



## Mountain View Manor – Elderly Housing

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# Memorandum

To: MAYOR LYNN AND BOROUGH ASSEMBLY

From: MICHELLE LOPEZ, ASSISTED LIVING AND ELDERLY HOUSING DIRECTOR

Date: 03/02/2026

Cc: STEPHEN GIESBRECHT, BOROUGH MANAGER

Subject: ELDERLY HOUSING SPRINKLER SYSTEM REPAIR AND REPLACEMENT

On December 31, 2025 the Elderly Housing sprinkler system went into alarm status. It was discovered that a air leak in the dry system had developed, significant enough to warrant shutting down the system until a technician could come to Petersburg to troubleshoot the issue. After multiple phone calls, Ketchikan Mechanical had the earliest availability to travel to Petersburg and address the issue.

After working extensively on the problem, it was determined that the practical solution was to replace the aging sprinkler system valve as well as the compressor that is currently working overtime to keep the system from losing too much air pressure.

This new expense is to fix the air leak in the Elderly Housing dry sprinkler system. Emergency repairs to leaking sections of corroded pipe, including travel and per diem costs for Ketchikan Mechanical, have been incurred in the amount of \$10,615.01 to date. Additional parts and labor are estimated to be \$13,121.67 for replacement of the entire 44+ year old dry sprinkler system valve and corresponding air compressor. \$25,000.00 will give an approximately 5% buffer of known and estimated costs.

Petersburg Elderly Housing

470.000.506532

Repair and Replacement costs for the 44+ year old sprinkler system valve and air compressor

Original budget: \$0.00

Increase to budget: \$25,000.00

Amended budget: \$25,000.00

Requested funding: Elderly Housing Reserves Account