

Juneau Historic Site House of Wickersham Renovation and FY2014 Request: \$200,000
Habitability Reference No: 49717

AP/AL: Appropriation **Project Type:** Parks / Recreation
Category: Development
Location: Juneau Areawide **House District:** Juneau Areawide (HD 31-32)
Impact House District: Juneau Areawide (HD 31-32) **Contact:** Jean Davis
Estimated Project Dates: 07/01/2013 - 06/30/2016 **Contact Phone:** (907)465- 422

Brief Summary and Statement of Need:

The Wickersham House is a popular visitor's destination and part of the Historical Juneau walking tour. Due to years of wear and tear, the facility has been in dire need of major repairs and renovation. Funding requested in FY2014 and planned for FY2015 will be used to complete the renovations needed on this historic property.

Funding:	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Gen Fund	\$200,000	\$317,000					\$517,000
Total:	\$200,000	\$317,000	\$0	\$0	\$0	\$0	\$517,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input checked="" type="checkbox"/> Phased - underway	<input type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill	

Operating & Maintenance Costs:

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	0	0
One-Time Startup:	0	
Totals:	0	0

Prior Funding History / Additional Information:

Sec1 Ch5 SLA2011 P92 L12 SB 46 \$250,000
 Sec4 Ch43 SLA2010 P13 L10 230 \$250,000

Project Description/Justification:

WHAT IS THE ISSUE OR PROBLEM TO BE SOLVED?

The current interior condition of the Wickersham House has been improved with past years capital funding but two final phases are required to make this house habitable. With remaining funding, the exterior painting will be finished, the storm windows on the 2nd and 3rd floors will be repaired, and the 1st floor trim and doors will be completed.

More work is needed to bring the house up to codes. This request will complete several items to further bring the Wickersham House into compliance with Americans with Disabilities Act (ADA) requirements, local building, electrical and fire codes. Performing these items of work will ultimately improve the experience of visitors to Alaska and Juneau but should also serve to save the State of Alaska annual energy costs and preserve our Alaskan heritage.

WHAT IS THE SCOPE OF WORK TO BE PERFORMED?

Items are listed in priority order.

FY2014 funding \$200,000:

- Finish lot landscaping
- Finish main stair and 2nd floor flooring
- Finish library insulation and vapor barrier
- Finish 2nd floor doors and trim
- Finish 2nd floor radiators
- Renovate cement stairs at main entrance

FY2015 funding \$317,000:

- Finish back stairwell to 2nd floor and basement
- Re-upholster some furniture
- Install security system
- Purchase and install reproduction furniture.

WHAT RESULTS WILL BE ACHIEVED AND/OR PRODUCTS PRODUCED?

With the completion of the work on the Wickersham House over the next two years, the Wickersham House will be completely renovated and ready for use.

WHY IS THIS PROJECT NEEDED NOW – WHAT IS THE IMPACT OF REMAINING STATUS QUO?

We are in the middle of completing a total remodel with major work occurring on the site. Without final phase funding, this project will be incomplete and unusable by visitors. It will also remain uninhabitable as living quarters.

Continued inaction will only serve to deteriorate the existing structure more while simultaneously costing the State of Alaska more in annual energy expenses and for continual emergency repairs.

WHAT ALTERNATIVES WERE CONSIDERED TO SOLVE THE ISSUE OR PROBLEM, AND WHY WERE THEY NOT SELECTED?

There are no other alternative for this project except to stop renovations and call the project incomplete.

WHAT ACCOMPLISHMENTS HAVE BEEN ACHIEVED WITH PRIOR YEAR FUNDING?

The current interior condition of the Wickersham House has been improved with past years funding but a final phase is required to make this house inhabitable. With prior appropriations we have accomplished 70% of the major renovations required to call this project complete, and will be able to finish the exterior painting, repair the storm windows on the 2nd and 3rd floors, and finish 1st floor doors and trim.

SPECIFIC SPENDING DETAIL:

<u>LINE ITEM</u>	<u>DOLLAR AMOUNT</u>	<u>DESCRIPTION</u>
Personal Services	\$ 40,000	Existing Parks Employee support
Travel	\$ 5,000	Travel from Anchorage to Juneau
Services	\$ 20,000	Contractors
Commodities	\$ 0	
Capital Outlay	\$ 135,000	Construction at Wickersham House
Grants	\$ 0	
PROJECT TOTAL	\$200,000	

Project Support:
Parks Advisory Board
Wickersham Society