

State Veterans Home

Palmer Pioneer Home Conversion

Palmer, Alaska

April 19, 2004



Prepared for:

Alaska State Legislature

Legislative Budget and Audit Committee

Juneau, Alaska 99811

ASCG
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Introduction:

This document includes a Facility Condition Report for the Palmer Pioneer Home, cost estimate for work recommended to upgrade the facility, 10% Concept Design for the work, and the Transition Plan and Needs Analysis for the facility. This study is the first step to convert the Palmer Pioneer Home into a State Veterans Home.

The Facility Condition Survey has a series of items noted in the description of the building. Each item has a condition rating between 1 and 9. These ratings are explained at the bottom of each survey page. Generally, items with a rating of 4 or less were included in the cost estimate for renovation of the Palmer Pioneer Home.

The 10% design documents are intended to indicate the general scope, intent, and location of the work to be undertaken on the site and in the building.

The Transition plan is a study of the methods by which the State of Alaska can make the conversion of the Palmer Pioneer Home into the State Veteran's Home.

FACILITY NAME: **Palmer Pioneer Home**EVALUATOR (S): Architecture: Ron Bissett, RA; Structural: Ruth Coleman, PE; Mechanical: Eric Jensen, PE;
Electrical: Wojciech Rosiecki, PE

Number	Building Component	Rating	Comments/Concerns/Problems
1.0	SITE		
1.1	SITE GENERAL		
1.2	SITE SYSTEMS		
1.2.1	SITE CIRCULATION		The site was covered with ice and snow and the condition of pavement could not be determined.
1.2.1.1.	Do vehicular roadways provide adequate access and circulation? Provide a general rating for roadways and parking lots. Describe problem areas.	5	Staff indicated that some sections of the sidewalks need to be replaced and that the parking lot needed to be regraded and repaved. The entry sidewalk is not covered, 80 feet long, and covered with ice. The walk needs to be heated or covered.
1.2.1.2	Rate the condition of pedestrian ramps, steps and sidewalks.	5	
1.2.1.4	Is outside security and safety adequate with respect to: - outside lighting Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/> - fencing, gates Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> - barriers, kiosks Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> - signage Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	4	Outside luminaries are provided with 250 W, HPS. Do not provide adequate and uniform illumination through out the parking lot.
1.2.2	LANDSCAPING		
1.2.2.1	Are patios, terraces, fire lanes and similar hard surfaced areas in good condition? Yes <input type="checkbox"/> N/A <input type="checkbox"/> No <input checked="" type="checkbox"/> ; <u>10</u> % require attention	5	Staff indicated that some hard surface walkways needed repair.
1.2.2.2	Are lawns, trees and shrubs in good condition? Yes <input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> ; _____ % require attention	7	Staff indicated that the landscaping had been upgraded during the summer of 2003 and was in very good condition. Staff requested that the 5' wide gravel beds be continued around the building as it was not completed last summer.

RATING GUIDE

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2 = Unsatisfactory

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Number	Building Component	Rating	Comments/Concerns/Problems
1.2.2.3	Are pavilions in good condition? Yes <input checked="" type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> ; _____ % require attention	5	There area two pavilions on the property one is open air and the other is screened. The screens suffer wind damage every year and are in need of repair.
1.2.2.99	Are there any concerns with site furniture, such as: benches, waste receptacles, fountains, etc.? Yes <input type="checkbox"/> N/A <input checked="" type="checkbox"/> No <input type="checkbox"/> ; _____ % require attention		
1.2.3	<p>ENVIRONMENTAL CONCERNS</p> Is there fuel storage, toxic/hazardous products, sewage disposal, salt storage, reservoirs, ponds, vegetation, wildlife or pests which are a cause for special attention? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	5	The facility has a 1000 gallon underground fuel storage tank.
1.2.4	<p>SITE SERVICE DISTRIBUTION</p> List any problems with utility service distribution outdoors including water/ sewer mains, gas lines, overhead wiring, car plugs, transformers, underground cables, etc.	5/6	The site is served by City of Palmer water and sewer. Site drainage is achieved with a storm drain system that outlets in drainage swales on the west side of the property where it surface drains off site. The Sunny Loop Wing courtyard has a yard drain which empties into a drywell. This facility is supplied with electrical power at 120/208 V, 3 Phase, 4 W, from a utility-owner pad mounted transformer located just outside the Electrical/Generator Room.
	<p>OTHER CONCERNS</p> Do you anticipate the need for any significant repairs, upgrade or replacement of any site related items in the next 5 years? If yes, describe briefly.		Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <ol style="list-style-type: none"> 1. Site lighting should be upgraded (staff feels existing lighting is adequate). 2. Head bolt heaters plug ins should be repaired and/or upgraded, replaced. 3. Repair walks, re-grade parking lot as required, and repave parking lot. 4. Construct a fence along the east property line. 5. Complete gravel landscaping at building. 6. Create pave approach to the supply room from parking and to the new storage building.

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Number	Building Component	Rating	Comments/Concerns/Problems
2.0	BUILDING		
2.1	BUILDING GENERAL		
2.2	BUILDING SYSTEMS		
2.2.1	STRUCTURE		
2.2.1.1	<p>STRUCTURE GENERAL</p> <p>Identify and rate any problems such as cracking, sinking, deflection associated with the foundations, slabs on grade, columns, walls or roof elements.</p>	<p>5</p> <p>7</p> <p>7</p> <p>7</p> <p>6</p>	<p>FOUNDATIONS appear to be in good condition there was no evidence of settling of main foundation. The center of the corridor in the Fireweed wing has differentially settled in the past, but is now stable. The floor has a slightly sloped surface just west of the small dining room. CMU Wall footings are continuous 16 inches wide and 8 inches deep. Pipe Tunnels 64 inches width and 40 inch height are part of the foundation system enclosing the perimeter of the building. The exterior walls are fully grouted CMU.</p> <p>EXTERIOR WALLS – Concrete Masonry Walls fully grouted 8 inch wide Concrete Masonry Units with #5 rebar at 32 inches on center unless noted otherwise and Bond Beams at 4’ on center vertically with 2 - #5 bars.</p> <p>INTERIOR CORRIDOR WALLS - 7x7 Glu-Lam Post with 3.5x3.5x3/16 HSS Struts and 7/8” diameter upset rod bracing and 2x4 staggered stud walls with ½ inch plywood nailed with 10d nails at 6 inches on center and 12 inches on center at intermediate supports. Designated walls in the corridor have 10d nails at 2.5 inches on center at panel edges and 12 inches on center at intermediate supports. There are 3.5 inch diameter post supporting Roof Glu-Lam Beams that frame together.</p> <p>FAN ROOM has an elevated concrete floor 9 foot above the first floor. The floor is a system with 6 inch slab and concrete beams 21x16. the slab is supported by 8 inch CMU walls</p> <p>ROOF SYSTEM is Glu-Lam beams and 3x6 tongue and groove deck. The deck is fastened to the shear walls with 40d nails at 6 inches on center. There are notched beams as detailed on the design drawings which appear to have no problems with splitting.</p>

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2.2.2	ENVELOPE		
2.2.2.1	ROOFING		
	MEMBRANE TYPES <input type="checkbox"/> standard asphalt & gravel <input type="checkbox"/> protected membrane <input type="checkbox"/> shingles <input checked="" type="checkbox"/> metal <input type="checkbox"/> S.B.S. <input checked="" type="checkbox"/> Other ___ EPDM membrane When was the roof last inspected? 5 years ago.	5 7	The building has a mix of roofing types, but the dominant roof is a low slope with metal roofing with a heat traced gutter system and dense snow guards. The metal roof and flashings were replaced 15 years ago over a new EPDM membrane. The approximate metal roof area is 45,000 S.F. The remaining roof type is flat with an EPDM membrane over sloped insulation. The flat roofs drain to the gutter system. These roofs were replaced 5 years ago and comprise about 15,000 S.F.
2.2.2.2.	WALLS Cladding type is: <input checked="" type="checkbox"/> Masonry <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Concrete/Pre-Cast <input type="checkbox"/> Stucco <input type="checkbox"/> Metal <input type="checkbox"/> Curtainwall <input type="checkbox"/> Other _____	5	The exterior walls are a mixture of exposed CMU and T1-11 siding. Staff indicated that T1-11 siding in poor condition was replaced about two years ago. There are still problems with the siding such as at the base of windows where it is warping away from the building due to water damage. T1-11 siding is not a good use in this application.
	Do the walls show evidence of: <input checked="" type="checkbox"/> Movement?/ Deformation / Cracks <input type="checkbox"/> Deterioration of Caulking <input type="checkbox"/> Dampness, wet spots, rotting <input type="checkbox"/> Efflorescence <input type="checkbox"/> Flashing deficiencies <input checked="" type="checkbox"/> Air or water leakage <input type="checkbox"/> Other _____ <input type="checkbox"/> None of the above	5	There is some cracking and deformation, but nothing out of the ordinary for a building of this age. Three spots in the building show signs of water damage all below a complicated roof flashing area.
2.2.2.3	WINDOWS Frame material: <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Steel <input checked="" type="checkbox"/> Other - Vinyl Type: <input type="checkbox"/> Curtainwall <input type="checkbox"/> Strip (i.e. wide; uninterrupted by cladding)	4	The facility has a mixture of Pella and Anderson wood and True vinyl windows both operating and fixed units. Staff reports both window types have ongoing operator replacement needs, which would be normal in windows of this age. Wood windows show signs of deterioration at the sills. Clerestory windows on the south side of the building are subject to the effects of drifting snow. It was not possible to inspect the windows up close, but they were recommended for replacement

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Number	Building Component	Rating	Comments/Concerns/Problems
	<input type="checkbox"/> Sliders <input checked="" type="checkbox"/> Individual <input type="checkbox"/> Storefront Glazing: <input type="checkbox"/> Single <input checked="" type="checkbox"/> Double sealed units <input type="checkbox"/> Other _____		
	Performance: Do windows have significant problems with: <input type="checkbox"/> Icing <input type="checkbox"/> Condensation <input type="checkbox"/> Air leakage <input type="checkbox"/> Water leakage <input checked="" type="checkbox"/> Finish deterioration <input checked="" type="checkbox"/> Structural deterioration <input checked="" type="checkbox"/> Operation	6	Staff continues to replace window operators as required. Wood windows are showing signs of deterioration of the exterior finish and wood structure. Many windows are difficult to operate. With proper maintenance the windows are acceptable.
2.2.2.4	DOORS & OPENINGS Material: <input type="checkbox"/> Aluminum <input checked="" type="checkbox"/> Wood <input checked="" type="checkbox"/> Steel <input type="checkbox"/> Other _____ Type: <input checked="" type="checkbox"/> Man (m?) _____ <input type="checkbox"/> Overhead Wood (m?) _____ <input type="checkbox"/> Overhead Metal (m?) _____ <input type="checkbox"/> Other _____ (m = motorized) Performance: Do any of the doors have significant problems with: <input checked="" type="checkbox"/> Hardware <input checked="" type="checkbox"/> Seals, weather-stripping <input checked="" type="checkbox"/> Icing	4	Exterior doors are metal some with relites with single glazing. Some have weather stripping problems evidenced by towels stuffed at the base of the door. Typically, exterior doors are 4'x7' (whether single or double) and none have ADA automatic openers. Doors exceed the ADA required pressure to open. The buildings main entry should have a covered approach. Doors on the south side of the building must be kept clear of drifting snow to operate.
2.2.2.5	SPECIAL FEATURES Skylights: <input type="checkbox"/> Bubble units <input checked="" type="checkbox"/> Sloped glazing Do any skylights have significant problems with: <input type="checkbox"/> Water leakage	5	A green house addition has been added on the south side of the Homestead wing at Room N-02. The clerestory windows along the residential wing corridors that run east west have a problem with snow drifting. The windows can be completely covered with snow for much of the winter.

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	<input type="checkbox"/> Air infiltration <input checked="" type="checkbox"/> Heat loss <input type="checkbox"/> Excessive solar gain <input type="checkbox"/> Condensation <input checked="" type="checkbox"/> Other _____ Identify and rate other exterior building elements which have problems i.e. balconies, soffits, shading devices, porches		
	<p>OTHER CONCERNS</p> <p>Do you anticipate the need for any significant building envelope related repairs, upgrading or replacements in the next 5 years? If yes, elaborate.</p>		<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <ol style="list-style-type: none"> 1. Build a roof over the entry sidewalk. 2. Rebuild and repair the areas of the roof that are leaking (re-slope and re-roof as required). 3. Replacing all original windows is suggested. 4. Re-glaze the Solarium with low heat gain tempered glass 5. Install a small overhead door in the new supply room and wall off a new entry that allows staff to access the bathrooms in that area. 6. Install low maintenance finish over T1-11 siding. 7. Replace all exterior doors with insulated double glazed doors with ADA operators. 8. Create a new detached storage building
2.2.3	INTERIOR		
2.2.3.1	<p>INTERIOR CIRCULATION</p> <p>Identify and rate any significant problems with congestion, circulation, etc., in stairs, corridors, etc.</p> <p>Does the building have?:</p> <input type="checkbox"/> passenger elevators # _____ <input type="checkbox"/> freight elevators # _____ <input type="checkbox"/> conveyors # _____ <input checked="" type="checkbox"/> N/A	4	<p>The main circulation problem is at the main entry doors that do not have ADA operators and are very difficult to open. Also, deliveries presently enter the building at the existing loading dock on the east side of Windy Way and supplies must be carted all the way thru Sunny Loop to the new supply office and storage. Staff wants a new overhead door at the supply office to end the inconvenience to the residents.</p>

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<p>2.2.3.2</p>	<p>PARTITIONS</p> <p>Rate the condition of interior walls and partitions</p> <p><input checked="" type="checkbox"/> fixed or load bearing</p> <p><input checked="" type="checkbox"/>movable/demountable</p>	<p>6</p>	<p>Most interior partitions are in good shape. Accordion doors are used in several public areas to close off individual areas in the great room.</p>
<p>2.2.3.3.</p> <p>2.2.3.3.1</p> <p>2.2.3.3.2</p> <p>2.2.3.3.3</p>	<p>FINISHES</p> <p>Identify the type and rate the condition of interior finishes:</p> <p>FLOORS</p> <p><input checked="" type="checkbox"/>resilient flooring</p> <p><input checked="" type="checkbox"/>carpet</p> <p><input type="checkbox"/> other flooring</p> <p>WALLS</p> <p><input checked="" type="checkbox"/>painted walls</p> <p><input checked="" type="checkbox"/> other wall finishes</p> <p>CEILING</p> <p><input checked="" type="checkbox"/> painted ceilings</p> <p><input type="checkbox"/> suspended ceilings</p> <p><input checked="" type="checkbox"/> other ceilings T&G wood</p>	<p>5</p> <p>6</p> <p>6</p> <p>2</p>	<p>Carpet in the Cordova, Raven, and Fireweed wings is new Collins Aikman rubber back carpet. Staff reports this material is meeting their needs for resident comfort and maintainability. The carpet in the main entry and public areas is an older carpet that is stretching and bunching up in several areas and is not easy to maintain. This carpet is becoming a hazard and should be replaced. Flooring in the Windy Way, Homestead, and Sunny Loop wings is vinyl flooring reaching the end of its useful life.</p> <p>Painted walls and ceilings are in good repair and are repainted as needed by maintenance staff.</p> <p>Ceilings vary between painted GWB and exposed T&G decking and are in good condition.</p> <p>The stone facing on the fireplace has loose stones, a danger in case of earthquake.</p>
<p>2.2.3.4</p>	<p>INTERIOR OPENINGS</p> <p>Identify and rate the condition of interior:</p> <p><input checked="" type="checkbox"/> doors</p> <p><input checked="" type="checkbox"/> frames</p> <p><input checked="" type="checkbox"/>glazing & sidelights</p> <p><input checked="" type="checkbox"/>hardware</p> <p><input type="checkbox"/> key system</p> <p><input type="checkbox"/> other openings</p>	<p>6</p>	<p>The closet and bathroom doors in some resident rooms are solid core pocket doors that are difficult to operate. These doors should be replaced or equipped with automatic openers.</p>
<p>2.2.3.5</p>	<p>INTERIOR CONCEALED SPACES</p> <p>Does the building have:</p> <p><input type="checkbox"/> attics?</p> <p><input checked="" type="checkbox"/> crawl spaces?</p> <p><input type="checkbox"/> ceiling spaces?</p> <p>Identify and rate any problems associated with the concealed spaces.</p>	<p>6</p>	<p>A utilidor (CMU and concrete), 4'h x 5'w runs around the entire building perimeter.</p>

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<p>2.2.3.6</p>	<p>SPECIAL PURPOSE SPACES</p> <p>Identify and rate any problems associated with special purpose areas such as: freezers, coolers, computer rooms, saunas, pools, wash bays, etc.</p>	<p>6</p>	<p>Resident rooms converted to spa's should have the base board increased.</p> <p>A greenhouse has been attached to the Homestead wing.</p>
<p>2.2.3.7</p>	<p>FURNISHINGS & EQUIPMENT</p> <p>Identify and rate the condition of:</p> <p><input checked="" type="checkbox"/> Counters and built-ins</p> <p><input checked="" type="checkbox"/> Equipment attached to the building</p> <p><input checked="" type="checkbox"/> Blinds/drapes</p> <p><input type="checkbox"/> Projection screens, other equipment</p>	<p>6</p> <p>5</p> <p>4</p>	<p>Built in counters are generally in good shape.</p> <p>There is cable television service on the exterior of the building with cable run on the ground and on the roof over the entire building. This situation can be remedied by running the cable in the utilidor that runs around the perimeter of the building.</p> <p>Blinds in the solarium are not adequate to handle heat build up in the summer months in the public areas.</p>
	<p>OTHER CONCERNS</p> <p>Do you anticipate the need for any significant repairs, upgrade or replacement of interior finishes in the next 5 years? If yes, elaborate.</p>		<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <ol style="list-style-type: none"> 1. Provide ADA bathrooms in the public area. 2. Replace old carpet in the public areas and in 4 Raven wing rooms, 6 Cordova wing rooms, and 6 Fireweed rooms. 3. Replace vinyl flooring with rubber backed carpet in Windy Way, and Sunny Loop. 4. Replace the carpet in the Sun room of Homestead wing with vinyl flooring. 5. Create a winter garden area outside the Sun room of the Homestead wing. 6. Install automatic door openers on resident rooms with the heavy pocket doors. 7. Create more storage areas for maintenance and housekeeping in each wing. 8. Create storage areas for residents. 9. Remove the wall between the main dining room and the meeting room and install an operating partition to allow the meeting room to be used as dining area on special occasions. 10. Create a wash down room with a pressure hose and floor drain. 11. Secure stone facing on the fireplace. 12. Create a reception area for added resident security. 13. Create two office cubicles in the lounge area.

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2.2.4	MECHANICAL		
2.2.4.1	<p>MECHANICAL SERVICES</p> <p>List any problems with utilities such as: domestic or fire fighting water, natural gas, sanitary / storm sewers within the building.</p>	<p>7</p> <p>3</p> <p>2</p> <p>2</p>	<p>Sanitary sewer service line blockage described in previous survey has been corrected. Problem was found under the main kitchen floor.</p> <p>The 2" waste line serving the three main laundry washers is undersized. See Mechanical Photo Figure 1.</p> <p>The fuel oil supply and return piping has been disconnected from the boilers. The fuel oil storage tank monitoring panel is in high water level alarm. The generator day tank transfer pump must be manually primed, possibly due to a leak in the suction piping. See Mechanical Photo Figure 2.</p> <p>The generator room and main freezer are not covered by an automatic fire suppression system.</p>
2.2.4.2	HEATING		
2.2.4.2.1	<p>HEAT SOURCE</p> <p><input checked="" type="checkbox"/> Boilers</p> <p> <input checked="" type="checkbox"/> Hot Water</p> <p># <u> 4 </u></p> <p> <input type="checkbox"/> Steam</p> <p># _____</p> <p> <input type="checkbox"/> c/w heat exchangers</p> <p># _____</p> <p><input type="checkbox"/> Forced Air Furnaces</p> <p><input type="checkbox"/> Unit Heater</p> <p><input type="checkbox"/> Other</p> <p>_____</p>	<p>2</p> <p>3</p> <p>2</p> <p>5</p> <p>5</p>	<p>Boiler B-2 is not operational. Numerous leaks in boiler room heating piping. Pipe insulation is in poor condition. Expansion tanks and air separator should be replaced. Fuel oil supply and return piping is disconnected from the burners. Boiler heating piping configuration is poor. See Mechanical Photo Figure 3. A common boiler control system does not exist, and there are no provisions for protecting the boilers against thermal shock.</p> <p>The boiler exhaust stack termination caps were recently replaced with exit cones. Now rain and snow can fall directly into the boilers. The stacks should be fitted with drain rings.</p> <p><u>B-1 & B-2:</u> Original boilers. American Standard Model PFA-509, 1,771 gas input MBH, 1,446 gross output MBH.</p> <p><u>B-3:</u> Burnham Model PF-509, 1,771 gas input MBH, 1,446 gross output MBH.</p> <p><u>B-4:</u> Newest boiler. Burnham Model V911A, 2,136 gas input MBH, 1,714 gross output MBH.</p>
2.2.4.2.2	<p>HEAT DISTRIBUTION</p> <p>Pumps, piping and valves</p>	<p>2</p> <p>6</p>	<p>Pumps, piping and valves in the boiler room are in poor condition and there are numerous leaks. See Mechanical Photo Figure 4.</p> <p>Pumps, piping and valves not in the boiler room are in good condition. Leaks in the pipes and Victaulic couplings are rare.</p>
2.2.4.2.3	<p>TERMINAL UNITS</p> <p>Radiation / Coils / Convectors</p>	<p>3</p>	<p>The pedestal-type perimeter finned tube baseboards used throughout the facility are generally in fairly good condition. See Mechanical Photo Figure 5. However, they all have 1-1/4" tubes so they can not achieve the cataloged output due to very low water velocities. In addition, most of them utilize 1/2" branch pipes and flow balancing valves with no provisions for measuring flow. Many of the pneumatic control valves and thermostats are in poor condition.</p>

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		4	Most of the spa rooms have radiant ceiling panels. The panels are in good condition but the temperature controls are poor.
		5	The hydronic unit heaters installed in storage rooms are in fair condition and have electric line-level thermostats.
		4	All entry vestibules have pedestal-type finned tube baseboards. VA design standards require forced air heaters. See Mechanical Photo Figure 5.
		3	The residential grade finned tube baseboards in the greenhouse are damaged and are a poor application. See Mechanical Photo Figure 10. Hydronic unit heaters would be a better choice.
		4	The heating coils in the smaller air handling units have excessive face velocity and air pressure drop. If better filtration is installed in the units the coils may have to be replaced. The coils are sized for 27-32% outside air under winter design conditions, which is in compliance with current codes for most areas in the building.
		4	All heating water flows should be balanced as part of the next major mechanical upgrades.
		2	In at least two restrooms in Sunny Loop, finned tube enclosures interfere with ADA water closet clearances. See Mechanical Photo Figure 19. Note that all terminal heating units have been sized for 200° F supply water temperature. VA design standards require 180° F maximum.
2.2.4.2.4	HEATING / BOILER WATER TREATMENT	5	No glycol in system. Water treatment is used but leaks in the boiler room will cause dilution.
2.2.4.3	VENTILATION & AIR CONDITIONING		
2.2.4.3.1	AIR HANDLING UNITS Types: <input checked="" type="checkbox"/> Constant air volume # <u>6</u> <input type="checkbox"/> Variable air volume # _____ <input type="checkbox"/> Other _____	4	<u>AH-1, CF-1, HC-1, CC-1</u> : (Note there are two airhandlers labeled AH-1 in the building.) Four zone multi-zone unit serving original building. One zone was modified to provide air to the kitchen, which is a poor application. Control dampers are the parallel blade type, which provide poor air volume control. The pneumatic controls are essentially inoperative and are currently being replaced with DDC controls by Johnson Controls. The multi-zone unit has a chilled water coil that has never been used. The as-built drawings indicate that the cooling coil was to be used with a dedicated cooling water well, which was never installed. Replace the roll media filter and electrostatic agglomerator with pleated media filters. The direct expansion (DX) cooling coil and condensing unit serving the kitchen was operating constantly with the outdoor temperature around 20° F. See Mechanical Photo Figures 6 and 7 for a typical built-up air handling unit.

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		<p>4</p> <p>5</p> <p>5</p> <p>2</p> <p>2</p>	<p><u>AH-1, CF-1, HC-1:</u> Constant volume unit serving the Sunnyloop addition. Design capacity is 4,780 CFM. The heating coil is sized for up to 32% outside air during winter design conditions, but the coil has a face velocity of 682 feet per minute. The pneumatic controls are currently being replaced with DDC controls. Replace the roll media filter and electrostatic agglomerator with pleated media filters. The later dining room additions tapped into the supply air plenum.</p> <p><u>AH-2, CF-2, HC-2:</u> Constant volume unit serving the east Fireweed Hall addition. Design capacity is 1,790 CFM. The heating coil is sized for up to 27% outside air during winter design conditions, but the coil has a face velocity of 596 feet per minute. The pneumatic controls are currently being replaced with DDC controls. Replace the roll media filter and electrostatic agglomerator with pleated media filters.</p> <p><u>AH-3, CF-3, HC-3:</u> Constant volume unit serving the west Fireweed Hall addition. Design capacity is 2,340 CFM. The heating coil is sized for up to 27% outside air during winter design conditions, but the coil has a face velocity of 585 feet per minute. The pneumatic controls are currently being replaced with DDC controls. Replace the roll media filter and electrostatic agglomerator with pleated media filters.</p> <p><u>Laundry Room Air Handler:</u> A small Pace air handling unit installed above the main laundry dryers provides makeup air and ventilation air to the laundry rooms. See Figure M8. The pneumatic controls are not fully operational and should be replaced with DDC controls. The mixing box damper linkage is disconnected and the outside air damper was observed to be oscillating between fully open and fully closed. A VFD is used to adjust the fan speed to 50% during the evening.</p> <p><u>Homestead Kitchen and Dining:</u> A small Pace cabinet fan was installed in a closet to ventilate the mini kitchen and dining area. See Figure M9. Due to the supply registers' close proximity to the fan discharge, the system is loud and is never used. The noise problem may be corrected by installing additional ductwork and duct turns, but the fan is robbing air from the Sunnyloop supply air plenum.</p>
<p>2.2.4.3.2</p>	<p>CHILLERS / CONDENSERS</p> <p>Condenser:</p> <p><input checked="" type="checkbox"/> Air # <u>1</u></p> <p><input checked="" type="checkbox"/> Domestic water # <u>2</u></p> <p><input type="checkbox"/> Water / Air # _____</p> <p><input type="checkbox"/> Cooling tower # _____</p> <p><input type="checkbox"/> Other _____</p>	<p>5</p> <p>FI</p>	<p><u>Kitchen:</u> An air cooled condensing unit exists in the unheated attic space. The unit is coupled with the DX cooling coil that serves the main kitchen. The system was operating constantly with the outdoor temperature around 20° F, and it is rejecting warm air into the otherwise cold attic space. The compressors were recently replaced. The kitchen makeup air system should be replaced with a direct-fired makeup air unit if feasible.</p> <p>The two water-cooled condensing units serving the main freezer and cooler are installed in a small utility room adjacent to the freezer. The utility room does not have a refrigerant monitor. If the total of the refrigerant charges in the systems exceeds 6.6</p>

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		3	pounds, the compressors will have to be installed in a suitable machinery room. This should be checked by a refrigeration contractor.
		2	Currently there are three refrigeration condensing units that utilize refrigerants R-22, R-409A, and R-502 to provide cooling for walk-in coolers. Under the Montreal Protocol, these refrigerants are scheduled for phase out in the near future. R-409A and R-502 contain R-22.
		2	There is no backflow prevention devices on the water connections to the refrigeration units located in the utility room and in the main cooler.
2.2.4.3.3	AIR DISTRIBUTION Ductwork, grilles, registers and diffusers.	2	None of the corridors in the facility are directly ventilated.
		3	Due to high solar gains, common areas like the alcoves and the solarium become very warm on clear days. In the original T-shaped part of the building served by the multi-zone unit AH-1, air is supplied through supply air ductwork. Some of the supply ductwork is buried beneath the floor slab, and the rest is concealed in soffits. The system uses the underfloor utilidor system as a return air plenum.
		4	In the Fireweed and Sunny Loop additions supply air is conveyed through the perimeter utilidor system, and return air is conveyed through buried return ductwork.
		4	Apparently the air distribution system has never been cleaned.
		7	Ceiling diffusers and sidewall-mounted supply registers in the original structure are fitted with adjustable extractors for volume balancing. The air outlets appear to be in generally good condition.
		2	Most of the floor-mounted linear bar registers used throughout the facility for supply and return applications are either severely damaged or clogged. See Figures M11 and M12. All bar registers should be either cleaned or replaced. (Maintenance is performing this work)
		4	All air distribution systems should be cleaned and balanced as part of the next major mechanical upgrades.
		4	The insulation on several of the outside air and exhaust air ducts is damaged and falling off. The insulation should be repaired and covered with lagged canvas jacketing.
		2	Due to tenant improvements, some enclosed occupied spaces are lacking ventilation. One example is the entry vestibule that was converted to a social worker's office.

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		2	The boiler room combustion air ductwork and ventilation system should be replaced. Some of the combustion air openings have been capped, and the ventilation fan is ineffective. See Figure M13. The roof access hatch in the boiler room is propped open.
2.2.4.3.4	<p>HUMIDIFICATION</p> <p><input checked="" type="checkbox"/> Steam</p> <p> <input type="checkbox"/> Boiler # _____</p> <p> <input checked="" type="checkbox"/> Electric # _____</p> <p> <input type="checkbox"/></p> <p>Other _____</p> <p><input type="checkbox"/> Spray</p> <p> <input type="checkbox"/> Nozzle</p> <p> <input type="checkbox"/> Media</p> <p><input type="checkbox"/> Other _____</p>	4	All four main air handling units originally had steam humidification systems. The humidifiers have all been disabled but some components still exist in the fan rooms.
2.2.4.4	<p>EXHAUST & MAKE UP AIR</p> <p><input checked="" type="checkbox"/> Washrooms</p> <p><input checked="" type="checkbox"/> Restrooms / bathrooms</p> <p><input type="checkbox"/> Smoke control</p> <p><input checked="" type="checkbox"/> Kitchen exhaust</p> <p><input type="checkbox"/> Fume hood(s)</p> <p><input type="checkbox"/> Other _____</p> <p>_____</p> <p>Dedicated make-up air:</p> <p><input type="checkbox"/> Gas-fired</p> <p><input type="checkbox"/> Heat Recovery</p> <p><input type="checkbox"/> Other _____</p> <p>_____</p>	7	Most restrooms are exhausted by ceiling-type exhaust fans with local disconnect switch and remote fan speed control. Makeup air is provided by transfer from adjacent spaces. The fans appear to be in good condition, but one exhaust fan motor was being replaced during the survey. The fan motors have sleeve bearings, which are not suitable for continuous operation.
		7	The wash room, locker rooms and restrooms located between the maintenance shop and kitchen are exhausted by a common rooftop exhaust fan. Makeup air is provided by transfer from adjacent spaces.
		8	The kitchen hoods and rooftop exhaust fans were recently replaced. The code violations addressed in previous condition surveys have been corrected.
		3	The kitchen makeup air is being provided by zone #1 of the AH-1 multi-zone unit. A DX cooling coil is installed in the supply duct and the condensing unit was operating continuously with outdoor temperatures around 20° F. The kitchen should have a dedicated makeup air unit.
		2	The oxygen storage room is not properly ventilated. See Figure M14. The current storage room may be converted to a shipping area.
		4	A ventilation system should be provided for the maintenance shop and garage.
2.2.4.5	<p>CONTROLS & ENERGY MANAGEMENT</p> <p><input checked="" type="checkbox"/> Pneumatic</p> <p><input type="checkbox"/> DDC</p> <p><input checked="" type="checkbox"/> Electric</p> <p><input type="checkbox"/> Other _____</p>	2	The pneumatic control system is in poor operating condition. Many of the control panels are inoperative. Some of the air handling unit controls are currently being replaced by DDC. All other pneumatic controls should also be replaced. Low voltage thermostats and zone valves may be used in the resident rooms and common areas.
		7	The hydronic unit heaters are controlled by electric line-level thermostats.

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<p>2.2.4.5.1</p>	<p>ENERGY USAGE & MANAGEMENT</p> <p>List excessive use of energy by mechanical equipment, including operational problems and poor equipment controls.</p>	<p>2</p> <p>3</p> <p>5</p> <p>3</p>	<p>The pneumatic control system is in poor operating condition and should be replaced with DDC. The controls should be programmed for economizer cooling and critical zone temperature reset.</p> <p>The kitchen makeup air is being provided by zone #1 of the AH-1 multi-zone unit. A DX cooling coil is installed in the supply duct and the condensing unit was operating continuously with outdoor temperatures around 20° F. The kitchen should have a dedicated makeup air unit.</p> <p>Multi-zone unit AH-1 has the largest motors in the facility. The motors should be replaced with premium efficiency motors.</p> <p>The boilers are operating on their factory controls and do not have a common control system. DDC controls should be installed to maximize efficiency and to protect the boilers against thermal shock.</p>
<p>2.2.4.6</p>	<p>PLUMBING</p>		
<p>2.2.4.6.1</p>	<p>DOMESTIC WATER HEATER</p> <p>Type: <input type="checkbox"/> Steam <input checked="" type="checkbox"/> Gas # <u>4</u> <input checked="" type="checkbox"/> Electric # <u>1</u> <input type="checkbox"/> Storage tank(s) <input type="checkbox"/> Other _____</p>	<p>3</p> <p>2</p> <p>8</p>	<p>Two commercial grade gas-fired water heaters provide hot water to the majority of the building. A thermostatic mixing valve at the heaters is leaking and is severely corroded. The vent dampers have been disabled due to unreliable operation. See Figure M15.</p> <p>The two gas-fired water heaters intended to serve the laundry area are leaking and are not operational. See Figure M16.</p> <p>All gas-fired water heaters in the boiler room should be replaced with indirect-fired water heaters.</p> <p>An electric booster water heater serves the kitchen.</p>
<p>2.2.4.6.2</p>	<p>DOMESTIC WATER TREATMENT</p> <p>Describe any water treatment problems and associated reports.</p>	<p>8</p>	<p>A large water softening system was recently installed in the boiler room. See Figure M17.</p>
<p>2.2.4.6.3</p>	<p>PIPES & FIXTURES</p> <p>Identify obsolete and/or defective items.</p>	<p>7</p> <p>7</p>	<p>The majority of the domestic water mains and branch pipes were recently replaced with copper tubing. Some of the piping in the boiler room should be replaced with the water heaters.</p> <p>Plumbing fixtures are generally in good condition and are repaired or replaced as needed.</p>
<p>2.2.4.6.4</p>	<p>BACKFLOW PREVENTION</p> <p>Is the building equipped with a BFP on the incoming water and protected from fire fighting water? List any problems of cross connection.</p>	<p>2</p> <p>2</p> <p>2</p>	<p>Refrigerator and freezer condensing units do not have backflow preventers on cold water connections. See Figure M24.</p> <p>Numerous indirect waste pipes do not have proper air gap at floor sinks. See Figures M21 and M22.</p> <p>Food prep sink is connected directly to waste piping. No air gaps</p>

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		2	or indirect wastes. See Figure M23.
		2	If the commercial dishwasher in the kitchen has a pumped discharge, the waste outlet needs to discharge into an indirect waste. See Figure M20.
		2	All four sprinkler risers do not have proper backflow prevention. Some have single check valves.
		2	The waste piping from the ice making machine has an improper vent opening on the drain line to the indirect waste. The air gap between the waste pipe opening and the rim of the indirect waste is insufficient.
		2	The indirect waste pipe for the ice making machine is too small should be a minimum 3/4".
		2	The vacuum breaker on the water supply line to one laundry washer is broken.
2.2.4.7	FIRE SUPPRESSION <input checked="" type="checkbox"/> Sprinklers <input checked="" type="checkbox"/> Wet <input checked="" type="checkbox"/> Dry <input type="checkbox"/> CO ₂ <input type="checkbox"/> Halon <input type="checkbox"/> Hose and standpipe <input checked="" type="checkbox"/> Portable fire extinguishers <input type="checkbox"/> Fire pump(s) <input type="checkbox"/> Water reservoir(s) <input type="checkbox"/> Other _____	7	The facility is protected by a full coverage automatic fire sprinkler system. One of the risers is not readily accessible, but continues to pass inspections.
		2	The generator room and main freezer are not protected by an automatic fire suppression system.
		2	All four sprinkler risers do not have proper backflow prevention. Some have single check valves.
2.2.4.8	SPECIAL SYSTEMS		
2.2.4.8.1	EMERGENCY GENERATOR <input checked="" type="checkbox"/> Fuel Source <u>Fuel Oil</u> 120/208 Volts 521.1Amps <input checked="" type="checkbox"/> Tested Monthly Date of last full load test: unknown.	3	The transfer pump on the generator's day tank must be manually primed. This may be due to a leak in the suction piping.
		2	The monitoring panel for the underground storage tank is in high water level alarm.
		4	The generator's control dampers are not a low leakage type and daylight can be seen through the dampers. See Figure M18.
		6	150 KW Kohler generator w/600 amps 3P / 4W Kohler ATS. ATS lacks exerciser. (This could be regularly tested by maintenance)
2.2.4.8.2	WASTE DISPOSAL	6	The kitchen grease interceptor is reportedly in good working condition.
2.2.4.8.3	HOSPITAL / LAB SYSTEMS	2	The oxygen storage room is not properly ventilated.

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	<p>OTHER CONCERNS</p> <p>Do you anticipate the need for any significant mechanical systems related repairs, upgrading or replacements in the next 5 years? If yes, elaborate.</p>		<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <ol style="list-style-type: none"> 1. Correct the generator transfer pump priming issue. 2. Drain water from the underground fuel oil storage tank. 3. Install automatic fire suppression in the generator room and main freezer. 4. Replace remaining pneumatic controls with a combination of DDC and low voltage thermostats. 5. Replace all boiler room heating piping, pumps, expansion tanks, air separator and valves. Install common boiler controls and provisions for protecting boilers from thermal shock. 6. Repair or replace boiler #2. Possibly replace boiler #1 7. Install a dedicated kitchen makeup air unit. 8. Provide corridor ventilation. 9. Install a separate air handling unit for the Sunny Loop kitchen and dining areas. 10. Provide proper ventilation for the oxygen storage room. 11. Provide ventilation to unventilated occupied areas. 12. Replace boiler room combustion air and ventilation systems. 13. Replace all gas-fired water heaters. 14. Provide backflow preventers and proper drainage air gaps at refrigerant condensing units and ice maker. 15. Install double check backflow preventers on sprinkler risers. 16. Replace the roll media filter and electrostatic agglomerator with pleated media filters.
<p>2.2.5</p>	<p>ELECTRICAL</p>		
<p>2.2.5.1.</p>	<p>POWER & DISTRIBUTION</p> <p>The incoming service is rated at:</p> <p>_____ 120/208 _____ Volts</p> <p>_____ 1,600 _____ Amps</p> <p>_____ 3 Phase, 4W _____ phase</p>	<p>5/6</p> <p>5/6</p>	<p>AV-line, GE switchboard w/molded case circuit breakers. Three (3) Sections. Lacks warning name plates.</p> <p>One 1600/3 bolted fused switch constitutes the service disconnect for this facility. Multi-pole fused switches have one inherent problem. If an overload is sensed by a fuse and that fuse melts individually from the remaining 2, single phasing occurs. The loss of one phase in a 3 phase system results in elevated voltages on the remaining energized phases.</p> <p>The phenomenon is especially harmful to rotating equipment (motors) and other inductive loads. Failures, faults and damage can occur in the other 2 phases are not opened soon after losing the overload phase. In addition, in this facility, all of the feeders exiting the Main Service Equipment do so in the cable chase described on the next page. Inactive conductors lead to induced energy being developed in the active and inactive conductors with possible overheating of conductors and increased risks of a fire.</p> <p>Wires and cables seem to be type THW/XHHW and be of copper. In various parts of the facility, there were several cases of wires</p>

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		<p>being left unterminated inside of enclosures and exposed outside of raceways or enclosures. Wire identifications and color coding is poor to nonexistent. Some wiring gutters appeared to have low voltage and high voltage conductors installed together (a NEC violation). Other gutters seemed to be overly filled with wires (also a NEC violation). These instances are in addition to the violation mentioned in the other paragraphs.</p> <p>Some switches and their loads are not easily associated without operating the switch. Device plates in the garages and outside storage rooms. There were some other instances of damaged switches found in the building.</p> <p>Receptacles are sparsely located throughout the facility. Even in areas like the Kitchen and Dining Rooms where one would expect to encounter numerous outlets, only a few widely separated receptacles are present. There are many extension cords in use. The concern is that these multiple outlet cords may be easily overloaded, since most non-technical people are unaware of the low continuous ratings of these cords have. Device plates appeared to be in reasonably good condition. There were a few cases where receptacles and/or device plates had been damaged. The greenhouse/nursery had normal receptacles adjacent to areas subjected to moisture and near where plants are watered. It is possible waterproof devices would better serve this area.</p> <p>There are several instances where boxes, equipment, luminaries, devices and other electrical components are not adequately supported.</p> <p>Conduits and raceways:</p> <ol style="list-style-type: none"> 1. EMT and galvanized rigid steel conduits are used for most extensions from major distribution centers and panelboards. At some large centers of distribution (Main Distribution Equipment in the Electrical/generator Room and the Kitchen area particularly), field fabricated conductor “chase” have been installed to permit large volumes of conductors not in raceways exit from this equipment and transition to below the floor. Time and physical restraints prevented observation of what happened to these conductors once they disappeared from view. This type of installation is a major violation of the National Electrical Code and must be corrected. A single fault in one of these conductor chases will destroy a substantial number of feeders and could, conceivably, result in a fire which could be propagated below the floor of the building. 2. Some motors and other vibrating equipment are connected to the power distribution system using EMT and/or galvanized rigid conduit. These rigid connectors should be replaced with flexible metallic conduit or liquid tight flexible conduit to mitigate vibration being transmitted to the structure.
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		<p>Branch circuit panelboards are the circuit breaker type (GE and Square “D”). In most cases they are flush mounted. In several installations at flush mounted panelboards, the trim does not close off contact with the panel’s interior or wiring. There are gaps as wide as 1” in some of these installations. This situation compromises the dead-front nature of these panels and constitutes a NEC violation. These deficiencies must be corrected.</p> <p>In the access room above Fan Room #2, a panelboard is badly corroded due to leaking moisture from a duct which is located above the panelboard enclosure.</p> <p>Many panelboards were rendered inaccessible by stacking of equipment and other materials in front of them. In one case, what had once been a closet has been transformed into a small office and shelves had been built along the wall where the panelboard was recessed into the wall, completely rendering the interior inaccessible. All such instances constitute violation of the NEC and must be corrected.</p> <p>Several instances of more than one wire terminated under a lug approved for the termination of a single conductor were noted. This situation constitutes a violation of the NEC.</p> <p>There were some panelboards which were flush mounted in vestibules where alarm signs were posted indicating if the inner door of the vestibule was opened an alarm would sound. In the event of an electrical emergency in which circuits should be disconnected, these signs might be intimidating to all but the deeply indoctrinated. Perhaps moving the alarm to the outside door would prevent hesitation in situations where rapid decisions and action were required.</p> <p>There are no meters in this system other than the inaccessible utility revenue meter.</p>
	<p>Describe the major components of the power distribution system (i.e. transformers, major distribution centers, motor control centers, etc.)</p>	<p>This facility is supplied with electrical power at 120/208 V, 3 Phase, 4 W, from a utility-owner pad mounted transformer located just outside the Electrical/Generator Room. From the transformer, an enclosed 1600 ampere bus duct runs through the electrical room wall, up to 14’ above the floor and over to the service entry section of the Main Distribution Equipment lineup. After the service passes through the utility’s current transformer (for utility revenue metering), the service entrance bus duct terminates at a single bolted fused switch. The electrical revenue meter was in a locked enclosure and, therefore, no readings could be taken. It is assumed this facility, like all the others reviewed, has significant capacity for additional electrical load.</p> <p>The service entry section of the Main Distribution Equipment was locked and sealed as part of the utility’s revenue measurement equipment and therefore, the ground could not be directly observed. The design drawings called for the grounding at the pad mounted transformer, grounding at the Main Distribution Equipment and at the generator. At this time, it is assumed these</p>

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			<p>installations were made and grounding of the electrical system is not a problem. The equipment appears to be in reasonably good shape. There is probably substantial capacity to accommodate additional loads if properly integrated into the existing system. A load survey should be made and loads shifted to other sources to remove the burden from this feeder. There is significant switchgear formerly serving snow melting cables that is now surplus and eligible for removal and reallocation.</p> <p>Motors, motor starters, and disconnects are in average condition. The basic problems with this type of equipment was lack of identification. Enigmatic alphanumeric codes seemed to be the method of choice for identification where such pains were taken. In several cases, motors were not within sight of their controllers, controllers were not within sight of their disconnects and disconnects were not within sight of either motor or controller. These conditions are hazardous to maintenance personal working on motor-driven equipment and constitute NEC violations.</p> <p>Many disconnect switches are in poor condition-with non-functioning mechanical interlocks, loose fuse clips, etc. (E.g. heat trace system) In several instances, disconnect switches and circuit breakers are still connected to the distribution system though they no longer supply any loads, thus causing additional confusion in system. Also described elsewhere.</p>
2.2.5.1.99	<p>ENERGY PERFORMANCE</p> <p>This facility has:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Load shedding equipment <input type="checkbox"/> Power factor correction capacitors <input type="checkbox"/> Co-generation equipment <input type="checkbox"/> Adopted other energy reduction measures (describe) 	2	The facility does not comply w/Federal Energy Legislation Guide (latest edition)
2.2.5.2.	LIGHTING		
2.2.5.2.1	<p>BUILDING EXTERIOR</p> <p>Type:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Pole mounted <input type="checkbox"/> Wall mounted <input checked="" type="checkbox"/> Soffit mounted lights <input type="checkbox"/> Other _____ 	4	Needs to be upgraded. Described elsewhere.

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<p>2.2.5.2.2</p>	<p>INTERIOR LIGHTS</p> <p>Type: <input checked="" type="checkbox"/> Fluorescent (with imperial lamps) <input type="checkbox"/> Fluorescent (with metric lamps) <input checked="" type="checkbox"/> Incandescent <input type="checkbox"/> High intensity discharge (HID) <input checked="" type="checkbox"/> Other special lighting fixtures Compact fluorescent</p> <p>Lights are controlled by: <input type="checkbox"/> Low voltage switching <input checked="" type="checkbox"/> Line voltage switching <input checked="" type="checkbox"/> Photocells <input type="checkbox"/> Computerized management system(s) <input type="checkbox"/> Other</p> <hr/> <p>The lighting levels are generally: <input type="checkbox"/> Lower <input type="checkbox"/> Higher than necessary <input checked="" type="checkbox"/> Adequate</p>	<p>3</p>	<p>The lighting in this facility, while not altogether unpleasant, does not conform with present energy and resource conservation techniques. In addition, the general age of the luminaries and accessories indicates ever-increasing maintenance and repair costs. Some luminaries were designed expressly for this building and are not found anywhere else. Many areas within the building and on the grounds are poorly lit and replacement or additional lighting systems are recommended.</p> <p>The lighting in this building is comprised of a mixed variety of sources and styles. Some areas are unique with unusual luminaries. Others are relatively bland and institutional. Guest rooms are poorly lighted (especially toilets). Sources of accessories are inefficient. Areas have changed use and function and lighting has not been changed to reflect the new use. Corridor arrangements are confusing and, information regarding exit locations provided by signs is similarly confusing, (i.e. exit light do not ensure directional guidance they are required to provide.</p> <p>Of all the lighting systems encountered in the building, the system in the "Chapel" was perhaps the most inappropriate. The lighting was the same as the arrangement for a guest room and was inconsistent with the current use.</p>
<p>2.2.5.2.3</p>	<p>SPECIAL LIGHTING</p> <p><input type="checkbox"/> There is special lighting in this facility: (i.e. pool lights, stage lights, etc.) Please describe.</p>	<p><input type="checkbox"/></p>	
<p>2.2.5.2.99</p>	<p>LIGHTING PERFORMANCE</p> <p>The following bulbs are in use: <input type="checkbox"/> Wattmiser fluorescent (T-8) <input type="checkbox"/> Mini-fluorescent <input type="checkbox"/> Other energy efficient bulbs _____</p> <p>The fluorescent ballasts are: <input checked="" type="checkbox"/> Standard core and coil <input type="checkbox"/> Wattmiser core and coil <input type="checkbox"/> Electronic</p>	<p>3</p>	<p>Interior illumination and luminaries do not comply w/Federal Energy Legislation Guide (latest edition)</p>
<p>2.2.5.3.</p>	<p>EMERGENCY SYSTEMS</p>		

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<p>2.2.5.3.1</p>	<p>EXIT/EMERGENCY LIGHTING</p> <p>Type of exit light used is: <input type="checkbox"/> Luminescent (no electrical conn.) <input checked="" type="checkbox"/> Incandescent (wall or ceiling mtd) <input checked="" type="checkbox"/> Other _____</p> <p>Emergency lighting is fed from: <input checked="" type="checkbox"/> Battery packs <input checked="" type="checkbox"/> Emergency generator</p>	<p>5/6</p>	<p>The emergency lighting system is comprised of the units intended to provide emergency lighting and connected to the emergency generator system plus the few battery-operated lighting units added since the original construction and implementation of the new emergency system. The coverage provided by the generation system is not truly classifiable as “emergency”. The Life Safety Code states “failure of any component shall not leave any area in darkness.” The generator has failed on at least one occasion. It is recommended sufficient battery-operated emergency lighting units be added to prevent falling below the levels required by the Life Safety Code in the event the emergency generator system should fail.</p> <p>All exit signs in this facility are connected to emergency generation system. See the argument above (emergency lighting systems). for the reason why battery operated units are recommended for this building. In addition, the arrangement of corridors and the locations of exit signs are confusing. A comprehensive study and design should be conducted to simplify and clarify the locations of nearest points of egress from each and every point within the building.</p>
<p>2.2.5.3.2</p>	<p>FIRE ALARM AND DETECTION</p> <p>Type: <input checked="" type="checkbox"/> Multiple zone 120 volts <input type="checkbox"/> Multiple zone hard wired (with annunciators) <input checked="" type="checkbox"/> Multiplexed (computer controlled) <input type="checkbox"/> Other _____</p> <p><input checked="" type="checkbox"/> Signal is transmitted to fire dept.</p> <p>Is an initial verification certificate available? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><input type="checkbox"/> Has an audit been completed? Date: _____</p>	<p>5</p>	<p>This fire alarm system, Simplex 4100 (4120), was replaced in 1994 with a fully addressable system. It basically consists of the same manufacturer’s equipment interconnected over several years of development and evolution. There are different voltages, different types of detectors and manual pull stations, and different types of signals. In the Vestibule near the Food Service Delivery area, the main gas piping blocks one of the visual alarm signals and detection system from view.</p> <p>The Fire Alarm System was initially approved by the State Fire Marshal and has always passed annual inspections. However, the number of Fire Alarm pull stations should be increased. Fire alarm pull stations should be added along the “Natural path of escape”. Storage areas, janitor rooms, etc. occasionally lack heat or smoke detectors. Distribution and number of fire alarm horns should be checked to insure required sound levels in all areas of the building.</p>

<p>RATING GUIDE</p>	<p>1 = Emergency 5/6 = Acceptable</p>	<p>2 = Unsatisfactory 7/8 = Good</p>	<p>3 = Poor 9 = Excellent</p>	<p>4 = Poor/Monitoring FI = Further Investigation</p>	<p>NA = Not Applicable</p>
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2.2.5.3.3	<p>SECURITY</p> <p>This facility has:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Intrusion alarm <input type="checkbox"/> Mechanical failure alarm <input type="checkbox"/> CCTV <p>The alarms are monitored by:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> On-site staff <input type="checkbox"/> An outside agency <input type="checkbox"/> Government Centre 	5	<p>This section covers the WanderGard system. There is also a wireless nurse call system, which utilizes pendants that can be worn around a residents neck. Calls initiated by the pendants are received through pagers worn by staff. Door alarms also communicate to the staff pagers. An “enlisted” resident approaching an alarmed door will automatically lock the door. An alarm will only sound if the door is ajar or the resident persists with passage thru the door. There were no problems reported with the existing WanderGard system. The basic problem from an electrical system point of view is the significant amount of exposed wiring associated with the installation of this system.</p>
2.2.5.3.99	<p>EMERGENCY SYSTEMS - OTHER</p> <p>Describe any other special emergency systems (Halon extinguishing systems, etc.)</p>		N/A
2.2.5.4	<p>COMMUNICATIONS</p>		
2.2.5.4.1	<p>TELEPHONE / FAX</p> <p>This facility has the following phone system:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Centrex <input type="checkbox"/> Leased / Owned PBX <input type="checkbox"/> Utility owned <input type="checkbox"/> Other _____ 	5/6	<p>Matanuska Telephone Co. Northern Telecon –Meridian (approx. 1993) Described elsewhere.</p>
2.2.5.4.2	<p>TV / COMPUTER</p> <p>This facility has a TV System connected to:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Cable TV <input type="checkbox"/> Satellite dish Other Main Antenna System_ <p>Type of local area computer network (LAN)</p> <ul style="list-style-type: none"> <input type="checkbox"/> IBM token ring <input type="checkbox"/> Coaxial (arcnet) <input type="checkbox"/> Ethernet <input type="checkbox"/> Other _____ 	4	<p>Cable television is supplied using exterior distribution of cable wrapped around the building and over the roof. Described elsewhere.</p>
2.2.5.4.3	<p>ELECTRICAL HEATING</p>	4	<p>The roof heat trace only. Only portions of the heat trace are working. Control system for heat trace does not exist.</p>
2.2.5.4.4	<p>INTERCOM</p> <p>Describe type of intercom system installed</p>	5	<p>The nurse call system was installed in 1994 and is functioning adequately.</p>

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<p>2.2.5.4.5</p>	<p>PAGING & PUBLIC ADDRESS</p> <p>Describe type of public address system</p>	<p>6</p>	<p>A Fisher-Berkley nurse call system was installed in 1994. The manufacturer is out of business, but staff reports that after market components are still being manufactured.</p>
<p>2.2.5.5.99</p>	<p>COMMUNICATIONS OTHER</p> <p>Describe any other communications systems</p>	<p>7/8</p>	<p>Door/Exit monitoring (to prevent patients from wandering off the premises).</p>
	<p>OTHER CONCERNS</p> <p>Do you anticipate the need for any significant repairs, upgrades, or replacement of electrical, data, or communication systems in the next 5 years? If Yes, describe briefly.</p>		<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>In order to bring the building's electrical systems into compliance with code requirements, energy efficiency requirements and furthermore upgrade the obsolete and degraded system and in-depth analysis of corrective actions is offered. The analysis is divided into two paragraphs. The first describes code violations corrections, the second how to structure the upgrading of building's electrical systems.</p> <p>4 Emergency Lighting</p> <ol style="list-style-type: none"> 1 Remove present obsolete and deteriorated and battery operated emergency lights. 2 Augment existing battery operated exit lights with new battery operated exit lights. 3 Augment battery operated emergency lights with new battery operated emergency lights. <p>5 Marking Means of Egress</p> <ol style="list-style-type: none"> 1. Appropriate exit lights and/or emergency lighting fixtures to be installed at locations which lack the code required directional guidance. <p>5 Exit Lights – to be readily visible from any direction of exit access</p> <ol style="list-style-type: none"> 1. Multi-faced exit lights with indicating arrows will be installed at locations where they are required. <p>3 Completeness of the Fire Alarm System (applies to the whole system)</p> <ol style="list-style-type: none"> 1. Install Fire Alarm Annunciator Panel 2. Install new fire alarm devices in compliance with applicable codes. <p>5 Manual Fire Alarm Stations in Natural Path of Escape</p> <ol style="list-style-type: none"> 1. Install fire alarm pull stations in such locations like: <ol style="list-style-type: none"> a. Crossings of corridors b. Exits <p>3 Location of Controls (Fire Alarm Control Panel and Annunciator)</p> <ol style="list-style-type: none"> 1. Fire alarm annunciator panel will be located at the main

<p>RATING GUIDE</p>	<p>1 = Emergency 5/6 = Acceptable</p>	<p>2 = Unsatisfactory 7/8 = Good</p>	<p>3 = Poor 9 = Excellent</p>	<p>4 = Poor/Monitoring FI = Further Investigation</p>	<p>NA = Not Applicable</p>
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	<p><i>OTHER CONCERNS, Cont'd</i></p> <p>Do you anticipate the need for any significant repairs, upgrades, or replacement of electrical, data, or communication systems in the next 5 years? If Yes, describe briefly.</p>	<p>3</p>	<p>entrance to the original building.</p> <p>Interrupting Rating of Electrical Equipment</p> <ol style="list-style-type: none"> 1. Remove electrical equipment circuit breakers not complying with National Electrical Code requirements, <ul style="list-style-type: none"> - Circuit breakers with broken covers and open access to internal parts. - Panels with loose bolted busbars connections. - Equipment which indicates deteriorated state of insulation. <p>Warning Signs</p> <ol style="list-style-type: none"> 1. Install warning signs for flash protection. <p>Guarding of Live Parts</p> <ol style="list-style-type: none"> 1. Remove electrical equipment with broken or missing covers, side walls, handles, etc. 2. Replace with new electrical equipment. <p>Branch Circuit Rating – conductor minimum ampacity and size</p> <ol style="list-style-type: none"> 1. Identify and calculate present loads on branch circuits in order to verify ampacity requirements. 2. Redistribute and calculate present loads on branch circuits in order to verify ampacity requirements. 3. Add arc protectors where required by current NEC. <p>Over current Protection</p> <ol style="list-style-type: none"> 1. Remove all circuit breakers, devices with broken covers. 2. Remove all fusible disconnect switches with loose and/or incomplete fuse clips. 3. Install new circuit breakers. 4. Install new fusible disconnect switches. <p>Conductors Protection Against Physical Damage</p> <ol style="list-style-type: none"> 1. Remove unprotected conductors. 2. Install protective raceways, wireway trays, etc. 3. Reinstall formerly removed or new conductors as required. <p>Covers – Pull and Junction Box</p> <ol style="list-style-type: none"> 1. Install cover where required. <p>Panelboards Marking of Voltage and Current Rating</p> <ol style="list-style-type: none"> 1. Remove panels with corroded, broken or missing covers. 2. Install new panels. <p>Air-Conditioning and Refrigerating Equipment Disconnecting Means</p> <ol style="list-style-type: none"> 1. Install disconnecting means as required. <p>Distribution System – Power</p> <ol style="list-style-type: none"> 1. Utility transformer installation violates NEC requirements regarding safeguarding. 2. Energy efficiency. 3. Reroute water line out of electrical room.
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			<p>Outdoor Lighting</p> <ol style="list-style-type: none"> 1. It is recommended that present parking lot be completely removed and replaced with new parking lot lighting. <p>Telephone System:</p> <ol style="list-style-type: none"> 1. Present system (Northern Telecom - Meridian) was installed approximately 15 years ago, and for this reason should be considered obsolete. 2. It is recommended that the present system be removed and new telephone system be installed. 3. Make and features of the new will be part of programming process. 4. Telephone Service: if teleconferencing and remote diagnosing are contemplated for the facility the telephone service should be upgraded to fiber optics. <p>20E Security System (CCTV)</p> <ol style="list-style-type: none"> 1. It may be required to provide the facility with CCTV system. <p>TV. System</p> <ol style="list-style-type: none"> 1. It would be advisable to provide the facility with state of the art TV system. <p>Computer System</p> <ol style="list-style-type: none"> 1. At present the system consists of two local servers. Also, computer service is being received from Juneau. <p><u>NOTE:</u> It should be noted at this point that some corrective actions may have to be modified in order to adapt them to future new programs which are planned to be implemented in the building.</p> <p>Non -Compliance with NFPA 70B Recommended Practice for Electrical Equipment Maintenance</p> <p>Partial compliance with NFPA 70E Standard for Electrical Safety Requirements in Employee Workplaces.</p> <p>Non-compliant with ADA (electrical) requirements.</p>
2.3	SERVICEABILITY & PERFORMANCE		
2.3.1	REGULATORY ISSUES		
2.3.1.1	<p>CURRENT BUILDING CODE</p> <p>Indicate building code issues that need to be addressed.</p> <p>Is accessibility to the facility for persons with limited mobility a concern?</p>	4	See individual discipline comments for code issues.

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2.3.1.2	<p>OCCUPATIONAL HEALTH & SAFETY</p> <p>Identify and rate any concerns associated with hazardous materials, first aid or general safety.</p>	<input type="checkbox"/>	See electrical above.
2.3.1.3	<p>RELATED REGULATIONS</p> <p>Are there statutes or bylaws (e.g. Environmental Protections Act)</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes List and describe.</p> <p>Are there any outstanding requests from Risk Management on this facility?</p> <p><input type="checkbox"/> No <input type="checkbox"/> Yes List and describe.</p>	<input type="checkbox"/>	State Department of Environmental Conservation
2.3.2	USER / OCCUPANT ISSUES		
2.3.2.1	<p>INDOOR ENVIRONMENTAL</p> <p>Identify and rate user / operator concerns associated with:</p> <p><input checked="" type="checkbox"/> Temperature <input type="checkbox"/> Humidity <input checked="" type="checkbox"/> General air quality <input type="checkbox"/> Lighting <input type="checkbox"/> Acoustics <input checked="" type="checkbox"/> Maintenance / Cleanliness <input type="checkbox"/> Energy performance (as it relates to control / requirements of the occupants)</p> <p>Describe any flagged items</p>	<p>5</p> <p>4</p> <p>4</p> <p>3</p>	<p>Maintenance reports that heating the rooms is accomplished by the HVAC system as the fin tube in the room is inadequate. The run for HVAC in the Raven and Homestead wings is extremely long and getting adequate air to those wings is not possible.</p> <p>The ducting system is 30 years old and has never been cleaned. Many residents have allergies or Compromised Obstructive Pulmonary Disease. The ducting needs to be cleaned and the filtering system upgraded.</p> <p>House keeping reports that the effort to maintain the vinyl flooring is far above that for carpeted areas, releases cleaning chemical fumes, and necessitates closing off corridors for intervals.</p> <p>Staff reports roof leaks in 3 places in the building. The roof lines are a mix of, hips, valleys, pitchbreaks all at different heights and angles and very difficult to make water tight. The leaks are occurring at where sloped roofs intersect vertical walls and flat roofs.</p>

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2.3.2.2	<p>SERVICEABILITY & OPERATION</p> <p>Identify and rate user / operator concerns associated with:</p> <p><input type="checkbox"/> Equipment accessibility</p> <p><input checked="" type="checkbox"/> Storage or floor loading</p> <p><input checked="" type="checkbox"/> Wire management / cabling</p> <p><input checked="" type="checkbox"/> Security and operation, hours, etc.</p> <p><input type="checkbox"/> Lighting control</p> <p><input type="checkbox"/> Public image</p> <p><input type="checkbox"/> Amenities for users (smoking areas, etc.)</p> <p><input checked="" type="checkbox"/> Traffic and arrangement of spaces, work stations, etc.</p> <p><input checked="" type="checkbox"/> Energy performance as it relates to the operations</p> <p>Describe any flagged items</p>	5	Storage for housekeeping carts and cleaning supplies in the various wings is lacking due to the fact that many of the rooms designated for the janitor also contain electrical panels. The panels must have clear space in front of them, thus limiting the storage capabilities of the space. The Fire Marshal is allowing cart storage in these spaces since the carts are on wheels, but this is technically not allowed.
		5	TV cabling is haphazard on the exterior of the building. There is access and room in the utilidors to cable nearly the entire facility.
		5	There are currently 24 monitored doors in the facility. 16 exit doors are equipped with magnetic locks, and 5 interior doors are equipped with magnetic locks. A central computer controls locking of the doors. The locks can be overridden by an exterior keypad. The unmonitored door to the courtyard should be monitored and both courtyard doors should receive magnetic locks. Staff is interested in installing video surveillance of three key doors for after hours staff.
		3	The loading dock is far from the new supply room location and supplies must be hand trucked through the facility.
		3	There is excessive heat gain and brightness in the main gathering room on sunny days.
		3	Residents need a smooth hard surface walking area outside as many cannot negotiate the uneven lawn.

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Appendix A – Photos

Not Available

4/19/2004

Palmer Pioneer Home

Palmer, Alaska

Facility Condition Survey

Owner: State of Alaska
Department of Health and Social Services

Client: ASCG
3900 C Street Suite 502
Anchorage, Alaska 99503
Ph: 907-339-6500
Fax: 907-339-5331

Prepared By: ***Estimating Plus***
by Dave & Debbie Ashworth
7800 Debarr Road #335
Anchorage, Alaska 99504
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Estimating Plus

Base Bid Estimate

By Dave & Debbie Ashworth

Project: State Veteran's Home Estimate

Section	ITEM DESCRIPTION	QUANT	UNIT	UNIT COSTS				Job Cost							
				LABOR		MAT UNIT	EQUIP UNIT	SUB UNIT	LABOR COST	MATERIAL COST	EQUIP COST	SUB. COST	TOTAL COST		
				MH	COST										
1.2.1.1 Sidewalk Replacement & Addition 300-0 x 5-0w x 4" thk	Rem Sidewalk	320	sf	0.02	50		0.00	0.75					240		560
1.2.1.1 Sidewalk Replacement & Addition 50-0 x 4-0w x 4" thk	Prep / Compact	1,500	sf	0.04	50					3,000					3,000
1.2.1.1 Sidewalk Replacement & Addition 50-0 x 4-0w x 4" thk	New Concrete Walk	1,500	sf	0.02	50		1.65			1,500	2,475				3,975
1.2.1.1 Sidewalk Replacement & Addition 50-0 x 4-0w x 4" thk	Forms	400	lf	0.02	50		0.35			360	140				500
1.2.1.1 Sidewalk Replacement & Addition 50-0 x 4-0w x 4" thk	WWF Mesh	1,500	sf	0.01	50		0.25			563	375				938
1.2.1.1 Sidewalk Replacement & Addition 50-0 x 4-0w x 4" thk	Construction Joints @ 5-0 O.C.	100	lf	0.03	50		0.25			150	25				175
1.2.1.1 Sidewalk Replacement & Addition 50-0 x 4-0w x 4" thk	Finish	1,500	sf	0.02	50		0.00			1,500					1,500
1.2.1.1 Sidewalk Replacement & Addition 300-0 x 4-0w x 4" thk Total										7,393	3,015	240			10,648
1.2.1.3 Storage Building	Site work	100	cy						123.30					12,330	12,330
1.2.1.3 Storage Building	Foundations/slabs	1,600	sf							15.75				25,200	25,200
1.2.1.3 Storage Building	Mechanical	1,600								4.75				7,600	7,600
1.2.1.3 Storage Building	Electrical	1,600								6.95				11,120	11,120
1.2.1.3 Storage Building	Building (1,600 SF) Erected	1,600	sf		50		18.10							28,960	28,960
1.2.1.3 New Storage Building Total											28,960		56,250		85,210
1.2.2.1 Surface Walkways Repair	Rem Walkway	200	sf	0.05	50		0.00	0.75		500			150		650
1.2.2.1 Surface Walkways Repair	Prep / Compact	200	sf	0.04	50					400					400
1.2.2.1 Surface Walkways Repair	New Concrete Walkway	200	sf	0.04	50		1.65			350	330				680
1.2.2.1 Surface Walkways Repair	Forms	100	lf	0.01	50		0.35			50	35				85
1.2.2.1 Surface Walkways Repair	WWF Mesh	800	sf	0.01	50		0.25			200	200				400
1.2.2.1 Surface Walkways Repair	Construction Joints @ 5-0 O.C.	20	lf	0.03	50		0.25			30	5				35
1.2.2.1 Surface Walkways Repair	Finish	200	sf	0.03	50		0.00			300					300
1.2.2.1 Surface Walkways Repair Total										1,830	570	150			2,550
1.2.2.2 Landscaping	Timber edging	800	lf	0.04	50		3.30			1,400	2,640				4,040
1.2.2.2 Landscaping	Gravel beds around building	4,000	sf	0.01	50		0.53			2,000	2,120				4,120
1.2.2.2 Complete landscape border at building										3,400	4,760				8,160
1.2.2.3 Repair Pavilion	Remove Screens	500	sf	0.04	50		0.00			1,000					1,000
1.2.2.3 Repair Pavilion	Install 10 mm clear plastic sheathing	500	sf	0.06	50		0.37			1,500	185				1,685
1.2.2.3 Repair Pavilion	Patch Moldings as Needed	500	sf	0.03	50		0.50			675	250				925
1.2.2.3 Repair Pavilion	Paint As Needed	500	sf	0.02	50		0.50			500	250				750
1.2.2.3 Repair Pavilion Total										3,675	685				4,360
1.2.4.2 Head Bolt Heater Plug Ins	Drill Holes For Post	5	ea	0.00	50		0.00		100.00					500	500
1.2.4.2 Head Bolt Heater Plug Ins	Concrete	5	ea	0.50	50		16.00			125	80				205
1.2.4.2 Head Bolt Heater Plug Ins	6 x 6 x 8-0 AWW Post	5	ea	0.50	50		36.00			125	180				305
1.2.4.2 Head Bolt Heater Plug Ins	Quad Recepticals / Boxes WP 20amp	10	ea	0.50	50		60.00			250	600				850
1.2.4.2 Head Bolt Heater Plug Ins	Wire & Conduit	5	ea	1.50	50		25.00			375	125				500
1.2.4.2 Head Bolt Heater Plug Ins	Connect to Existing	5	ea	1.00	50		20.00			250	100				350
1.2.4.2 Head Bolt Heater Plug Ins Total										1,125	1,085			500	2,710
1.2.4.3 Regrade Parking / Paving & New Drive	Rem Paving	10,000	sf	0.00	50		0.00		1.00					10,000	10,000
1.2.4.3 Regrade Parking / Paving & New Drive	Regrade / D-1 6" / Compact	10,000	sf	0.00	50		0.00		4.50					45,000	45,000
1.2.4.3 Regrade Parking / Paving & New Drive	New Paving 4"	80,000	sf	0.00	50		0.00		2.50					200,000	200,000
1.2.4.3 Regrade Parking / Paving & New Drive Total														255,000	255,000
1.2.4.4 New Supply Room Drive Access	Ex / BF	500	sf	0.00	50		0.00		2.50					1,250	1,250
1.2.4.4 New Supply Room Drive Access	Regrade / D-1 6" / Compact	2,000	sf	0.00	50		0.00		4.50					9,000	9,000
1.2.4.4 New Supply Room Drive Access	New Curb & gutter	100	lf												
1.2.4.4 New Supply Room Drive Access	New Paving 4"	1,000	sf	0.00	50		0.00		2.50					2,500	2,500
1.2.4.4 New Supply Room Drive Access	Hand Work @ Building	1	job	10.00	50									500	500
1.2.4.4 New Supply Room Drive Access Total										500			12,750		13,250
1.2.4.5 New Fence East Side Property	New Post Steel 10-0	51	ea	0.04	50		21.00			102	1,071				1,173
1.2.4.5 New Fence East Side Property	Chain Link 7-0 High	500	lf	0.04	50		4.75			1,000	2,375				3,375
1.2.4.5 New Fence East Side Property	Top Rail	500	lf	0.01	50		1.50			200	750				950
1.2.4.5 New Fence East Side Property	Misc Accessories	500	lf	0.01	50		0.30			250	150				400
1.2.4.5 New Fence East Side Property	Site Clean-up	500	lf	0.01	50		0.00			200					200
1.2.4.5 New Fence East Side Property	Hydro Reseed Areas Distrubed	500	lf	0.00	50				1.50	100				750	850
1.2.4.5 New Fence East Side Property Total										1,852	4,346		750		6,948
2.2.2.4 Door Openings @ Exterior	Rem Single Door	11	ea	2.00	50		25			1,100	275				1,375
2.2.2.4 Door Openings @ Exterior	New Dbl Door / Frame w/ ADA Operators	11	ea	9.00	50		1,500			4,950	16,500				21,450
2.2.2.4 Door Openings @ Exterior	Patch & Repair Interior / Exterior	11	ea	1.25	50		40			688	440				1,128
2.2.2.4 Door Openings @ Exterior	Paint	11	ea	1.00	50		35			550	385				935
2.2.2.4 Single Door Openings @ Exterior Total										7,288	17,600				24,888
2.2.2.4 Door Openings @ Exterior	Rem Dbl Door	4	ea	1.25	50		25			250	100				350
2.2.2.4 Door Openings @ Exterior	New Dbl Door w/ ADA Operators	4	ea	6.00	50		950			1,200	3,800				5,000
2.2.2.4 Door Openings @ Exterior	Patch & Repair Interior / Exterior	4	ea	1.25	50		40			250	160				410
2.2.2.4 Door Openings @ Exterior	Paint	4	ea	0.50	50		25			100	100				200
2.2.2.4 Double Door Openings @ Exterior Total										1,800	4,160				5,960

Estimating Plus

By Dave & Debbie Ashworth

Base Bid Estimate

Project: State Veteran's Home Estimate

Section	ITEM DESCRIPTION	QUANT	U N I T	UNIT COSTS				Job Cost					
				LABOR	MAT	EQUIP	SUB	LABOR COST	MATERIAL COST	EQUIP COST	SUB. COST	TOTAL COST	
				MH	UNIT	UNIT	UNIT						
2.2.2.5.1 Covered Entry Walkway	Drill Holes For Columns 10-0 o.c.	16	ea	0.00	50	0.00		55.00				880	880
2.2.2.5.1 Covered Entry Walkway	Sono Tube 12" x 8-0	16	ea	0.33	50	28.00				264	448		712
2.2.2.5.1 Covered Entry Walkway	Rebarr	16	ea	2.00	50	50.00			1,600	800			2,400
2.2.2.5.1 Covered Entry Walkway	Concrete	16	ea	1.50	50	35.00			1,200	560			1,760
2.2.2.5.1 Covered Entry Walkway	Grout Columns	16	ea	0.04	50	10.00			32	160			192
2.2.2.5.1 Covered Entry Walkway	Columns Timber 6 x 6	16	ea	1.00	50	65.00			800	1,040			1,840
2.2.2.5.1 Covered Entry Walkway	Steel Bases / Caps	16	ea	1.25	50	100.00			1,000	1,600			2,600
2.2.2.5.1 Covered Entry Walkway	GLB's 3 1/2 x 12	40	lf	0.04	50	11.50			76	460			536
2.2.2.5.1 Covered Entry Walkway	Timber Trusses 10-0 Span 4-0 o.c.	40	ea	2.00	50	200.00			4,000	8,000			12,000
2.2.2.5.1 Covered Entry Walkway	3 x 6 T&G Decking	1,000	sf	0.08	50	4.50			4,000	4,500			8,500
2.2.2.5.1 Covered Entry Walkway	2 x 6 Fascia Board	200	lf	0.01	50	0.45			140	90			230
2.2.2.5.1 Covered Entry Walkway	2 x 8 Cedar Fascia Board	200	sf	0.01	50	0.90			140	180			320
2.2.2.5.1 Covered Entry Walkway	3/4 CDX	1,200	sf	0.02	50	0.69			1,320	828			2,148
2.2.2.5.1 Covered Entry Walkway	Ice and water shield	12	sq	2.00	50	174.00			1,200	2,088			3,288
2.2.2.5.1 Covered Entry Walkway	Metal Roofing Exposed Fasteners	1,200	sf	0.05	50	2.50			3,000	3,000			6,000
2.2.2.5.1 Covered Entry Walkway	Finish Site Work	600	lf	0.10	50	0.00			3,000				3,000
2.2.2.5.1 Covered Entry Walkway	Paint Wood / Steel	300	lf	0.50	50	10.00			7,500	3,000			10,500
2.2.2.5.1 Covered Entry Walkway Total									29,272	26,754		880	56,906
2.2.2.5.2 Repair / Reslope Roof	Allowance	300	sf	1.33	50	6.50			19,950	1,950			21,900
2.2.2.5.2 Repair / Reslope Roof Total									19,950	1,950			21,900
2.2.2.5.3 Create Outside Walk Area	Site work	100	cy		50			123.30				12,330	12,330
2.2.2.5.3 Create Outside Walk Area	Foundations/slabs	1,600	sf		50			15.75				25,200	25,200
2.2.2.5.3 Create Outside Walk Area	Mechanical	1,600	sf		50			7.45				11,920	11,920
2.2.2.5.3 Create Outside Walk Area												49,450	49,450
2.2.2.5.5 Supply Room Tasks	Dem Finish / Cut Opening	1	ea	32.00	50	0.00			1,600				1,600
2.2.2.5.5 Supply Room Tasks	Frame Opening	1	ea	24.00	50	150.00			1,200	150			1,350
2.2.2.5.5 Supply Room Tasks	New 8-0 x 8-0 OH Insulation Door Manual	64	sf	0.50	50	0.00		19.00	1,600			1,216	2,816
2.2.2.5.5 Supply Room Tasks	New Trim	1	ea	2.50	50	80.00			125	80			205
2.2.2.5.5 Supply Room Tasks	Patch / Repair Interior	1	ea	2.00	50	30.00			100	30			130
2.2.2.5.5 Supply Room Tasks	Paint	1	ea	3.00	50	40.00			150	40			190
2.2.2.5.5 Supply Room Tasks	Site Clean-up	1	ea	1.50	50	10.00			75	10			85
2.2.2.5.5 Supply Room Tasks Total									4,850	310		1,216	6,376
2.2.2.5.6 Cover T1-11 With New Siding	Install new siding	40	sq	8.00	50	396.00			16,000	15,840			31,840
2.2.2.5.6 Cover T1-11 With New Siding	Site Clean-up	1	job	8.00	50	0.00			400				400
2.2.2.5.6 Cover T1-11 With New Siding Total									16,400	15,840			32,240
2.2.3.3.3 Repair Fire Place Stones	Repair Fire Place Stones Allowance	10	job	12.00	50	300.00			6,000	3,000			9,000
2.2.3.3.3 Repair Fire Place Stones Total									6,000	3,000			9,000
2.2.3.7. Re-Route Television Cable Allowance	Re-Route Television Cable Allowance	70	job	12.00	50	100.00			42,000	7,000			49,000
2.2.3.7. Re-Route Television Cable Allowance Total									42,000	7,000			49,000
2.2.3.7. Solarium Heat Build Up Problems	Remove Existing Glazing	1,200	sf		50			2.00				2,400	2,400
2.2.3.7. Solarium Heat Build Up Problems	Install new glazing	1,200	sf		50			42.00				50,400	50,400
2.2.3.7. Solarium Heat Build Up Problems Total												52,800	52,800
2.2.3.8.1 ADA Restrooms/Reception	Dem Exist Area	200	sf	0.20	50	0.00			2,000				2,000
2.2.3.8.1 ADA Restrooms/Reception	Reframing	200	sf	0.10	50	2.50			1,000	500			1,500
2.2.3.8.1 ADA Restrooms/Reception	Floor CT / Wall FRP / Ceiling GWB Finish	200	sf	0.00	50	7.50		12.00		1,500		2,400	3,900
2.2.3.8.1 ADA Restrooms/Reception	Install new doors	2	ea	9.00	50	1,500			900	3,000			3,900
2.2.3.8.1 ADA Restrooms/Reception	Casework / Toilet Accessories	200	sf	0.04	50	3.00			400	600			1,000
2.2.3.8.1 ADA Restrooms/Reception	Mechanical 1 Stall Each Men / Womens	200	sf	0.00	50	0.00		18.75				3,750	3,750
2.2.3.8.1 ADA Restrooms/Reception	Electrical	200	sf	0.05	50	30.00		13.50	500	6,000		2,700	9,200
2.2.3.8.1 ADA Restrooms/Reception	Paint	200	sf	0.04	50	0.50			400	100			500
2.2.3.8.1 ADA Restrooms/Reception	Site Clean-up	200	sf	0.02	50	0.25			200	50			250
2.2.3.8.1 ADA Restrooms & Reception Area									5,400	11,750		8,850	26,000
2.2.3.8.2 Replace Carpet	Rem Carpet	4,000	sf	0.01	50	0.00			2,000				2,000
2.2.3.8.2 Replace Carpet	Rem Wall Base	4,000	sf	0.00	50	0.00			600				600
2.2.3.8.2 Replace Carpet	Prep Floor	4,000	sf	0.03	50	0.00			6,000				6,000
2.2.3.8.2 Replace Carpet	New Carpet	1,700	yd	0.00	50	35.00				59,500			59,500
2.2.3.8.2 Replace Carpet	Clean-up	15,000	sf	0.00	50	0.00			1,500				1,500
2.2.3.8.2 Replace Carpet									10,100	59,500			69,600
2.2.3.8.3 Replace Vinyl Flooring	Rem Vinyl Flooring VCT	11,000	sf	0.03	50	0.00	NO ASBESTOS		16,500				16,500
2.2.3.8.3 Replace Vinyl Flooring	Rem Wall Base	11,000	sf	0.00	50	0.00			1,650				1,650
2.2.3.8.3 Replace Vinyl Flooring	Prep Floor	11,000	sf	0.00	50	0.08			2,200	880			3,080
2.2.3.8.3 Replace Vinyl Flooring	New VCT	1,000	sf	0.25	50	4.62			12,500	4,620			17,120
2.2.3.8.3 Replace Vinyl Flooring	New base	2,500	lf	0.04	50	1.50			4,375	3,750			8,125
2.2.3.8.3 Replace Vinyl Flooring	Clean / Wax	1,000	sf	0.01	50	0.07			350	70			420
2.2.3.8.3 Replace Vinyl Flooring	Clean-up	11,000	sf	0.00	50	0.00			1,650				1,650
2.2.3.8.3 Replace Vinyl Flooring									39,225	9,320			48,545
2.2.3.8.5 Install Automatic Pocket Door Openers	Dem	70	ea	1.00	50	0.00			3,500				3,500
2.2.3.8.5 Install Automatic Pocket Door Openers	Opener	70	ea	2.50	50	375.00			8,750	26,250			35,000
2.2.3.8.5 Install Automatic Pocket Door Openers	Patch / Repair	70	ea	1.50	50	30.00			5,250	2,100			7,350
2.2.3.8.5 Install Automatic Pocket Door Openers	Paint	70	ea	1.25	50	15.00			4,375	1,050			5,425
2.2.3.8.5 Install Automatic Pocket Door Openers	Clean-up	70	ea	1.00	50	5.00			3,500	350			3,850
2.2.3.8.5 Install Automatic Pocket Door Openers									25,375	29,750			55,125

Estimating Plus

By Dave & Debbie Ashworth

Base Bid Estimate

Project: State Veteran's Home Estimate

Section	ITEM DESCRIPTION	QUANT	U N I T	UNIT COSTS				Job Cost						
				LABOR	MAT	EQUIP	SUB	LABOR COST	MATERIAL COST	EQUIP COST	SUB. COST	TOTAL COST		
				MH	UNIT	UNIT	UNIT							
2.2.3.8.6	Install Operable Partition @ Meeting Room	500	sf	0.09	50	0.00				2,250				2,250
2.2.3.8.6	Install Operable Partition @ Meeting Room	500	sf	0.33	50	5.00				8,250	2,500			10,750
2.2.3.8.6	Install Operable Partition @ Meeting Room	500	sf	0.10	50	32.00				2,500	16,000			18,500
2.2.3.8.6	Install Operable Partition @ Meeting Room	500	sf	0.13	50	1.50				3,250	750			4,000
2.2.3.8.6	Install Operable Partition @ Meeting Room	500	sf	0.65	50	0.07				16,250	35			16,285
2.2.3.8.6	Install Operable Partition @ Meeting Room	500	sf	0.01	50	15.00				250	7,500			7,750
2.2.3.8.6	Install Operable Partition @ Meeting Room									32,750	26,785			59,535
2.2.3.8.7	Create Wash Down Area	100	sf	1.00	50	35.00				5,000	3,500			8,500
2.2.3.8.7	Create Wash Down Area									5,000	3,500			8,500
2.2.3.8.8	Create Reception Area	200	sf	0.30	50	29.00				3,000	5,800			8,800
2.2.3.8.8	Create Reception Area									3,000	5,800			8,800
2.2.3.8.9	Add Handrail to Chair/Handrail	2,100	lf	0.05	50					3,224	2,750			5,974
2.2.3.8.9	Add Handrail to Chair/Handrail	2,100	lf	0.05	50	3.91				5,019	8,211			13,230
2.2.3.8.9	Add Handrail to Chair/Handrail	4,200	sf	0.01	50							1,500		1,500
2.2.3.8.9	Replace Chair/Handrail									8,243	10,961		1,500	20,704
2.2.3.8.13	Install 2 workstations in lounge area	2	ea	4.00	50	4,500.00				3,224	2,750			5,974
2.2.3.8.13	Install 2 workstations in lounge area									3,224	2,750			5,974
2.2.4.1	Mechanical Services	1	job	32.00	57	2,200.00				3,224	2,750			5,974
2.2.4.1	Mechanical Services	1	job	16.00	57	500.00				912	500			1,412
2.2.4.1	Mechanical Services	1	job						1500.00			1,500		1,500
2.2.4.1	Mechanical Services	1	job	0.00	57	0.00			9000.00			9,000		9,000
2.2.4.1	Mechanical Services									4,136	3,250		10,500	17,886
2.2.4.2.1	Heat Source	100	lf	0.05	57	7.50				285	750			1,035
2.2.4.2.1	Heat Source	1	job	6.00	57	300.00				342	300			642
2.2.4.2.1	Heat Source	1	job	4.00	57	150.00		8500.00		228	150	8,500		8,878
2.2.4.2.1	Heat Source	2	ea	192.00	57	14,000.00				21,888	28,000			49,888
2.2.4.2.1	Heat Source	2,000	lf	0.00	57	0.00			36.00			72,000		72,000
2.2.4.2.1	Heat Source	4	ea	0.00	57	0.00		2244.00				8,976		8,976
2.2.4.2.1	Heat Source	4	ea	4.00	57	150.00				912	600			1,512
2.2.4.2.1	Heat Source									23,655	29,800		89,476	142,931
2.2.4.2.2	Heat Distribution	1	ea	24.00	57	2,100.00				1,368	2,100			3,468
2.2.4.2.2	Heat Distribution	1	job	12.00	57	300.00				684	300			984
2.2.4.2.2	Heat Distribution	1	ea	3.00	57	150.00				171	150			321
2.2.4.2.2	Heat Distribution									2,223	2,550			4,773
2.2.4.2.3	Terminal Units	10	lf	0.50	57	65.00				285	650			935
2.2.4.2.3	Terminal Units	3	ea	1.75	57	1,700.00				299	5,100			5,399
2.2.4.2.3	Terminal Units	1	ea	10.00	57	1,000.00				570	1,000			1,570
2.2.4.2.3	Terminal Units	1	ea	3.00	57	525.00				171	525			696
2.2.4.2.3	Terminal Units	1	job	0.00	57	0.00		9500.00				9,500		9,500
2.2.4.2.3	Terminal Units	1	ea	3.00	57	525.00				171	525			696
2.2.4.2.3	Terminal Units									1,496	7,800		9,500	18,796
2.2.4.3.1	Air Handling Units	4	ea	2.50	57	5,100.00				570	20,400			20,970
2.2.4.3.1	Air Handling Units	3	ea	15.75	57	2,770.00				2,693	8,310			11,003
2.2.4.3.1	Air Handling Units									3,263	28,710			31,973
2.2.4.3.2	Chillers / Condensers	1	ea	10.00	57					570				570
2.2.4.3.2	Chillers / Condensers	1	ea	16.00	57	8,000.00				912	8,000			8,912
2.2.4.3.2	Chillers / Condensers									1,482	8,000			9,482
2.2.4.3.3	Air Distribution	3,500	lf	0.34	12	0.38				14,346	1,330			15,676
2.2.4.3.3	Air Distribution	1	job	0.00	60	0.00		12000.00				12,000		12,000
2.2.4.3.3	Air Distribution	1	ea	3.00	60	250.00				180	250			430
2.2.4.3.3	Air Distribution	1	job	9.00	60	2,200.00				540	2,200			2,740
2.2.4.3.3	Air Distribution	1	job	0.00	60	0.00		45000.00				45,000		45,000
2.2.4.3.3	Air Distribution	1	job	0.00	60	0.00		4000.00				4,000		4,000
2.2.4.3.3	Air Distribution	1	job	0.00	60	0.00		8000.00				8,000		8,000
2.2.4.3.3	Air Distribution									15,066	3,780		69,000	87,846
2.2.4.3.4	Humidification	4	ea	3.00	60	0.00				720				720
2.2.4.3.4	Humidification									720				720
2.2.4.4	Exhaust and Make Up Air	1	job					1500.00				1,500		1,500
2.2.4.4	Exhaust and Make Up Air	1	job					2500.00				2,500		2,500
2.2.4.4	Exhaust and Make Up Air											4,000		4,000
2.2.4.5	Controls and Energy Management	79	ea						1145.00			90,455		90,455
2.2.4.5	Controls and Energy Management											90,455		90,455
2.2.4.6	Plumbing	1	job					30000.00				30,000		30,000
2.2.4.6	Plumbing	10	ea	0.25	60					150				150
2.2.4.6	Plumbing	1	ea	0.40	60	30.00				24	30			54
2.2.4.6	Plumbing	10	lf	0.05	60	5.00				30	50			80
2.2.4.6	Plumbing	1	ea	0.50	60	25.00				30	25			55
2.2.4.6	Plumbing	2	ea	0.75	60	200.00				90	400	4,000		4,490
2.2.4.6	Plumbing	8	ea	0.80	60	400.00				384	3,200			3,584
2.2.4.6	Plumbing									708	3,705		34,000	38,413

Estimating Plus

By Dave & Debbie Ashworth

Base Bid Estimate

Project: State Veteran's Home Estimate

Section	ITEM DESCRIPTION	QUANT	UNIT	UNIT COSTS				Job Cost							
				LABOR MH	COST	MAT UNIT	EQUIP UNIT	SUB UNIT	LABOR COST	MATERIAL COST	EQUIP COST	SUB. COST	TOTAL COST		
2.2.5.1 Power and Distribution	Install warning name plates	3	ea	0.50	55		3.00				83	9			92
2.2.5.1 Power and Distribution	Allowance for flash protection warning signs	1	LS												
2.2.5.1 Power and Distribution	Allowance for misc repairs	1	LS												
2.2.5.1 Power and Distribution	Rmv unterminated conductors	100	ea	2.00	55					11,000				11,000	
2.2.5.1 Power and Distribution	Repair code violation wiring	2,500	lf	0.50	55	2.50				68,750	6,250			75,000	
2.2.5.1 Power and Distribution	Replaced damaged switches and breakers	36	ea	0.50	55	12.50				990	450			1,440	
2.2.5.1 Power and Distribution	Add more receptacles	12	ea	0.60	55	6.00				396	72			468	
2.2.5.1 Power and Distribution	Demo and Rplc Conduit and conductors from maj dist	750	lf	0.66	55	20.00				27,225	15,000		4,000	46,225	
2.2.5.1 Power and Distribution	Demo & Rplc conduit to mtrs/Vibrng equip	400	lf	0.12	55	1.00				2,640	400			3,040	
2.2.5.1 Power and Distribution	Inst trim around pnl brds	18	ea	1.25	55	12.00				1,238	216			1,454	
2.2.5.1 Power and Distribution	Remove equip and mats from in front of panel boards	12	ea	1.00	55	0.00				660				660	
2.2.5.1 Power and Distribution	Rplc pnl brd in Fan Room #2	1	ea	12.00	55	1,000.00				660	1,000			1,660	
2.2.5.1 Power and Distribution	Eliminate all instances of more than 1 wire to lug	12	ea	3.00	55	300.00				1,980	3,600			5,580	
2.2.5.1 Power and Distribution	Move alarms to outside doors	8	ea	4.00	55	125.00				1,760	1,000		4,000	6,760	
2.2.5.1 Power and Distribution	Remove unused snow melting switchgear and cables	16	ea	2.00	55	100.00				1,760	1,600			3,360	
2.2.5.1 Power and Distribution	Rplc faulty disconnect switches	10	ea	2.50	55	115.00				1,375	1,150		4,000	6,525	
2.2.5.1 Power and Distribution	Eliminate unused disconnect switches	5	ea	3.00	55					825				825	
2.2.5.1 Power and Distribution										121,341	30,747		12,000	164,088	
2.2.5.2 Lighting	Demo and replace interior light fixtures	1	job	0.00	55	0.00		50000.00						50,000	
2.2.5.2 Lighting														50,000	
2.2.5.3 Emergency Systems	Demo & Rplc all exit signs with battery operated models	20	ea	2.25	55	200.00				2,475	4,000			6,475	
2.2.5.3 Emergency Systems	Install Fire alarm annunciator panel	1	job	0.00	55	0.00		7000.00					7,000	7,000	
2.2.5.3 Emergency Systems	Rmv & Rplc all pull stations	20	ea	3.25	55	200.00				3,575	4,000			7,575	
2.2.5.3 Emergency Systems	Rmv & Rplc all detectors	60	ea	2.00	55	100.00				6,600	6,000			12,600	
2.2.5.3 Emergency Systems	Replace Security System	1	job	0.00	55	0.00		70000.00					70,000	70,000	
2.2.5.3 Emergency Systems	Add more detectors in key areas	10	ea	1.50	55	100.00				825	1,000			1,825	
2.2.5.3 Emergency Systems	Add more fire alarm horns	10	ea	1.50	55	50.00				825	500			1,325	
2.2.5.3 Emergency Systems	Relocate fire alarm horns	10	ea	3.00	55					1,650			4,000	5,650	
2.2.5.3 Emergency Systems										15,950	15,500		81,000	112,450	
2.2.5.4.3 Electric Heating	Repair and add controls for roof heat trace system	1	job					40000.00						40,000	
2.2.5.4.3 Electric Heating														40,000	
Subtotal		0	hrs							469,691	413,993	390	929,877	1,813,951	
Subcontractor OH & Profit		25%											232,469	232,469	
Subtotal		9393.83	hrs							469,691	413,993	390	1,162,346	2,046,421	

General Comments / Clarifications / Assumptions

PROJECT CONSTRUCTION COST TOTAL

Subtotals										469,691	413,993	390	1,162,346	2,046,421
	Contingency			8%						37,575	33,119	31	92,988	163,714
	Freight			10%							41,399			41,399
Subtotal		2,613	hrs							507,267	488,512	421	1,255,334	2,251,534
	General Contractor OH & Profit			25%										562,883
Subtotal		0%	hrs											2,814,417
	Bond			2%										56,288
Grand Total														2,870,705
													SF	58,124
													SF	49.39

ADDITIONAL FEES AND COSTS

Design Fees														250,000
Plan Reviews														23,700
Special Inspections														29,928
Full Time Inspector														99,800
Furnishings & Equipment														174,600
Art				1.00%										28,707

DESIGN AND CONSTRUCTION COST TOTAL

Total Design and Construction														3,477,441
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Appendix C – 10% Concept Design

Not Available

***TRANSITION PLAN AND NEEDS ANALYSIS:
ALASKA STATE VETERANS HOME***

PREPARED FOR:

**ASCG INCORPORATED
ANCHORAGE, ALASKA
AND
ALASKA LEGISLATURE
BUDGET & AUDIT COMMITTEE**

PREPARED BY:



Juneau • Anchorage

IN ASSOCIATION WITH:



APRIL 2004

In July 2003, the McDowell Group, along with its subcontractors ASCG, Incorporated and Health Dimensions Group analyzed the feasibility of creating a State Veterans Home in Alaska. The report concluded that veteran needs justify a home and that the best location would be the Anchorage/Matanuska-Susitna Valley area. Among the recommendations submitted to the Legislative Audit and Budget Committee of the Alaska State Legislature was that an effective way to care for veterans in Alaska would be to convert the Alaska Pioneers' Home located in Palmer to a State Veterans Home.

This document describes a transition plan for the conversion of the Palmer Pioneers' Home to a State Veterans Home. The Palmer Pioneers' Home is currently licensed as an assisted living facility with a capacity of 82 beds, at three different levels of care. The Palmer Home recently underwent a renovation of one wing. The occupancy was 60 beds or 73 percent as of December 2003. Currently, 17 residents are veterans.

The transition plan reflects a number of provisions, specified by the State of Alaska, that were not addressed in the original feasibility study. Chief among these is a provision that 25 percent of the beds at the converted Palmer Home will continue to be filled from the Pioneers' Home wait list. This requires a relaxation of regulations governing the federal Veterans State Home program and has implications for home occupancy both during and after the transition phase. These issues are discussed in the body of this report.

Current Status

On August 11, 2003, The Commissioner of the Alaska Department of Health and Social Services submitted an application to the Department of Veterans Affairs to convert the Palmer Pioneer's Home to a State Veterans Home. Conversion of the Palmer facility was presented as Option One in the McDowell Group feasibility study. The application was ranked number 72 for FY 2004 federal funding (Priority Group 2).

In January 2004, the Legislative Budget and Audit Committee awarded a contract to ASCG Incorporated to develop the necessary design and transition plans for the Palmer Home conversion. ASCG developed engineering specifications and cost estimates for the project. McDowell Group and Health Dimensions Group developed this transition plan, including a summary of need and projected occupancy during the first five years of operation.

The Alaska State Veterans Home will have the following characteristics:

- All 82 beds of the existing Pioneers' Home will be converted to meet the requirements of a State Veterans Home (SVH). The Department of Veterans Affairs has approved 79 beds for an Alaska state home and has a provision that allows the State to justify the need for the additional three beds.

- Seventy-five percent of the beds (approximately 60) will be reserved for veterans. The remaining 25 percent will be filled from the Pioneers' Home wait list under the same process used to place Alaskans in the other Pioneers' Homes.
- The State Veterans Home will provide three levels of assisted living care that match those provided in the Alaska Pioneers' Homes. Although most care levels will be higher than domiciliary level, the State recognizes that no reimbursements are currently available through the Department of Veterans Affairs for assisted living.

The Interim Final Rule governing grants to states for construction and acquisition of state home facilities defines domiciliary level of care as the following:

Providing shelter, food, and necessary medical care on an ambulatory self care basis. This level of care is defined as more than room and board. It assists eligible Veterans who are suffering from a disability, disease or defect of such a degree that incapacitates veterans from earning a living, but who is not in need of hospitalization or nursing care services. It assists in attaining physical, mental and social well-being through special rehabilitative programs to restore residents to their highest level of functioning.

- The Palmer State Veterans Home will receive federal per diem payments for qualified veterans as soon as the renovation is complete and the facility and operations are in compliance with applicable federal regulations. Financial projections for Home operations will be developed separately and are not addressed in this report.

Special Issues in Transitioning the Palmer Home to a State Veterans Home

Since the creation of a State Veterans Home in Palmer involves conversion of an existing facility serving all eligible older Alaskans, there are special issues involved in this transition. The foremost is assurance for existing residents of the Palmer Pioneers' Home that they will be able to remain in the facility for as long as they desire and need the care provided. This transition plan provides that no current resident of the home will be required to move out as a result of the conversion.

In addition, the State of Alaska plans that up to 25 percent of the residents of the Palmer State Veterans Home will be non-veterans selected from the Pioneers' Home wait list. The State has requested this provision because residents of the Matanuska-Susitna Borough have no nearby alternative comparable to the Palmer Pioneers' Home, and other assisted living homes in the area are experiencing occupancy rates approaching 90 percent (Table 4). The provision requires relaxation of current federal regulations, which call for a State Veterans Home to serve at least 75 percent veterans and provide that up to 25 percent of beds may be filled by spouses of veterans or parents, all of whose children died while serving in the armed forces of the United States ("Gold Star" parents). *Citation: CFR 51.210 (11) (d)*. The State's plan for the Palmer State Veterans Home does not address priority for spouses of veterans or Gold Star parents.

Elements of the Transition Plan

The elements of this transition plan are:

- Profile of current Palmer Home residents and the Pioneers' Home wait list
- Analysis of impacts of converting the facility to a State Home under alternative occupancy scenarios
- Review of the need for a State Veterans Home based on analysis developed for the *Alaska Veterans Home Feasibility Study, July 2003*.

Occupancy of the new State Veterans Home has been calculated as of the month/year when physical conversion of the home is complete and the home begins to receive federal per diem payments as a State Veterans Home. Occupancy analysis is carried forward for a period of five years.

Information Collected

To develop the occupancy scenarios, the following information was collected for all current residents of the Palmer Home:

- Age
- Veteran status
- Length of stay
- Level of care
- Familial proximity
- Residence prior to entry
- Hospice status

The following information was obtained from the active wait List for all Pioneers' Homes:

- Home(s) requested
- Gender
- Residence
- Application date
- Age
- Veterans status

Information was also compiled on the length of stay of all residents who were admitted and subsequently discharged between January 1994 and December 2003. The average length of stay of all residents during this period was 2.8 years or 34 months.

All of these data were analyzed to better understand who uses the Palmer Home, where they resided before admission, and how occupancy would change during transition from a Pioneers' Home to a State Veterans Home.

Profile of Current Residents of the Palmer Home and the Active Wait List from All Homes

As of February 2004, there were 62 Palmer Home residents. Seventeen were veterans. Forty-five were non-veterans. Most Palmer Home residents are from the Matanuska-Susitna region (79 percent). The next largest number of residents is from the Anchorage region.

Table 1
Familial Region of Current Palmer Home Residents
(as of February 2004)

Region	Veteran		Non Veteran	
	Individuals	Percent	Individuals	Percent
Mat-Su	12	70%	37	80%
Anchorage	3	18	6	10
Gulf Coast	1	6	1	5
Interior	1	6	0	0
Outside	0	0	1	5
Total	17	100%	45	100%

The active wait list for all Alaska Pioneers' Homes in February 2004 is summarized in Tables 2 and 3. Key aspects of the list include:

- Individuals on the active wait list (either veteran or non-veteran) are largely from Fairbanks, Juneau or Anchorage.
- There are no residents from the Matanuska-Susitna region on the active wait list.
- The active wait list as a whole contains four people who have indicated a first preference for the Palmer Home.
- The average age of individuals on the active wait list is about 80 years for both veterans and non-veterans.

Table 2
Alaska Pioneers' Homes Active Wait List
Location of Preference for Veterans (as of February 2004)

Region	Palmer	Anchorage	Fairbanks	Juneau	Ketchikan	Sitka	Total
Mat-Su							0
Anchorage	1	2					3
Gulf Coast		1					1
Interior			13				13
Southeast				6		1	7
Unknown			1				1
Total	1	3	14	6	0	1	25

Table 3
Alaska Pioneers' Homes Active Wait List
Location of Preference for Non-Veterans (as of February 2004)

Region	Palmer	Anchorage	Fairbanks	Juneau	Ketchikan	Sitka	Total
Mat-Su							0
Anchorage	2	4		1			7
Gulf Coast		1					1
Interior	1	2	51				54
Southeast		1	4	16	3	1	25
Unknown							0
Total	3	8	55	17	3	1	87

Impact Analysis

Nationally, Alaska is known as a state with high levels of affordable assisted living. It has two programs that pay for assisted living services: The Home and Community Based Services waiver program and the General Relief Fund.

The Palmer Pioneers' Home is licensed as an Assisted Living Facility. The Matanuska-Susitna region has approximately 14 other operational assisted living facilities with a capacity to serve approximately 88 residents.¹ Nearby, the Anchorage region has approximately 590 assisted living beds in 91 facilities. For those needing a higher level of care, there are three licensed nursing homes in Anchorage, but no nursing homes within the Matanuska-Susitna region.

The overall occupancy rate for Matanuska-Susitna assisted living facilities in March 2004 was 88 percent. Facilities range in size from three to 14 beds, with a typical home having about five beds. Because conversion of the Palmer Pioneers' Home would reduce the number of beds available in the area to non-veterans, demand for other assisted living facilities would increase somewhat during the transition period.

Table 4
Occupancy Rates of Matanuska-Susitna Assisted Living Facilities
(as of March 2004)

Name of Facility	# of Beds	# of Occupied Beds	Percent Occupied	Location
Tranquility Manor	5	5	100%	Palmer
Thelma's Loving Care Home	3	2	67	Palmer
Northstar Asst. Living, Inc./Michael's Place	10	9	90	Palmer
Northstar Asst. Living, Inc./The Homestead	5	5	100	Palmer
Creekside Assisted Living	5	5	100	Palmer
Our House	12	12	100	Palmer
Alaskan Treasures	4	3	75	Palmer
Valley Assisted Living	4	3	75	Palmer
Sunrise Manor ALH	5	2	40	Wasilla
Northstar Assisted Living, Inc./Ruthie's Place	14	12	86	Wasilla
LV's Home Care	5	4	80	Wasilla
Angel's Touch	4	3	75	Wasilla
Colony Manor*	7	7	100	Wasilla
Northern Comfort	5	5	100	Wasilla
Total	88	77	88%	

Source: McDowell Group telephone survey, March 2004

¹ State of Alaska records show 19 assisted living facilities in the Matanuska-Susitna Borough. A telephone survey of those facilities by the McDowell Group identified five that are not currently operating.

Assumptions for Occupancy Scenario Analysis

Two transition scenarios were analyzed. The differences between the scenarios reflect alternative assumptions about the number of veterans from Fairbanks and Anchorage who will choose to enter the new State Home. Specifically, the scenarios address alternative rates of entry for veterans who are currently residents of the Anchorage and Fairbanks Pioneers' Homes and for veterans from the active wait list of the Fairbanks Home.

The following general assumptions are used in the scenario analysis and apply to both scenarios below:

- Scenarios cover a five-year period, Year 1 through Year 5, beginning at the point where the facility is officially recognized as a State Veterans Home and begins to receive federal per diem payments for veterans.
- Since no target date has been established for the conversion, occupancy analysis assumes that at the point when the conversion begins, enrollment at the Palmer, Fairbanks and Anchorage Pioneers' Homes will mirror the pattern of enrollment at the most recent period for which data was available, February 2004.
- In both scenarios, the transition is the period during which the proportions of veterans and non-veterans at the Palmer Home are adjusted to reflect the State's criteria that 75 percent of beds are reserved for veterans and 25 percent are available to anyone on the Pioneers' Home active wait list.
- It was assumed that residents of both the current Palmer Pioneers' Home and the new State Veterans Home would experience the historical average length of stay for the Palmer Home. This is 34 months from the date of admission.
- All veterans from the Palmer Pioneers' Home active wait list are assumed to enter the State Veterans Home.

Scenario 1: 25 percent of Veterans on the Active Wait List from Fairbanks and 25 Percent Transfers from Anchorage and Fairbanks.

- Admissions from the active wait list were assumed to include all residents selecting Palmer as their first choice and 25 percent of those selecting Anchorage and Fairbanks. These veterans were phased in over three months.
- It was assumed that 25 percent of veterans currently in the Fairbanks and Anchorage Pioneers' Homes would choose to transfer to Palmer. These veterans were phased in over six months, beginning in January of Year 1.

Scenario 2: 50 percent of Veterans on the Active Wait List from Fairbanks and 50 Percent Transfers from Anchorage and Fairbanks.

Scenario 2 was also presented in the McDowell Group feasibility study of July 2003. This scenario is identical with Scenario 1 except that:

- 50 percent, rather than 25 percent, of the Fairbanks active wait list and veteran residents of Anchorage and Fairbanks are assumed to become Palmer residents.
- Wait list veterans are phased in over six months. Transfers are phased in over 12 months.

Findings of the Occupancy Analysis

The analysis summarized in the table below shows how occupancy of the Palmer Home beds is expected to shift to the proportions sought by the State, namely 75 percent veterans and 25 percent non-veterans. It must be stressed that these projections are, to a degree, theoretical. The precise schedule for accomplishing the shift will depend on the specific resident census at the time the transition begins. Other key factors affecting the transition are:

- The number of veterans now in other Pioneers' Homes who wish to transfer to the new State Home ("Transferring Veterans" in the table below)
- The number of veterans on Pioneers' Home wait lists who decide to choose the new State Home ("Wait List Veterans" in the table)
- The number of veterans who have not yet applied to a Pioneers' Home but who would choose to live in the new State Home ("New Veterans" in the table)

The analysis begins at a theoretical point when the facility is certified as a State Home. The balance of veterans and non-veterans at that time is assumed to mirror the most recent month available, February 2004, with approximately 30 percent veterans and 70 percent non-veterans.

Beds for new veterans will be made available by attrition. Attrition is projected based on the average historical length of stay for the Palmer Pioneers' Home, 34 months. As non-veterans leave, veterans will replace them until 75 percent of beds are filled by veterans. This is projected to occur after approximately 21 months. Once the 75 percent/25 percent equilibrium is reached, both veterans and non-veterans will be admitted, as space allows. Admissions will be monitored to ensure that the number of non-veteran residents does not exceed the 25 percent threshold.

The Summary table below assumes a total facility capacity of 82 beds, with a target of 90 percent occupancy. That is, at any given time, 10 percent of the beds are assumed to be unfilled because of turnover, temporary lulls in demand, repairs, or other causes. Scenario 2 occasionally shows occupancy exceeding 90 percent in order to allow transfers from other Pioneers' Homes to occur as rapidly as possible. In actual operation, this may or may not be feasible, depending on the specific census of residents at the time.

Scenario 2 assumes that nearly all the veterans necessary to reach the 75/25 equilibrium will come from transfers and wait lists. Scenario 1 requires additional recruitment of new veterans beginning in the third quarter of Year 1. The overall number of veterans required under both scenarios is, of course, the same. The facility will require 55 veterans to fill 75 percent of its beds at a 90 percent occupancy rate. This is within the range of demand for the new facility estimated by the feasibility study.

These scenarios assume that availability of rooms during the transition will not be affected by any renovations that may occur.

Table 5a
Occupancy Analysis Years 1 and 2 of Transition to a State Veterans Home
Scenario 1 – 25 Percent of Wait List and Transfers

	Base Feb 2004*	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4
Veterans already living in the Palmer Home	20*	18	16	15	13	11	9	8	6
Wait List Veterans (ANC, FBKS, PLMR)	0	4	5	5	5	5	5	5	5
Transferring Veterans (ANC, FBKS)	0	6	12	13	13	13	13	13	13
Other New Veterans	0	0	0	2	9	15	22	28	31
Attrition New Veterans	0	0	0	1	1	1	1	2	2
Total Veterans	20	28	33	34	39	43	48	52	53
Non-Veterans already living in the Palmer Home	54*	49	44	40	35	30	25	21	16
New Non-Veterans	0	0	0	0	0	0	0	0	4
Attrition New Non-Veterans	0	0	0	0	0	0	0	0	0
Total Non-Veterans	54	49	44	40	35	30	25	21	20
Non-Veteran %	66%	60%	54%	48%	43%	37%	31%	25%	24%
Total Occupied Beds	74	77	77	74	74	73	74	73	73
Overall Percent Occupancy	90%	94%	94%	90%	90%	89%	90%	89%	89%

* The occupancy rate at the Palmer Pioneers Home in February 2004 was 73 percent. This is lower than normal because some rooms had been held empty for renovation. Figures in the table represent the same proportion of veterans and non-veterans increased to the expected occupancy rate of 90 percent.

Table 5b
Occupancy Analysis Years 1 and 2 of Transition to a State Veterans Home
Scenario 2 – 50 Percent of Wait List and Transfers

	Base Feb 2004*	Year 1 Q1	Q2	Q3	Q4	Year 2 Q1	Q2	Q3	Q4
Veterans already living in the Palmer Home	20*	18	16	15	13	11	9	8	6
Wait List Veterans (ANC, FBKS, PLMR)	0	7	9	9	9	9	9	9	9
Transferring Veterans (ANC, FBKS)	0	6	12	18	26	27	27	27	27
Other New Veterans	0	0	0	0	0	0	3	10	13
Attrition New Veterans	0	0	0	1	1	1	1	2	2
Total Veterans	20	31	37	41	47	46	47	52	53
Non-Veterans already living in the Palmer Home	54*	49	44	40	35	30	25	21	16
New Non-Veterans	0	0	0	0	0	0	0	0	4
Attrition New Non-Veterans	0	0	0	0	0	0	0	0	0
Total Non-Veterans	54	49	44	40	35	30	25	21	20
Non-Veteran %	66%	60%	54%	48%	43%	37%	31%	25%	24%
Total Occupied Beds	74	80	81	81	82	76	73	73	73
Overall Percent Occupancy	90%	98%	99%	98%	100%	93%	89%	89%	89%

* The occupancy rate at the Palmer Pioneers Home in February 2004 was 73 percent. This is lower than normal because some rooms had been held empty for renovation. Figures in the table represent the same proportion of veterans and non-veterans increased to the expected occupancy rate of 90 percent.

Years 3 through 5 of operation show an equilibrium of approximately 75 percent veterans and 25 percent non-veterans at a constant 90 percent occupancy rate. Maintaining this equilibrium depends on attracting new veterans to fill available beds.

**Table 6
Occupancy Analysis of Years 3 through 5
after Transition to a State Veterans Home**

	Year 3	Year 4	Year 5
Veterans in the Home at start of Yr 1	0	0	0
Non-Veterans in the Home at start of Yr 1	0	0	0
Scenario 1 - 25% Wait List & Transfers			
Wait List Veterans (ANC, FBKS, PLMR)	3	0	0
Transferring Veterans (ANC, FBKS)	13	0	0
Other New Veterans	40	57	57
Attrition New Veterans	(2)	(2)	(2)
Total Veterans	54	55	55
New Non-Veterans	20	20	20
Attrition New Non-Veterans	(1)	(1)	(1)
Total Non-Veterans	19	19	19
Non-Veteran %	24%	24%	24%
Overall Percent Occupancy	90%	91%	91%
Scenario 2 - 50% Wait List & Transfers			
Wait List Veterans (ANC, FBKS, PLMR)	9	0	0
Transferring Veterans (ANC, FBKS)	27	0	0
Other New Veterans	22	56	57
Attrition New Veterans	(2)	(2)	(2)
Total Veterans	56	54	55
New Non-Veterans	20	20	20
Attrition New Non-Veterans	(1)	(1)	(1)
Total Non-Veterans	19	19	19
Non-Veteran %	24%	24%	24%
Overall Percent Occupancy	92%	90%	91%

NEEDS ASSESSMENT FOR AN ALASKA STATE VETERANS HOME

Alaska veterans currently have access to long-term care in the State Pioneers' Homes and in private facilities. However, The *Alaska Veterans Home Feasibility Study* (McDowell/Health Dimensions, 2003) recommended that the state also establish a modest size State Veterans Home in or near Anchorage. This section reviews the reasons for that recommendation.

Alaska Veterans

The feasibility study identified the Anchorage/Matanuska-Susitna region as the most logical location for a State Veterans Home. A little more than half (38,000 of 70,000) of Alaska's veterans live in the Anchorage or Matanuska-Susitna Boroughs. The same proportions hold true of Alaska veterans over age 65, with approximately 6,500 of the state's 12,800 older veterans living in the Anchorage/Matanuska-Susitna area.

While the overall number of Alaska veterans is projected to decline to approximately 50,000 by the year 2020, the percent of veterans over age 65 will double – from 20 percent to 40 percent – during the same period. By 2020, the number of Alaska veterans over 65 is projected to increase to approximately 20,000. Most veterans will neither require nor choose care at a centralized Veterans Home. However, the Alaska Veterans Home Feasibility Study concluded that there is enough demand to support a modestly-sized State Home in the Anchorage/Matanuska-Susitna area. The report also concluded that creating a State Home in this region would enhance the options currently available to many, though not all, Alaska veterans.

**Table 7
Veterans Over Age 65,
By Region and Percent of Total**

	2000	2005	2010	2015	2020
Anchorage/Mat-Su Region	6,396	6,701	8,161	10,336	10,588
% of all veterans	9%	10%	14%	19%	21%
Interior Region	1,720	1,830	2,167	2,731	2,765
% of all veterans	2%	3%	4%	5%	5%
Northern Region	293	278	309	385	388
% of all veterans	0%	0%	1%	1%	1%
Gulf Coast Region	1,815	1,893	2,271	2,859	2,933
% of all veterans	3%	3%	4%	5%	6%
Southeast Region	1,818	1,961	2,289	2,944	2,991
% of all veterans	3%	3%	4%	5%	6%
Southwest Region	340	355	406	520	523
% of all veterans	0%	1%	1%	1%	1%
Total Veterans Over 65	12,382	13,018	15,603	19,775	20,188
Total All Veterans	70,646	65,093	60,336	55,531	50,662
Percent Over 65	18%	20%	26%	36%	40%

Source: Dept of Veterans Affairs, Health Dimensions Group

Existing Services

Currently, there are 733 nursing home beds and approximately 2,000 private assisted living home beds in Alaska. The State Pioneers' Homes add an additional 600 assisted living beds.

Of the nursing home beds, 314 are located in Anchorage. The occupancy rate of the Anchorage nursing home beds is typically 95 percent. There are no nursing home beds located in the Matanuska-Susitna Borough and no known plans to develop any in the immediate future.

Of the private assisted-living-home beds, approximately 600 are located in Anchorage, 100 in the Matanuska-Susitna Borough and another 100 in the Fairbanks area. The number of private assisted living beds has been increasing slowly (3 to 5 percent per year). The occupancy rate for private assisted living homes is not known. The Fairbanks Pioneers' Home has 97 beds, the Palmer Home 82 beds, and the

Anchorage Home 225 beds. Occupancy rates at these three State-owned facilities over the past two years have been approximately 90 percent, 73 percent,² and 70 percent respectively.

Alaska Veteran Care Preferences

A survey conducted as part of the *Alaska Veterans Home Feasibility Study* indicated that 15 to 20 percent of Alaska veterans think of a State Veterans Home as their first choice for long-term care. The remaining 80 percent say their long-term care preferences are primarily based on other considerations, such as being close to friends and family and quality of care. According to the survey, Alaska veterans, like most other Alaskans, will choose to remain at home rather than receive care in an institutional setting.

Demand Estimates

The feasibility study concluded that any new veterans care facility would derive demand primarily from the nearby population. The study identified the Anchorage/Matanuska-Susitna region as the best location. The study concluded that demand statewide by 2015³ will warrant 55 to 65 additional nursing home beds and 65 to 75 additional assisted living beds to serve veterans. Approximately half this demand is located in the Anchorage/Matanuska-Susitna area. To arrive at these estimates, the feasibility study used measures of historical demand together with indications of veterans needs and preferences as expressed in the survey.

Two historical percentages form the starting point for estimating the number of beds needed to serve veterans. First, the VA has established a “reliance factor” of 11.5 percent for veterans. This means that, historically, 11.5 percent of veterans have received care in State Veterans Homes. Second, market capture rates for the nursing home industry as a whole are typically 10 to 20 percent in locations where a facility is the sole provider of services targeted at a particular population, such as Alaska veterans.

The feasibility study calculated that gross demand by veterans for nursing home beds in 2015 in the Anchorage/Matanuska-Susitna area would be approximately 250. Applying the reliance factor suggests that a State Veterans Home there would need approximately 30 nursing beds. Using the market capture rates indicates demand of 25 to 50 beds.

Demand for assisted living beds in the Anchorage/Matanuska-Susitna area was also estimated. The estimates were based on historical utilization of assisted living beds by veterans and by the general public. Estimates were adjusted for income, since most demand for assisted living services in a State Home would be from veterans who, at the time of service, are lower income. Market capture rates were then applied. Market capture of assisted living facilities over other housing options is typically about 10 percent. This process results in an estimated demand for assisted

² 22 beds at the Palmer Pioneers’ Home have been out of service until recently due to building renovations.

³ The year 2015 was chosen as a reasonable reference year for planning a facility that will be constructed in the next one to three years. Demand for veterans long-term care is expected to grow somewhat beyond 2025 and then begin to decline.

living beds by veterans in the Anchorage/Matanuska-Susitna area of 60 beds in 2015.

Several factors warrant retaining the full 82 rooms currently in the Palmer Pioneers' Home after the home is converted to a State Veterans Home. First, the high levels of care available at the Palmer Home and other Pioneers' Homes mean that these homes typically serve clients who elsewhere might be classified as needing nursing home care. Second, the Palmer Home would be the only State Veterans Home in Alaska. It is likely to attract some residents from outside the immediate area, especially when considering that a large percentage of Alaskans around the state have family and/or friends in the Anchorage/Matanuska-Susitna area. Third, Alaska's elderly population is one of the fastest growing in the country. Between 2015 and 2020 the number of Alaska veterans 75 or older is projected to grow from 5,900 to 7,400.⁴ Fourth, the occupancy rate of other assisted living facilities in the Matanuska-Susitna area is relatively high, 88 percent as of March 2004.

Levels of Care at the Alaska State Veterans and Pioneers' Home

The Palmer Veterans and Pioneers' Home will provide the same levels of care as other Pioneers' Homes. According to the State of Alaska, the level of care for all veterans will meet the domiciliary level of care as described in the *Guide for Inspection of State Veterans Homes: Domiciliary Care Standards*. The general provisions of the Pioneers' Home care levels are currently:⁵

Level I – provision of housing, meals, emergency assistance and opportunities for recreation.

Level II – provision of housing, meals, emergency assistance and certain other assisted living services that may include assistance with activities of daily living, medication administration, recreation, and other health-related services. Residents at this service level will provide the majority of the activities and are independent in performing activities of daily living and capable of self-supervision during the night shift.

Level III – similar to Level II except that staff will perform the majority of the activities and assistance is available 24 hours per day. *Citation: 2AAC 41.990 (As of July 1, 2004, the relevant citation will be 7AAC 74.010, see Addendum A of this report)*

While the new facility will not be a nursing home, experience throughout the Alaska Pioneers' Home system has shown that the three levels of care above will meet the needs of most Alaska veterans. Veterans whose needs dictate a move to, or temporary stay in, a licensed nursing home will be accommodated by existing nursing homes in the Anchorage area. Table 8 shows how the Department of Veterans Affairs definition of domiciliary care compares with the admission standards for the Alaska Pioneers' Homes.

⁴ Alaska State Veterans Home Feasibility Study, 2003. Page 18.

⁵ As of July 1, 2004, the definitions of levels of care will change somewhat and will be found under a different citation: 7AAC 74.010 (See Addendum A for the new language.)

Table 8
Comparison of the Veterans Administration Definition of Domiciliary Care and the Alaska Administrative Code Criteria for Admission to a Pioneers' Home

38 CFR, part 59.2 Definitions	2 AAC 41.010 Standards for Admission
<p>Domiciliary care means providing shelter, food, and necessary medical care on an ambulatory self-care basis (this is more than normal room and board). It assists eligible veterans who are suffering from a disability, disease, or defect of such a degree that incapacitates veterans from earning a living, but who are not in need of hospitalization or nursing care services. It assists in attaining physical, mental, and social well being through special rehabilitative programs to restore residents to their highest level of functioning.</p>	<p>(a) An applicant is eligible for admission to a Pioneers' Home on a space-available basis if the applicant</p> <ol style="list-style-type: none"> (1) is a resident of the state under 2 AAC 41.020 (2) has been a resident of the state continuously for at least one year preceding application and maintains residency during in the state while on any waiting list (3) is in need of the aid, benefit, or safety of a Pioneers' Home because of a cognitive impairment or other disability related to Alzheimer's disease or a similar cognitive impairment or other disability if the person is unable to maintain a household without regular assistance with activities of daily living.

New Language Defining Levels of Care at Alaska Pioneers' Homes Effective July 1, 2004

7 AAC 74.010. Quality and levels of service. (a) A Pioneers' Home will provide a safe and sanitary environment. Each resident will be treated with consideration and respect for personal dignity, individuality, and the need for privacy. Individual services that will be provided to each resident will be determined by a lifestyle assessment and will be further specified in each resident's assisted living plan. The service levels provided at each home, depending upon the availability of financing, facilities, and staff, are as follows:

(1) Level I services, which include the provision of housing, meals, emergency assistance, and opportunities for recreation; level I services do not include staff assistance with activities of daily living, medication administration, or health services, although the Pioneers' Home pharmacy may supply the resident's prescribed medications;

(2) Level II services, which include the provision of housing, meals, emergency assistance, and, as stated in the resident's assisted living plan, staff assistance, including assistance with activities of daily living, medication administration, recreation, and health-related services; assistance provided by a staff member includes supervision, cueing, or hands-on assistance, with the resident performing the majority of the effort ;during the night shift, the resident is independent in performing activities of daily living and capable of self-supervision;

(3) Level III services, which include the provision of housing, meals, emergency assistance, and, as stated in the resident's assisted living plan, staff assistance, including assistance with activities of daily living, medication administration, recreation, and health-related services; assistance provided by a staff member includes hands-on assistance, with the staff member performing the majority of the effort; the resident may receive assistance throughout a 24-hour day.