

AHFC Chugach View Siding & Window Replacement**FY2009 Request: \$2,500,000****Reference No: 45385****AP/AL:** Appropriation**Project Type:** Renewal and Replacement**Category:** Health/Human Services**Location:** Anchorage Areawide**Contact:** Les Campbell**House District:** Anchorage Areawide (HD 17-32)**Contact Phone:** (907)330-8356**Estimated Project Dates:** 07/01/2008 - 06/30/2013**Brief Summary and Statement of Need:**

Federal (Chugach View Replacement Reserves) funds to follow up on interior renovation work completed several years ago. There were not sufficient funds to address exterior issues such as the windows and siding during the interior renovation. This project would replace all existing siding with new materials that will seal and protect the underlying structure from the harsh climate. The existing wood frame windows would be replaced at the same time with energy efficient windows that would require little maintenance, and be easier to operate for the elderly and disabled tenants.

Funding:	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Fed Rcpts	\$2,500,000						\$2,500,000
Total:	\$2,500,000	\$0	\$0	\$0	\$0	\$0	\$2,500,000

<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
<u>One-Time Startup:</u>	<u>0</u>	<u>0</u>
Totals:	0	0

Additional Information / Prior Funding History:

This is a new project.

Project Description/Justification:

The purpose of this project is to replace the existing siding and windows at Chugach View Senior Housing Complex located in Anchorage, Alaska.

The projected outcome is to:

- Replace existing siding; and
- Replace existing windows.

Chugach View Siding and Window Replacement – utilizes Federal (Chugach View Replacement Reserves) funds to follow up on renovation work completed several years ago. There were insufficient funds to address exterior issues such as the windows and siding during the interior renovation. This project would replace all existing siding with new materials that will seal and protect the underlying structure from the harsh climate. The existing wood frame windows would be replaced at the same time with energy efficient windows that would require little maintenance and be easier to operate for the elderly and disabled tenants. This is a 120-unit senior facility.

Program Description:

This request will provide funding to replace the existing siding and windows at Chugach View Senior Housing Complex located in Anchorage, Alaska.

Chugach Senior Housing Complex consists of 120 apartment units configured around common corridors situated on three floors. The building was constructed in 1977 to current codes of the time and a major interior renovation was completed in 2004. At the time of renovation, funding was not available to work on the exterior of the building and there was sufficient remaining life in the building envelope to protect the structure for several more years. Currently, the siding and windows have exceeded their useful life and many of the windows no longer close properly, resulting in water infiltration and loss of energy efficiency. Joints and caulking in the siding are failing, allowing water to penetrate through to the framing substrate. Several areas of the siding have suffered damage allowing internal damage to the structure. There are several different types of siding on the building where repairs have been made over the years.

The building is 2x4 wood-frame type construction and is not sufficiently insulated for current codes or weather conditions. During the siding replacement, an additional 1" of rigid insulation will be added to the exterior, and 5/8" type "X" gypsum wallboard will also be added to increase the energy efficiency, fire rating and overall safety of the building.

Failure to address these issues in the immediate future will result in rot damage to the structural framing of the building, heat loss, and safety/security issues due to poorly functioning windows.