



# April 7, 2020 Ballot Proposition FACT SHEET

## Proposition #7 - Areawide Facilities Capital Improvements \$5,375,000

### **Projects**

Anchorage Senior Activity Center Improvements	\$2,750,000
Chugiak-Eagle River Senior Center Phase II and III	\$ 960,000
Facility Safety/Code Upgrades	\$ 490,000
Loussac Library Building Safety Rehabilitation and Upgrades	\$ 1,100,000
Mountain View Library Safety Rehabilitation and Upgrades	\$ 75,000
<b>Total</b>	<b>\$5,375,000</b>

### **Project Descriptions**

#### Anchorage Senior Activity Center Improvements - \$2,750,000

The Anchorage Senior Activity Center is a facility that serves thousands of seniors for health and wellness, fitness and social activities. This funding will provide facility upgrades and safety improvements to a 37-year old building, including but not limited to: leaking roof renovation, skylight and window replacements; replacement of rain gutters, downspouts, and flashing; upgrade kitchen to meet current electrical, mechanical and sanitary code requirements; install complete facility wide safety/security and camera system to provide protection; upgrade flooring and primary restrooms to comply with current codes and improve ADA accessibility; install seismic upgrades to ventilation, mechanical and electrical system, including building wall/roof connections/acoustical panels, exterior and interior doors; reconstruct north parking lot to enhance accessibility and install lighting for improved safety and security of patrons; construct addition to shop building to protect senior center vehicles and equipment used for daily operations, and install electrical, mechanical and HVAC upgrade to the existing shop to meet current code requirements.

#### Chugiak-Eagle River Senior Center Phase II - \$960,000

This phase will provide upgrades and safety enhancements to the Chugiak-Eagle River Senior Center (CERSC). CERSC is a 100,000 sq. ft. facility built in 1975 that provides 62 independent and 20 assisted living units plus 180 meals per day as well as over a dozen other programs for the Center and the community. This project will include, is not limited to: replacing the makeup air exchange in the kitchen to reduce strong drafts and vehicle exhaust that is pulled into the kitchen area; replacing a char broiler that is quite old and needs replacement to a safer more modern appliance; replacing hallway flooring where carpets are buckling, creating safety hazards; replacing resident windows to reduce heating costs; replacing the flooring in the gym area to a surface that is more conducive for an exercise floor; repairing and resurfacing the parking lot, paving the employee parking area, and striping the parking areas; and constructing resident carports to reduce or eliminate ice and snow around vehicles that can cause slips or falls.

#### Facility Safety/Code Upgrades - \$490,000

This funding will help install various safety and code upgrades to Municipal facilities to include: sprinkler bracing; seismic bracing; lead/asbestos abatement; electrical; heating, ventilation, and air conditioning (HVAC); mechanical upgrades; handicap improvements; roof replacement; and energy efficiency upgrades. The facilities proposed for this funding include upgrading the welding bay and code upgrades at the fleet maintenance shop, and West High School pool LED-lighting upgrades.

#### Loussac Library Building Safety Rehabilitation and Upgrades - \$1,100,000

This funding provides safety repairs such as: replacing a failing PA system that is needed for safety announcements, replacement of above ground electrical floor boxes that are a tripping hazard, and other repairs and code upgrades that are needed for the Loussac Library to function safely for the public. This funding will also replace and upgrade the four (4) elevators at Loussac Library, including replacement of shafts and other parts and updating to new code requirements. The current elevators at the Loussac Library are 32-years old, are no longer supported by the manufacturer, and parts are no longer available which increases out-of-service time and maintenance costs.

#### Mountain View Library Safety Rehabilitation and Upgrades - \$75,000

This funding will be used for upgrades and building safety issues to include removal of a cement structure in the rear of the library as well as upgrading the security system to include cameras.



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## Costs Associated with Bond Approval

Bond Principal Amount	\$5,375,000
Estimated Annual Cost of Debt Service	\$413,209
Annual Increased Operations and Maintenance Costs	\$52,000

## Estimated Annual Property Tax Increase for \$100,000 of Assessed Property Value:

To Retire Debt	\$1.20
Operations and Maintenance Costs	\$0.15

**For further information:** **Natasha Pineda, Health & Human Services Director, 343-4650**  
**Alan Czajkowski, Maintenance & Operations Department, 343-8340**  
**Mary Jo Torgeson, Library Director, 343-2892**

*It is the expectation of the Municipality of Anchorage that the general obligation bonds proposed for April 7, 2020 will be used to make capital improvements to facilities in each service area noted. Information contained herein describes how MOA expects to use the bond proceeds. However, as project development progresses, changes in scope, project feasibility, phasing, timeline, or estimated costs may occur that result in acceleration, delay, or adjustments related to the above projects.*