

Reapprop for Pioneer Homes Deferred Maintenance, Renovation, Repair and Equipment - NTE \$773,432

FY2018 Request: \$0
Reference No: 37934

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: 06/30/2017 - 06/30/2021 **Contact Phone:** (907)465-1870

Brief Summary and Statement of Need:

Deferred maintenance for Pioneer Homes statewide as well as the Veterans Home in Palmer, 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.

Funding:	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	Total
1004 Gen Fund							\$0
1213 AHCC Rcpts							\$0
Total:	\$0	\$0	\$0	\$0	\$0	\$0	\$0

<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 Ch2 SLA2016 P5 L4 SB138 \$1,417,500
 Sec1 Ch18 SLA2014 P54 L28 SB119 \$3,918,940
 Sec1 Ch16 SLA2013 P67 L33 SB18 \$4,000,000
 Sec1 Ch17 SLA2012 P119 L14 SB160 \$4,000,000
 Sec1 Ch5 SLA2011 P85 L31 SB46 \$4,000,000

Project Description/Justification:

The unexpended and unobligated balances, after the appropriations made in secs. 12(a), 13, and 15 of this Act, as applicable, not to exceed a total of \$773,432, of the appropriations made in sec. 1, ch. 5, FSSLA 2011, page 2, lines 13 - 14 (Department of Administration, classification system conversion - \$500,000), sec. 1, ch. 16, SLA 2013, page 2, lines 18 - 20 (Department of Administration, general services Douglas Island building year 2 of 2 - \$9,000,000), and sec. 1, ch. 18, SLA 2014, page 50, lines 25 - 27 (Department of Education and Early Development, state library, archives and museum facility construction funding - \$37,500,000) are reappropriated to the Department of Health and Social Services for deferred maintenance, renovation, repair, and equipment for Alaska Pioneers' Homes.

The Pioneer Homes all operate on a 24-hour basis, serving a combined capacity of over 600 residents; the homes have a cumulative square footage of approximately 450,000 square feet, and a combined replacement value of \$320,000,000. The facilities have deferred maintenance needs resulting from heavy usage by staff and residents. These project funds will address only the most critical of the prioritized needs in order to maintain the State's investment in the department's facilities. There are currently more than 92 deferred maintenance projects needing to be completed with a combined project cost in excess of \$14,300,000.

Each 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.

The below table represents only the most critical 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	Description	Estimated Cost
Sitka Pioneer Home Main Facility	Door Controls Security System	Door control security system is in need of replacement to provide safe ingress and egress for the residents and staff. Failure to address this need might lead to gaps in the security system that would allow for unauthorized access to the facility and its residents.	\$119,088
Alaska Veterans & Pioneer Home	Courtyard Concrete Surfaces Safety Repair	The concrete walking surfaces in the inner courtyard are frost heaved and need to be repaired and/or replaced. The existing surface of the outdoor recreation areas pose a major trip hazard to the residents.	\$49,909
Alaska Veterans & Pioneer Home	Sidewalk Safety and Curb Replacement	Replace the broken and frost heaved sections of the facility sidewalks and curbs. The existing entryway walkways are unsafe for pedestrian traffic for the employees, residents and visitors.	\$165,400
Anchorage Pioneer Home	North Building Boiler and Heat Pump Replacement	Replace the North Building's essential but aging boilers and heat pumps as they are approaching the	\$348,500

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		end of their useful life. Failure of the boilers would expose the residents and staff to unsafe building temperatures.	
Alaska Veterans & Pioneer Home	Resident Room Flooring Safety Replacement	Replace the slippery vinyl flooring in resident rooms and bathrooms with slip resistant flooring. This upgrade would minimize the slip hazards that exist with the current smooth floor surface.	\$90,535
Total			\$773,432