

Pioneer Homes Renovations and Repair

FY2019 Request: \$1,000,000

Reference No: 37934

AP/AL: Appropriation
Category: Health/Human Services
Location: Statewide
Impact House District: Statewide (HD 1-40)
Estimated Project Dates: 07/01/2018 - 06/30/2023

Project Type: Renovation and Remodeling
House District: Statewide (HD 1-40)
Contact: Michael Frawley
Contact Phone: (907)465-1870

Brief Summary and Statement of Need:

The state is responsible for operating and maintaining six Pioneer Homes throughout the state. Locations are Anchorage, Fairbanks, Juneau, Ketchikan, Palmer, and Sitka. Renovations are needed to best accommodate the continuing care of our elders. For FY2019, immediate renovations are needed at the Anchorage Pioneer Home and Ketchikan Pioneer Home. The Department of Health and Social Services will prioritize projects to be completed for FY2020-FY2022.

Funding:	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
1004 Gen Fund							\$0
1197 AK Cap Inc	\$1,000,000						\$1,000,000
1250 Maint Cap		\$2,000,000	\$2,000,000				\$4,000,000
Total:	\$1,000,000	\$2,000,000	\$2,000,000	\$0	\$0	\$0	\$5,000,000

<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 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
 Sec4 Ch43 SLA2010 P12 L15 SB230 \$4,000,000

Project Description/Justification:

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 \$334,000,000. The facilities have renovation and repair needs due to aging facilities and in order to provide services to a fast-growing population.

Anchorage Pioneer Home East Wing Renovation - \$747,300

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This project would fund the renovation of the Anchorage Pioneer Home East Wing to better accommodate elders with Alzheimer's Disease or Related Dementia (ADRD). The Anchorage Pioneer Home (APH) has one neighborhood dedicated to serving elders with ADRD. There is limited capacity in the community to appropriately care for these elders resulting in extended stays or multiple admissions at the Alaska Psychiatric Institute (API) until a community placement can be identified. This reduces the available beds for Alaskans who truly need the level of care provided by API. An increasing number of elders with ADRD are inappropriately being placed at API due to their challenging behaviors.

The Anchorage Pioneer Home has one neighborhood dedicated to serving elders with Alzheimer's Disease or Related Dementia (ADRD). This neighborhood is semi-secure and supports elders who are at a high risk of wandering, have severe memory issues, extreme confusion, potential agitation and/or minor behaviors related to their dementia or sun downing syndrome. Across the long-term services and supports continuum of care, elders are able to receive services in their home, community or skilled nursing. However, an identified gap exists for those with ADRD and complex behaviors. Therefore, an increasing number of elders with ADRD are inappropriately placed at API due to their challenging behaviors. There is limited capacity in the community to appropriately care for these elders resulting in extended stays or multiple admissions at API until a community placement can be identified. This reduces the available beds for Alaskans who truly need the level of care provided by API. With the increasing senior population in Alaska, it is imperative that Alaska Pioneer Homes collaborate with the Division of Behavioral Health and other key partners to address this need. The Anchorage Pioneer Home currently has identified a small neighborhood that could be used to serve this population without reducing the current number of licensed beds.

Alaska has a fast-growing senior population and it is important that elders are able to receive services in their home and community, in the least restrictive environment and most cost-effective setting.

Ketchikan Pioneer Home Structural Upgrade - \$1,252,700

During the FY2013 remodel of the third floor of the Ketchikan Pioneer Home, structural deficiencies identified in the past were reviewed. The engineers that reviewed the deficiencies determined that the conditions were critical and should be addressed right away.

These deficiencies were originally identified in 1992 and 2002 when the Department of Administration was responsible for the Pioneer Homes. Department of Administration staff decided to address them through the deferred maintenance budget. When the Pioneer Homes transferred to Department of Health and Social Services, these deficiencies were not perceived as a high priority and the project never made it to the top of the deferred maintenance list.

During the FY2013 remodel, the Department contracted with Bratslavsky Consulting Engineers to review the 2002 assessment to determine if building code changes since that time altered the conclusions of the 2002 report, and to evaluate the prior recommendations. Bratslavsky Consulting Engineers stated that in their professional opinion, upgrades and repairs to the lateral force resisting system should be made to the facility. The building at no time in its history has ever conformed to existing building codes.

While some of the issues were addressed and corrected during the third floor remodel, additional work is required to bring the home up to current code standards for lateral (wind and seismic) loading.

The division requests funding to upgrade the lateral force resisting system of the Ketchikan Pioneer Home. To achieve an adequate resisting strength, each floor and wall system must be reinforced to transfer the lateral loads to the foundation, as required by code. The engineer analyzed each wall system and designed reinforcement for the walls and the floor to allow for the transfer of the lateral load to resisting wall sections.

Only structural design work has been performed to date. Architectural design, coordination of design and the involvement of a hazardous materials professional services due to asbestos are still required.

More specifically this request includes:

- Removing all building siding
- Installing new sheathing, insulation, waterproofing and siding
- Removing a 10' x 10' section of the roof to allow for construction and materials delivery to the attic
- Repairing roof upon the conclusion of attic work
- Removing and reinstalling outside security cameras
- Replacing approximately 10% of the wall studs due to water damage from prior leakage
- Removing replacing and painting sections of the ceiling to allow for the installation of drag struts.

Additionally, the work will be conducted from the outside of the building so as to minimize disruption of the residents. Because the Pioneer Home will remain occupied, construction is anticipated to last nine months.

Absent the structural upgrades, the building fails to meet code for Alaska's seismic conditions. Thus, in the event of an earthquake or tsunami, the building is vulnerable to collapse in excess of acceptable standards. The Ketchikan Pioneer Home houses 47 residents and is staffed by approximately 80 other individuals, all of whom are placed at an unacceptable level of risk by the building's structural deficiencies.