

**Agency: Commerce, Community and Economic Development****Grants to Municipalities (AS 37.05.315)****Grant Recipient: Fairbanks****Federal Tax ID: 92-6000140****Project Title:****Project Type: Remodel, Reconstruction and Upgrades**

## Fairbanks - City Hall Window Upgrade

**State Funding Requested: \$475,000****House District: Fairbanks Areawide (7-11)**

One-Time Need

**Brief Project Description:**

City Hall is a historic building and is being restored as time and funding permit. The original exterior windows are double hung single-pane units and are highly energy inefficient. This project proposes to replace 57 windows with more energy efficient units.

**Funding Plan:**

Total Project Cost:	\$475,000
Funding Already Secured:	(\$0)
FY2013 State Funding Request:	<u>(\$475,000)</u>
Project Deficit:	\$0

*Funding Details:*

None.

**Detailed Project Description and Justification:**

City Hall, (formally known as the Main School), was constructed in phases between 1934 and 1948, and placed on the National Register of Historic Places in 1990. Currently, the City is restoring the interior of this historic building as time and funding permit. The original exterior windows were double hung single-pane units, which are highly inefficient. The City in 2001 replaced 80 of the windows with energy efficient, thermo-pane units. The remaining 57 windows are suffering from air leakage and rotting wood frames. Cost is significant due to large window sizes at 9-foot tall, and 2nd - 3rd story work. Modern, energy efficient windows will reduce taxpayer expense over time, and extend the life of City Hall. Please see the attached pictures of the existing windows and comparison photos of those that have been replaced to date.

The project is necessary to preserve and improve the building. Specifically, the vintage double-hung wood casement windows have deteriorated to the extent that the wood is rotting, the glazing is loose and the open/close mechanisms have worn out. The windows can no longer be painted or repaired. There appears to have been little if any maintenance of the windows over the last sixty to seventy years. Replacement of these windows is past due and necessary at this time.

The public will experience direct benefit from the project. City Hall is the seat of government and is frequented by thousands of visitors, community members and taxpayers each year, all of whom are given the opportunity to experience the Art Deco style of this historic building. Many simply come to reminisce about their school days. The large, dramatic windows are a key aesthetic feature, and are a very visible signal to the community that the City is committed to preserving this building as centerpiece of Fairbanks History. Additionally, two non-profit youth organizations are housed in City Hall, the Boys and Girls Club of Alaska, and the Fairbanks Youth Court.

City efforts to preserve and revitalize City Hall/Main School have been met with great public approval since resurrection of the building from time of abandonment over fifteen years ago when the School District returned the building to the City when it was no longer needed as a school.

Please see the attached Letters of Support from Boys & Girls Club Board Chair, John Brown, and Boys & Girls Club Director, Heather Zrucky, and very revealing photos showing the current problem we face.

#### Project Scope

- 1.The renovation work on Historic City Hall/Main School building continues by replacing deteriorated windows.
- 2.The facility features 137 total exterior windows. To date, 80 windows have been replaced. Windows range in size from 4"-9" W x 6'-10" H up to 6'-0" W x 8'-0" H, with the latter representing the majority size of the total.
- 3.The proposed project will replace all remaining windows.
- 4.Existing windows will be removed by crews working on man-lifts. These windows must be discarded due to the confirmed presence of lead paint.
- 5.Installation of new windows will be performed in accordance with City plans and specifications.
- 6.Unit Cost: Based on previous known costs adjusted for inflation, we anticipate an average cost per window unit of \$7,500. Tempered glass, where required, will add to this average cost.
- 7.Professional Costs: Bid document preparation, publication and Project Management will be performed in-house by City Engineering Department professionals, at no cost to the project.
- 8.End Product: New windows will be very similar to the historic windows in appearance and function. The windows are a highly visible component of the City's ongoing restoration of this historic facility, enhancing and preserving the building exterior. The threat of toxic lead paint will be removed from public and public employee contact. Finally, the improved thermal design of the new windows will increase energy efficiency over the existing windows by 400%.

#### Project Management Team

The Project Manager is Michael J. Schmetzer, P.E. He reports to the Mayor and as needed the Chief of Staff. Michael's experience comprises 24 years (including 19 years of private-sector consulting engineer) providing engineering design, master planning, regulatory compliance permitting, project and program management, and construction administration. Since 2006 Michael has served as the City Engineer & Director of Public Works for the City of Fairbanks, responsible for the management of the Engineering and Public Works Departments comprised of 45 employees, including design engineers, land surveyors, computer-aided drafting technicians, environmental compliance manager, property manager, equipment operators, laborers, carpenters, Teamsters, mechanics, and plumbers/pipefitters; responsible for managing annual operating budgets of \$8 million; directing the in-house engineering design and construction management of over \$50 million in programmed transportation improvement projects; management of approximately \$2 million annually in construction contracts for new facilities and upgrades to existing facilities; and directing operation and maintenance efforts for City streets comprising 340 lane miles of road and 280,000 square feet of public facilities.

Patrick Smith, Development Manager. Mr. Smith is a 21 year employee of the City Engineering Department with extensive experience in preparing construction documents and specifications. Project experience includes minor renovation to complete new facility construction, including the Downtown Parking Garage, the new Fire Station Headquarters and the recently completed Morris Thompson Cultural and Visitors Center.

Historical Significance and Current Use:

On December 4, 1932, Fairbanks' only school, a wooden structure, burned to the ground, leaving 340 school age children without a place to attend school. Two weeks after the fire, temporary classrooms were established at the Moose Hall, the American Legion Hall, and Eagles Hall. At times, when more space was necessary, school was also held at the Masonic Temple and the Presbyterian Church. This "temporary" arrangement lasted for 15 months, although discussions and proposals for a new school began immediately after the fire.

Many in the community felt there was a need for a larger school and that building a fire-resistant structure was important. Joseph Boyer and Walter Kuban proposed the development of a three-story, reinforced concrete school, with an estimated cost of \$127,000. Their proposed building would have accommodated 400-500 students.

The City Council approved a \$100,000 bond proposal for the construction of the school; however, on March 13, 1933, the bond proposal failed when it was taken before the voters. The City Council proposed a second bond in the amount of \$98,000; the voters passed it on April 15, 1933. This \$98,000, added to the \$50,000 insurance money on the first school, put the financing of a new school in place.

In May, 1933, William McDonald Construction Company of St. Louis, with the low bid of \$117,836, won the building contract for the new school. The company began construction of the new building on the site of the original school. An Art Deco style was chosen, following the design of the recently completed Federal Building in Fairbanks.

The original Main School building had 33 rooms, a large basement, and a 4,000 square foot gymnasium -the largest gym in the state! In 1934, it was the most modern school facility in the Territory of Alaska.

Main School was opened on January 22, 1934, with 16 teachers and 318 students. By 1939, the school was overflowing, and the City added a 12,350 square foot wing on the building's south side. Then, in 1948, after expanding the boundaries of the School District, Main School found itself again cramped for space. A new wing was added onto the north side of the building. With the south and north additions to the original school, the floor plan became very irregular -- so much so that the building became maze- like. The local police even used the building for tactical exercises because of its perplexing side hallways.

As the Fairbanks student population began to grow, new schools were built. Students were distributed among the newer schools, and by 1955 Main School became Main Elementary School, housing kindergartners through eighth graders. Then in 1959, the kindergarten through six grades moved out, and Main Elementary became known as Main Junior High School.

During the height of the economic boom caused by the construction of the Trans-Alaska Pipeline, many new schools were built due to the influx of students into the community and the free-flow of dollars. As a result, in 1976 Main School closed its doors as a public school and became the home of the administration offices of the Fairbanks North Star Borough School District. It also housed the Fairbanks Correspondence School in the north wing, and then the Fairbanks Alternative High School in the fall of 1977 until 1989.

On September 27, 1990, Main School was added to the National Register of Historic Places. Although federal tax credits became available to renovate the old school after it was added to the historic places register, it was by that time too little, too late. In 1992 it was on the list of the Alaska Association for Historic Preservation's "Ten Most Endangered Historic Properties."

In 1993, the School District Offices moved out of the building. Main School was boarded up and the heat turned off, which

was an unfortunate event that resulted in significant water and frost damage. Then, in December 1994, several City offices moved into the building. Basic renovation was done in some rooms and hallways, by City employees on their own time, and Main School began the transformation into City Hall.

On September 9, 1995, a reception honoring the dedication of the Charles W. Fairbanks Sculpture and the Rededication of Historic Main School as Fairbanks City Hall was held. On January 8, 1996, the Mayor and City Council proudly held their first meeting in the newly completed Council Chambers.

City Hall now houses the City Mayor's Office, the City Clerk's Office, the City Attorney's Office, the Building Department, the Engineering Department, the Finance Department, the Personnel Department, and City Council Chambers. The Boys and Girls Club occupies part of the building. Fairbanks Youth Court moved into one of the empty offices in April of 1997. Fairbanks Amateur Boxing Club set up residence in July of 1998. Recent user additions include the Fairbanks Metropolitan Area Transportation Systems and the U.S. Census Bureau.

### Project Timeline:

Start to completion: 2012 to 2013.

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

City of Fairbanks

### Grant Recipient Contact Information:

Name: Michael Schmetzer, P.E.  
 Title: Public Works Director/City Engineer  
 Address: 800 Cushman Street  
 Fairbanks, Alaska 99701  
 Phone Number: (907)459-6759  
 Email: mjschmetzer@ci.fairbanks.ak.us

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



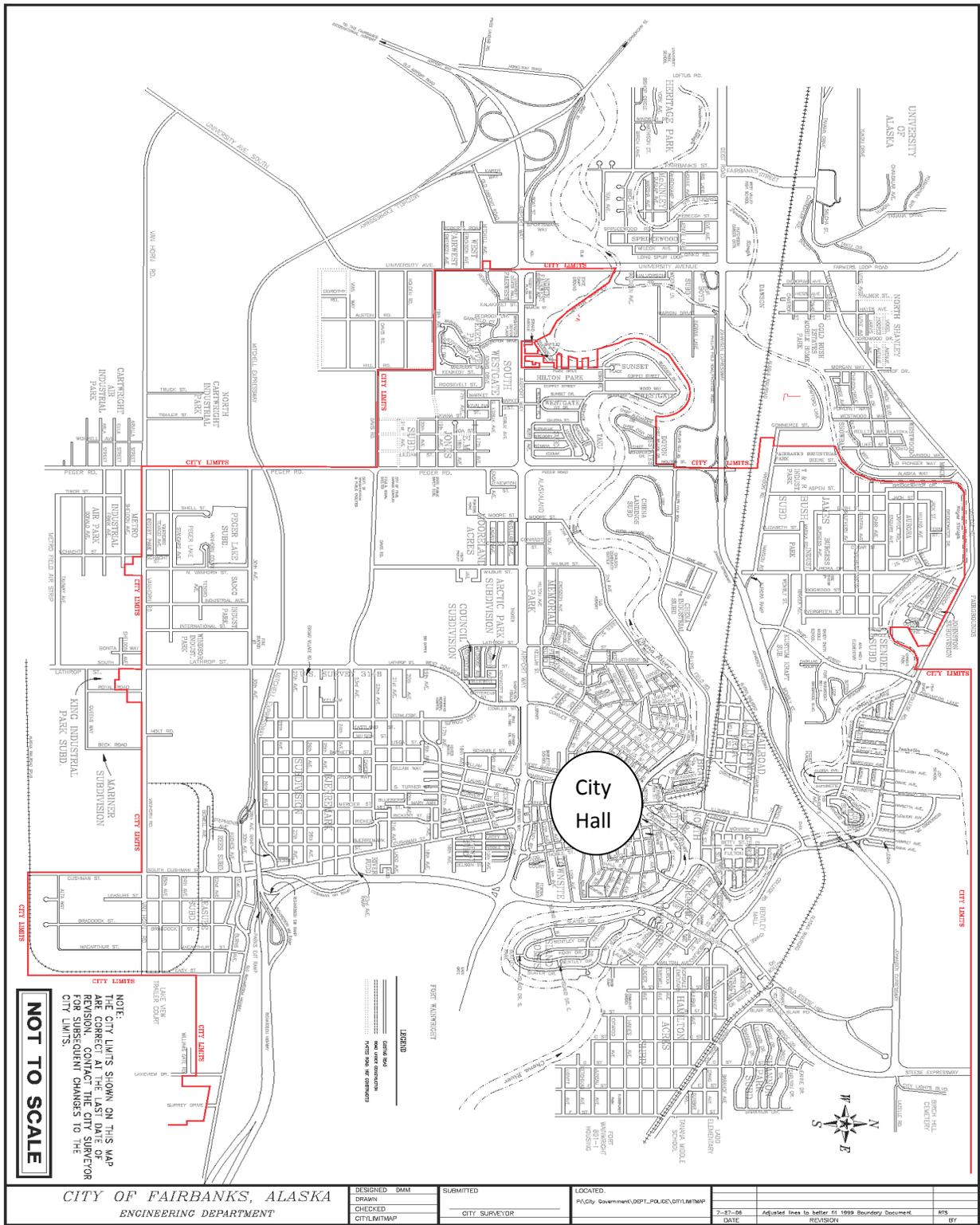
CITY HALL / MAIN SCHOOL: WEST ELEVATION. Photo taken from rear parking lot facing North East



EXAMPLE PHOTO, EXISTING DETERIORATED WINDOW.



EXAMPLE PHOTO, NEW REPLACEMENT WINDOW



Vicinity Map, City Hall / Main School

January 5, 2012

Interior Delegation  
Alaska State Legislature  
1292 Sadler Way, Suite 308  
Fairbanks, AK 99701

Re: City of Fairbanks Legislative Requests FY 2012-2013

Dear Legislators,

On behalf of the Boys & Girls Club of the Tanana Valley Advisory Board, I would like to convey the Board's strong support for the City of Fairbanks' request for funds necessary to replace the windows in City Hall.

The City generously leases the west section of their building to Boys & Girls Club for next to nothing each year. Without this arrangement, Boys & Girls Club would be unable to operate and the more than four hundred kids served by the Club would be left without a safe place to learn and grow. The windows in this building, including the ones in the section the Club uses, are very old, have no insulation, and can be unsafe. Replacing them will greatly save money on energy and provide our employees and children egress from our portion of the building should a fire or other emergency arise. Please lend your support to this worthy request.

Sincerely,



John Brown  
Boys & Girls Club of the Tanana Valley  
Advisory Board Chair



**BOYS & GIRLS CLUB**  
OF THE TANANA VALLEY

**Administrative Offices**

Physical: 800 Cushman  
Mailing: PO Box 74143  
Fairbanks, AK 99707  
Tel (907) 457-1163  
Fax (907) 457-5224

**Clubhouse**

**Old Main Boys & Girls Club**  
800 Cushman St, Fairbanks  
Tel: (907) 457-5223

**Advisory Board**

John Brown, Chair  
Jason Battiest  
Clarence Bolden  
Kristina Brophy  
Joe Campbell  
Michael Campell  
Michelle Gibson  
Brandy Ostanik  
Jennifer Sandberg

January 5, 2012

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1292 Sadler Way, Suite 308  
Fairbanks, AK 99701

Re: City of Fairbanks Legislative Requests FY 2012-2013

Dear Legislators,

On behalf of the employees that work at the Boys & Girls Club of the Tanana Valley, as well as the hundreds of children and teenagers who depend on our organization as a place to learn, be safe and connect with positive adults, I would like to express my profound support for the Legislative Requests from the City of Fairbanks, specifically for funds to replace the City Hall building's windows.

The Boys & Girls Club of the Tanana Valley occupies the west end of the building. We provide extremely beneficial programs and activities for kids all across the community from six years old to eighteen years old. Thanks to the generosity of the City of Fairbanks, we are able to provide these programs each year to more than four hundred children and teenagers, paying nearly nothing for the outstanding space annually.

Unfortunately, the windows on our side of the building are extremely old, are single-pane and very inefficient which causes our energy bill to be higher than it could be if we were to have more efficient windows installed. The windows on our side of the building are so old and hard to open that it makes egress difficult in some areas of the building. The old, rotting windows on the second and third floors are also on our side of the building, though we do not actually occupy that area. However, many windows have been covered with wood and other window frames are rotting, making the appearance of our organization's front entry look slightly tacky.

I greatly support this request for funds to replace the inefficient windows in City Hall. Not only would tax payers' money be saved by lowering the cost of energy the City of Fairbanks pays, but it would also benefit us, a local non-profit organization, by lowering our cost of energy and making our facility a safer place for children to belong.

Sincerely,



Heather Zrucky  
Site Director  
Boys & Girls Club of the Tanana Valley  
(909) 457-1163



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