

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Fairbanks Resource Agency****Federal Tax ID: 92-0035250****Project Title:****Project Type: Maintenance and Repairs**

Fairbanks Resource Agency - Fairbanks Resource Agency's Adult Care Center's Boiler and Fuel Tanks Replacement

State Funding Requested: \$64,890**House District: 10 / E**

One-Time Need

Brief Project Description:

This will replace the FRA Adult Day Care Center's two aging boilers and old fuel tank. Replacement of the 25-year old boiler will assure safe and reliable building heat that is critical for the well-being and comfort of the staff and seniors. Replacement of the 50-year old underground fuel tank is imperative to assure reliable building heat and environmental safety.

Funding Plan:

Total Project Cost:	\$84,890
Funding Already Secured:	(\$20,000)
FY2012 State Funding Request:	<u>(\$64,890)</u>
Project Deficit:	\$0

*Funding Details:**none to date***Detailed Project Description and Justification:**

The project request will provide funding for the replacement of the two aging boilers and 2000-gallon underground fuel tank at the FRA Adult Day Center located in the building purchased by FRA in 1968 for the start-up of agency services for individuals with disabilities. Built in 1955, the property's boilers have been replaced only once in 55 years, and the fuel tank is the original tank. The boilers are requiring increasingly more maintenance and repair to remain operational, and threatened shutdown of senior services during the cold winter months has occurred due to the possibility of a heating system failure. The very old fuel tank shows no evidence of leakage, but the replacement project is estimating the need for soil contamination clean up due the many years of fuel fill ups and likely spillage around the fuel tank prior to current safety requirements.

The FRA Senior Adult Day Center serves approximately 50 seniors annually who experience Alzheimer's Disease and related dementia and/or frail or disabling conditions. Through other services coordinated at the Center, an additional 250 seniors, their family members and caregivers are assisted each year. The Center also hosts public meetings, educational trainings and the Senior Caregiver Library which brings hundreds of individuals into to the building throughout the year to receive information and access services.

The Adult Day Center's therapeutic activities are offered five days a week from 7:30am to 5:30pm. There seniors are able to socialize, maintain skills and provide their families a break from daily caregiving. The latter is essential for assuring that

seniors are able to remain at home for as long as possible and avoid more expensive institutional care. The National Family Caregiver program is also located in the building to provide family caregivers necessary support required to continue caring for their loved one.

In the early 1990's, the building was designated as the location for FRA's growing senior programs. Unfortunately, Alaska state grant and Medicaid waiver funds for senior programs do not adequately reimburse building use costs. Thus, FRA subsidizes facility use and maintenance expenses, and fiscal reserves for major repair and replacement projects, such as boiler and fuel tank replacements, are not available. The FRA Adult Center is facing a critical need in securing the \$64,890 funding for the boilers and fuel tank replacement.

Despite its age, the Adult Day Center property has continued to serve the Fairbanks community well for the past four decades. The project request for replacing the aging mechanical equipment will assist FRA in directing its limited funds to the benefit of program services for seniors.

The project will be overseen by FRA's facility director and executive director who have experience in property management and building renovation projects. Attached backup documents provide cost estimates for replacing the boilers and fuel tank. If funded, the project will be slated for implementation and completion during the summer 2011. Funds for this project have not been requested before.

Project Timeline:

July 1, 2011 Project to begin immediately upon notice of funding availability
 July 4, 2011 Project bids solicited
 July 15, 2011 Project bids reviewed and contract awarded
 July 29, 2011 Fuel tank replacement and soil disposal completed
 August 5, 2011 Project inspection and close out completed
 August 15, 2011 Boiler replacement contract begins
 September 1, 2011 Boiler replacement completed.
 September 5, 2011 Project inspection and close out completed

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

FRA and the agency's facility director

Grant Recipient Contact Information:

Name: Emily Ennis
 Title: FRA Executive Director
 Address: 805 Airport Way
 Fairbanks, Alaska 99701
 Phone Number: (907)456-8901
 Email: emily@fra-alaska.net

Has this project been through a public review process at the local level and is it a community priority? Yes No

Complete Service Company, Inc.

PO Box 71911 129 Minnie St. Fairbanks, AK 99707
(907) 456-5282 Fax: (907) 451-6975

February 10, 2011

Fairbanks Resource Agency

Reference: 117 Slater Boiler Replacement

Attn: Mike

Following is our proposal to remove and replace your existing boilers. We are proposing to install two (2) Buderus G315/7 boilers.

The benefit of the Buderus boiler is that it is made with a siliconized cast iron that prevents damage to the cast iron sections from cold shocking. Normal cast iron will crack if cold shocked which is a common cause of boiler failures. Another benefit is the 3-pass design which provides better heat transfer to the heating fluid resulting in high fuel efficiency.

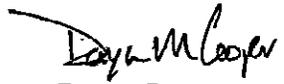
As part of this work, we will be modifying the supply and return piping to accommodate the new boilers. The stove pipe will be replaced and tied into the existing chimney stack. Your existing expansion tanks will be reused as they appear to be sized to provide adequate thermal expansion compensation. City of Fairbanks permits and inspections are included. The boilers will have the full factory warranty as well as a 1-year parts and labor warranty that we provide.

We propose to do this work for the amount of \$54,890.00.

Thank you for the opportunity to give you a proposal on this work. We look forward to working with you on this project. Please advise if you have any questions or need additional information.

Sincerely,

COMPLETE SERVICE COMPANY, INC.


Dayn Cooper
President

Acceptance of Proposal—the prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment due upon completion or as outlined above. Complete Service Company, Inc. shall be entitled to a materialman's lien against the above referenced property in the event of non-payment.

Authorized Acceptance Signature _____ Date _____

Printed Name _____

~ PROPOSAL ~ HOMESTEAD EXCAVATING

HOMESTEAD PUMPING & THAWING, INC.

1235 Lakloey Dr. North Pole, AK 99705 Phone: 488-1566 Fax: 488-2223

DATE: 2-8-11

THIS PROPOSAL IS FOR:

Customer's Name: Fbks Resource Agency

Customer's Address: 117 Slater Dr.

Customer Phone #: 347-9796

Fax #: 452-5171

We hereby propose to furnish all materials and necessary equipment, and perform all labor necessary to complete the following work: Excavate and remove existing 2000 gal. fuel tank. Install a new "Double Wall" 2000 gal. fuel tank per Greer Tank guidelines.
Total to remove old and install new - \$15,000.00

Assuming existing tank has no leaks and the only spills have been from tank fillings, we could expect there to be approximately 30 yards of contaminated soil. To excavate, haul off and dispose of 30 yards would cost \$15,000.00. This includes disposal site fees. Total estimate to remove and dispose contaminated - \$15,000.00

All Material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of thirty thousand dollars (\$ 30,000.00) with payments to be made as follows: on completion

ACCEPTANCE

The undersigned agrees to pay the amount stated in said proposal according to the terms thereof. Any change involving extra cost of labor or materials will be executed only on submission and acceptance of a written change order.

DATE: 1 / 2011

SIGNATURE: _____

Respectfully Submitted, [Signature]
By: _____

Contractor's License No. 27763

Note: This Proposal may be withdrawn by us if not accepted within 30 days.

If accepted, work will begin (approximately) on ? and will be substantially completed within (approximately) 4 days.

Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation.

You the buyer, may cancel this transaction at any time prior to midnight of the third day business day after the date of this transaction. Cancellation by the buyer after the right to rescind has passed, shall be deemed a material breach of this agreement and entitles the contractor to damages.