

Agency: Commerce, Community and Economic Development**Grants to Municipalities (AS 37.05.315)****Grant Recipient: Sitka****Federal Tax ID: 92-0041163****Project Title:****Project Type:** Remodel, Reconstruction and Upgrades

Sitka - Community Hospital Roof Replacement

State Funding Requested: \$1,200,000**House District: 2 / A**

One-Time Need

Brief Project Description:

The City and Borough of Sitka requests \$1,200,000 for roof replacement of the Sitka Community Hospital.

Funding Plan:

Total Project Cost:	\$1,200,000
Funding Already Secured:	(\$0)
FY2013 State Funding Request:	<u>(\$1,200,000)</u>
Project Deficit:	\$0

Detailed Project Description and Justification:

The City and Borough of Sitka requests \$1,200,000 in funds from the State of Alaska to assist in replacing the roof of the City-owned Sitka Community Hospital. The many state personnel and interests in Sitka, as well as all of Sitka's non-South East Alaska Regional Health Consortium (SEARHC) clients, require a safe, dry, life-saving hospital facility.

Due to the financial constraints faced by Sitka's Community Hospital and the City and Borough of Sitka, only a limited and absolutely necessary amount of remodeling or upgrading of the Hospital building and the grounds has been performed in the recent past. When money is tight, normal maintenance and replacement are deferred until and unless it becomes an operationally threatening situation. The roof replacement project will allow Sitka to utilize the existing building for many years to come.

The existing roof is the original construction from 1983 except for the pavers, which were replaced in 1994. The current roof has a 15-year warranty and is eleven years past its warranty expiration. The hospital maintenance and engineering departments are working to maintain this flat roof in Sitka's temperate rainforest environment. Numerous patches and repairs have been performed over the last ten years. Over time roofing membranes age and ultimately fail, leaking at an increasing rate. It is more cost effective to replace the roof before the failures are widespread. City staff engineers and various contractors have all recommended replacing the roof as the most viable option.

Maintenance of community-owned assets is a high priority, and when that asset provides services such as those that Sitka's Community Hospital provides, it becomes an essential community service. Sitka Community Hospital continues to work closely with the regional Indian Health Service SEARHC Mt. Edgecumbe Hospital where possible. However, the majority of Sitka's 8,881 residents are not eligible for SEARHC services. Providing the community with such a critical service and facility 24/7 brings financial strains to a community, but does not alleviate the need for hospital services for an isolated, island community. There is a substantial state interest in supporting Sitka's only Community Hospital to provide services to

2012 Legislature

TPS Report 53560v2

all state employees in Sitka.

Project Timeline:

Design and Permitting- FY12

Construction- FY13

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

City and Borough of Sitka

Grant Recipient Contact Information:

Name: Marlene Campbell - City and Borough of Sitka

Title: Govt Relations Director

Address: 100 Lincoln St.
Sitka, Alaska 99835

Phone Number: (907)747-1855

Email: campbell@cityofsitka.com

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

FY2013 CBS LEGISLATIVE CAPITAL PROJECT REQUEST

Project Title: CITY-OWNED SITKA COMMUNITY HOSPITAL ROOF REPLACEMENT

Total Project Cost:	\$ 1,200,000 (100%)
Funding Already Secured:	\$ 0
FY 2013 State Funding Request:	\$ 1,200,000 (100%)
Other Funding Requests:	\$ 0
City and Borough of Sitka Federal Tax ID Number:	92-0041163

City and Borough of Sitka requests \$1,200,000 in funds from the State of Alaska to assist CBS in replacing the roof of the City-owned Sitka Community Hospital. The many State personnel and interests in Sitka, as well as all of Sitka's non-SEARHC clients, require a safe, dry, life-saving hospital facility.

Due to the financial constraints faced by Sitka's Community Hospital and the City and Borough of Sitka, only a limited and absolutely necessary amount of remodeling or upgrading of the Hospital building and the grounds has been performed in the recent past. When money is tight, normal maintenance and replacement are deferred until and unless it becomes an operationally threatening situation. This project will allow Sitka to utilize the existing building for many years to come.

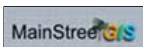
The existing roof is the original construction from 1983 except for the pavers, which were replaced in 1994. The existing roof has a 15-year warranty and is eleven years past its warranty expiration. The hospital maintenance and engineering departments are working very hard to maintain this flat roof in Sitka's rainforest environment. Numerous patches and repairs have been performed over the last ten years. Over time roofing membranes age and ultimately fail, leaking at an increasing rate. It is more cost effective to replace the roof before the failures are widespread. City staff engineers and various contractors have all recommended replacing the roof as the most viable option.

Maintenance of community owned assets is a high priority, and when that asset provides services such as Sitka's Community Hospital provides, it becomes an essential community service. Sitka Community Hospital continues to work closely with regional Southeast Alaska Regional Health Consortium (SEARHC) Mt. Edgecumbe Hospital where possible. However, the majority of Sitka's 8,881 residents are not eligible for SEARHC services. Providing the community with such a critical service and facility 24/7 brings financial strains to a community but does not alleviate the need for hospital services for an isolated community with no road connections. There is a substantial State's interest in supporting Sitka's only Community Hospital to provide services to all State employees in Sitka.

City of Sitka, Alaska Sitka Community Hospital and Vicinity



- A Address No.
- A Parcel ID
- 2007 Comp. Plan
- A Tract Ownerships
- Zoning
- Streets
- Parcels
- Parcels - Sitka
- Sound
- Nautical Charts



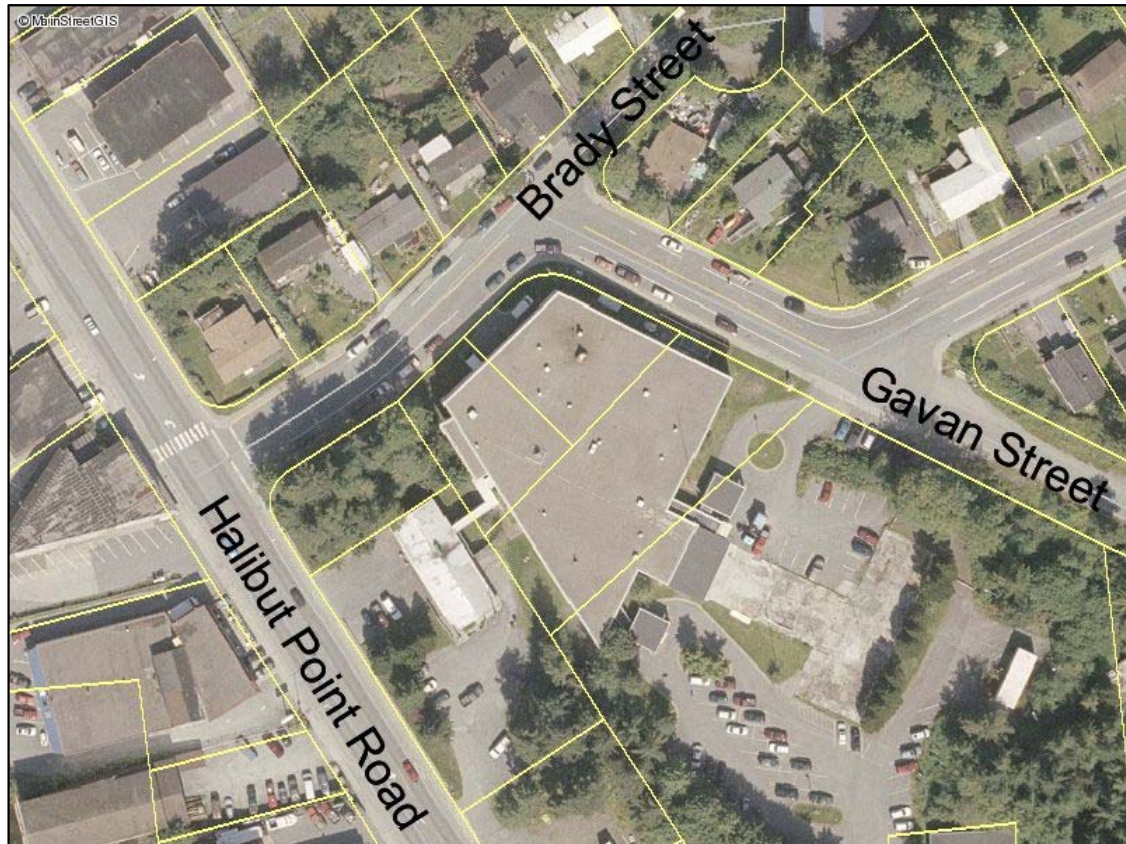
www.mainstreetgis.com

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1 in = 94.73 ft

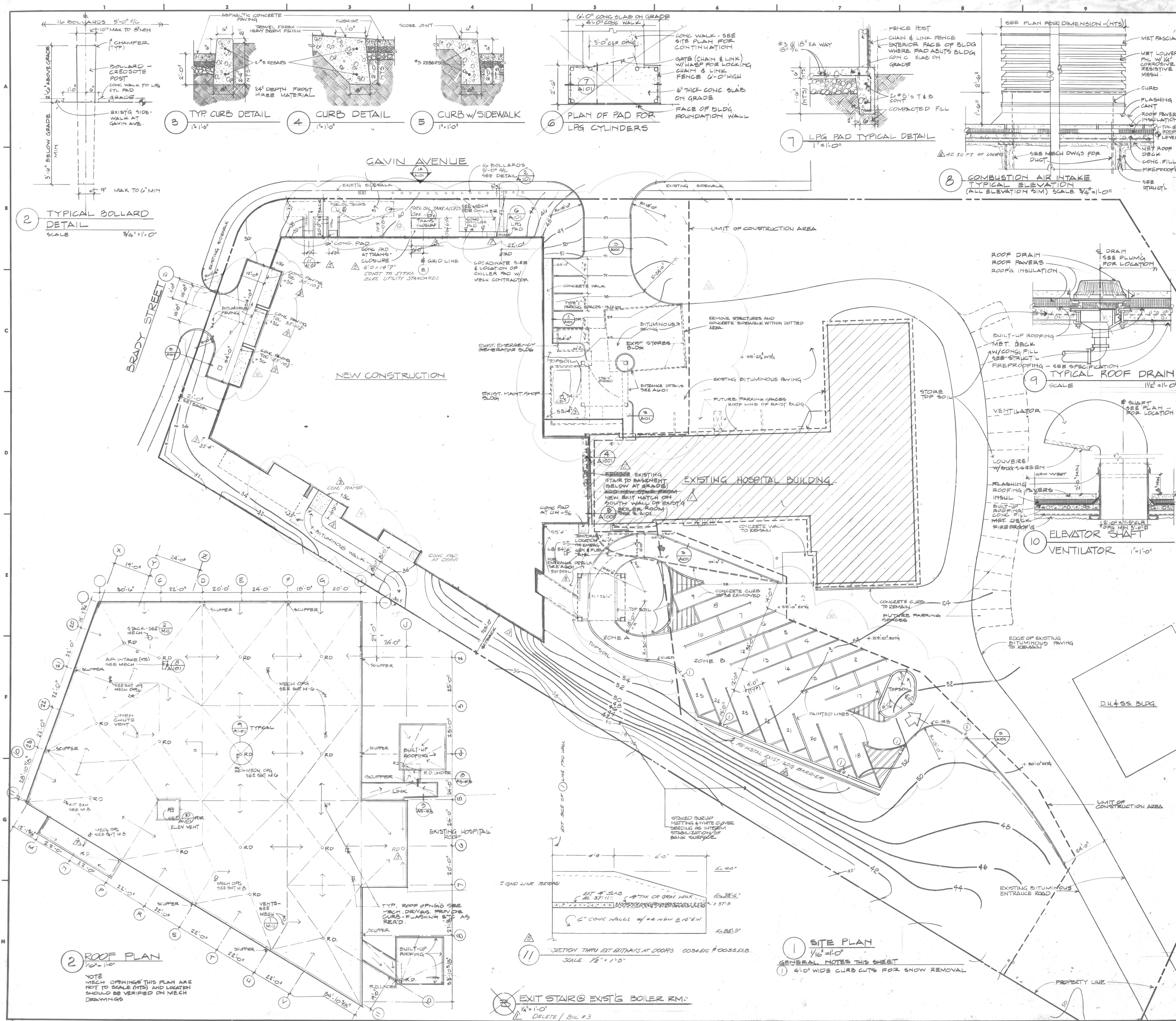


1 : 1136.76



Data Currency: Property Records 12/5/2008 GIS Parcel Lines 11/1/2008

0 41 82 ft



ASSOCIATED ARCHITECTS
The Haag Associates, Inc.
Anchorage, Alaska
Skidmore, Owings & Merrill
Portland, Oregon

SITKA COMMUNITY HOSPITAL

Sitka, Alaska

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR ICBO	8-5-81	ACE
2	ISSUED FOR OWNER REVIEW	1-19-81	ACE
3	ISSUED FOR CONSTRUCTION	2-9-81	ACE
4	BULLETIN 3	4-18-81	KCW
5	BULLETIN 4-R	5-28-81	KCW
6	GRADE ADJUSTMENTS TO ACCOMMODATE GERC FILES	6-23-81	KCW
7	BULLETIN 5-1	8-14-81	KCW
8	BULLETIN 5-1	11-23-81	KCW
9	CLAR #1 ADD NOTE DETS. 15A/PERT		
10	PER B08 MALFARLONE		
11	DATE 10/11/82		
12	FIELD MEMO # 136		

NOTES
1. STOCKPILE TOPSOIL FOR REUSE BY OWNERS LANDSCAPER - AS DIRECTED
2. LANDSCAPING N.I.C.
3. DATA ON EXISTING SITE FROM TOPOGRAPHIC & LAND SURVEY PLAT PREPARED BY SAN CONSULTANTS INC., JUNEAU, ALASKA MAR/APR, 1980



ROOF & SITE PLAN

GRAPHIC SCALE	SCALE 1/16" = 1'-0"
DRAWN BY J.E.	DATE 2-9-81
CHECKED BY G.O.E.	JOB NO. 1676-000
DATE 10/11/82	DRAWING NO. A101

CITY AND BOROUGH OF SITKA

RESOLUTION 2011-22

**A RESOLUTION BY THE CITY AND BOROUGH OF SITKA (CBS)
SUBMITTING CBS 2013 STATE LEGISLATIVE PRIORITIES
TO STATE OF ALASKA AND 2012 LEGISLATURE**

WHEREAS, the City and Borough of Sitka advocates cooperating and sharing resources with the State of Alaska to maximize public infrastructure and services for the citizens of Alaska in the most efficient, cost effective manner; and

WHEREAS, the State of Alaska has inadequately maintained State owned facilities and passed unfunded mandates on to municipalities; and


WHEREAS, municipalities have suffered major budget impacts from State management of the PERS/TRS system, State harbors, State roads and utilities, and other State responsibilities which should be compensated.

NOW, THEREFORE, BE IT RESOLVED that the Assembly of the City and Borough of Sitka, Alaska, adopts the following FY2013 State Legislative Priorities and urges the Alaska State Legislature to support them to the maximum extent possible:


- **State Revenue Sharing/Local Tax Relief** – The City and Borough of Sitka supports the State Revenue Sharing on a sustainable basis to equitably compensate Alaska communities for providing local services.
- **Education** – State funding should be increased to cover escalating transportation expenses, the rising costs of fuel and energy, and reasonable new costs to improve the quality of education.
- **Local Control and Maximum Local Self-Government Guaranteed by the Alaska Constitution** – The Legislature should defeat any legislation that creates new unfunded mandates or takes away existing powers of local governments. The State should fund existing unfunded State mandates.
- **Deferred Maintenance of Harbors** – The State should fully fund the deferred maintenance of State harbors transferred to local governments. In addition, the State should fully fund the 50 percent matching grants legislated by SB 291, the Municipal Harbor Facility Grant Fund, to assist with future harbor upgrades.

NOW FURTHER BE IT RESOLVED that the Assembly submits the enclosed FY2013 City and Borough of Sitka Legislative Priorities, CBS Legislative Capital Project Requests and CBS Requests for State Funding for State Facilities in priority order to the 2012 Session of the Alaska State Legislature and State of Alaska.

PASSED, APPROVED, AND ADOPTED by the Assembly of the City and Borough of Sitka, Alaska, on this 27th day of September, 2011.


Cheryl Westover, Mayor

ATTEST:


Colleen Ingman, MMC
Municipal Clerk