

**McLaughlin Youth Center Deferred Maintenance**

**FY2015 Request: \$1,013,654**

**Reference No: 45513**

**AP/AL:** Allocation

**Project Type:** Deferred Maintenance

**Category:** Health/Human Services

**Location:** Anchorage Areawide

**House District:** Anchorage Areawide (HD 11-27)

**Impact House District:** Anchorage Areawide (HD 11-27)

**Contact:** Jennifer Klein

**Estimated Project Dates:** 07/01/2014 - 06/30/2019 **Contact Phone:** (907)465-1870

**Appropriation:** Non-Pioneer Home Deferred Maintenance, Renovation, Repair and Equipment

**Brief Summary and Statement of Need:**

McLaughlin Youth Center deferred maintenance.

<b>Funding:</b>	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>FY2018</u>	<u>FY2019</u>	<u>FY2020</u>	<u>Total</u>
Gen Fund	\$1,013,654						\$1,013,654
<b>Total:</b>	\$1,013,654	\$0	\$0	\$0	\$0	\$0	\$1,013,654

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

**Prior Funding History / Additional Information:**

**Project Description/Justification:**

McLaughlin Youth Center Administrative Offices Pedestrian Paving-Concrete Walkways (Building C) Renewal	Reconstruct the concrete surfaces around Building C including modifications to drainage slopes for improved storm water management. Also, reconstruct the staircase leading to the cafeteria recreational area.	\$99,240
McLaughlin Youth Center Administrative Offices Metal Roof Covering Renewal	Install a fall cage on the fixed roof ladder to minimize the risk of a safety hazard.	\$6,285
McLaughlin Youth Center Cottage Walk Canopies Renewal	Repair the cottage walkway canopies to maintain their condition. This includes the removal, cleaning and repainting of corrosion or staining at the base of support posts, replacing	\$66,160

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	the soft decking leading to the Cottage 5 entrance, installing metal gutters along this canopy segment and replacing soffit-mounted fluorescent lights with a more suitable fixture. Also, repaint exposed wood surfaces on canopy soffits to maintain their overall aesthetic appeal.	
McLaughlin Youth Center Administrative Office Parking Lots Renewal for Lots A-D	Repair asphalt surfaces throughout the property. This includes re-surfacing of asphalt pavement in Parking Lot B and partial reconstruction of failed asphalt pavement structures in Parking Lot B and the loading area of Buildings B and C. Also, repair or reconstruct damaged and deteriorated curbing, as necessary, along with repainting parking stall line markings and filling of longitudinal cracks.	\$165,400
McLaughlin Youth Center Administrative Offices Concrete Walkways Renewal	Reconstruct damaged sections of concrete walkway leading to cottage entrances to maintain safe walking surfaces. Costs also include reconstruction of damaged walkway sections along the administrative office perimeter.	\$16,540
McLaughlin Youth Center Administrative Offices Fire Lane Renewal	Regrade the fire lane road surface, despite its frequency of use, to maintain driving surfaces and clear/unobstructed access for emergency and maintenance vehicles. Regrading activities may also include the addition or redistribution of gravel, as necessary. In addition, construct a twenty foot long asphalt pad entry gate.	\$34,734
McLaughlin Youth Center Gym Air Handling Unit Room Access Stairs	The drop down ceiling stairs are severely deteriorated and pose a safety risk for the maintenance staff.	\$5,045
McLaughlin Youth Center Administrative Offices Storage Shed Renewal	Replace the wood storage shed based on apparent age and observed condition. Costs provided also include	\$10,751

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	an allowance to conduct general exterior wall repairs on the steam house, constructed near Cottage 5.	
McLaughlin Youth Center Administrative Offices Carpeting Renewal	Replace carpet flooring throughout the building to maintain the facility's overall aesthetic appeal and to minimize the potential development of trip hazards or further deterioration.	\$34,734
McLaughlin Youth Center Administrative Offices Exterior Wall Insulation Finishing System Renewal	Repair Exterior insulation finishing system (EIFS) wall assemblies to minimize the risk of moisture infiltration in the building envelope despite the lack of water-damaged materials on the building interior. The installation of weep holes at the base of exterior insulation finishing system wall assemblies was not apparent, suggesting that any moisture trapped within the assembly has no direct escape route. The apparent lack of a weeping system would further reinforce the need for cladding repairs and the need to maintain a weather-proof barrier on the wall assembly.	\$48,793
McLaughlin Youth Center Administrative Offices Site Lighting-Parking Lots A-D	Replace the metal lamp standards and light fixtures throughout the campus grounds (with the exception of Parking Lot E) based on age and reported condition. An allowance to conduct this work is provided, which also includes partial renewal of buried electrical feed lines.	\$165,400
McLaughlin Youth Center Pneumatic Controls Renewal	Remove the existing pneumatic controls and extend the site-wide direct digital controls to the facility.	\$35,561
McLaughlin Youth Center Probation Air Distribution, Heating and Cooling Renewal	Install additional re-heat coils, insulate cantilevered spaces and insulate ductwork. The ductwork appeared to be in good condition with no issues reported by maintenance personnel.	\$145,552
McLaughlin Youth Center	Install a handrail in the utilidor access	\$6,120

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Probation Interior Stair Construction Renewal	staircase, along with the replacement of interior and external fixed ladders with commercial quality equipment.	
McLaughlin Youth Center Gym Air Handling Unit renewal with Direct Digital Controls	Replace the existing unit with air-handling unit which provides additional ventilation capacity to the facility.	\$165,400
McLaughlin Youth Center Gym Roof Access Ladder	Install roof access ladder in gymnasium mechanical room.	\$7,939
<b>TOTAL</b>		<b>\$1,013,654</b>

Every building deficiency in each facility 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.