

Agency: Commerce, Community and Economic Development

Grants to Named Recipients (AS 37.05.316)

Grant Recipient: Filipino Community, Inc.

Federal Tax ID: 92-0113973

Project Title:

Filipino Community, Inc. - Juneau Filipino Community Historic Building Renovations

State Funding Requested: \$ 150,000

House District: Juneau Areawide (3-4)

One-Time Need

Brief Project Description:

This project would provide critical retaining wall construction, foundation, roofing, and other essential repairs to a historic community building. This facility is a valuable community resource used by numerous non-profits, individuals, and community groups.

Funding Plan:

Total Cost of Project: \$300,000

	<u>Funding Secured</u>		<u>Other Pending Requests</u>		<u>Anticipated Future Need</u>	
	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>	<i>Amount</i>	<i>FY</i>
Local Funds	\$10,000	FY09				
Other					\$140,000	
Total	\$10,000				\$140,000	

Explanation of Other Funds:

Currently seeking funds from various grant sources. Community will be able to utilize State portion for most essential portions of project.

Detailed Project Description and Justification:

The Filipino Community, Inc. (FCI) building in downtown Juneau is in need of major repairs. Most importantly, they are experiencing floods of mud from the eroding hillside and deteriorating retaining wall behind the building. The foundation requires reinforcement, the roof is leaking, and the electrical system is overloaded. The FCI building is a historic structure that has been used as a gathering place by local and visiting Filipinos for many years. It is also extensively used by other local organizations and for private events. It was entered into the National Register of Historic Places in 1994.

Funding of this project would provide the ability to address the most time sensitive retaining wall, foundation, and roof repairs to this historic community building.

Project Timeline:

Phase 1 FY09 (most time sensitive repairs)

Phase 2 FY10-11

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

Filipino Community, Inc.

Grant Recipient Contact Information:

Contact Name: Jenny Gomez Strickler
Phone Number: 586-4116
Address: 251 South Franklin St., Juneau, 99801
Email:

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



FILIPINO COMMUNITY, INC.

251 South Franklin Street, Juneau, Alaska 99801 • (907) 586-4116

February 18, 2008

Representative Andrea Doll
Alaska House of Representatives
State Capitol, Room 426
Juneau, Alaska 99801-1182

Dear Representative Doll,

As you know, the Filipino Community, Inc. (FCI) building located at 251 South Franklin Street, Juneau, Alaska has been a gathering place for Filipinos in the community as well as for use by other local organizations and private events. The building was recognized and entered in to the National Register of Historical Places on June 17, 1994.

In recent years and as early as a few months ago, the building has shown signs of needing major repairs which the FCI is not able to support financially. A few years ago, the Hall experienced a flood from the eroding hillside in back of the building causing mud to flow in to the building. The retaining wall in back of the building is leaning towards the building structure; and the foundation under the original side of the building is in need of being reinforced. There are concerns about overheating of the supporting electrical panels; and very recently, heavy rains began to leak from the roof through the second floor and damages are now visible from the ground floor tearing away drywall and plaster. We are faced with numerous issues to upkeep a very old building.

To this end, we are seeking your help to obtain financial support from the State to help with these repairs. We fully understand that all of the work will require significant funding and we are prepared to tackle the priorities as best we can. Funding support of \$300,000.00 will help us to aggressively begin the much needed repairs; however, any amount of funding would be greatly appreciated.

We appreciate your support and thank you for your consideration.
(A hard copy of this letter will be delivered to your office as well.)

Sincerely,

Jenny Gomez Strickler
Public Relations Officer, on behalf of
President Dante Reyes and the
Board of Directors

Filipino Community, Inc.

PROPERTY/FACILITIES RENOVATION PROJECT

Purpose

Renovation of the Filipino Community, Inc. (FCI) Hall located at 251 South Franklin Street, Juneau is needed to sustain its use and operation. Routine maintenance alone can no longer adequately address the needs of the property to preserve it for future generations. The building is listed on the National Registry of Historical Places.

Problem

The most important issue is the eroding hillside in back of the building. The hillside has slipped over time and a previously installed sheet steel retaining wall is leaning toward the building structure. Action must be taken soon to correct the problem before the mountainside ultimately pushes the wall in to the building structure. As a part of correcting this problem, the FCI will also be able to address other needs of the organization that include reconfiguring the current facilities; correcting accumulated items needing repair, upgrading building systems within the existing building structure; and an expanded and better utilization of the FCI land.

Plan

To begin the project, services will need to be obtained from engineers, architects, contractors, electricians, and other professionals. Approaching the repair of the hillside from the rear and above in back of the building is an extreme challenge due to the steep terrain and limited access, which would also be dependant on permission from neighboring absentee property owners. There is also no identifiable area on the hillside to place excavated material as work proceeds. An identified alternative would be to temporarily remove the older (left) side of the existing building to access the hillside. One experienced contractor who has done very similar work many times has stated this alternative approach would be preferred. Excavation and stabilization of the hillside could then proceed, extending approximately 30 feet back or until the contractor can reach bedrock to secure a new retaining wall. (Note: The FCI owns the upside property to Gastineau Avenue.) This will allow for continued use of the undisturbed (younger) side of the building in the interim. To achieve this, wiring and the main electrical panels, restrooms and storage areas will be have to be relocated until the removed section of the building is restored.

Financial Considerations

The FCI will attempt to seek financial assistance from governmental sources and private grants to fund the renovation project. While no financial option will be ignored, the FCI will consider a private loan against its current assets as a last resort.

Considerations

It is important that facility usage continue to be available, albeit reduced in size, during the renovation process.

FILCOM FACILITY PROJECT LIST

Priority	Action	Area/Subject	Description	Comments	1st Cost Est.	2nd Cost Est.
1	Repair/Upgrade	Electrical	Electrical system panels overloaded	Need attention ASAP	34,000	
2	Repair/Upgrade	Fire Alarm	Broken fire alarm system	Need attention ASAP	10,000-15,000	
3	Repair/Upgrade	Drainage	Water overflow from drainage system in rear of building	On going work	5,000-10,000	
4	Repair/Upgrade	Heating	Repair/Upgrade heating system by adding monitor heater(s)		5,000-10,000	
5	Repair/Upgrade	Roof	Roofing leaks - needs tar and possibly repair?	Need attention ASAP	10,000-30,000	
6	Repair/Upgrade	Lights	Upgrade lighting system		10,000-15,000	
7	New	Security Cameras	Install surveillance cameras		5,000.00	
8	New	Water Sprinkler	Install water sprinkler system		15,000-20,000	
9	Evaluate	2nd Floor Noise	Evaluate 2nd floor trusses to eliminate floor noise and replace rug		5,000-10,000	
10	Repair/Upgrade	Retaining Wall/Land	Leaning retaining wall & clear back for possible building expansion	Need attention ASAP	500,000+	
11	Repair/Upgrade	Foundation	Rotten foundation beams on the 1st floor	Need attention ASAP	25,000.00	
12	Repair/Upgrade	Windows	Repair/Upgrade to energy saving windows		10,000-15,000	
13	Repair/Upgrade	Ventilation	Repair/Upgrade current ventilation system		10,000-15,000	
14	Repair/Upgrade	Back Stairway	Fix/improve the exit stairway at back of building		10,000-15,000	
15	Evaluate	Restrooms	Evaluate restrooms - update to current code and ADA access?		5,000.00	
16	New	Shower/Laundry	Add dressing room, shower, and laundry area		5,000-10,000	
17	Evaluate	Main Entrance	Change to automatic main entrance doors		2,500-5,000	
18	New	Elevator	Add elevator to upper floor(s)		30,000-50,000	
19	Evaluate	Storage Space	Evaluate the use of storage spaces		2,500.00	
20	New	Stage Door	Install doorway inside Hall from upstairs near sound system		5,000.00	
21	Evaluate	Kitchen Space	Evaluation of main kitchen area for efficient usage of space		2,500.00	
22	Evaluate	Space Usage	Evaluation of whole building space for multi-use activities		2,500.00	
23	Evaluate	Space Usage	Evaluate use of space on 1st and 2nd floors		2,500.00	
24	New	Garbage	Create Garbage Storage Area		2,500.00	
25	New	2nd Floor Ceiling	Higher ceiling on the 2nd floor		50,000-100,000	
26	New	Floor Space	Add more floor space to Filcom Building		unknown	