25,604	Kenai
Juneau Health Center	Kitchen Sink Installation	\$29,461	Juneau
Kenai Penn. Youth Facility	Perimeter Fence Renewal	\$40,398	Kenai
Anchorage Public Health Lab	BIO Safety Level 3 Wall Repair	\$70,257	Anchorage
McLaughlin Youth Center	Heating Zone Valve Replacement	\$14,051	Anchorage
McLaughlin Youth Center	Roof Coverings - Rubber Membrane End of Life Replacement	\$35,129	Anchorage
McLaughlin Youth Center	Exterior Windows - Breezeway Windows Renewal	\$18,442	Anchorage
McLaughlin Youth Center	Exterior Walls - Painting	\$19,321	Anchorage
Fairbanks Health Center	Wainscot Installation	\$17,923	Fairbanks
Mat-Su Youth Facility	Window Replacement Detention cells	\$45,667	Palmer
Mat-Su Youth Facility	Parking Lots Renewal	\$24,810	Palmer
McLaughlin Youth Center	Spectator Bleachers - End of Life Replacement	\$73,770	Anchorage
McLaughlin Youth Center	Exterior Walls - Paint	\$22,482	Anchorage
McLaughlin Youth Center	Kitchen Casework Renewal	\$21,077	Anchorage
Alaska Psychiatric Institute	Electronic Door Hardware Replacement	\$108,390	Anchorage
Alaska Psychiatric Institute	Kitchen and Med Prep Rooms Outlets and Data Ports	\$43,033	Anchorage
Alaska Psychiatric Institute	Site Drainage Repair	\$51,208	Anchorage
McLaughlin Youth Center	Interior Wall Painting	\$34,250	Anchorage
McLaughlin Youth Center	Exterior Windows - Original Building Renewal	\$72,014	Anchorage
McLaughlin Youth Center	Exterior Walls - Asbestos Panels Abatement	\$28,981	Anchorage
McLaughlin Youth Center	Carpeting Renewal	\$36,885	Anchorage
McLaughlin Youth Center	Air Handling Units - Roof-Top Renewal	\$101,873	Anchorage
McLaughlin Youth Center	Exterior Doors - Courtyard Gates Renewal	\$14,930	Anchorage
McLaughlin Youth Center	Roof Coverings - Skylights (Pitched Roofs) Renewal	\$37,763	Anchorage
McLaughlin Youth Center	Roof Coverings - Skylights (Corridor Roofs) Renewal	\$61,475	Anchorage
McLaughlin Youth Center	Roof Coverings - Scupper Drainage Renewal	\$47,072	Anchorage

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Reference No: 31862

McLaughlin Youth Center	Exterior Windows - Common/Detention Room Windows Replacement	\$56,206	Anchorage
McLaughlin Youth Center	Wood Deck - End of Life Replacement	\$11,417	Anchorage
Mat-Su Youth Facility	Window Replacement Classrooms	\$38,641	Palmer
Mat-Su Youth Facility	Flooring Renewal	\$35,129	Palmer
Kenai Penn. Youth Facility	Carpeting Renewal	\$56,557	Kenai
Anchorage Public Health Lab	Concrete Walkways Renewal	\$59,742	Anchorage
Alaska Psychiatric Institute	Ice Melt Loop Repair	\$72,544	Anchorage
Alaska Psychiatric Institute	Parking Lot renewal	\$56,206	Anchorage
Alaska Psychiatric Institute	Carpeting Replacement	\$52,693	Anchorage
Alaska Psychiatric Institute	Casework Renewal	\$87,821	Anchorage
Mat-Su Youth Facility	Laundry System Install Booster Heater	\$45,667	Palmer
McLaughlin Youth Center	Flat Built-up Roofing Repair	\$52,342	Anchorage
McLaughlin Youth Center	Protected Roof Membrane Replacement	\$175,643	Anchorage
Alaska Psychiatric Institute	Exterior Walls -Masonry Units Stain Removal	\$43,911	Anchorage
Alaska Psychiatric Institute	Exterior Walls - Exterior Sealant Renewal	\$17,564	Anchorage
Alaska Psychiatric Institute	Gypsum Wallboard Finishes Renewal	\$32,494	Anchorage
Alaska Psychiatric Institute	Painting to Walls Renewal	\$210,771	Anchorage
Alaska Psychiatric Institute	Sidewalk and Curbing Renewal	\$79,039	Anchorage
Alaska Psychiatric Institute	Server Room - Upgrade Humidification System	\$72,014	Anchorage
Anchorage Public Health Lab	Roadways Renewal	\$210,771	Anchorage
Mat-Su Youth Facility	Laundry Systems Install Ozone System	\$26,346	Palmer
McLaughlin Youth Center	Exterior Siding System Replacement	\$17,213	Anchorage
Anchorage Public Health Lab	Cadaver Overflow Storage Installation	\$26,346	Anchorage

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Reference No: 31862

Alaska Psychiatric Institute	Pharmacy Ventilation Balancing	\$8,782	Anchorage
Anchorage Public Health Lab	Exterior Walls - Exterior Sealant Renewal	\$24,810	Anchorage
Anchorage Public Health Lab	Interior Wall Painting	\$176,978	Anchorage
Anchorage Public Health Lab	Carpeting Renewal	\$50,058	Anchorage
McLaughlin Youth Center	Carpeting Renewal	\$40,398	Anchorage
TOTAL:		\$9,703,866	