

Juneau Pioneer Home Roof Replacement**FY2006 Request: \$1,000,000****Reference No: 40224****AP/AL:** Appropriation**Project Type:** Deferred Maintenance**Category:** Health/Human Services**Location:** Juneau Areawide**Contact:** Larry J. Streuber**House District:** Juneau Areawide (HD 3-4)**Contact Phone:** (907)465-1870**Estimated Project Dates:** 07/01/2005 - 06/30/2010**Brief Summary and Statement of Need:**

The 32,000 square foot roof was installed during the original construction of the Juneau Pioneer Home in 1985. It is nearly 20 years old, is failing in numerous locations and is in need of replacement.

Funding:	<u>FY2006</u>	<u>FY2007</u>	<u>FY2008</u>	<u>FY2009</u>	<u>FY2010</u>	<u>FY2011</u>	<u>Total</u>
Bond Funds	\$1,000,000						\$1,000,000
Total:	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$1,000,000

<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

Additional Information / Prior Funding History:

This is the first year of the project.

Project Description/Justification:

The Juneau Pioneer Home roof was installed during the original construction in 1985. It is nearly 20 years old, has surpassed its life expectancy and is in need of replacement. The roof consists of an Inverted Roof Membrane Assembly (IRMA). This consists of a single ply membrane that is covered with insulation and cement pavers. The Department has invested \$10,000 thus far this year in repairing leaks. Leaks in this facility are more problematic because they often occur in the residents' rooms.

A report conducted by USKH Architects recommends that the roof be replaced as soon as possible. The design will be complete this fiscal year and the project will be bid as soon as construction money comes available. The cost for construction, administration and project management is estimated at \$1,000,000. This is based on construction beginning in the spring of 2006.

If this project is not funded now, the Department can expect to invest \$30,000 per year for temporary repairs to the membrane until the roof is replaced. Considering this facility is a 24-hour facility that houses Alaska Pioneers, the Department doesn't consider this an option due to the adverse effects the leaks have on the residents. Temporary repairs are expensive because the work is labor intensive and the leaks in the existing system can be difficult to locate. Based on current project schedules, the Department will need to continue to maintain the existing roof through the winter of 2005, at which time the roof can be replaced.

Department's Mission: *To promote and protect the health and well being of Alaskans.* This project supports the Department's mission by providing a safe functional roof for the residents and employees of the home. Alaska Pioneer Homes promote health and well being through the service they provide for Alaska's Seniors.