

**AHFC Chugach View Renovation (Anchorage Senior Units) FY2001 Request: \$4,000,000**  
**Reference No: 32515**

**AP/AL:** Appropriation **Project Type:** Renovation and Remodeling  
**Category:** Housing/Social Services  
**Location:** Anchorage Areawide **Contact:** Les Campbell  
**House District:** Anchorage Areawide (HD 10-26) **Contact Phone:** (907)330-8356  
**Estimated Project Dates:** 07/01/2000 - 06/30/2005

**Brief Summary and Statement of Need:**

Corporate (AHFC) and Federal funds for phase one of the major renovation of Chugach View, to include design costs, exterior renovation, mechanical and plumbing upgrades, handicapped accessibility work, and fire safety code work. A professional needs assessment has identified building improvements necessary and code compliance issues.

<b>Funding:</b>	<b>FY2001</b>	<b>FY2002</b>	<b>FY2003</b>	<b>FY2004</b>	<b>FY2005</b>	<b>FY2006</b>	<b>Total</b>
AHFC Div	\$2,000,000	\$2,000,000					\$4,000,000
Fed Rcpts	\$2,000,000	\$2,000,000					\$4,000,000
<b>Total:</b>	<b>\$4,000,000</b>	<b>\$4,000,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,000,000</b>

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input checked="" type="checkbox"/> Phased Project	<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
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Additional Information / Prior Funding History:**

No major interior renovation work has been done in this facility since it was constructed. The exterior siding was replaced with metal lap siding in 1990. Most of the furnishings, equipment, components, and systems are now worn and are at or beyond their useful life.

**Project Description/Justification:**

The purpose of this project is to begin the first phase of a major renovation, including building improvements, and to ensure code compliance for 120 senior housing units in Chugach View.

The projected outcomes are:

- Improved accessibility of the building and units;
- Improved energy efficiency;
- Improved resident living environment; and
- Reduced long-term operating costs.

Chugach View is a three-story, senior housing facility constructed in 1977. The building consists of 120 one-bedroom units divided into four 30-unit bays, situated around common corridors with common resident areas and laundry rooms on each of the three floors. The first floor has a large community room, kitchen, waiting room, office and shop area. The second and third floors have open community areas. The facility was built using wood frame construction.

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beyond their useful life.

In 1998, a professional site assessment was completed for Chugach View which addressed code compliance, 30-year life expectancy, physical condition, hazardous material abatement, and energy efficiency. Chugach View does not fully comply with the current Uniform Building Code (UBC) or the current State of Alaska Building Energy Efficiency Standards (BEES).

Many of the finishes, equipment, and systems are aged. Most of the building components are over 22 years old, worn, approaching the end of their useful life, and are not expected to last an additional 30 years. For these reasons, the site assessment recommended that Chugach View be upgraded to current codes to ensure its functional use for an additional 30 years. When compared to an estimated replacement cost of over \$11 million, renovation is the more cost-effective option.

This request represents Phase I of a two-phase modernization effort for Chugach View.

This first phase funds will cover:

- Total renovation design costs,
- Exterior renovation,
- Mechanical and plumbing upgrades,
- Handicapped accessibility work, and
- Fire safety code work.

The second phase of the project, to be requested in FY2002, will address interior renovation work, which will include:

- Repair/repainting of walls and ceilings;
- New carpet/vinyl flooring;
- Replacement of all unit swing doors;
- Remodeling unit kitchens and bathrooms;
- Replacement of common area and unit light fixtures;
- Mechanical upgrades to boiler systems,
- Baseboard heating,
- Common area ventilation, and
- Domestic hot water system.

Code-related renovation includes: elevator upgrades; facility-wide fire/smoke penetration repairs; and sprinkler system upgrades. Environmental work includes removal of asbestos-containing materials and lead-based paint abatement. Energy work includes building-wide insulation upgrades and air penetration sealing. ADA compliance is addressed with new handicapped ramps, replacement of interior/exterior doors and hardware, and remodeling of unit and common area bathrooms and kitchens for increased accessibility.