

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Friends of Creamer's Field****Federal Tax ID: 92-0137107****Project Title:****Project Type: Maintenance and Repairs**

# Friends of Creamer's Field - Creamer's Field Barns Painting

**State Funding Requested: \$61,650****House District: Fairbanks Areawide (7-11)**

One-Time Need

**Brief Project Description:**

This project will be to clean, sand, and paint two barns at the historic Creamer's Field in Fairbanks.

**Funding Plan:**

Total Project Cost:	\$68,500
Funding Already Secured:	(\$6,850)
FY2013 State Funding Request:	<u>(\$61,650)</u>
Project Deficit:	\$0

*Funding Details:*

*Additional funding for the entire renovation project will be pursued through an FMS Capital Campaign that will launch on August 21, 2012 with a campaign goal of \$2 million, and a full project sustainability plan incorporating an additional \$3.6 million.*

**Detailed Project Description and Justification:**

Founded over 100 years ago, Creamer's Dairy has been an important part of the Fairbanks community for generations. It has been managed, in cooperation with the Alaska Department of Fish and Game, by the organization Friends of Creamer's Field (FCF)

FCF, in cooperation with the State of Alaska, is seeking authorization and endorsement to undertake a full historical preservation project inclusive of the 12-acre historical dairy site. This site is inclusive of the dairy barns, the creamery, the pole barn, a portion of the original farmhouse and the surrounding 12-acre exterior property. The current projected cost is \$5.8 million with a start date of summer 2012 and a completion date of August 2015. Except for the initial start-up project, all funding will come from sponsorships, donations, and foundation fundraising.

This project will include painting of the full exterior of two barns and the creamery. The funds will be used to clean, prep, sand and paint; and to identify any needs for exterior replacement of damaged boards to address current leaks. Additionally, funds will be used to prevent additional future leaks and/or other exterior issues, and to improve the overall value of the existing structures.

**Project Timeline:**

This funding will be used in the summer of 2012 to renovate the two barns.

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

Friends of Creamer's Field

**Grant Recipient Contact Information:**

Name: Katie Watkins  
Title: Executive Director, Friends of Creamer's Field  
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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

# 2012 Capital Improvement Project Grant Request

## Request Title

Friends of Creamer's Field 2012 Capital Improvement Project

## Requesting Organization

Friends of Creamer's Field (FCF)  
Tax Id # 92-0137107

## Project Title

Historical Structures Improvements (Dairy Barns and Creamery Buildings)

## Public Review/Approval Process

This undertaking has been reviewed and approved by the Board of Directors of the Friends of Creamers Field. Within the governing group the Historical Preservation Committee has served as an integral part of this process. This CIP Project is also designed within a collaborative partnership with the State of Alaska Department of Fish and Game - Interior Regional Office. Consultation for this request was also solicited from Design Alaska, Inc. Design Alaska has a long standing history with FCF and is considered a preeminent architectural and engineering firm.

The project was cited as a matter of record and public/agency interest as early as 1993 within the Master Interpretative Plan - State of Alaska.

## Historical Overview

In the center of a large grain field and within what are now the boundaries of a 2,000 acre wildlife refuge sits the Creamer's Dairy complex. This picturesque historical site is evidence of the Alaskan pioneering spirit and environmental stewardship objectives for future generations. As a state waterfowl refuge, the activity in the fields entertained approximately 80,000 visitors in 2010. The large white barns, a creamery, a farmhouse, and the historical grounds remind residents and visitors of a historical continuum that something came before present day Fairbanks and something will follow.

- 1900 The founding of a Fairbanks dairy by Belle and Charles Hinckley
- 1908 The Hinckley purchase of a 327 acre homestead known as Murray Meadows.
- 1928 The purchase of the dairy by the Creamer family and the founding of Creamer's dairy.
- 1934 Modernization of the dairy operation began.
- 1938 The construction of Barn 1
- 1950 The construction of Barn 2.
- 1964 Creamer's Dairy operational slow down begins.
- 1966 Creamer's Dairy operations cease.
- 1969 State of Alaska Creamer land purchase.
- 1970 246 acres designated as a state waterfowl/wildlife refuge.
- 1977 Designation of Creamer's Dairy as a National Historic Place (12-acre parcel)

Under the auspices of the Alaska Department of Fish and Game, and in full partnership with Friends of Creamer's Field, today Creamer's Dairy remains a historical monument.

It is the mission of the Friends of Creamer's Field (FCF) to inspire environmental stewardship and lifelong learning through experience, awareness and appreciation of the natural and historical resources of Creamer's Refuge.

It is the vision of Friends of Creamer's Field, in partnership with the Alaska Department of Fish and Game, to expand our quality education and interpretative programs utilizing the unique natural and historical resources of Creamer's Refuge, through increased support, involvement and capacity.

### **Strategic Project Development**

Friends currently operates within the framework of a Memorandum of Understanding with the Alaska Department of Fish and Game to facilitate education opportunities and strategic sustainability.

Friends of Creamer's Field was established in 1990 and is a 501c3 community-based nonprofit governed by a thirteen (13) member Board of Directors.

Friends and its associated education component offer a variety of structured programs and events throughout the course of each year at no cost to Refuge visitors or the general public.

Each year approximately 250 volunteers contribute over 3,000 hours of service.

In 2012, there were approximately 80,000 visits to the Refuge.

Friends is sustained through its almost 400 members, donations grants, sponsorships, gift shop sales, and gifts in-kind.

Community advocacy was a driving force behind the establishment of Creamer's Dairy as a wildlife refuge. (ADFG Interim Management Plan - 1993)

FCF has worked within a collaborative partnership with ADFG since 1990.

As early as 1992, FCF has worked with ADFG to facilitate the strategic plan and objectives of the Refuge Interpretative Master Plan (1993), the Refuge Interim Management Plan (1993), and the Refuge Facilities Plan (1994). As appreciation for the historical value and relevant use of the dairy barns is cited with these documents.

A full Condition Assessment in relation to site renovations of the dairy barns, pole barn and creamery was conducted by Design Alaska in 2011. This Assessment was revised in February 2012 for inclusion within the application. Both assessments were facilitated and secured by FCF.

In 2011, ADFG completed a refuge storage facility that will house materials, supplies and equipment previously stored in the dairy barns and creamery buildings. It is anticipated that the completion of this project will occur in the summer of 2012.

FCF, in cooperation with the State of Alaska, and specifically ADFG, is seeking authorization and endorsement to undertake a full historical preservation project inclusive of the 12-acre historical dairy site. This site is inclusive of the dairy barns, the creamery, the pole barn, a portion of the original farmhouse and the surrounding 12-acre exterior property. The current projected costs is \$5.8 million with a start date of summer 2012 and a completion date of August 2015.

### **Project Overview with Timelines**

Although the Friend of Creamer's Field Historical Preservation Project scope includes designated renovations throughout the 12-acre site, this application specifically targets the exterior of the creamery building and two (2) barns. The refurbishment of the primary structures exteriors (barns and creamery buildings) is of primary importance to the necessary maintenance of the structures, and an integral part of Phase I of our 3 phase plan. (See below for details of the complete project)

In an effort to ensure adequate planning with corresponding budgetary considerations, Design Alaska provided a full review of its historical recommendations. A cost consultation from RJE Custom Builders,

Inc. provided recommendations and projections related to this application. Following their full reviews of the site these consultations are reflective of the scope of need and cost projections. (See attachment dated February 12, 2012).

Due to the immediacy of the perceived need for structures refurbishment and in consideration of the increment weather of Interior Alaska, FCF has set August 13, 2012 as the project completion date for Phase I.

**Additional/Anticipated Request** (Additional State Funding Requirement)

At this time it is not anticipated that FCF will make an additional request to the State Legislature for funds to complete this project. Additional funds will be secured through foundation and corporate grants, sponsorships, donations and gifts in-kind.

FCF recognizes that while there are no examples of the State of Alaska entering into a partnership where a non-profit organization is seeking to renovate and revitalize a State owner historical property; there are numerous examples throughout the U.S. National Park Service of such partnerships. These models of public and legislative partnerships demonstrate strong and viable relationship of trust and public stewardship.

**Project Description and Objectives**

Painting of the full exterior of the barns (2 structures) and creamery. To clean, prep, sand and paint; and to identify any needs for exterior replacement of damaged boards to address current leaks, to prevent additional future leaks and/or other exterior issues, and to improve the overall value of the existing structures.

- Power spray structure exteriors
- Collection of all loose paint around base of structures
- Paint scraping and removal of any unnecessary loose paints
- Repair minor exterior structure damages
- Paint structures exteriors
- Caulk all exterior doors and windows
- Clean grounds of all project related debris
- Cart and haul all debris
- Provide manufacturer's warranty
- Secure Construction Permits as required

**Total    \$68,500.00**

**Project Funding**

The funding for this portion of the project is requested through the State of Alaska Capital Improvements Project Grant Request in the amount of \$62,750.00

<b>Project Costs</b>	<b>\$68,500.00</b>
<b>FCF 10% Match</b>	<b><u>\$ 6,850.00</u></b>
<b>Total CIP Request</b>	<b>\$62,750.00</b>

Additional funding for the entire renovation project will be pursued through an FMS Capital Campaign that will launch on August 21, 2012 with a campaign goal of \$2 million, and a full project sustainability plan incorporating an additional \$3.6 million.

**Additional State Funding Requirement**

No additional State funding will be requested.

## Detailed Project Description

**Phase I:** Phase I construction activities occur from March – September 2012. The primary rationale for this Phase relates to immediate need and feasibility of the successful completion of the project which includes:

- 1) Improve of the existing building (barns {2} and creamery) by way of exterior repairs, painting and refurbished landscaping.

**Phase II:** Phase II includes renovation of the creamery building and interior needs relevant to interior design and renovation with a construction period established for May 2012 – December 2013. This again coincides with appropriate weather and feasibility for the successful completion of the project prior to winter 2013.

- 1) Full interior design and renovation of the creamery building in compliance with the site's historical designation.
- 2) Modified creamery building to serve as a state-of-the-art education center and meeting venue available to address the program needs of FCF's educational component; serve as an educational classroom and meeting venue for ADFG and associated state programs, and serve as an educational venue for collaborative partners whose mission relates to the Statutory Purpose and management goals of the Refuge.
- 3) Redesign and refurbishment of the designated parking area.
- 4) Funding will include a 2012 – 2013 capital campaign, foundation grants, corporate partnerships, and individual donors.

**Phase III:** Phase III includes the renovation of the interior of the barn (2) buildings, the repair and exterior maintenance of the pole barn building (1), and landscaping. Phase III is scheduled to begin in May 2013. This phase includes:

- 1) Renovation and stabilization of the barn's interiors in compliance with the site's historical designation.
- 2) Roof replacement for the pole barn.
- 3) Revitalization of the exterior acreage with adequate landscaping and enhanced functionality for outdoor educational opportunities.

## Detailed Project Costs & Cost Estimates (see attachment)

<b>Phase I:</b>	Creamer's Field Barns/Creamery	Exterior Restoration	<b>\$62,750</b>
<b>Phase II:</b>	Creamer's Field Creamery	Adaptive Use Remodel	<b>\$2,331,877</b>
<b>Phase III:</b>	Creamer's Field Barns	Restoration and Repairs	<b>\$2,940,748</b>
<b>Site Work:</b>	Sidewalks & Landscaping	Square Foot Estimate	<b><u>\$85,120</u></b>
<b>Total Preliminary Construction:</b>			<b>\$5,420,495</b>
<b>Bidding/Admin</b>			<b><u>\$455,408</u></b>
<b>Creamer's Field Restoration/Remodel</b>		<b>Total Budget</b>	<b>\$5,875,903</b>

## **Community Profile**

Established in 1990, Friends of Creamer's Field is a 501c3 community non-profit that has been in partnership with the State of Alaska's Department of Fish and Game at Creamer's Refuge for twenty-two years. Through this partnership, the preservation, education and stewardship of Creamer's Waterfowl Refuge has remained a priority to the people of Interior Alaska. It has also become a destination venue for national and international visitors.

Creamer's Dairy was entered on the National Register of Historic places on July 13, 1977. Cited as worthy for preservation, this designation carries significance for local, state and national importance. Within the "Standards for Rehabilitation", and on behalf of the U.S. Secretary of the Interior, the Alaska Office of History and Archaeology monitors all historical renovation projects. They currently serve as a consulting partner of this historical preservation project.

The conservation and stabilization of the Creamer's Dairy structures has been cited as early as 1992 by the State of Alaska. Annually, thousands upon thousands of visitors come to the refuge to learn, explore, and relax in an environment unique to Interior Alaska and to the state. This includes but is not limited to training events, seminars, workshops, nature walks, classes, exploration, resource development, environmental advocacy, and research. FCF effectively collaborates with an array of local, state and national partners who share similar objectives of education and conservation.

In 2012, FCF remains a vital resource for the continued pursuit of the historical preservation of the structures within Creamer's Refuge. Unique to this pursuit is that collaboration that is offered at this time. The 12-acre historical property is owned and managed by the State of Alaska, while FCF seeks to secure funds to ensure the full preservation of the site on the State's behalf. Currently there is an immediate need to address exterior and structural issues associated with the property if it is to remain a viable resource.

## **Project Management and Administrative Oversight** (Contact Information)

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## **Attachments**

Design Plan (Rendition)  
CIP Project Budget (Consultant Projections)