

Table 4-3 Haines Borough Facility Inventory

map	Borough Facility	Year Built	Significant Improvements Accomplished	Outstanding Facility Needs	Cost Est. x (000s)	Bldg sf	Electricity Use (kWh) 2008 / 10 / % ch Heating Oil (gal) 2008 / 10 / % ch
1	Haines School	1975 2008 2011 2012	Original Construction Track: Drainage improvements Covered Basketball Court, School Equipment Shed; Grounds: Organic ground cover and seed (\$65,000, funded by DEED) Replace high school gym floor	Resurface track with composite; derock, import soil and seed; new bleachers			Electric 827,232/889,940/+7.58% Heating Oil 88,502/34,089/-61.48%
1	Haines School/ K-8 Wing	2007	Consolidate all grades into one building with 40,000 sf addition. Added 9 classrooms for K-8 and 5,000 sf gym/multi-purpose room, admin center and central cafeteria/kitchen. \$13.7 M cost				See above
1	Haines School/ High School Wing		2008/09: Renovations to ceilings, lighting, floor coverings, lavatories, gym lighting and gym walls. Included mechanical systems upgrading (heating, ventilation and plumbing) and asbestos removed; air handling fans replaced; intercom connection between high school, voc-ed bldg & gym; improved drainage and snow storage in north fire lane. \$18M cost	High School Locker Room Renovation. Can be a separate project, but best to combine with pool lockers on 2 nd floor above some of this area. (JYL, 2011) 1. Replace domestic water piping and plumbing fixtures that have exceeded useful life 2. Replace the heating and ventilation system that has exceeded useful life 3. Replace electrical devices that have exceeded useful life 4. Replace floor finishes that have exceeded useful life 5. Replace corroded metal lockers that have exceeded useful life 6. Provide accessible showers and toilets within the locker rooms 7. Move the weight room to meet code 8. Provide durable and moisture resistant wall and ceiling finishes replacing those which have exceeded useful life.			See above
1	Haines School/ Pool	1982	2008-2009: Replaced drains and piping, installed stainless steel balance tank, rebuilt recirculation system, replaced exterior doors, installed new filter system for pool.	Haines Pool Locker Room & Lobby renovation. Can be a separate project, but best to link to high school locker renovation. (JYL, 2011) • Correct accessibility problems at main entry • A Family Changing Room as required by current codes • Public toilets separate from the locker rooms as required by code			See above

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				<ul style="list-style-type: none"> • Accessible showers and toilets within the locker rooms • Durable and moisture resistant wall and ceiling finishes • Replace floor finishes that have exceeded their useful life • Replace corroded metal lockers that have exceeded their useful life • Replace domestic water piping and plumbing fixtures that have exceeded their useful life, including plumbing in men's locker • Replace the heating and ventilation system that has exceeded its useful life with a system that is easier to maintain and more energy efficient • Replace electrical devices that have exceeded their useful life • Add saunas to men and women locker rooms 			
1	Haines School/ Voc Ed	1982	2011: ADA compliant entries and lavatories (\$200,000, funded by DEED) 2012: interior finish, window & ADA upgrades, partial re-siding	Significant system improvements needed (Murray & Associates, 2011 assessment & est.). Upgrade needed to heating plant, heating piping, ventilation systems, exhaust systems, compressed air system, plumbing systems, sprinkler work, control systems.	\$867	5,000	Electric included in School Heating Oil 1,738/1,915/+10.18%
2	Mosquito Lake School	1982	1982 (renovated heating system and installed new fuel tank, 2010)	Replace vinyl floor, replace generators, expand drainage ditches, provide security fence, renovate sprinkler system		5,374	Electric 31,000/28,000/-9.68% Heating Oil 5,150/3,057/-40.64%
3	Admin	1980	2004: Renovated and converted to borough administrative offices. 2011: New carpeting, front door, ventilation system in conference room, modify & replace roof		\$35-80	3,552	Electric 34,328/30,274/-11.81% Heating Oil 1,220/980/-19.67%
4	Public Safety	1974 (ish)	1995: Fire Hall Extension 2010: Assembly Chambers refurbished	<ol style="list-style-type: none"> 1. Replace heating system 2. Building was originally temporary, not built for long term use. Entire building needs wall repair (walls are too thin, approx. 4") and new insulation; exterior security doors; new windows; new paint and new carpeting; lighting fixture replacement; restrooms need new fixtures. 3. Police Dept. additional needs are steel doors, replace toilet/plumbing for jail cells (est.: \$10,000), replace ramp access, add man & roll up doors, and ergonomic furnishings for 911 staff 4. Fire Hall garage doors too narrow and length of garage limits 	heating system est: \$150	size?	Electric 74,270/69,357/-6.62% Heating Oil 4,007/3,535/-11.78%

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				fire truck size 5. If continued use as Assy Chambers, need ADA compliant bathroom on 1st floor and refurbish entry.			
5	Klehini Valley Fire Dept.	1979	2010: Re-sheathed	1. Conduct equipment testing, replace adaptors and upgrade as needed to allow use of the two dry hydrants at 26 mile and by Mosquito Lake School 2. Upgrade heating system 3. New roof 4. New roll-up doors			
6	Visitor Center Toilets	1983 1994	2010: 43% depreciated 2010: Replaced floor joists and flooring	Replace rotted sill plate, repair rot in rear wall, replace boiler, new underground oil storage tank			Electric 11,380/11,436/+0.49% Heating Oil 820/1,263/54.02%
7	Public Library	2003	2003	Rehabilitate boiler, gaskets (\$8,000), install heat tape, repair roof shingles, replace Hardie board, heated storage addition (350 sf, \$55,000), storage cabinet in main building (\$11,500), recaulk south windows	partial: \$74.5- see items to left	8,130	Electric 62,800/64,600/+2.87% Heating Oil 3,239/2,366/-26.95%
8	Sheldon Museum	1979		1. re-paint Hardie board, Main Street entrance (concrete stairs), metal on east and south roof. 2. Upgrade fire monitoring and suppression system 3. Replace flooring	1. ? 2. \$120 3. \$50.5	6,837	Electric 33,878/23,079/-31.88% Heating Oil 3,079/2,861/-7.08%
9	Chilkat Center for the Performing Arts	1880s , 1976	1980: Partial renovation focusing on roof upgrade and remodel of interior to accommodate radio station offices. ** original bldg hauled from Pyramid Harbor in 1926; on historic register.	PND 2008 assessment estimate: Needs 1. architectural, 2. structural (including new roof), 3. mechanical 4. electrical overhaul and repairs needed.	Repair total: \$4,072 Replace ment total: \$11,132	9,766	Electric 29,520/28,560/-3.25% Heating Oil 9,414/11,216/+19.14%

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10	Human Resource Bld	1905, 1976	1905 - one of oldest bldg in Haines, on historic register Renovations in 1955, 1976 and 1980. In 1980- basic heat system overhaul Bldg was 75% depreciated in 1980	Need updated inventory 1. New Roof 2. Replace ACM siding 3. Replace boiler & masonry chimney 4. replace & trim windows 5. Replace light fixtures 5. Replace plumbing 6. Replace batt insulation in crawl space and attic, add vapor barrier 7. Replace flooring 8. Repair sheetrock & paint 9. Replace all domestic piping	1 \$30 2 \$35 3 \$12-18 4 \$20 5 \$3.5 6 \$3 7 \$7 8 \$30 9 \$12 10 \$5 total: \$163.50 Probably Low		usage?
11	Haines Senior Center	1983	2011: Replace heating system, install grease trap/interceptor, accessible exterior clean out for wastewater system installed, roof repair & marquee roof system replaced.	1. Replace heating system 2. ease			usage?
12	Water Treatment Plant	1973-74	2010: Control system installed 2011: Installed new generator, toilet facilities 2012: new roof installed, purlins replaced	1. Needs 3 steel security doors. 2. Eliminate wood shell, replace with metal (partially completed 2012). 3. Replace interior and exterior light fixtures. 4. Replace existing furnace with unit large enough to heat an office in the plant. 5. Install backwash panel. Other: Aggressive steady maintenance program. Update water sewer master plan. Expand capacity to treat more water.	1. \$25 2. \$30 3. \$3.5 4. ? 5. \$60-\$80	1,980	Electric 15,480/14,520/-6.20% Heating Oil 4,324/3,035/-29.81%
13	Piedad Water Treatment	1940s		1. Abandon old asbestos/cement (AC) piping in Piedad Road and connect to Crystal Cathedral pipes in 2012 2. Upgrade Piedad Road water chlorination system to add a flow-paced chlorinator. 3. Replace Piedad Spring Water Transmission Line. 4. Provide new tank at Piedad Road to store water from the springs during low flow periods (i.e. late at night) for use during higher demand periods during the day and enhance firefighting capacity.	1.~ \$42.5 2. \$175-\$200 3. \$170 4. \$637		
14	Lily Lake Transmission Line	2010	All new 10" HDPE line				

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15	Crystal Cathedral (Well, W&S)	Late 1990s		Connect to main Borough system, some engineering done, summer 2012 partial connection Need new booster pumps Retrofit manholes, every 400 feet for sewer.			
16	Barnett St Pump Stn	2011	2011: Installed new pump station, additional controls for maintaining water levels and measuring flow rate. Turned pumps on Sept 2011	All good			
17	Young Rd Water Tank Pump Stn	2009	All new	All good			
18	Skyline Water Tank	1999	Insulated in 2009	All good			
19	FAA Water Tank	2000		All good			
20	Tower Road Water Tank	1986		Roofing needs replaced (2012?)	\$30		
21	Barnett Water Tank	2012	2012: Replace 100,000 with 500,000 gallon tank (original tank was from 1970)		\$600		
22	Wastewater Treatment Plant, shop & office	1975	1985, 1990: Replace marine outfall 1992: outfall from plant to beach replaced, new waste sludge blowers, rotary drum influent screens, and belt filter press for dewatering sludge, new influent pumps	Needs new insulated panel roof, replace furnace, replace exhaust bracket for generator, modernize mechanical systems, reinsulate building, new light fixtures needed. Aggressive steady maintenance program. Update waster sewer master plan. April 5 assessment to be done (HDR)	roof- \$85 (Stickler, 2007)	8,075	Electric 217,200/170,120/-21.68% Heating Oil 7,181/7,394/+2.97%
23	Beach Road Pump Stn	Mid 1970s	replaced sewer pumps and control panels in 1992	Replace Roof	\$1.5		
24	One Mile Pump Stn	Mid 1970s	replaced sewer pumps and control panels in 1992	Replace Roof	\$1.5		
25	Portage Cove Small Boat Harbor Harbor-	1977	2009: New electrical and water lines out floats & fingers; new pilings and new floats installed	Wave barrier to protect from southerly wind and waves. Add slips for >40 ft boats. Drive down ramp and work float on S to support commercial use. Haul out, dry work area and storage for fishing fleet (here or other). Sewer, showers/ laundry, disposal system for marine water. Year-round restrooms. Better icehouse access			



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	master Office & Restrooms			for commercial use. Refurbish & reroof or replace harbormaster office/restrooms, restrooms should be year round.	\$150 (Lemcke)		
26 & 34	Pt. Chilkoot Cruise Ship Dock Restrooms	Early 1900s Major upgrade 1993	2007: anodes installed 2011: trestle inspection 6" fuel pipelines decommissioned 2011: new public restrooms, expanded parking, pedestrian improvements and other amenities for cruise ship passengers.	2011 inspection shows timber support piles are severely deteriorated and need replaced. Replacement planned for April 2012-2013: Pile foundation replacement project (with gangway and deck)	\$6,000		
27	Letnikof Cv Floats, Launch Ramp	1980	2010: Construct a boarding float at the Letnikof Cove harbor boat ramp	Entire float system (floats, anchor chains, connectors etc.) deteriorated and needs replaced, install anodes Install precast double vault toilet building			
28	Lutak Dock Toilets	1953 Early 1990s		\$2.7 M deferred maintenance project to grade and drain site, upgrade and repair transfer bridge, install high mast lighting, video surveillance equipment and security fencing. Other: new roof & paint for compressor building needed, sheetrock and paint toilets (toilets are state owned)	\$2,700		
29	Swanson Harbor (Couverden)			2 timber floats here. The northern float with timber pilings is owned by the Borough (previously ADOT&PF); transferred to Borough on 8/16/06. The southern float with steel piling is owned by ADF&G. Status and needs unknown?			
30	Lookout Park	1985-86	2011: Refurbish steam engine, repair concrete sidewalks & apron				
31	Tlingit Park/ Playground Toilets	early 1990s ?	2007- playground 2010-2011: Replace gazebo, install french drain, replace plastic roofing, FRP on walls, paint, install flooring.	2012: construct steps and south entrance, handicap path installed (part of sidewalk project)			
32	Oslund Park Ballfields/	<1960		Repair fence and sidewalks			

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	Skateboard Facility/ Toilets	2005 ?		Reinforce to snow load minimums, install door at S end, assess use level. Replace Hardie board			
33	Ft Seward Parade-ground Toilets	1985	2010-2011: Refurbished				
35	Maintenance Shop	1950s		1. Replace metal siding. 2. Insulate building. 3. Replace toilets. 4. Install utility sink. 5. Install new doors			
36	Public Works & Maintenance Shop	2008	2010: exterior lights outside bay doors installed, eye wash station, roll up doors repaired, fuel station relocated	Smoke and welding ventilation system		2400 enclosed, 3360 open	Electric 2,424/16,840/+594.72% Heating Oil 910/2,339/+157.03%
37	Jones Point Cemetery		2011: Improved sprinkler system				
38	Crystal Cathedral Wellfield		Borough acquired property in Dec 2010 through warranty deed	Connect CC water system to main Borough system. Install manholes for CC wastewater system.			
	Emerson Field	2010		Playground equipment needs replaced			
	Tsirku River Snowmachine Bridge	2008	State owns, Borough maintains				
	Chilkat Lake Rd Communication Center	1985	Repeaters for Borough Fire/EMS and Homeland Security. 2012: New repeater radio, Building replacement				

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	Klehini River Bridge (Steel Bridge)	Late 60s (moved from JNU)	2012-13: State to rehabilitate, then scheduled at this time to become Borough property				
	Tanani Point Toilets	2009	State owns, Borough maintains				