

Agency: Commerce, Community and Economic Development**Grants to Municipalities (AS 37.05.315)****Grant Recipient: Yakutat****Federal Tax ID: 956456464****Project Title:****Project Type: Maintenance and Repairs**

Yakutat - ANB Hall Emergency Repair

State Funding Requested: \$75,000**House District: 5 / C**

Future Funding May Be Requested

Brief Project Description:

Demolish exterior walls, remove extensive rot, replace walls, electrical wiring and adjacent floors

Funding Plan:

Total Project Cost:	\$144,888
Funding Already Secured:	(\$0)
FY2012 State Funding Request:	<u>(\$75,000)</u>
Project Deficit:	\$69,888

*Funding Details:**Local donations were from individuals and businesses in Yakutat. Also from fund raisers by the local ANB camp***Detailed Project Description and Justification:**

The Alaska Native Brotherhood (ANB) Camp 13 is a long-standing organization of enormous importance to the community of Yakutat. Since its construction more than 80 years ago, the organization's ANB Hall has become the most popular and only gathering place in the community for cultural gatherings, funeral services, clan potlatches, town meetings, arts performances, and many other events for the 700 local residents. ANB, City and Borough of Yakutat and the community would like to see the Hall preserved and restored to its once like new condition; however, before that can take place, the west wall must undergo a critical repair in order to ensure the structural stability of the facility adjacent to the bathrooms which are extremely water damaged and will require additional repairs and improvements. The Community of Yakutat and the ANB camp 13 is requesting \$75,000.00 from the State of Alaska for this portion of the work and will request an additional \$75,000.00 the following year for completion of the work that was started on the south wall. This will allow ANB to move forward on its longer-term project to revitalize the Hall so that it can continue to serve as a home to community and cultural gatherings for many generations to come.

To assess the condition of the Hall, ANB Camp 13 hired EEIS Consulting engineers in 2002 to conduct a thorough investigation of the facility, including deficiencies and suggestions for improvements. The final report acknowledged that decades in a harsh environment have taken their toll on this aging structure. It noted extensive damage to the west wall by decay due to wind-driven rain and 70% of this area was addressed by the funding received in 2007....decay has now advanced up the wall into the sills and jambs of some of the windows. This south wall window area, fifty percent has been addressed by 2008 funding, decay has spread to large portions of the wall and we will address this area again in the 2010 funding cycle. Decay destroys the strength of the wooden studs to resist wind and gravity loads. The west and south wall are load-bearing walls fronting the weather and Monti Bay side of the building and both funding years in 2007 and 2008 have stabilized the walls, and in the future funding the decay will be removed and replaced with treated wood. The engineer's report recommended that ANB "remove and reconstruct the east and south wall of the building", it must be noted

**\$60,000
Approved**

that sixty percent of the work has been accomplished with the funding of the work in 2007 and 2008. The report also points out weaknesses of repairs and maintenance performed in earlier years, and makes recommendations for correcting future ongoing maintenance and utilize building science in the rebuilding the walls in order to avoid a recurrence of the building's structural deficiencies. Rebuilding the walls has helped to prevent continued rot and decay, and has ensure the stability of the Hall. The funding has allowed the community to continue using the facility without having to be concerned for safety. This project will enable ANB to move forward with plans to initiate more extensive remodeling of the facility, which will allow for expansion of services provided to the community, such as a senior lunch program that the community has long wanted.

ENSURING THE HALL'S STABILITY

Facility

The west wall section work is approximately 35 feet long. It includes the electrical meter that provides all the electrical power to the building and the main entrance, as well as the exterior wall and the removal of the decayed flooring for two restrooms and the exterior walls enclosing the rest rooms. The wall was already braced in the past funding cycle and with a temporary wall. The crew will demolish the existing wall, including studs, sheathing, vinyl siding, and sections of the decaying floor, and to remove the electrical connections, to include the power service panel. The new wall can then be constructed, sheathed, paneled with electrical connections replaced. The total process, from stabilization to completion of the replacement wall, is expected to take two months. The City and Borough of Yakutat will administer the grant.

Although the small town of Yakutat has limited local resources, community members have always maintained a "can do" attitude. ANB continues to receive small donations and discounts from local vendors, an engineering report (which has been completed), and materials. Donations and discounts total over \$9,959.00 to date, and ANB has internally paid \$20,000.00 for land required for parking and the installation of a fire suppressant system, bringing the match so far to 14% of the total project cost.

ENSURING THE HALL IS THERE FOR YAKUTAT

The most crucial outcome of the west and south wall repair was the stabilization of the largest and only community facility in Yakutat. This repair has ensured the safety of those who have come to see the ANB Hall as a traditional gathering place. Some smaller events and activities have been relocated to other facilities; however, the ANB Hall remains the most used building in the community. Repairing the east and south wall has allow events formerly held in this building to return to it, thus once again creating the ability to accommodate large numbers of people and events. Further work will remove the decay and establish the hall for the long term future for the community of Yakutat.

The Alaska Native Brotherhood Camp 13 and the City and Borough of Yakutat have tracked costs against progress throughout the repair project, in 2007 & 2008, ensuring that it stayed on course and within budget. The primary evaluation factors upon completion were:

- Is the west wall and south wall stable and secure? Work has ensured that 60% has been completed
- Was the project completed within the estimated timeframe and within the budget? Yes as laid out in the work plan.

THE LONG-TERM PLAN

The west and south wall repair is a one-time project, not requiring future funding. Looking at the longer term, completing these repairs will pave the way for a large-scale remodeling effort that will ensure increased energy efficiency, address accessibility issues, and expand the uses of the facility. One long-term goal is to transform the kitchen into a commercial kitchen, so that ANB can offer a senior lunch program. Additionally, the remodeled kitchen will make community-strengthening events such as potlucks and potlatches easier to offer at the facility.

PROJECT COSTS

Our total estimated cost for the west and south wall is \$150,000.00, which can be broken out as follows:

Item Est. Cost

Engineering report (ANB Paid) \$9,959
 Purchase of additional land (ANB Paid) 15,000
 Fire suppressant system (ANB Paid) 5,000
 Materials and shipping 46,300
 Labor and benefits 67,620
 Equipment 3,500
 Project administration 15,000
 Contingencies 12,468
 Total \$144,888

The ANB Camp 13 will finish the west wall of the Hall and the bathroom walls and flooring by removing all decaying wood and replacing. The majority of the south-wall was completed as necessary in the sequence of work, it is stable in this area, but will require additional wall and floor removal to completely remove decay and place new treated material. This emergency portion of the repair work will enable the ANB to stabilize the bathroom facilities prior to completing the south-wall in the summer of 2011. There will be, by necessity, another phase to demolish and replace the rotten floor joist under the remainder of the south wall. These 20 feet, of the south-wall, identified in the engineering report, will be addressed in the 2011 funding cycle.

Our request is for \$75,000.00 for funding year 2010. ANB will continue to maximize local resources whenever possible, taking advantage of discounts by vendors, and in-kind donations and volunteers.

Project Timeline:

Material order will be placed in May 2010. When material arrives in the later part of June, work will commence on the building and work will finish up in October. Spending will begin when materials are ordered in May 2010, wages will also start at the end of May and end at completion of work October 2010.

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

Alaska Native Brotherhood camp 13

Grant Recipient Contact Information:

Name: City and Borough of Yakutat
 Title: project manager
 Address: P.O. Box 160
 Yakutat, Alaska 99689
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Has this project been through a public review process at the local level and is it a community priority? Yes No



CITY & BOROUGH of YAKUTAT

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Between the months of September 2010 and January, 2011, Administrative and Public Works representatives from the City and Borough of Yakutat met often with officers of the Yakutat Alaska Native Brotherhood and Sisterhood to discuss the continuing renovation of the Yakutat ANB Hall. The following individual projects and associated cost estimates are s necessary to final completion.

Interior finishes include

Stage, backdrop, dressing rooms and attic

Lavor.....	\$20,000.00
Materials.....	15,000.00
Transportation.....	5,000.00
	<u>\$40,000.00</u>

Stairway to Beach for food burning Ceremonies

Labor.....	\$15,000.00
Materials.....	40,000.00
Transportation.....	10,000.00
	<u>\$65,000.00</u>

Rear Porch With Pitched Roof

Labor-----	\$30,000.00
Materials-----	50,000.00
Transportation.....	15,000.00
	<u>\$95,000.00</u>

Bayside wall completion

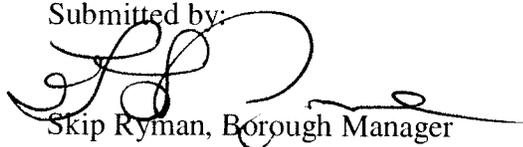
Labor.....	\$ 5000.00
Materials.....	2500.00
	<u>\$ 7500.00</u>

Signage and Cultural Identification Artwork

Professional services.....	<u>\$42500.00</u>
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Total.....**\$250,000.00**

Submitted by:



Skip Ryman, Borough Manager