

**Pioneer Homes Deferred Maintenance, Renovation, Repair and Equipment**      **FY2010 Request: \$2,000,000**  
**Reference No: 37934**

**AP/AL:** Appropriation      **Project Type:** Deferred Maintenance  
**Category:** Health/Human Services  
**Location:** Statewide      **Contact:** Arnold Liebelt  
**House District:** Statewide (HD 1-40)      **Contact Phone:** (907)465-1870  
**Estimated Project Dates:** 07/01/2009 - 06/30/2014

**Brief Summary and Statement of Need:**

This request is for deferred maintenance projects for Pioneer Homes statewide, including immediate and critical renewal, repair, replacement and equipment. The Department is responsible for operating and maintaining the six Pioneer Homes throughout the state. Locations are Anchorage, Fairbanks, Juneau, Ketchikan, Palmer, and Sitka.

<b>Funding:</b>	<b>FY2010</b>	<b>FY2011</b>	<b>FY2012</b>	<b>FY2013</b>	<b>FY2014</b>	<b>FY2015</b>	<b>Total</b>
Gen Fund	\$2,000,000	\$7,766,100	\$8,219,100	\$8,703,800	\$9,222,400	\$9,777,300	\$45,688,700
<b>Total:</b>	<b>\$2,000,000</b>	<b>\$7,766,100</b>	<b>\$8,219,100</b>	<b>\$8,703,800</b>	<b>\$9,222,400</b>	<b>\$9,777,300</b>	<b>\$45,688,700</b>

<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
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Additional Information / Prior Funding History:**

- CH30/SLA07/P95/L23 - \$1,200.0 AHFC Rec.
- CH82/SLA06/P73/L27 - \$2,000.0 GF
- CH3/SLA05/P57/L5 - \$1,550.0 GF
- CH159/SLA04/P27/L3 - \$750.0 AHFC Bonds
- CH82/SLA03/P29 and 103/L3 and 26 -\$1,000.0 GF and \$506.7 RCPT
- CH01/SSLA02/P3/L4 - \$600.0 GF
- CH01/SSLA02/P131/L3 - \$1,234.0 GF
- CH62/SLA01/P9/L16 - \$100.0 GF/MH and \$250.0 AHFC Rec.
- CH135/SLA00/P2/L17 - \$350.0 AHFC Rec.
- CH2/SLA99/P34/L31 - \$100.0 GF
- CH2/SLA99/P38/L15 - \$250.0 GF
- CH139/SLA98/P112/L14 - \$70.0 AHFC Rec.
- CH100/SLA97/P41/L10 - \$700.0 AHFC Rec

**Project Description/Justification:**

This request is for deferred maintenance projects for Pioneer Homes statewide, including immediate and critical renewal, repair, replacement and equipment needs. The Department is responsible for operating and maintaining the six Pioneer Homes throughout the state. Locations are Ketchikan, Sitka, Juneau, Anchorage, Palmer, and Fairbanks. The homes all operate on a 24-hour basis, have a cumulative square footage of about 440,000 square feet, and have a combined replacement value of \$310,300,000. The Department has ongoing as well as deferred maintenance

**Pioneer Homes Deferred Maintenance, Renovation, Repair and Equipment**      **FY2010 Request: \$2,000,000**  
**Reference No: 37934**

and equipment needs resulting from heavy usage by staff and residents. Funds will address these needs and maintain the State's investment in these homes. The homes have a combined capacity of over 600 residents.

**Background**

During the summer of 2008, the department updated the comprehensive building condition audits for all of its State-owned facilities. This process serves as the basis of this request. Based on the results of the building condition audit, \$6,550.7 in deferred maintenance and renewal and replacement projects remain and need to be addressed. None of these projects can earn federal funds. The Department has used the updated information to prioritize the list of deferred maintenance needs for all the Pioneer Homes. Each building deficiency is rated in terms of urgency, fire life safety, security, building integrity, and mission efficiency. Together, these criteria are used to prioritize each project. Priorities given are generally followed, but may be changed due to higher emerging needs that may arise throughout the year.

<b>Dept. Priority</b>	<b>Project</b>	<b>GF Amount</b>	<b>Category</b>	<b>Cumulative GF Total</b>
1	Palmer Veterans and Pioneer Home Electrical Upgrade	\$206.8	Fire/Life Safety	\$206.8
2	Anchorage Pioneer Home Standby Generator Transfer Switch	\$9.1	Fire/Life Safety	\$215.8
3	Sitka Pioneer Home Security Card/Camera System	\$82.7	Security	\$298.5
4	Anchorage Pioneer Home Fire Door Closures	\$8.3	Fire/Life Safety	\$306.8
5	Anchorage Pioneer Home Basement Egress	\$10.8	Fire/Life Safety	\$317.6
6	Juneau Pioneer Home Exterior Door Security	\$41.4	Security	\$358.9
7	Fairbanks Pioneer Home Parking Lot Drain Installation	\$12.4	Build. Integrity/Code	\$371.3
8	Fairbanks Pioneer Home Sewage Lift Station Repair	\$49.6	Build. Integrity/Code	\$420.9
9	Palmer Veterans and Pioneer Home Metal Trim Renewal	\$8.3	Build. Integrity/Code	\$429.2
10	Palmer Veterans and Pioneer Home Generator Transfer Upgrade	\$13.2	Build. Integrity/Code	\$442.4
11	Palmer Veterans and Pioneer Home Equipment Storage	\$82.7	Build. Integrity/Code	\$525.1
12	Sitka Pioneer Home Re-level Sidewalks at the Entrance	\$16.5	Build. Integrity/Code	\$541.7
13	Ketchikan Pioneer Home Insulated Garage Door Replacement	\$16.5	Build. Integrity/Code	\$558.2
14	Ketchikan Pioneer Home Protected Entry Upgrade	\$124.1	Build. Integrity/Code	\$682.3

<b>Pioneer Homes Deferred Maintenance, Renovation, Repair and Equipment</b>	<b>FY2010 Request:</b>	<b>\$2,000,000</b>
	<b>Reference No:</b>	<b>37934</b>

15	Fairbanks Pioneer Home Wainscot Fabric Replacement	\$19.8	Build. Integrity/Code	\$702.1
16	Fairbanks Pioneer Home Dining Room Light Fixtures	\$24.8	Build. Integrity/Code	\$726.9
17	Fairbanks Pioneer Home Smoke Damper Operator Replacement	\$41.4	Build. Integrity/Code	\$768.3
18	Fairbanks Pioneer Home Interior Painting	\$99.2	Build. Integrity/Code	\$867.5
19	Sitka Pioneer Home Replace Genset Doors	\$16.5	Build. Integrity/Code	\$884.1
20	Sitka Pioneer Home Attic Lighting	\$16.5	Build. Integrity/Code	\$900.6
21	Sitka Pioneer Home Controls Upgrade	\$165.4	Build. Integrity/Code	\$1,066.0
22	Sitka Pioneer Home Lighting Upgrade	\$223.3	Build. Integrity/Code	\$1,289.3
23	Palmer Veterans and Pioneer Home Awning Installation	\$10.8	Mission Efficiency	\$1,300.0
24	Palmer Veterans and Pioneer Home Pavilion Remodel	\$66.2	Mission Efficiency	\$1,366.2
25	Palmer Veterans and Pioneer Home Alzheimer's Disease and Related Disorders Court Yard Improvement	\$74.4	Mission Efficiency	\$1,440.6
26	Palmer Veterans and Pioneer Home Chiller Installation	\$107.5	Mission Efficiency	\$1,548.1
27	Palmer Veterans and Pioneer Home Lighting Upgrade	\$140.6	Mission Efficiency	\$1,688.7
28	Palmer Veterans and Pioneer Home Kitchen Make Up Air	\$168.8	Mission Efficiency	\$1,857.5
29	Anchorage Pioneer Home Door Holder/Opener Renewal	\$82.7	Build. Integrity/Code	\$1,940.2
30	Anchorage Pioneer Home Loading Dock	\$181.9	Build. Integrity/Code	\$2,122.2
31	Anchorage Pioneer Home Foundation Repair	\$413.5	Build. Integrity/Code	\$2,535.7
32	Anchorage Pioneer Home Soffit Repairs	\$545.8	Build. Integrity/Code	\$3,081.5
33	Anchorage Pioneer Home Exterior Wall Maintenance	\$620.3	Build. Integrity/Code	\$3,701.7
34	Ketchikan Pioneer Home Kitchen Vinyl Repair	\$8.3	Mission Efficiency	\$3,710.0
35	Fairbanks Pioneer Home Condensate Pan Installation	\$4.1	Mission Efficiency	\$3,714.1
36	Fairbanks Pioneer Home Rain Scupper Piping	\$12.4	Mission Efficiency	\$3,726.6
37	Fairbanks Pioneer Home Lighting Upgrade	\$140.6	Mission Efficiency	\$3,867.1
38	Fairbanks Pioneer Home Monitoring System Upgrade	\$165.4	Mission Efficiency	\$4,032.5

<b>Pioneer Homes Deferred Maintenance, Renovation, Repair and Equipment</b>	<b>FY2010 Request:</b>	<b>\$2,000,000</b>
	<b>Reference No:</b>	<b>37934</b>

39	Palmer Veterans and Pioneer Home Sidewalk Expansion	\$16.5	Mission Efficiency	\$4,049.1
40	Palmer Veterans and Pioneer Home Window Sill Flashing	\$22.0	Mission Efficiency	\$4,071.1
41	Palmer Veterans and Pioneer Home Asphalt Resealing	\$64.5	Mission Efficiency	\$4,135.6
42	Palmer Veterans and Pioneer Home Headbolt Heater Installation	\$82.7	Mission Efficiency	\$4,218.3
43	Palmer Veterans and Pioneer Home Curb, Walk and Paving Repairs	\$124.1	Mission Efficiency	\$4,342.3
44	Juneau Pioneer Home Lift Station Renewal	\$19.8	Mission Efficiency	\$4,362.2
45	Juneau Pioneer Home Heating Panel Installation	\$31.4	Mission Efficiency	\$4,393.6
46	Sitka Pioneer Home Hand Rail/Fencing Replacement	\$82.7	Mission Efficiency	\$4,476.3
47	Anchorage Pioneer Home Damper Replacement	\$8.3	Mission Efficiency	\$4,484.6
48	Anchorage Pioneer Home Domestic Hot Water Valve Replacement (south)	\$13.2	Mission Efficiency	\$4,497.8
49	Anchorage Pioneer Home Domestic Hot Water Heater Replacement	\$29.8	Mission Efficiency	\$4,527.6
50	Fairbanks Pioneer Home Admin Office Ventilation	\$12.4	Mission Efficiency	\$4,540.0
51	Fairbanks Pioneer Home Insulation Upgrade	\$124.1	Mission Efficiency	\$4,664.0
52	Juneau Pioneer Home Canopy Renewal and Upgrade	\$14.9	Mission Efficiency	\$4,678.9
53	Juneau Pioneer Home Covered Walk Repair	\$16.5	Mission Efficiency	\$4,695.5
54	Juneau Pioneer Home Twin Lakes Dining Room Cabinetry	\$41.4	Mission Efficiency	\$4,736.8
55	Sitka Pioneer Home Screens for the Entire Facility	\$16.5	Build. Integrity/Code	\$4,753.4
56	Sitka Pioneer Home Balcony Paver Replacement	\$24.8	Build. Integrity/Code	\$4,778.2
57	Sitka Pioneer Home North Wing Air Handler Balancing	\$57.9	Mission Efficiency	\$4,836.1
58	Sitka Pioneer Home Perimeter Stone Wall Re-Habilitation	\$82.7	Build. Integrity/Code	\$4,918.8
59	Anchorage Pioneer Home Kitchen Standby Circuits	\$9.9	Mission Efficiency	\$4,928.7
60	Anchorage Pioneer Home Entrance Driveway Improvements	\$16.5	Mission Efficiency	\$4,945.2

<b>Pioneer Homes Deferred Maintenance, Renovation, Repair and Equipment</b>			<b>FY2010 Request:</b>	<b>\$2,000,000</b>
			<b>Reference No:</b>	<b>37934</b>
61	Anchorage Pioneer Home HV1 Humidification Piping Routing	\$19.8	Mission Efficiency	\$4,965.1
62	Anchorage Pioneer Home Laundry Water Heater	\$29.8	Mission Efficiency	\$4,994.8
63	Palmer Veterans and Pioneer Home Chair/Hand Rail Replacement	\$75.0	Build. Integrity/Code	\$5,069.8
64	Anchorage Pioneer Home Cooler Rehabilitation	\$41.4	Mission Efficiency	\$5,112.2
65	Anchorage Pioneer Home HC 1 Heat Exchanger Improvement	\$57.9	Mission Efficiency	\$5,169.1
66	Anchorage Pioneer Home Room Heat Controls	\$206.8	Mission Efficiency	\$5,375.8
67	Palmer Veterans and Pioneer Home Wall Tile Replacement	\$5.8	Mission Efficiency	\$5,381.6
68	Palmer Veterans and Pioneer Home Flag Pole Replacement	\$8.3	Mission Efficiency	\$5,389.9
69	Ketchikan Pioneer Home Replace Gazebo	\$16.5	Mission Efficiency	\$5,406.4
70	Ketchikan Pioneer Home Pioneer Park Fence Replacement	\$16.5	Mission Efficiency	\$5,423.0
71	Ketchikan Pioneer Home Garden View Courtyard Fence Replacement	\$16.5	Mission Efficiency	\$5,439.5
72	Ketchikan Pioneer Home Preschool Area Cabinets Replacement	\$24.8	Mission Efficiency	\$5,464.3
73	Ketchikan Pioneer Home Widen Store Room Entry Doors	\$57.9	Mission Efficiency	\$5,522.2
74	Ketchikan Pioneer Home Walk-in Condenser and Freezer Replacement	\$165.4	Mission Efficiency	\$5,687.6
75	Juneau Pioneer Home Carpet Replacement	\$397.0	Mission Efficiency	\$6,084.6
76	Sitka Pioneer Home Freezer Compressor Replacement	\$16.5	Mission Efficiency	\$6,101.1
77	Sitka Pioneer Home 3 West and 3 Southwest Core Paint and Flooring	\$82.7	Mission Efficiency	\$6,183.8
78	Anchorage Pioneer Home Casework Replacement	\$8.3	Mission Efficiency	\$6,192.1
79	Anchorage Pioneer Home Boiler Skin Replacement	\$9.9	Mission Efficiency	\$6,202.0
80	Anchorage Pioneer Home Elevator Modification	\$16.5	Mission Efficiency	\$6,218.5
81	Anchorage Pioneer Home Hardware Renewal	\$66.2	Mission Efficiency	\$6,284.7
<b>Total GF</b>				<b>\$6,284.7</b>

**Pioneer Homes Deferred Maintenance, Renovation, Repair and Equipment**      **FY2010 Request: \$2,000,000**  
**Reference No: 37934**

When deferred maintenance needs are met, additional annual investment will be required to keep up with normal repair and maintenance needs, or the deferred maintenance backlog will continue to grow. The estimated future funds needed for normal repair and maintenance are listed for the out years. The funding level to keep up with repair, renewal and replacement needs (above and beyond ordinary day-to-day maintenance) was estimated by using standard formulas that are based on the cost of replacing a building. One formula assumes a constant proportion of annual maintenance costs over the life cycle and is derived as a percentage (1.5%) of building replacement costs; the other, widely-used, Sherman-Dergis method (Replacement Cost x 0.75 x (Age of Building/1275)), attributes greater costs to older buildings. Priorities given are generally followed, but may be changed due to higher emerging needs.

In addition to deferred maintenance projects, the Department receives requests from the Pioneer Homes for renovation projects that are not covered by the the Building Condition Audits. These requests are due to changes in the demographics of the populations served, safety concerns for staff not earlier addressed and miscellaneous projects of concern to the Pioneer Homes. The following project request is related to changing program needs of the staff and residents of the Palmer Pioneer Home. Relocating the nursing station closer to the residents requiring monitoring and supervision would decrease response times to calls for help and should reduce the rapidly rising fall rate of the higher level of care residents.

<b>Project</b>	<b>GF Amount</b>	<b>Cumulative GF Total</b>
Remodel Nurses Stations in the Palmer Pioneer Home	\$266.0	\$266.0

Department's Mission: *To promote and protect the health and well being of Alaskans.* This project will increase the useful life of the Alaska Pioneer Homes. These homes house Alaska's seniors. Maintaining these homes is critical to carrying out the Department's mission.

The end result to which this project contributes is "Provide a safe environment for Alaska pioneers and veterans."