

Agency: Department of Natural Resources**Project Title:****Project Type:** Maintenance and Repairs

Juneau Historic Sites Renovation and Habitability

State Funding Requested: \$250,000**House District:** Juneau Areawide (3-4)

Future Funding May Be Requested

Brief Project Description:

The House of Wickersham and Gruening Cabin are State Historic Sites currently occupied by caretakers and in need of significant repair and upgrades.

Funding Plan:

Total Project Cost:	\$790,000
Funding Already Secured:	(\$250,000)
FY2012 State Funding Request:	(\$250,000)
Project Deficit:	\$290,000

*Funding Details:**FY 11: \$250.0 for House of Wickersham***Detailed Project Description and Justification:**

The House of Wickersham State Historic Site needs further repair to make it habitable. The design work funded in FY 11 is nearly complete, and discussions with the state's historic preservation office are ongoing. An additional \$50.0-\$100.0 is expected.

The Gruening Cabin is a historic structure on a saltchuck near Amalga Harbor. Territorial Governor Ernest Gruening wrote much of the manifesto for statehood called "The State of Alaska" in 1953 at this site. Governor and then Senator Gruening and his family entertained national and foreign leaders at the cabin, including Adlai Stevenson, Earl Warren, numerous U.S. Senators, and others.

The Gruening Cabin is severely degraded. The structure needs significant improvements to preserve it for future generations.

The FY 11 budget is attached.

Project Timeline:

Design and highest priority work in FY 12 and 13.

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

Department of Natural Resources

Grant Recipient Contact Information:

Name:	Mike Eberhardt
Title:	Southeast Area Superintendent
Address:	400 Willoughby Avenue, Fourth Floor Juneau, Alaska 99801
Phone Number:	465-2481
Email:	mike.eberhardt@alaska.gov

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

<i>For use by Co-chair Staff Only:</i>
10:27 AM 5/27/2011

Department of Natural Resources
Division of Parks and Outdoor Recreation
House of Wickersham and Gruening Cabin
Estimated Repair and Restoration Project Costs
Date prepared: 3/24/2010

Contact information:

James King, Division Director - 269-8701

Michael Eberhardt, Southeast Region Superintendent - 465-2481

House of Wickersham - \$213,000

To maintain a museum/historical site, the first floor walls, plumbing, and electrical need replacing. This includes insulating the walls and refinishing them with drywall. Work to be done and approximate costs:

- Fix/restore 1st floor walls and ceiling - \$13,300
 - Replace/ upgrade 1st floor electrical, plumbing and insulation while walls open – \$47,500
 - Restoration of main entrance and building access - \$9,200
 - Roof inspection and Rain gutter repair - \$4,500
 - Restore/repair 1st floor windows and doors - \$16,000
 - Improve handicap access and restroom facilities - \$10,200
 - Paint/repair exterior siding - \$27,000
 - Restore 1st floor entrance to original design up and through 2nd floor - \$7,300
 - Fix 1st floor flooring - \$8,000
 - Landscape exterior/ parking/ access - \$15,500
- Total first floor: \$158,500**

The second floor needs some finishing work (walls, doors, windows, and floor) as well as finalizing some plumbing. Work to be done and approximate costs:

- Refinish floors \$6,500
 - Finish trim and paint interior walls, doors \$12,000
 - Finish plumbing \$8,500
 - Window repairs \$27,500
- Total second floor: \$54,500**

Gruening Cabin - \$490,000

The first step will be an historic structures report to determine the era to which to restore the cabin. Approximate cost of the report: **\$15,000**

Once the report is completed, a cost estimate for plumbing, electrical and heating repairs and restoration will be prepared.

To keep the building from deteriorating further, and to fix things that we know will not change based on the report, we expect to perform the following with at these estimated costs:

- Fix foundation (cement posts on pads) - \$95,000
- Fix chimney and new metal roof and gutter system - \$80,000
- Upgrade water/septic system (grey water and external single CXT) - \$75,000
- Replace existing heating system (wood/electric) - \$20,000
- Weatherize structure - \$65,000
- Replace windows - \$55,000

Total repairs and upgrades: \$390,000

Preliminary estimate of costs for further restoration (depending on the structure report):

- Remodel interior to correct time period - \$45,000
- Put plumbing system to period - \$25,000
- Electrical and heating to period - \$15,000

Total restoration: \$85,000