

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Juneau Youth Services****Federal Tax ID: 92-0038549****Project Title:****Project Type: New Construction and Land Acquisition**

# Juneau Youth Services - Cornerstone Emergency Shelter for Youth Construction

**State Funding Requested: \$2,000,000****House District: Juneau Areawide (3-4)**

Future Funding May Be Requested

**Brief Project Description:**

Juneau Youth Services is requesting funding to help construct a new youth emergency shelter to replace its 45+ year-old emergency shelter for youth. We are currently licensed to serve 14 youth in the shelter and four additional youth in two transitional living apartments within the facility.

**Funding Plan:**

Total Project Cost:	\$6,300,000
Funding Already Secured:	(\$0)
FY2013 State Funding Request:	<u>(\$2,000,000)</u>
Project Deficit:	\$4,300,000

*Funding Details:*

*This Legislative Appropriation is the first of a series of capital requests to private foundations, the state, and local government. We are currently in negotiations with the City and Borough of Juneau to acquire the property and current facility.*

**Detailed Project Description and Justification:**

Juneau Youth Services (JYS) has been providing behavioral health services to youth at the Cornerstone facility continuously since 1967. We are the only organization in Juneau providing emergency shelter services to youth.

The existing Cornerstone facility is in poor condition and needs to be replaced. From FY 06 through the present, we expended \$291,000 in renovations and repairs for the aging facility; this included an entire kitchen replacement consisting of counters, cabinets, fixtures, and flooring. In addition, recent engineering studies indicate that at least another \$600,000 in renovations would be necessary to keep the existing facility functioning at a minimally acceptable level. Some of the needed repairs that have been identified include:

- Replacement of the entire roof structure down to and including the rafters.
- Asbestos removal from the current roof structure.
- Replacement of the heating system including pumps, piping and boiler.
- Addressing insect infestation in the facility which has been a recurring problem.

Despite our efforts to renovate and repair the current facility, the Cornerstone building continues to deteriorate at a rapid rate. This deterioration threatens our ability to provide a safe, therapeutic environment for youth. Due to the poor and declining condition of the existing facility, the JYS Board of Directors has determined that is no longer feasible to renovate and repair the existing Cornerstone facility and that a replacement facility must be secured.

Two separate programs are provided in the current Cornerstone building:

- Cornerstone Emergency Shelter: Short-term emergency shelter for youth ages ten to 19. The facility is co-ed and provides services to youth in state custody, runaway and homeless youth, and youth in parental custody. The Cornerstone Shelter is licensed by the State of Alaska to serve up to 14 youth.
- Cornerstone Transitional Living Apartments: There are two transitional living apartments for youth ages 16-17; one of the apartments houses boys and the other apartment houses girls. The program is licensed by the State of Alaska to serve up to four youth.

If funded, the new Cornerstone facility will continue both the shelter and transitional living services, and have the ability to double the transitional living capacity to eight youth. The new facility will also incorporate a more energy-efficient design and materials.

In summary, it is no longer economically feasible to renovate and repair the aging Cornerstone facility with its current state of deterioration. A new facility is required to provide safe, therapeutic services to youth in need of emergency shelter and transitional living services in Juneau.

### Project Timeline:

Currently meeting with the City and Borough of Juneau about property acquisition.

Fundraising should be complete by the spring of 2014.

Design and bidding can be complete seven months after fundraising ends.

Construction should take roughly 18 months.

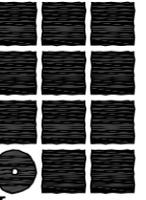
### Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Juneau Youth Services

### Grant Recipient Contact Information:

Name: Walter Majoros  
 Title: Executive Director  
 Address: 2075 Jordan Avenue  
 Juneau, Alaska 99801  
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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



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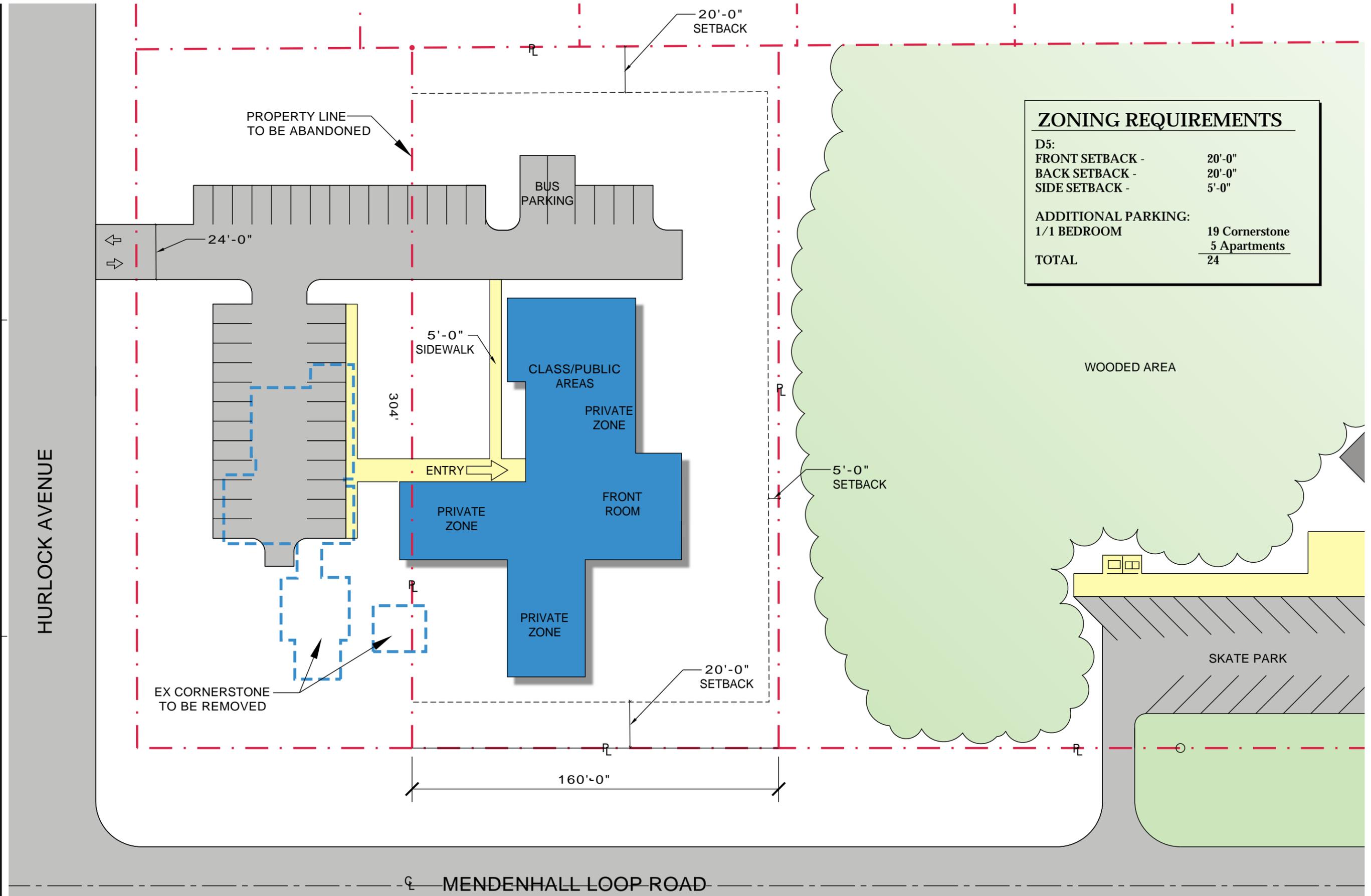
REVISIONS

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SHEET TITLE  
OVERALL  
SITE PLAN

DATE: NOVEMBER 2011  
FILE: 11074

**A1**



ZONING REQUIREMENTS	
D5:	
FRONT SETBACK -	20'-0"
BACK SETBACK -	20'-0"
SIDE SETBACK -	5'-0"
ADDITIONAL PARKING:	
1/1 BEDROOM	19 Cornerstone
	5 Apartments
TOTAL	24

HURLOCK AVENUE

MENDENHALL LOOP ROAD

1 **OVERALL SITE PLAN**

SCALE: 0' 10' 20' 40'

