

MEMORANDUM

State of Alaska
Department of Education & Early Development
Mount Edgecumbe High School

To: Heidi Teshner
Director of Finance & Support
Services
Alaska Dept. of Education &
Early Development

Date: August 18, 2020

From: Stan Johnson 
Building Maintenance
Superintendent
DOT&PF-DFS

Subject: FY2022 MEHS Operations and
Deferred Maintenance Budget
Request

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This memorandum is provided for use during development of the MEHS deferred maintenance budget request, FY21. A specific priority listing of projects is identified below. Each project also includes a brief description of the work to be accomplished.

1. Building 290 Commercial Kitchen Hood/Ventilation System Replacement- Deferred Maintenance - \$520,000 - This project will replace the kitchen range hood and ventilation system as well as the commercial dishwasher and associated exhaust ventilation system. The systems were installed in 1984 and are on the verge of catastrophic failure. Both associated heat recovery systems are worn out and need to be replaced.
2. Campus Wide ADA Upgrades- Deferred Maintenance - \$480,000 – This project will replace doors in specific campus buildings to accommodate ADA compliant door operators and ramps. Approximately 15 doors will be replaced and three ramps constructed.
3. Building 299 Access Stairs & Bridge Replacement – Deferred Maintenance - \$494,000 – This project will replace the access stairs and bridge for Kuspuk Hall. The second floor of building 299 includes three student classrooms as well as two staff offices. Students must use wood exterior stairs on one end of the building, or a wood bridge on the other end of the building to access their classrooms. The horizontal wood beams that support the bridge entrance are showing signs of significant rot and the mechanical timber supports on the exterior stairs are nearing failure. A long term maintenance free and practical solution is to install aluminum stairs and an aluminum bridge.
4. Building 292 (Boy's Dorm) Window Wall Replacement and Ventilation Improvements – Deferred Maintenance/New Construction - \$5,084,000 – This project was originally scheduled to be partially completed during Phase II, Boy's Dorm Renovation, in 2012. Due in part to lack of funding and unexpected hazardous material removal expenses the project was never completed. Completion of the project, including adding a ventilation system, is necessary to provide a mold free living environment for students in the affected dormitory rooms.

5. Backup Generator Installation – Building 1331 – New Construction - \$485,000 – This project will install a 75 KW backup generator that will serve the gymnasium facilities including the heating plant. In the event of a power outage, the lower campus currently does not have backup power to keep the heating system running or maintain emergency lighting. The backup generator will provide enough electricity to keep the heating plant operational, providing heat as well as basic lighting to insure student safety and comfort.
6. Building 1330 Renovations - Deferred Maintenance - \$819,000 – This project will renovate the female student bathroom in the main academic building, both staff bathrooms, replace the Activities Center flooring, and replace the original exterior windows. All three of the bathrooms listed above were constructed in 1989, have never been renovated, and have multiple mechanical components that are in a state of impending failure. The Activities Center flooring is also original and needs to be replaced along with the adjacent wainscot. Windows in the building are original casement-type windows that no longer seal out exterior air resulting in high energy loss and occupant discomfort.
7. Replacement of Boy's Dorm and Main Girl's Dorm Windows - Deferred Maintenance - \$860,000 – This project will replace all of the windows in the Boy's Dorm and Main Girl's Dorm (buildings 292 & 293), with single-hung, energy efficient vinyl windows. The windows in these dormitories are worn out and the warranties have expired. Replacement parts are becoming difficult to procure due to reoccurring changes in manufacturer's ownership.
8. Replacement of Gymnasium Basketball Court Floor- Deferred Maintenance - \$453,000 – This project will replace the main court floor in the gymnasium. The existing court floor was installed in 1980.
9. Dining Hall Renovation – Deferred Maintenance and New Construction - \$4,075,000 – This project will completely renovate the dining hall and kitchen, and provide some realignment of the dining hall in order to increase the seating capacity of the dining hall. The project will replace and upgrade aging kitchen equipment including major appliances. The building interior has not had major work since 1985, the dining hall is too small to adequately allow all of the students to assemble during meal times, and some of the kitchen equipment is aging and is beginning to fail.
10. Dormitory Furniture Replacement – Deferred Maintenance - \$198,000 – This project includes the replacement of dormitory furniture (wardrobes, bunk beds and student desks) in Heritage Hall (building 295) and the Main Girl's Dorm (building 293). The bunk beds, desks and wardrobes in Heritage Hall were installed in 1992 and have exceeded their useful life. In the Main Girl's Dorm approximately one fourth of the bunk beds date back to the 1980's and have exceeded their useful life.
11. Student Housing Upgrades – Deferred Maintenance/New Construction - \$2,305,000 – This project will renovate space freed up by the classrooms vacated with the construction of the academic wing expansion project and convert them into dorm space in order to decrease the density of existing dorm rooms in the boys and girls dorms (buildings 292 and 293). The dorm rooms of concern are currently housing six or more students in violation of Alaska DHSS occupancy regulations. Dorm space will be constructed in the dining hall building (building 290), and the second floor of Kuspuk Hall (building 299).

12. Superintendent Residence Asbestos Abatement- Deferred Maintenance - \$1,000,000 – This project will result in the removal of all asbestos-containing material (ACM). The facility was built in the early 1940's and is full of ACM, the most serious of which is located behind the wall and in the attic space.

A general listing of the remaining projects is shown below. As with the list above, this list will inevitably be impacted by circumstances that cannot be predicted, but it is the best approximation based on the master plan list that we have at this time. The total estimated cost for the projects listed below is approximately \$23 million.

- Deferred Maintenance building 293, Main Girl's Dorm
- Deferred Maintenance building 295, Heritage Hall
- Renovate building 295 rooms for accessible occupancy (New Construction)
- Structural and condition survey of building 299, Kuspik Hall
- Replace roof on building 301, Maintenance shop
- Major renovation of building 1331, gymnasium (Deferred Maintenance)
- Campus site improvements (Deferred Maintenance)
- Deferred maintenance building 292, Boy's Dorm
- Covered walkways connecting upper & lower campus (New Construction)
- Deferred maintenance building 299, Kuspik Hall
- Deferred maintenance building 301, Maintenance shop
- Deferred maintenance building 1330, Academic building
- Site soil cleanup
- Environmental cleanup and renovation of building 288, Warehouse building
- Renovation of building 298 for storage
- Environmental cleanup and demolition of building 296, Paint shop