



February 9, 2022

JBER, Alaska 99505

Current Resident,

We are excited to announce a major overhaul to the HVAC system in your neighborhood! This project, estimated at over 3 million dollars, will result in the installation of a high efficiency condensing boiler and indirect water heater in each building, gas hookups and dryers in each home, as well as a long overdue garage heater in every Moose Haven garage.

Today, homes on each respective street, Gulkana Avenue, Juneau Avenue, and Iliamna Avenue, have set boiler that provides hot water and heat to the entire street (approximately 15 buildings per street). While this system is effective, it poses several challenges that will only become more prominent if not addressed.

- 1) Reliance on a single mode of heat for large groups of buildings means that an infrastructure failure will impact a substantial number of homes.
- 2) JBER sees an average of 75.5 inches of snow/ year. During the winter months, the ground is frozen. Repairs to the water lines which rest 12' below the surface are time consuming, costly, and can lengthen displacement during a total heating failure.
- 3) While we maintain an adequate supply of parts and materials to repair pump house HVAC systems, national shortages and increased lead times on critical HVAC components could pose future challenges in maintaining these large and uncommon boilers.

While a final timeline is not yet established, please note that entry to your home will be required for a 5-6 day period. You will receive three further letters pertaining to this project

- 1) An attached intent to enter letter in February detailing a set date contractors will be entering the home to perform a quick pre-inspection.
- 2) A letter in March highlighting an expected start date as well as specific requests for the 5-6 days that contractor will be in the home (i.e. removing obstructions), kenneling pets, and ensuring minors are not left unattended.
- 3) An official intent to enter letter 2 to 5 days before entry to your home is needed. This will detail the specific dates that entry will be required.

We have prepared a hub that offers more details about this project at AuroraMilitaryHousing.com/projects and will continue to liberally share updates via mail, flyers, and email. Should you have any questions, feel free to reach out to our project management team at amhprojects@jlproperties.com.

Kind Regards,
Aurora Housing Management

AuroraMilitaryHousing.com

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