Sitka Pioneer Home Roof Replacement | **FY2009 Request: $1,900,000**
Reference No: 45177

AP/AL: Appropriation
Category: Health/Human Services
Location: Sitka
House District: Sitka/Wrangell/Petersburg (HD 2)
Estimated Project Dates: 07/01/2008 - 06/30/2010

Project Type: Deferred Maintenance

Contact: Arnold Liebelt
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Brief Summary and Statement of Need:

This request would fund replacement of the Sitka Pioneer Home Roof. Design is now in process and the project can be completed in the summer of 2008. The Sitka Pioneer Home continues to serve Alaskan seniors as a licensed Assisted Living facility managed by the Department of Health and Social Services, Division of Alaska Pioneer Homes. A distinctive feature of the building is the red terracotta tile roof system. The building's construction is of good quality and as a result has withstood the test of time. The roof system has suffered through extremely wet weather and freezing/thawing conditions in this coastal community for the past 73 years, and now needs replacement.

Funding:	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Gen Fund	$1,900,000						$1,900,000
Total:	$1,900,000	$0	$0	$0	$0	$0	$1,900,000

☐ State Match Required ☑ One-Time Project ☐ Phased - new ☐ Phased - underway ☐ On-Going
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

Additional Information / Prior Funding History:

This is the first year of the project.

Project Description/Justification:

The Sitka Pioneer Home was constructed in 1934 to originally serve and house Alaskan seniors such as prospectors, in recognition of their contribution to the development of Territory. The large four-story building with Government Spanish Revival influences is an unusual design for Southeast Alaska and is a prominent focal point of downtown Sitka. Tourists and visitors still marvel over the building and grounds while residents enjoy a sense of pride in their home with other Sitka residents. The site was listed on the National Register of Historic Places in 1979. The Sitka Pioneer Home continues to serve Alaskan seniors as a licensed Assisted Living facility managed by the Department of Health and Social Services, Division of Pioneer Homes.

One of the main distinctive features of the building is the red terracotta tile roof system. The building's construction is of good quality and as a result has withstood the test of time. The roof system has suffered through extremely wet weather and freezing/thawing conditions in this coastal community for 73 years. The roof has undergone several repairs in 1985, 1999 and in 2002. The roof can no longer be repaired and needs to be completely replaced. Pioneer Home maintenance personnel are charged with emptying 41 buckets for the collection of leaks throughout the attic. Prior repair work addressed numerous leaks, but additional areas of the roof are now compromised.

A Request for Proposals for design services was recently awarded to a consultant to determine the most comprehensive solution for repairing the roof. The consultant firm researched the issue thoroughly and came up with several options for roof repair or replacement. Their strongest recommendation held that repairing the existing roof by removing all tiles, installing a waterproof underlayment over the entire roof and then reinstalling the same profile “Coffeyville English Tile” would be the most cost-effective long term solution. They believe that much of the current tile can be salvaged and reused. This option supports our request of $1,900,000. After much research, their premise is there is no product on the market that mirrors the more than 70 years of life the current terracotta tiles have withstood and that there are numerous buildings around the globe with terracotta tile roofs still working after 200 years. This design solution will also retain the historical significance of the building and follow the Secretary of the Interior’s Historical Guidelines for repairs to historic buildings.

Design services for the above scope of work have started and will be completed by January 2008. Therefore a design will be in place for the 2008 construction season. If this request is approved, the construction contract can be awarded and the project completed before another winter season.

If this request is not approved, water penetration will continue into the building. Maintenance personnel continue to man a bucket patrol, taking time away from other duties. Eventually the roof structure will rot, jeopardizing the building infrastructure. Past experience has proven that repairs done to the roof on specific sites is expensive, labor intensive and doesn’t provide a long term fix.

Sitka Pioneer Home - 5 of the 41 buckets used for leaks.

The Sitka Pioneer home is a 24-hour facility that houses Alaska Pioneers. This request will address the necessary repairs to the roof, resulting in less disruption to the facility and its residents. Again, the Sitka Pioneer Home construction is of extreme quality and there is strong evidence with the necessary repairs, the building will remain a focal point in Sitka for many years to come. The Department has been in conversation with the State Historical Preservation Office within the Department of Natural Resources about the possibility applying for Federal preservation funds to help leverage the cost of this project. It is unknown at this time whether these funds will be available, but the Department will continue to investigate and pursue this as an additional funding source.

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 facility 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.

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