Juneau Pioneer Home ADA-Compliant Courtyard **FY2022 Request: $424,000**
Reference No: 63203

AP/AL: Appropriation
Category: Health/Human Services
Location: Juneau Areawide
Impact House District: Juneau Areawide (HD 33-34)
Estimated Project Dates: 07/01/2021 - 06/30/2026

Project Type: Construction
Recipient: Various
House District: Juneau Areawide (HD 33-34)
Contact: Amy Burke
Contact Phone: (907)465-1624

Brief Summary and Statement of Need:
The Juneau Pioneer Home's paved courtyard is 32 years old with broken walkways that lead to dead ends. The walkways and side rails do not meet Americans with Disabilities Act (ADA) standards. These issues were raised by ADA inspectors more than eight years ago and need to be addressed.

Funding:	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	Total
1004 Gen Fund	$424,000						$424,000
Total:	$424,000	$0	$0	$0	$0	$0	$424,000

☐ State Match Required ☑ One-Time Project ☐ Phased - new ☐ Phased - underway ☐ Ongoing
0% = Minimum State Match % Required ☐ Amendment ☐ Mental Health Bill

Operating & Maintenance Costs:

	Amount	Staff
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	
Totals:	0	0

Prior Funding History / Additional Information:

This is the first and only year of the project.

Project Description/Justification:
The Juneau Pioneer Home's paved courtyard is 32 years old with broken walkways that lead to dead ends. The walkways and side rails do not meet Americans with Disabilities Act (ADA) standards. These issues were raised by ADA inspectors more than eight years ago.

Current sidewalk/walkway design has failed and is a life/safety risk to the Juneau Pioneer Home residents. Walkways do not allow for safe and free movement of walkers and wheelchairs:

- The Juneau Pioneer Home accepts up to 49 residents. Of the residents at the Juneau Pioneer Home, 75% use walkers or wheelchairs and struggle on the current walkways due to holes or uneven surfaces.
- There is approximately 562 linear feet of walkway/sidewalk in our courtyard but only half of it is accessible to those using mobility assistance tools.

The Juneau Pioneer Home has seven emergency exits and three are located at the rear of the building that leads to the walking path. In the event of an emergency, due to the condition of the walkway, residents will be unable to evacuate the building independently and will require one-on-one

assistance. The current walking path does not allow residents and staff to assemble away from the building without descending the hill. To correct serious safety issues, the walkway needs to be repaired and brought up to ADA standards.

ADA inspection from over eight years ago revealed that the current handrails, slope, and rest areas do not meet standards. Current handrails are below height requirements and the slope of the walkway is steep without rest areas. ADA requirements are:

- 4.8.1 General
  - Any part of an accessible route with a slope greater than 1:20 shall be considered a ramp and shall comply with 4.8.

- 4.8.2 Slope and Rise - the least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12. The maximum rise for any run shall be 30 in (760 mm). Curb ramps and ramps to be constructed on existing sites or in existing buildings or facilities may have slopes and rises as allowed in 4.1.6(3)(a) if space limitations prohibit the use of a 1:12 slope or less.

- 4.8.5 Handrails. If a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides.

  - (5) Top of handrail gripping surfaces shall be mounted between 34 in and 38 in (865 mm and 965 mm) above ramp surfaces.

Additionally, the current courtyard layout does not allow for outdoor gatherings. Gatherings must instead occur in the main parking lot where there are moving cars. The courtyard is Juneau Pioneer Home's only outside access besides a parking lot.

Proper social distancing, which is required during this COVID-19 pandemic, is not possible due to uneven terrain and landscaping. The existing backyard leisure area consists of sidewalks and three gathering areas totaling 1,331 square feet. For a population of 49 residents plus staff, this is inadequate. The first gathering area (600 sq ft) is right outside the Twin Lakes neighborhood dining door. To access the other two small gathering areas down the hill, residents must descend along 255 feet of pitted and heaving walkways that are curved and excessively sloped, without ADA-required resting areas every 30 to 40 feet, and with handrails that are lower than prescribed ADA standards. At the bottom beyond the second open area, the third gathering area is collapsing.

For the few residents who have only mild memory impairment, the challenges of navigating the existing walkways may discourage them from venturing out again. For the large percentage of residents with moderate to severe dementia, the outdoor space remains attractive, especially on nice sunny days. About 75% of residents use wheelchairs or walkers and many lack the strength to control their wheelchairs. Such a resident might slip outside unnoticed, if staff were assisting other residents, and the sloped and uneven walkway could lead to the resident's serious injury or death.

The backyard courtyard area needs to be leveled to create a large open space within an elopement-resistant outer boundary - a safe environment that allows residents the opportunity to spend time outside in the fresh air. Several looping replacement walking paths are proposed to offer

residents variety and a choice of distance. Paths will be paved and leveled with resting benches along the way. Plans include construction of walkthrough green houses at the end of the two wings and a pavilion with a fire pit designed to allow for congregating while maintaining social distance. The perimeter of the courtyard overlooking Egan drive would incorporate natural barriers such as relocating existing low hedges to allow residents to take advantage of the wonderful views of the Chilkat Mountains and Northern Lynn canal.