

**Pioneer Homes Deferred Maintenance, Renovation, Repair and Equipment**      **FY2017 Request: \$1,417,500**  
**Reference No: 37934**

**AP/AL:** Appropriation      **Project Type:** Deferred Maintenance  
**Category:** Health/Human Services  
**Location:** Statewide      **House District:** Statewide (HD 1-40)  
**Impact House District:** Statewide (HD 1-40)      **Contact:** Michael Frawley  
**Estimated Project Dates:** 07/01/2016 - 06/30/2021      **Contact Phone:** (907)465-1870

**Brief Summary and Statement of Need:**

This project is deferred maintenance for Pioneer Homes statewide as well as the Veterans Home in Palmer, 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>FY2017</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>Total</b>
1004 Gen Fund	\$1,417,500	\$1,290,311	\$1,290,311	\$1,290,311	\$1,290,311	\$1,290,311	\$7,869,055
<b>Total:</b>	<b>\$1,417,500</b>	<b>\$1,290,311</b>	<b>\$1,290,311</b>	<b>\$1,290,311</b>	<b>\$1,290,311</b>	<b>\$1,290,311</b>	<b>\$7,869,055</b>

☐ State Match Required   
☐ One-Time Project   
☐ Phased - new   
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0% = Minimum State Match % Required   
☐ Amendment   
☐ 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:**

Sec1 Ch18 SLA2014 P54 L28 SB119 \$3,918,940  
Sec1 Ch16 SLA2013 P67 L33 SB18 \$4,000,000  
Sec1 Ch17 SLA2012 P119 L14 SB160 \$4,000,000  
Sec1 Ch5 SLA2011 P85 L31 SB46 \$4,000,000  
Sec4 Ch43 SLA2010 P12 L15 SB230 \$4,000,000  
Sec1 Ch15 SLA2009 P16 L4 SB75 \$800,000  
Sec13 Ch29 SLA2008 P150 L8 SB221 \$3,187,700  
Sec4 Ch30 SLA2007 P95 L23 SB53 \$1,200,000  
Sec1 Ch82 SLA2006 P73 L27 SB231 \$2,000,000  
Sec1 Ch3 SLA2005 P57 L5 SB46 \$1,550,000  
Sec1 Ch159 SLA2004 P27 L3 SB283 \$750,000  
Sec1 Ch82 SLA2003 P29 L3 SB100 \$1,000,000  
Sec1 Ch82 SLA2003 P103 L12 SB100 \$506,700

**Project Description/Justification:**

The Pioneer Homes all operate on a 24-hour basis, serving a combined capacity of over 600 residents; the homes have a cumulative square footage of approximately 450,000 square feet, and a combined replacement value of \$334,000,000. The facilities have deferred maintenance needs

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resulting from heavy usage by staff and residents. These project funds will address only the most critical of the prioritized needs in order to maintain the State's investment in the department's facilities.

Each deficiency for every 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.

The below table represents the most current and comprehensive list of deferred maintenance projects that are needed. This information is with the understanding that new emergent and emergency projects may arise at any time and will need to be addressed in a prioritized manor.

<b>Facility</b>	<b>Project Title</b>	<b>Cost</b>	<b>City</b>
Ketchikan Pioneer Home	Generator Room & Automatic Transfer Switch Upgrades	\$61,122	Ketchikan
Ketchikan Pioneer Home	Drive Through Entrance Canopy	\$496,200	Ketchikan
Ketchikan Pioneer Home	Painting & Wainscoting Interior Hallway Walls (Second Floor)	\$261,345	Ketchikan
Ketchikan Pioneer Home	Toilet & Bath Accessories Modernization	\$264,640	Ketchikan
Ketchikan Pioneer Home	Kitchen Appliance Replacement	\$165,400	Ketchikan
Fairbanks Pioneer Home	Loading Dock Renewal	\$27,225	Fairbanks
Juneau Pioneer Home	Add ADA Showers for SOA Licensing	\$141,568	Juneau
	<b>TOTAL:</b>	<b>\$1,417,500</b>	

The below table represents the current unmet need for Pioneer Home deferred maintenance.

Juneau Pioneer Home	Add ADA Showers for SOA Licensing	\$285,164	Juneau
Juneau Pioneer Home	Carpet & Vinyl Flooring Replacement	\$460,930	Juneau
Juneau Pioneer Home	Lighting Upgrade of the Exterior Lights	\$139,741	Juneau
Ketchikan Pioneer Home	Server Rooms Ventilation	\$175,643	Ketchikan
Ketchikan Pioneer Home	Water Distribution-Incoming Water Supply Piping	\$26,878	Ketchikan
Ketchikan Pioneer Home	Landscaping	\$16,540	Ketchikan
Ketchikan Pioneer Home	Parking Lot Resurface & Restripe	\$12,295	Ketchikan
Ketchikan Pioneer Home	Widen Interior Doorways	\$101,185	Ketchikan
Ketchikan Pioneer Home	Walk-in Freezer/Cooler Reconfiguration	\$248,100	Ketchikan

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Ketchikan Pioneer Home	Flooring Installation (2nd Floor)	\$104,721	Ketchikan
Fairbanks Pioneer Home	Shipping and Receiving Expansion	\$147,540	Fairbanks
Fairbanks Pioneer Home	Casework Renewal	\$439,107	Fairbanks
Fairbanks Pioneer Home	Roof Coverings - Built-Up Roofing Renewal	\$1,654,000	Fairbanks
Fairbanks Pioneer Home	Floor Repair - Aurora Tub Room	\$36,699	Fairbanks
Fairbanks Pioneer Home	Homestead Kitchen Renewal	\$78,519	Fairbanks
Fairbanks Pioneer Home	Carpeting Renewal - Main Hallway	\$116,925	Fairbanks
Juneau Pioneer Home	Plumbing Upgrade in Boiler Room	\$614,494	Juneau
Juneau Pioneer Home	First Floor Locker Room/Bathroom Upgrade	\$64,857	Juneau
Sitka Pioneer Home	Concrete Walkway Replacement (Nurses Quarters)	\$37,225	Sitka
Fairbanks Pioneer Home	Garage Roof Flashing Repair	\$26,346	Fairbanks
Juneau Pioneer Home	Grand Room Lighting Improvement	\$168,212	Juneau
Alaska Veterans & Pioneer Home	Roof and Beam Repair	\$529,148	Palmer
Alaska Veterans & Pioneer Home	Heating & Ventilation Investigation	\$27,311	Palmer
Alaska Veterans & Pioneer Home	Repair Metal Roof Flashing	\$175,643	Palmer
Alaska Veterans & Pioneer Home	Heating & Ventilation Balancing	\$27,311	Palmer
Fairbanks Pioneer Home	Tub Room Alterations	\$30,725	Fairbanks
Fairbanks Pioneer Home	Concrete Sidewalks/Courtyards Renewal	\$193,207	Fairbanks
Fairbanks Pioneer Home	Tile Floor Finishes - (1967/1973) Renewal	\$87,821	Fairbanks
Fairbanks Pioneer Home	Resident Room Heating - End of Life Replacement	\$351,286	Fairbanks
Fairbanks Pioneer Home	Emergency Lighting Battery Wall Packs	\$28,103	Fairbanks
Juneau Pioneer Home	Paint Interior Surfaces	\$275,000	Juneau
Ketchikan Pioneer Home	Vanity & Casework Replacement	\$554,626	Ketchikan
Juneau Pioneer Home	Dining Room Fan/Light Unit Installation	\$16,915	Juneau

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Juneau Pioneer Home	Protective Wall Wainscoting at the Elevator	\$15,518	Juneau
Alaska Veterans & Pioneer Home	Chiller Noise Barrier Wall	\$53,768	Palmer
Alaska Veterans & Pioneer Home	Domestic Water Plumbing Replacement	\$157,891	Palmer
Alaska Veterans & Pioneer Home	Plumbing Fixture Replacement	\$157,037	Palmer
Alaska Veterans & Pioneer Home	Gutters and Heat Trace Renewal	\$259,453	Palmer
Alaska Veterans & Pioneer Home	Resident Room Lockset Renewal	\$78,519	Palmer
Alaska Veterans & Pioneer Home	Sidewalk Renewal	\$105,830	Palmer
Alaska Veterans & Pioneer Home	Exterior Door Renewal	\$12,802	Palmer
Alaska Veterans & Pioneer Home	Wall Covering Renewal -Cordova/Fireweed	\$128,020	Palmer
Sitka Pioneer Home	Wood Flooring Refinish (Nurses Quarters)	\$44,129	Sitka
Sitka Pioneer Home	Review/Redesign Heating & Cooling System (Wing 1-North)	\$25,604	Sitka
Sitka Pioneer Home	Fuel Spill Bucket Replacement	\$42,673	Sitka
Sitka Pioneer Home	Wood Flooring Refinish (Chapel)	\$15,375	Sitka
Fairbanks Pioneer Home	Interior Lighting Replacement	\$12,295	Fairbanks
Fairbanks Pioneer Home	Fire Alarm Systems Renewal	\$16,686	Fairbanks
Juneau Pioneer Home	Wall Fabric Removal and Repaint	\$43,338	Juneau
Alaska Veterans & Pioneer Home	Exterior Metal Doors Replacement	\$26,346	Palmer
Alaska Veterans & Pioneer Home	Wall Finish Replacement	\$36,885	Palmer
Alaska Veterans & Pioneer Home	Repair Tile Floor Finishes	\$70,257	Palmer
Sitka Pioneer Home	Wood Floor Refinishing (Manager's Quarters)	\$43,340	Sitka
Sitka Pioneer Home	Wall Fabric Removal (North Wing)	\$85,346	Sitka
Sitka Pioneer Home	Greenhouse Improvements	\$53,173	Sitka
Anchorage Pioneer Home	Parking Lot Repairs	\$122,950	Anchorage
Anchorage Pioneer Home	Roof Coverings - South Building Terrace Membrane Replacement	\$170,693	Anchorage
Anchorage Pioneer Home	Roof Coverings - North Building Membrane Replacement	\$263,464	Anchorage

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Anchorage Pioneer Home	Exhaust Systems - Kitchen Hood Renewal	\$80,796	Anchorage
Sitka Pioneer Home	Balcony Retaining Wall Repair (Nurses Quarters)	\$25,000	Sitka
Sitka Pioneer Home	Replace Window Screens	\$60,000	Sitka
Sitka Pioneer Home	Wood Wainscoting	\$198,939	Sitka
Sitka Pioneer Home	Terrace & Property Perimeter Rock Wall Repairs	\$98,516	Sitka
Sitka Pioneer Home	Cabinetry North Wing (Floors 2 & 3)	\$417,032	Sitka
Anchorage Pioneer Home	Boiler and Pump Replacement	\$563,414	Anchorage
Anchorage Pioneer Home	South Building Ice Melt Loop Repair	\$38,641	Anchorage
Anchorage Pioneer Home	Plywood Fascia North Building Addition Repair	\$22,219	Anchorage
Anchorage Pioneer Home	Carpeting Replacement	\$42,506	Anchorage
Anchorage Pioneer Home	South Building Generator End of Life Replacement	\$173,623	Anchorage
Anchorage Pioneer Home	Interior Doors - South Building Door Actuators Renewal	\$66,744	Anchorage
Anchorage Pioneer Home	Resilient Flooring Repair	\$55,328	Anchorage
Anchorage Pioneer Home	Heating Controls Replacement	\$79,039	Anchorage
Anchorage Pioneer Home	Makeup Air Unit Installation	\$96,604	Anchorage
Anchorage Pioneer Home	Hot Water Heater North Building - End of Life Replacement	\$24,590	Anchorage
Anchorage Pioneer Home	Asphalt Replacement - Front Entrance	\$15,632	Anchorage
Anchorage Pioneer Home	Wrought Iron Fencing - Renovation	\$24,239	Anchorage
Anchorage Pioneer Home	Deck Guardrail Remove Paint	\$43,911	Anchorage
Anchorage Pioneer Home	Interior Doors - North Building Replacement	\$115,046	Anchorage
Anchorage Pioneer Home	Retaining Wall Repair	\$11,592	Anchorage
Anchorage Pioneer Home	Pedestrian Paving - South Building Renewal	\$31,616	Anchorage
Anchorage Pioneer Home	Employee Break Room - Sink and Casework Replacement	\$21,955	Anchorage
Anchorage Pioneer	Janitors Mop Sinks - End of Life	\$12,207	Anchorage

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Home	Replacement		
	<b>TOTAL:</b>	<b>\$11,612,798</b>	

**Reappropriation for Pioneer Homes Deferred Maintenance, Renovation, Repair and Equipment**      **FY2017 Request: \$0**  
**Reference No: 37934**

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**Category:** Health/Human Services  
**Location:** Statewide      **House District:** Statewide (HD 1-40)  
**Impact House District:** Statewide (HD 1-40)      **Contact:** Michael Frawley  
**Estimated Project Dates:** 06/30/2017 - 06/30/2021      **Contact Phone:** (907)465-1870

**Brief Summary and Statement of Need:**

Deferred maintenance for Pioneer Homes statewide as well as the Veterans Home in Palmer, 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>FY2017</b>	<b>FY2018</b>	<b>FY2019</b>	<b>FY2020</b>	<b>FY2021</b>	<b>FY2022</b>	<b>Total</b>
1004 Gen Fund			\$1,290,311	\$1,290,311	\$1,290,311	\$1,290,311	\$5,161,244
1213 AHCC Rcpts							\$0
<b>Total:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,290,311</b>	<b>\$1,290,311</b>	<b>\$1,290,311</b>	<b>\$1,290,311</b>	<b>\$5,161,244</b>

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 0% = Minimum State Match % Required   
☐ Amendment   
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**Operating & Maintenance Costs:**

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Prior Funding History / Additional Information:**

Sec1 Ch2 SLA2016 P5 L4 SB138 \$1,417,500  
 Sec1 Ch18 SLA2014 P54 L28 SB119 \$3,918,940  
 Sec1 Ch16 SLA2013 P67 L33 SB18 \$4,000,000  
 Sec1 Ch17 SLA2012 P119 L14 SB160 \$4,000,000  
 Sec1 Ch5 SLA2011 P85 L31 SB46 \$4,000,000

**Project Description/Justification:**

The unexpended and unobligated balances, not to exceed a total of \$773,432, of the appropriations made in sec. 1, ch. 5, FSSLA 2011, page 2, lines 13 - 14 (Department of Administration, Classification System Conversion - \$500,000), sec.1, ch. 16, SLA 2013, page 2, lines 18 – 20 (Department of Administration, General Services Douglas Island Building Year 2 of 2 - \$9,000,000), and sec. 1, ch. 18, SLA 2014, page 50, lines 25 – 27 (Department of Education and Early Development, State Library, Archives and Museum Facility Construction Funding - \$37,500,000) are reappropriated to the Department of Department of Health and Social Services for Pioneer Homes deferred maintenance, renovation, repair and equipment.

The Pioneer Homes all operate on a 24-hour basis, serving a combined capacity of over 600 residents; the homes have a cumulative square footage of approximately 450,000 square feet, and a combined replacement value of \$320,000,000. The facilities have deferred maintenance needs resulting from heavy usage by staff and residents. These project funds will address only the most critical of the prioritized needs in order to maintain the State's investment in the department's facilities. There are currently more than 92 deferred maintenance projects needing to be completed with a combined project cost in excess of \$14,300,000.

Each deficiency for every 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.

The below table represents only the most critical of deferred maintenance projects that are needed. This information is with the understanding that new emergent and emergency projects may arise at any time and will need to be addressed in a prioritized manor.

Facility	Project Title	Description	Estimated Cost
Sitka Pioneer Home Main Facility	Door Controls Security System	Door control security system is in need of replacement to provide safe ingress and egress for the residents and staff. Failure to address this need might lead to gaps in the security system that would allow for unauthorized access to the facility and its residents.	\$119,088
Alaska Veterans & Pioneer Home	Courtyard Concrete Surfaces Safety Repair	The concrete walking surfaces in the inner courtyard are frost heaved and need to be repaired and/or replaced. The existing surface of the outdoor recreation areas pose a major trip hazard to the residents.	\$49,909
Alaska Veterans & Pioneer Home	Sidewalk Safety and Curb Replacement	Replace the broken and frost heaved sections of the facility sidewalks and curbs. The existing entryway walkways are unsafe for pedestrian traffic for the employees, residents and visitors.	\$165,400
Anchorage Pioneer Home	North Building Boiler and Heat Pump Replacement	Replace the North Building's essential but aging boilers and heat pumps as they are approaching the end of their useful life. Failure of the	\$348,500



**Reappropriation for Pioneer Homes Deferred Maintenance, Renovation, Repair and Equipment**

**FY2017 Request:**

**\$0**

**Reference No:**

**37934**

		boilers would expose the residents and staff to unsafe building temperatures.	
Alaska Veterans & Pioneer Home	Resident Room Flooring Safety Replacement	Replace the slippery vinyl flooring in resident rooms and bathrooms with slip resistant flooring. This upgrade would minimize the slip hazards that exist with the current smooth floor surface.	\$90,535
<b>Total</b>			<b>\$773,432</b>

**Reappropriation for Pioneer Homes Deferred Maintenance, Renovation, Repair and Equipment**      **FY2018 Request: \$0**  
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**AP/AL:** Appropriation      **Project Type:** Deferred Maintenance  
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1004 Gen Fund		\$1,290,311	\$1,290,311	\$1,290,311	\$1,290,311	\$1,290,311	\$6,451,555
1213 AHCC Rcpts							\$0
<b>Total:</b>	<b>\$0</b>	<b>\$1,290,311</b>	<b>\$1,290,311</b>	<b>\$1,290,311</b>	<b>\$1,290,311</b>	<b>\$1,290,311</b>	<b>\$6,451,555</b>

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**Operating & Maintenance Costs:**

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	
<b>Totals:</b>	<b>0</b>	<b>0</b>

**Prior Funding History / Additional Information:**

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