

AHFC Facility Maintenance Program

FY2019 Request: \$11,000,000

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: 07/01/2018 - 06/30/2023

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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.

Funding:	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	Total
1002 Fed Rcpts	\$4,000,000	\$4,000,000	\$4,000,000				\$12,000,000
1250 Maint Cap	\$7,000,000	\$5,000,000	\$5,000,000				\$17,000,000
Total:	\$11,000,000	\$9,000,000	\$9,000,000	\$0	\$0	\$0	\$29,000,000

<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:

- Sec1 Ch16 SLA2016 P6 L20 SB138 \$1,500,000
- 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

Project Description/Justification:

The purpose of this authorization is to: Provide reliable, clean, safe, energy efficient and affordable housing to Alaskans through the use of proactive facility management principles. The Facilities Management section will accomplish this through a variety of ways including: contracting, in-house workforce, technical assistance, preventive, and extraordinary maintenance across the state.

This program combines the previously funded programs of Statewide Project Improvements, Building Systems Replacement Program, Fire Protection Systems, Security Systems Replacements/Upgrades, and Statewide ADA Improvements into one appropriation.

The projected outcomes are advancements in:

- Extending the useful life of facilities;
- Reducing maintenance costs, through life cycle based planned replacements;
- Provide increased safety and security to residents;
- Maintaining compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Fair Housing Act;
- Securing federal funding by complying with HUD mandates;
- Facilities that allow for “aging-in-place” for seniors;
- Increasing unit rent-ability;
- Reducing Maintenance and custodial costs by reducing vandalism;
- Providing for emergency repairs, i.e., roof repairs, environmental remediation, fire alarm system, etc.;
- Allowing quick response to code changes, life safety issues, and unforeseen conditions;
- Providing amenities not originally programmed; and
- Enhancing “Operations” for individual Asset Management Projects (AMPs)

Program Description

This program will address preventive maintenance work items (deferred maintenance), 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. 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: 1) Statewide Project Improvements; 2) Building Systems Replacement Program; 3) Fire Protections Systems; 4) Security Systems Replacement/Upgrades; and 5) Statewide ADA Improvements.

1. Statewide Project Improvements Program - \$800,000

The purpose of this funding program is to provide repairs, replacements, and improvements to AHFC’s rental housing inventory. This funding program will use federal funding to provide repair 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 HVAC systems, roofs, sidewalks, and common areas identified in the Physical Needs Assessments (PNAs) from each Asset Management Project (AMP), as well as improvements based upon recurring inspections from the U.S. Department of Housing and Urban Development (HUD).

The projected outcomes are advancements in:

- Extending the useful life of facilities;
- Providing for emergency repairs, i.e., roof repairs, environmental remediation, fire alarm system,

etc.;

- Allowing quick response to code changes, life safety issues, and unforeseen conditions;
- Facilities that allow for “aging-in-place” for seniors;
- Increase unit rent-ability;
- Providing amenities not originally programmed; and
- Enhancing “Operations” for individual Asset Management Projects (AMPs).

Program Description:

Statewide Project Improvements is an on-going annual request to address items that make AHFC properties safer and more comfortable for our residents. The PNAs are updated continuously for each AMP and then prioritized on a statewide basis to determine the most efficient and cost effective use of the funds. A portion of the fund is also set aside as a contingency for each AMP to address site specific needs to be addressed by the Asset Supervisor and Maintenance Lead as contract work or in-house repairs and upgrades. Additionally, this funding has been used to respond quickly to fire or flood damage where the cost of repairs is under the Corporation’s insurance deductible. Projected future uses are sidewalk replacements, installation of storage sheds, increased parking lot lighting, and repairs identified by routine HUD-sponsored Real Estate Assessment Center (REAC) inspections of public housing units and sites.

In addition, routine maintenance funds received from HUD are not keeping pace with the deterioration of building components from aging and use. It is important for AHFC to have funding available to maintain the units in a safe and rentable condition.

This program will result in enhancement of AHFC’s properties throughout the state by increasing their rent-ability and lowering maintenance costs.

2. Building System Replacement Program - \$3,900,000

The purpose of this authorization is to: Address specific major repair and/or replacement items identified in a five-year review. This funding program will use federal funds to facilitate the statewide preventative maintenance schedules and planned component replacement strategies and make repairs to major building components at various AHFC structures and units throughout the state.

The projected outcomes are advancements in:

- Reduce Maintenance costs, through life cycle based planned replacements;
- Extending the useful life of facilities; and
- Increase safety for tenants.

Program Description:

The Building System Replacement Program addresses specific major repair or replacement items identified in a five-year look ahead review of each site. The program is intended to address repair or replacement before deferred maintenance results in additional damage or untimely failure that would result in additional cost.

Items scheduled for repair or replacement to include interior lighting upgrades, roof replacements, and domestic waterline infrastructure replacement at various Public Housing locations statewide.

3. Fire Protection Systems - \$1,200,000

The purpose of this funding program is to replace antiquated fire protection systems and/or make life/safety code repairs to public housing fire protections systems statewide. This funding program uses federal funds to repair and/or replace fire protection systems in multifamily and senior/disabled public housing statewide. The project is based upon a recent fire protection survey completed by a licensed fire protection engineer and subsequent testing of existing fire protection systems.

The projected outcomes are advancements in:

- Reduction in Maintenance costs;
- Protection of building occupants (Life/Safety);
- Preservation of corporate assets;
- Compliance with current fire protection codes & standards; and
- Increase useful life of facilities.

Program Description:

Fire Protection Systems program will continue to provide the means to address fire protection and code compliance issues previously identified. Progress on upgrades continue to be made as suggested in a comprehensive survey conducted in 2008 by a professional fire protection engineering firm that evaluated public housing fire protection systems throughout the state.

The purpose of the survey was to identify the location, type, age, code compliance, and current condition of the systems. During the survey process, fire protection systems were identified that require upgrades to comply with current fire safety codes. An additional evaluation was preformed to determine proper functioning, and replacement of components that have exceeded their useful life.

Projected uses for this funding request include replacement of sprinkler systems at Seaview Terrace (Ketchikan) and Cedar Park (Juneau), testing and evaluation of current systems, and any issues identified in annual inspections performed by the State Fire Marshal, local authority, or HUD.

4. Security System Replacements/Upgrades - \$240,000

The purpose of this funding program is to upgrade and/or install security and door access systems at senior/disabled and multifamily public housing complexes. This funding program will use federal funding to replace obsolete security and entry systems statewide. The systems are evaluated for improvements or enhancements not afforded under the older technology.

The projected outcomes are advancements in:

- Provide increased safety and security to residents;
- Reduce maintenance and custodial costs by reducing vandalism;
- Extending the useful life of facilities;
- Facilities that allow for “aging-in-place” for seniors;
- Increasing unit rent-ability; and
- Improving daily operations of individual Asset Management Projects (AMPs).

Program Description:

Security Systems Replacement/Upgrades program will replace obsolete systems that are no longer supported by manufacturers.

A comprehensive survey was conducted to identify the location, configuration and current condition of door access and security systems at AHFC-owned public housing sites throughout the State. Many of the systems were found to be comprised of analog-type cameras, recorders, card readers, and software components that are no longer supported by the various manufacturers of the systems. The current systems are also not compatible with currently technology making increased coverage impossible. The survey also identified the need for security or door access systems at other AHFC facilities.

Projected use for this funding includes replacing obsolete systems with standardized systems and installing new systems to increase resident security and protect corporate assets. Standardization will consolidate purchasing and provide ease of maintenance and lower operational costs.