

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Southeast Alaska State Fair Inc.****Federal Tax ID: 23-7078520****Project Title:****Project Type: Remodel, Reconstruction and Upgrades**

Southeast Alaska State Fair, Inc. - Harriett Hall Renovations Phase 2

State Funding Requested: \$122,000**House District: 5 / C**

One-Time Need

Brief Project Description:

The goal of the project is to complete the second of two phases of upgrades to Harriett Hall located at the Southeast Alaska State Fairgrounds in Haines, Alaska, so that the facility can be used as a year-round community center for hosting conferences, workshops and events. Phase two includes acquisition of meeting technology, fixtures, furnishings and equipment (FFE), and storage renovation.

Funding Plan:

Total Project Cost:	\$433,692
Funding Already Secured:	(\$311,692)
FY2012 State Funding Request:	(\$122,000)
Project Deficit:	\$0

*Funding Details:**\$175,000 received from the Haines Borough-June 2010**\$66,692 received from the Rasmuson Foundation-November 2010**\$40,000 in-kind services, materials and labor**\$30,000 from Southeast Alaska State Fair Inc.***Detailed Project Description and Justification:**

Project Description-The Southeast Alaska State Fair, Inc., a 501 (c)(3) non-profit, seeks a legislative appropriation to complete final upgrades to Harriett Hall, including acquisition of meeting technology, administrative support technology, and FFE, so the facility may be used as a year-round convention, meeting and event space accommodating up to 300 guests. No such facility currently exists in Haines. The ability to host conferences and events of this size will present significant opportunities for economic growth in the community.

The Southeast Alaska State Fair (hereafter SEASF) in 2010 undertook phase one of the project: Winterization and ADA upgrades to Harriett Hall as prioritized by the SEASF's Board of Directors in its 2009 business plan. Funding for the project's initial phase was provided by a \$175,000 grant from the Haines Borough, a \$66,692 grant from the Rasmuson Foundation, \$30,000 from SEASF general fund, and more than \$40,000 in in-kind donations from local architects and contractors. Phase one upgrades include installing commercial kitchen equipment, ADA upgrades to restroom facilities, new heating and mechanical systems, wiring upgrades, and addition of insulation, vapor barrier and sheetrock. Phase one is underway and estimated to be completed April 15, 2011.

The project's second and final phase is acquisition of meeting technology systems and conference and banqueting furnishings, fixtures and equipment (FFE), and renovation of secured storage. With completion of these final upgrades, Harriett Hall will be ready for rental by fall of 2011. The upgraded facility would meet community interest in diversifying the local economy by attracting more convention business, and would increase the SEASF's sustainability.

Local professional IT and sound system consultants developed the SEASF's technology specifications and an implementation plan for Harriett Hall. Once the final phase is completed, Harriett Hall will provide the community of Haines with a year-round, ADA accessible facility for conferences, banquets, workshops, and events for up to 300 people, the only facility in town with this capacity. Having large meeting space will allow Haines to compete with other communities in Southeast Alaska to attract conferences, providing a sizable economic boost to local businesses. This proposal consists of the following elements to complete the project:

Harriett Hall and Administrative IT and FFE \$76,412

Sound equipment: \$18,131

Storage Renovations: \$27,327

TOTAL COST for Phase 2-\$122,000

Project Justification:

Community interest in and support for a convention and meeting facility in Haines was confirmed in a 2003 McDowell Group study, commissioned by Haines Borough. The study identified conventions as an area for potential economic growth. Lack of a suitable facility was identified as the major obstacle to community's interest in attracting regional or statewide convention and meeting business.

By upgrading an existing structure in good condition, the community gains a meeting facility for a fraction the cost of new construction. The Haines Borough Assembly and Rasmuson Foundation recognized this value, and last year committed \$175,000 and \$66,692, respectively, to Harriett Hall phase one upgrades.

SEASF's Harriett Hall is has the largest square footage of any facility in Haines, and is currently underutilized. The SEASF's Board of Directors prioritized renovation of Harriett Hall to fulfill a need in Haines for a year-round, "community based facility" which is accessible and welcoming to all and available for a variety of events. Upgrades have been designed to minimize increased facilities costs; heat and hot water operates in zones, allowing offices and restrooms to be used and the rest of the facility shut down when not in use. A deferred maintenance fund in the SEASF budget will include funds for technology upgrades and repairs. Additional utility and staff costs incurred by increased usage will be offset by rental fees set in a facility management plan being developed by SEASF's Board of Directors.

Haines misses out on conference and event opportunities because of the absence of a year-round, ADA-accessible facility. This project will not only help SEASF continue to be a welcoming "place where community happens"; it will also be an economic boost to Haines. Increasing our capability to host conferences provides an opportunity to draw more visitors Haines: Visitors who will shop at local stores, eat in local restaurants and stay in local hotels to the benefit of local businesses and the economy. It will boost the local economy by attracting "off-season" visitors during the fall, winter and spring.

The project also will help SEASF become a more sustainable organization by allowing for events year-round, and by expanding the types of events the facility is suited to host. This proposal is directly in line with SEASF's mission statement: "SEASF is a community organization which strives to ensure active participation and support guaranteeing perpetuation and

growth by planning, budgeting, promoting and operating events which enhance the economic, cultural and creative well being of Haines and the region and encouraging year round use of the Fair facilities as a place where "community happens."

Southeast Alaska State Fair Inc. currently offers a variety of "community building activities" and events that contribute to the local economy. SEASF's major events are an annual four-day Fair, which attracts over 10,000 annually from all over the state and from all walks of life, and the Great Alaskan Craft Beer and Home Brew Festival, in its 19th year. SEASF works with the community to sponsor events including a free salmon BBQ and concert (which served over 700 in 2010), a fall celebration with our Annual meeting which includes a community BBQ (free to our volunteers) with family music and dancing, a holiday gathering, a Winter Carnival, two community fun runs, and a half marathon.

SEASF owns a 44-acre property, home to the community Little League Field, Raven Arena, McPherson Barn and a gravel pit, material from which is extracted and purchased by local contractors. The Fair fosters small businesses in Dalton City, a movie set from "White Fang" which was relocated to the Fairgrounds in the 1990s. Dalton City provides rental space to 16 small businesses, including the Haines Brewery, Klondike Saloon pizzeria, and numerous artists. The SEASF promotes locally grown produce by providing a Community Garden with 40 garden plots to rent, and a Strawberry Field developed in 2009 with a grant from Alaska Grown. SEASF hosts a community Farmers Market on Saturdays during the summer months under Payson's Pavilion. The grounds are also home to a disc golf course, a children's playground complete with a Big Toy and sand box (generously donated by the Haines Borough) and an outdoor ice skating rink during the winter.

Project Timeline:

Phase one renovations, which includes winterization and ADA upgrades, will be complete by April 15, 2011. Pending receipt of funds for Phase Two upgrades, FFE and technology will be ordered immediately. Installation of meeting technology will commence Aug. 1 following SEASF's annual four-day Fair, with completion within 30 days. The convention facility will be open for bookings September 1, 2011.

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

Southeast Alaska State Fair Inc.

Grant Recipient Contact Information:

Name: Kelly A. Hostetler
 Title: Executive Director
 Address: PO Box 385
 Haines, Alaska 99827
 Phone Number: (907)766-2476
 Email: fairdirector@aptalaska.net

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

For use by Co-chair Staff Only:

10:25 AM 5/27/2011

A Resolution of the Haines Borough Assembly reiterating its support for Southeast Alaska State Fair, Inc.'s project to upgrade Harriet Hall and supporting its request for legislative funding to complete phase two of the project.

WHEREAS, the Southeast Alaska State Fair, Inc. (SEASF), a 501(c)(3) nonprofit organization, has offered a variety of activities since its incorporation in 1969 including the Southeast Alaska State Fair, and activities and events are enjoyed by many all over southeast Alaska and are a large economic boost to the community of Haines; and

WHEREAS, on January 26, 2010, the borough assembly adopted Resolution 10-01-181 supporting SEASF's renovation of Harriet Hall to make it a year-round ADA-accessible facility to enable the community to host more events and conferences throughout the year; and

WHEREAS, the SEASF Board of Directors identified upgrades and winterization of Harriet Hall as a top priority; and

WHEREAS, this is a two-phased project:

1. Phase One - slated for completion April 15, 2011, includes installation of commercial kitchen equipment, ADA upgrades to restroom facilities, new heating and mechanical systems, wiring and lighting upgrades, and addition of insulation, vapor barrier and sheetrock to the existing Hall.
2. Phase Two - acquisition and installation of advanced meeting technology, conference and banqueting FFE (fixtures, furniture, and equipment), and construction of a storage area.

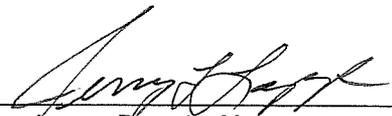
WHEREAS, funding for Phase One was provided by a \$175,000 grant from the Haines Borough, a \$66,692 grant from the Rasmuson Foundation, \$20,600 from the SEASF general fund, and more than \$40,000 in in-kind donations from local architects, contractors and community members; and

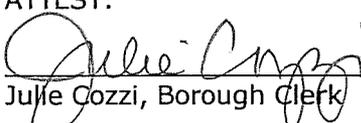
WHEREAS, SEASF seeks funding through the legislative CIP appropriation process for Phase Two and has requested the borough assembly's support of that request,

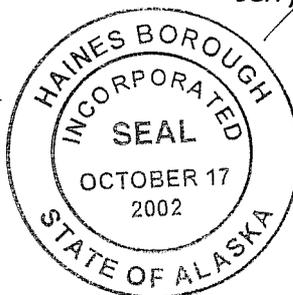
NOW, THEREFORE BE IT RESOLVED that the Haines Borough Assembly continues to support Southeast Alaska State Fair, Inc.'s project to upgrade Harriet Hall, and

BE IT FURTHER RESOLVED that the Haines Borough Assembly encourages the Alaska State Legislature to fully fund the second and final phase of the project to upgrade Harriet Hall.

Adopted by a duly-constituted quorum of the Haines Borough Assembly on this 11th day of January, 2011.


Jerry Lapp, Deputy Mayor

ATTEST:

Julie Cozzi, Borough Clerk





HAINES BOROUGH, ALASKA
P.O. BOX 1209 • HAINES, ALASKA 99827
Administration 907.766.2231 • (fax) 907.766.2716
Tourism 907.766.2234 • (fax) 907.766.3155
Police Dept. 907.766.2121 • (fax) 907.766.2128
Fire Dept. 907.766.2155 • (fax) 907.766.3373

January 20, 2010

Alaska Legislature and Gov. Sean Parnell

Re: Harriet Hall Phase II upgrades

Dear Legislators and Gov. Sean Parnell:

I am writing to express the Haines Borough's support for the Southeast Alaska State Fair, Inc. (SEASF) project to complete upgrades to Harriett Hall on the fairgrounds. Acquiring meeting technology, expanding storage, and purchasing fixtures, furnishings, and equipment (FFE) will make the facility ready for conventions and events.

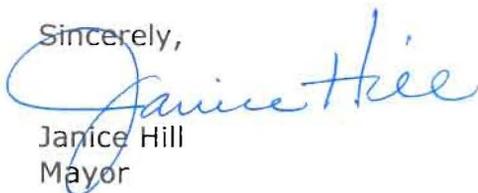
SEASF last year raised funds to winterize and provide ADA-compliant accessibility to Harriet Hall, the project's first phase. These renovations are underway and set for completion in April. The Haines Borough, Rasmuson Foundation, and SEASF contributed money to the project, which also had significant in-kind donations from local contractors and architects.

Completing the second and final phase of upgrades to the facility will be very good for the community because it will outfit this 7,000 square foot space with the amenities required for small conferences up to 250 people (a theatre-style chair arrangement would allow up to 500 seats for certain events) and community events.

Being able to host conferences such as the Alaska Municipal League Summer Legislative Meeting and Southeast Conference would certainly boost our local economy.

This is an exciting project for Haines, and I urge you to favorably consider the Fair's request for funding.

Sincerely,


Janice Hill
Mayor



Haines Chamber of Commerce

"Your Business is Our Business"

219 Main Street, #14
P.O. Box 1449
Haines, AK 99827

Phone: 907.766.2202
Fax: 907.766.2271
Email: chamber@haineschamber.org
Website: www.haineschamber.org

December 16, 2010

To Whom It May Concern:

The Haines Chamber of Commerce Board of Directors is writing in support of the Southeast Alaska State Fair (SEASF) Harriet Hall ADA upgrades and winterization project. Since its incorporation in 1969, the SEASF has expanded its role in the region and the community of Haines by offering a variety of activities including events such as the Spring Fling, the Great Alaskan Craft Beer and Home Brew Festival, a free Community Salmon BBQ and Concert, as well as providing rental spaces for 16 small businesses located in the Dalton City section of the SEASF fairgrounds.

In March of 2009 SEASF completed a business plan which identified ADA upgrades and winterization of Harriet Hall as a top priority. Phase 1 of this project is slated for completion in April 2011. Phase 2 includes acquisition and installation of advanced meeting technology, conference and banqueting furnishings, fixtures and equipment, and construction of a storage area.

Improving the infrastructure of Harriet Hall will increase the capability for SEASF to host more events, conferences and workshops throughout the year. This project will not only help the Southeast Alaska State Fair become more sustainable through year-round use, but it will also add to the sustainability of the Haines economy and help support Haines' small businesses.

The Haines Chamber of Commerce encourages the Alaska State Legislature to fully fund Phase 2 of the Harriet Hall ADA upgrades and winterization project.

Sincerely,

Karl Heinz, President
Haines Chamber of Commerce



January 23, 2011

To Whom It May Concern:

One of Southeast Alaska Independent Living's (SAIL) primary focuses is to advocate for accessible communities for senior citizens and people with disabilities living in Southeast Alaska. I am writing you today to urge you to support the Southeast Alaska State Fair's (SEASF) worthy proposal for phase II of Harriet Hall Renovations.

Currently there is not an ADA compliant facility for community use in Haines of this nature. The most common complaint that the SAIL office in Haines receives is regarding the lack of accessible public facilities. For example, in 2007 the Governor's Council on Disability and Special Education considered having its annual meeting/conference in Haines, but after looking closer, they determined it would not be possible due to the lack of accessible facilities. In the fall of 2010, the Governor's State Rehabilitation Committee held its quarterly meeting in Haines and they had to bring with them all of necessary meeting technology because it currently does not exist in Haines. SEASF's project directly addresses this discrepancy and if funded, will have a huge impact on the quality of life for ALL residents living in the Chilkat Valley and potentially any visitor to the area.

According to the State of Alaska Governor's Council on Disabilities and Special Education, "it is generally accepted that 1 in 7 people have some sort of disability according to the definition used in the American with Disabilities Act. Using these figures, roughly 350 people in the Chilkat Valley experience a disability. *Healthy People 2010*, a joint project of the US Department of Health and Human Services, Centers for Disease Control and Prevention and the US Department of Education, National Institute on Disability and Rehabilitation Research pronounced a national objective: "Reduce the proportion of people with disabilities who report not having access to technology needed to participate in home, school, play, work or community activities." SEASF's proposal will directly address this need in the Chilkat Valley specifically for the categories of play, work and community activities.

SEASF has already proven their ability to manage a capital project of this size by securing the funding from a variety of sources and an impressive amount of local in-kind support for the first phase of the renovation of Harriet Hall. The final phase of the project (phase II) includes meeting technology, equipment and banquet furnishings to ensure that the facility will be competitive with other conference and meeting sites in Southeast Alaska. A truly accessible facility is much more than a building without architectural barriers. Equally important is up-to-date technology that can be used to ensure equal access for all user groups. SAIL applauds SEASF efforts to seek funding for this important phase of the project and whole heartedly supports this project.

Thank you for your consideration.

Sierra Jimenez
Haines Program Director

IT For Harriett Hall

Laptop Dell Latitude		\$1,088
Wireless Internet Modem		\$50
LCD Projector		\$600
DVD, CD, MP3 player		\$100
Mechanical projection screen		\$650
Control panel (to operate projector, powerpoints, screen, etc.)		\$1,000
Telephone and video conferencing capability		\$700
Appropriate Software Package		\$150

IT For Staff Offices

1 Desk Top Computer Dell Optiplex 760		\$1,000
Appropriate Software		\$900
3 laptops (Dell Latitude E5400)	\$1,088	\$3,264
1 Multi Function Printer (Commercial)		\$4,000

Other:

Acoustic Tiles 24x36-2 inch thickness	\$42.95	\$3,436
Stage Lighting		\$3,200
White Board, Flip Chart Easel x 2	\$219	\$438
Phone chargers x 2	\$50	\$100

FFE:

Tables 40 30x96	\$120	\$4,800
Chairs 275 stackable chairs	\$28.98	\$7,969.50
Partitions for meetings 10 7x88	\$575	\$5,750
Partitions for exhibits		\$5,320
Podium w/sound	\$1,000	\$1,000
Study carols with plug ins 4	\$350	\$1,400
bleachers two- 3 rows x 21 long	\$1,350.51	\$2,701.02
Mobile bar unit		\$1,700
Place Settings for 300 plus bussing cart x 4		\$8,750.00
Linens -- Table clothes, napkins 12 to a case	\$120	\$600
Carpet runners		\$2,500
Centerpieces, decorative hangings		\$1,500
Green room refrigerator		\$500
Couches, soft chairs for Green room 2 couches/2 chairs/end table		\$2,300

Office furniture	3 office desks/3 office chairs	\$2,000
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\$69,467

10% Freight Charge		\$6,946
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Total FFE Expense Plus Freight		\$76,412.52
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Haines Fair sound system

Name	Description	Quantity	Unit Price	Totals
Speakers for big events	Mackie HD 1531	2	\$1,199.00	\$2,398.00
	Mackie HD 1801 (subs)	2	\$999.99	\$1,999.98
portable speakers for use as small PA or monitors with big PA	Mackie HD 1221	4	\$799.00	\$3,196.00
4 speaker stands	Onstage brand	2	\$89.99	\$179.98
4 DI boxes	Whirlwind EDB1 direct box	4	\$31.67	\$126.68
12 tall mic stands	Onstage brand	2	\$99.99	\$199.98
short mic stands	Hercules brand	4	\$35.35	\$141.40
instrument mics	shure sm57 4 pack	1	\$469.00	\$469.00
instrument mics (drums)	audix drum mic package (f series)	1	\$479.00	\$479.00
vocal mics	shure sm 58 6 pack	1	\$629.00	\$629.00
wireless mic	Shure SLX124/85/SM58 Handheld/Lavalier	1	\$889.00	\$889.00
lecturn mic	CAD Professional Mics GN15VP	1	\$199.00	\$199.00
lecturn mic shock mount	CAD lecturn shock mount	1	\$100.00	\$100.00
Lecturn	K and M portable lecturn	1	\$1,577.99	\$1,577.99
mic cables 20 foot for mics	pro co economy	20	\$9.27	\$185.40
mic cables 50 foot for sound system	pro co economy	6	\$22.70	\$136.20
100 foot snake on reel	EWI brand	1	\$685.00	\$685.00
Eqs for mains	DBX 1231	1	\$359.95	\$359.95
Eqs for monitors	DBX 231 EQ	2	\$199.95	\$399.90
Drive rack for PA	DBX drive rack PX	1	\$399.99	\$399.99
Rack for Eqs	SKB roto rack 8 space	1	\$174.99	\$174.99
Mixer board for small events	allen heath PA 12 mixer	1	\$699.99	\$699.99
Case for mixer	Gator brand mixer bag	1	\$89.99	\$89.99
Mixer board for large events	allen heath gl 2400 24 channel mixer	1	\$1,785.04	\$1,785.04
Case for large mixer		1	\$429.99	\$429.99
Misc cableing	misc cableing for Eqs etc	1	\$200.00	\$200.00
				\$18,131.45

Name	Description	Quantity	Unit Price	Totals



Proposal

NORTHERN CONSTRUCTION INC.
 P.O. BOX 489
 HAINES, ALASKA 99827
 Phone: (907) 766-2899



PROPOSAL SUBMITTED TO Southeast Alaska State Fair, Inc.		PHONE 907-766-2478	DATE Nov. 23, 2010
STREET PO Box 385		JOB NAME Storage Building for Harriett Hall	
CITY, STATE AND ZIP CODE Haines, AK 99827		JOB LOCATION Fair Grounds Haines, AK	
ARCHITECT	DATE OF PLANS	JOB PHONE	

Project:: Storage Building

Proposal includes:

- Labor
- Material
- Electrical
- Excavation and dirt work

Proposed price: \$27,327.00

We **Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:
 Twenty Seven Thousand Three Hundred Twenty Seven Dollars (\$ 27,327.00).

Payment to be made as follows:

Interest at the rate of 1 1/2% per month will be applied to all charges past due 30 days or not paid according to terms of agreement

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.	Authorized Signature <u><i>[Signature]</i></u> Note: This proposal may be Withdrawn by us if not accepted within _____ days.
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Acceptance of Proposal —The above prices, specifications and Conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	Signature _____ Signature _____
Date of Acceptance: _____	

An aerial photograph of a large, rectangular property. The property is outlined with a thin white line. Inside the property, there are several buildings, some with flat roofs and others with gabled roofs. A large, irregularly shaped area in the center of the property is filled with diagonal hatching, indicating a proposed road. The surrounding area is mostly dark, suggesting dense vegetation or trees. The text "South East Alaska State Fairgrounds Property" is overlaid in white at the top of the image. The text "Planning Commission Proposed Road" is overlaid in white at the bottom left of the image, with a small hatched area next to it.

South East Alaska State Fairgrounds Property

Planning Commission Proposed Road



"Where Community Happens"