

**AHFC Facility Maintenance Program**

**FY2017 Request: \$5,000,000**

**Reference No: 6339**

**AP/AL:** Appropriation

**Project Type:** Renewal and Replacement

**Category:** Development

**Location:** Statewide

**House District:** Statewide (HD 1-40)

**Impact House District:** Statewide (HD 1-40)

**Contact:** Les Campbell

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

**Contact Phone:** (907)330-8356

**Brief Summary and Statement of Need:**

This program will address preventive maintenance concerns, improve energy efficiency, mitigate existing environmental hazards, and make improvements to Alaska Housing Finance Corporation (AHFC) owned properties throughout the state. This is a continuation of AHFC's preventative maintenance program, addressing the deterioration of existing building system components such as roofs, sidewalks, exterior envelope, interior comfort, life/safety, and common areas.

<b>Funding:</b>	<b>FY2017</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>Total</b>
1002 Fed Rcpts	\$5,000,000						\$5,000,000
1139 AHFC Div		\$7,700,000	\$7,700,000	\$5,000,000	\$5,000,000	\$5,000,000	\$30,400,000
<b>Total:</b>	<b>\$5,000,000</b>	<b>\$7,700,000</b>	<b>\$7,700,000</b>	<b>\$5,000,000</b>	<b>\$5,000,000</b>	<b>\$5,000,000</b>	<b>\$35,400,000</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 Ch16 SLA2013 P76 L19 SB18 \$1,250,000
- Sec1 Ch16 SLA2013 P77 L3 SB18 \$2,000,000
- Sec1 Ch16 SLA2013 P77 L11 SB18 \$400,000
- Sec1 Ch16 SLA2013 P77 L17 SB18 \$500,000
- Sec1 Ch16 SLA2013 P77 L19 SB18 \$1,000,000
- Sec1 Ch17 SLA2012 P130 L8 SB160 \$1,500,000
- Sec1 Ch17 SLA2012 P130 L23 SB160 \$2,200,000
- Sec1 Ch17 SLA2012 P130 L31 SB160 \$500,000
- Sec1 Ch17 SLA2012 P131 L6 SB160 \$500,000
- Sec1 Ch17 SLA2012 P131 L8 SB160 \$2,000,000
- Sec1 Ch5 SLA2011 P98 L5 SB46 \$1,500,000
- Sec1 Ch5 SLA2011 P98 L17 SB46 \$2,200,000
- Sec1 Ch5 SLA2011 P98 L26 SB46 \$500,000
- Sec1 Ch5 SLA2011 P98 L32 SB46 \$500,000
- Sec1 Ch5 SLA2011 P99 L3 SB46 \$2,000,000

**Project Description/Justification:**

This program is a continuation of the AHFC preventative maintenance program, addressing the deterioration of existing building system components such as roofs, sidewalks, exterior envelope, interior comfort, life/safety, and common areas. This will enhance unit operations and maintenance and allow quick response to ordinance and code changes. Furthermore, this program will address major or extraordinary work items identified annually through the Physical Needs Assessments (PNA) by the public housing maintenance staff and asset supervisors. This program includes five sub-programs:

**Statewide Project Improvements:** Provide repairs and improvements to AHFC's public housing throughout the state. This project allows AHFC to keep pace with routine repair and replacement of existing building components such as smaller roofs, sidewalks, and common areas identified in the annual Physical Needs Assessments (PNAs) from each Asset Management Project (AMP).

**Building Systems Replacement Program:** Address the needs outlined in the Building Systems Replacement Plan, which includes major building expenses needed, based on the age of the building and its systems, using the life expectancy of those systems or building components at various Public Housing structures and housing units throughout the State.

**Fire Protection System Repairs:** Repair and replace fire protection systems in multi-family and senior/disabled public housing based on a fire system engineer's equipment survey of fire protection systems and subsequent testing of existing fire protection systems.

**Security Systems Replacement/Upgrades:** Upgrade existing security and entry door access systems to senior/disabled and multifamily public housing. The project includes replacement of security and entry door access systems that are outdated and no longer supported by manufacturers for replacement parts and software.

**Statewide Adults with Disabilities Act improvements:** Address accessibility upgrades identified by a federal fair housing inspection. The upgrades are to be made over a five-year period to comply with the Americans with disabilities Act and Section 504 requirements of a Voluntary Compliance Agreement (VCA) negotiated with the U.S. Department of Housing and Urban Development