

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Fairbanks Montessori Association****Federal Tax ID: 92-0096309****Project Title:****Project Type:** Remodel, Reconstruction and Upgrades

# Fairbanks Montessori Association - School Renovation Phase III

**State Funding Requested: \$180,000****House District:** Fairbanks Areawide (1-5)

Future Funding May Be Requested

**Brief Project Description:**

Phase III of a 3-phase renovation of the FMS facility located at 2014 30th Ave., Fairbanks will include installation of a sprinkler system, renovation of the lobby to increase security, improve parking lot for access and safety, increasing the size of the common room and additions to outdoor playground and garden areas.

**Funding Plan:**

|                               |             |
|-------------------------------|-------------|
| Total Project Cost:           | \$1,464,956 |
| Funding Already Secured:      | (\$8,612)   |
| FY2014 State Funding Request: | (\$180,000) |
| Project Deficit:              | \$1,276,344 |

*Funding Details:**Phase I (\$152,000): 2012 FMS savings**Phase II (\$485,328): \$50,000 State CIP grant and line-of-credit from bank**Phase III (\$1,464,956) : State funding, Corporate and private donations***Detailed Project Description and Justification:**

Our current facility, constructed in 1985 (with an addition in 1995) has been in need of repairs and upgrade for several years. From the fall of 2011 through the summer of 2012, we completed repairs to the foundation and roof that were most pressing and renovated the classroom portions of the building (Renovation Phase I & II). At this time, FMS is requesting state funding to help with those portions of the project with the greatest safety ramifications: the sprinkler system, the parking lot and the lobby.

The City of Fairbanks requires that a sprinkler system be installed by 2015, an improvement very much desired by the FMS Board of Directors, staff and Association members.

There is currently no organization to our parking lot. Due to the volume of traffic, parents are often left little choice but to walk their children in, around and between cars during pick-up and drop-off times. There have been a few fender-benders but, thankfully, as yet no accidents involving children. We would like to get the parking situation remedied before someone gets hurt. The remodel includes curbs and landscaping to create one-way traffic, designated parking, and a protected drop-off/pick-up zone.

The remodel includes the construction of a true lobby area so strangers to the school can be greeted by the appropriate staff before entering the areas used by the children. Not only will this make their experience more friendly and welcoming, it will also increase student safety by keeping them separated from unknown individuals. In addition, having a staffed lobby will also make it far less likely for a child to exit the building without our knowledge.

Increasing the size of our common room, called the Peace Room, will make the Montessori experience that much better for everyone, including families as they are picking up or dropping off children, staff during professional development and meeting, prospective parents and employees during interviews, etc. The design of the new Peace Room addresses our desire for more natural light as well as increasing curb appeal for attracting new families. It will include an area for indoor (hydroponic) gardening, which we will use as part of our learning curriculum throughout the year.

Adding storage space, creating an adult bathroom with appropriate privacy, and separating the staff workroom and lounge areas from the administrative offices will increase teacher job satisfaction. This in turn will result in better staff retention and performance.

FMS's playground is small and overcrowded. FMS received a strip of land from the City of Fairbanks in 2012 adjacent to our Eastern boundary which will allow us to improve parking and expand playground space. This will reduce the number of bumps and bruises amongst the children, given them a wider range of playground activities, generally enhance the quality of their outside play time and provide FMS the ability to schedule lunch and work time to fit the needs of the children.

### Project Timeline:

Fundraising efforts for FMS renovation phase III will continue through 2014 and all work on Phase III will proceed as early in the 2015 building season as is practical. Expenditures for detailed architectural designs and planning will occur in 2014.

### Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Fairbanks Montessori Association, Inc.

### Grant Recipient Contact Information:

Name: Robert R Weeden  
 Title: Executive Director  
 Address: 2014 30th Ave  
 Fairbanks, Alaska 99701  
 Phone Number: (907)451-8485  
 Email: robert@fairbanksmontessori.org

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No

## Fairbanks Montessori Renovation Phase III

Phase II of the project consisted of repairing the roof of the main school building, adding bathrooms to the classrooms, installing pocket doors between adjacent rooms, and expanding space outwards by adding window alcoves to each room. These changes were made with the intent of improving supervision of the children and creating a more aesthetically pleasing and mentally stimulating environment.

Phase III will include the following:

1. Adding a new and larger common room (called the Peace Room) to the front of the existing structure. This will free up space to be converted to administrative offices.
2. Move administrative offices to the west side of the building to what is now the Peace Room. This will expand administrative space, add storage, and increase space available for the teaching staff
3. Renovate and convert front bathrooms to adult bathrooms
4. Add formal entry/waiting area with oversight by administrative personnel
5. Install sprinkler system mandated by City of Fairbanks
6. Create playground on east side of building
7. Move staff parking to make room for East playground
8. Create customer parking and directional traffic
9. Add garden at front of school
10. Landscape front curb

There are many reasons for getting this work done:

1. First and foremost is child safety. Controlling parking lot traffic will cut down on the risk of children being hit by vehicles during pick-up and drop-off. Also, by adding a waiting area which can be monitored by administrative staff, we can lessen the risk of unwanted or unauthorized persons entering the premises. Of course, adding a sprinkler system will also lessen the risk of burn injuries in the event of a fire.
2. Adding playground space should lessen the number of minor injuries during recess by reducing crowding, but it will also give us an opportunity to offer a wider range of outdoor play experiences.
3. Improving staff work and break spaces, adding storage and adult bathrooms etc., will improve staff morale, increase our ability to retain quality staff, and ultimately lead to a better experience for our customers, both students and their parents.
4. Adding curb appeal will enhance our ability to attract customers. First impressions do matter. We cannot show people what a great program we have if they do not get in the front door. It will also increase the sense of pride in their school (and, consequently, in themselves) of our students and their parents, who may be more willing to contribute time, energy and money to FMS as a result.

5. Increased administrative and staff space should improve efficiency, either saving money or increasing our ability to provide quality services.

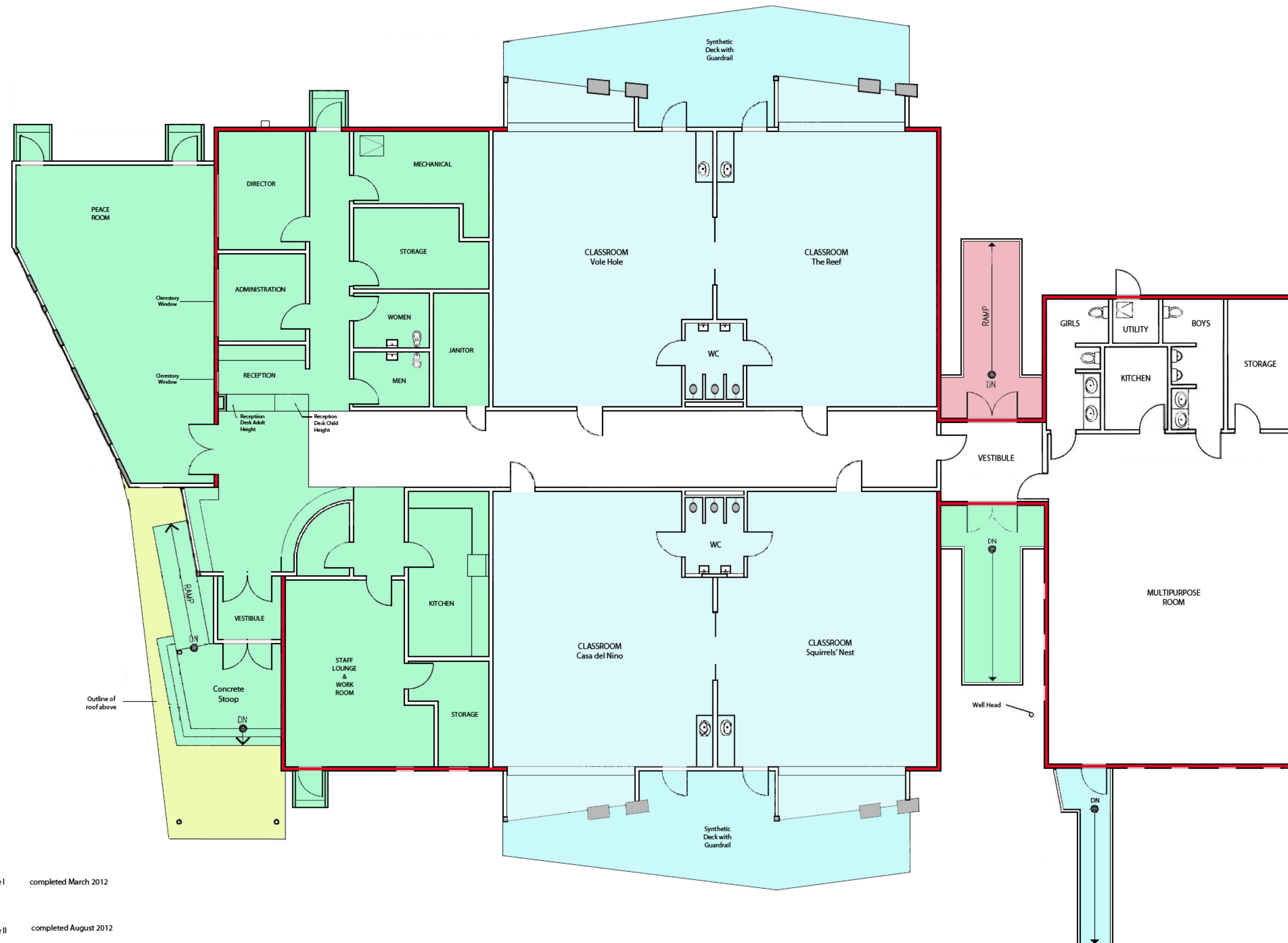


### Phase III Budget Detail

|  |             |  |             |
|--|-------------|--|-------------|
| Teacher parking lot on east side of property   |             |  |             |
| RAP  | \$22,250.00 |  |             |
| Pavement                                       | \$20,500.00 |  |             |
| D-1  | \$13,250.00 |  |             |
| Headbolts                                      | \$5,000.00  |  | \$61,000.00 |
| Customer parking lot on south side of property |             |  |             |
| RAP  | \$22,250.00 |  |             |
| Pavement                                       | \$20,500.00 |  |             |
| D-1  | \$13,250.00 |  | \$56,000.00 |
| Additional playground space                    |             |  |             |
| access ramp                                    | \$2,640.00  |  |             |
| top soil/grass                                 | \$5,000.00  |  |             |
| play equipment                                 | \$30,000.00 |  | \$37,640.00 |
| School garden                                  |             |  |             |
| soil/fencing                                   | \$10,000.00 |  | \$10,000.00 |
| Expanded staff break and storage space         |             |  |             |
| demo   | \$10,000.00 |  |             |
| interior walls                                 | \$2,292.00  |  |             |
| finish (drywall,paint etc)                     | \$5,000.00  |  |             |
| flooring                                       | \$3,000.00  |  |             |
| plumbing                                       | \$4,500.00  |  |             |
| electrical                                     | \$10,000.00 |  | \$34,792.00 |
| Expanded administrative space                  |             |  |             |
| demo   | \$10,000.00 |  |             |
| interior walls                                 | \$2,292.00  |  |             |
| flooring                                       | \$3,000.00  |  |             |
| finish (drywall,paint etc)                     | \$5,000.00  |  |             |
| electrical                                     | \$10,000.00 |  | \$30,292.00 |
| Peace Room                                     |             |  |             |
| exterior walls (inc insulation etc)            | \$11,400.00 |  |             |
| flooring                                       | \$1,920.00  |  |             |
| roof   | \$20,000.00 |  |             |
| electrical                                     | \$5,000.00  |  |             |
| finish (drywall,paint etc)                     | \$5,132.00  |  |             |
| siding   | \$10,000.00 |  |             |
| sidewalks                                      | \$13,650.00 |  |             |
| patio  | \$3,000.00  |  |             |
| doors/windows                                  | \$15,000.00 |  |             |
| ramp   | \$2,600.00  |  | \$87,702.00 |
| Communal room (called the Peace Room)          |             |  |             |
| exterior walls (inc insulation etc)            | \$30,451.00 |  |             |
| windows  | \$32,000.00 |  |             |
| finish (drywall,paint etc)                     | \$20,000.00 |  |             |
| siding   | \$34,270.00 |  |             |
| roof   | \$14,610.00 |  |             |

|  |                |              |
|--|----------------|--------------|
| heat                                   | \$18,500.00    |              |
| electrical                             | \$15,150.00    | \$164,981.00 |
| Sprinkler System                       |                |              |
| 6" water Line                          | \$22,500.00    |              |
| sprinklers                             | \$50,250.00    | \$72,750.00  |
| Landscaping along 30 <sup>th</sup> Ave |                |              |
| curb                                   | \$10,560.00    |              |
| top soil/grass                         | \$5,500.00     |              |
| Trees                                  | \$1,750.00     | \$17,810.00  |
| Permitting & Fees                      | \$14,000.00    |              |
| Temporary Site                         | \$19,200.00    |              |
| Superintendent                         | \$213,260.00   |              |
| contingency                            | \$163,328.00   |              |
| Contractor profit                      | \$156,747.00   |              |
| Overhead                               | \$104,498.00   |              |
| Architect/engineer                     | \$87,778.00    |              |
| Administrative costs (10%)             | \$133,178.00   |              |
|  | \$1,464,956.00 |              |

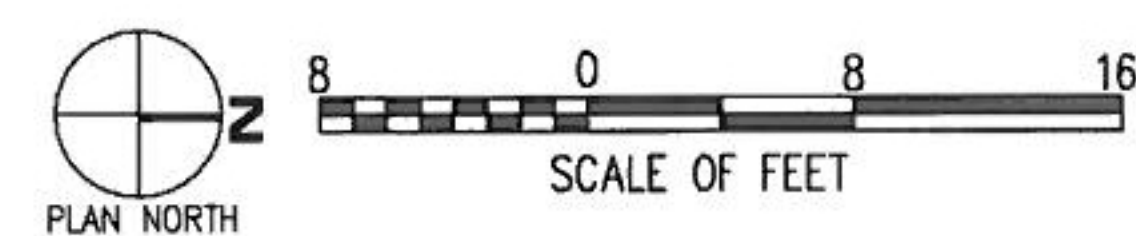
A 12 page detailed cost estimate from Brian Dietrich (Mile 329 Construction, Inc.) is available on request. The numbers above have been derived from the Dietrich estimate.



|             |           |                           |
|-------------|-----------|---------------------------|
| <div></div> | Phase I   | completed March 2012      |
| <div></div> | Phase II  | completed August 2012     |
| <div></div> | Phase III | Scheduled for summer 2015 |

## REMODELED FIRST FLOOR PLAN

1/8"=1'-0"





# NEW SITE PLAN

1"=20'

