

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Tundra Women's Coalition****Federal Tax ID: 92-0068684****Project Title:**

Tundra Women's Coalition - New Facility Construction

State Funding Requested: \$ 1,500,000**House District: 38 - S**

One-Time Need

Brief Project Description:

Construct new 15,000 sq/ foot facility.

Funding Plan:**Total Cost of Project: \$9,817,000**

	<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>
Denali Commission	\$4,760,000	FY 2007	\$1,000,000	FY 2008		
Rasmuson Foundation	\$1,000,000	FY 2007				
Other	\$30,000	FY 2007	\$1,350,000	FY 2008	\$1,400,000	FY 2008
Total	\$5,790,000		\$2,350,000		\$1,400,000	

Explanation of Other Funds:

\$30.0 from the Bethel Community Services; \$1.35 m city applied for a CDBG and HAP-CDBG grant

\$1.4 m ICDBG in partnership with AVCP regional communities, Murdock Foundation, Kresge Foundation, AMHTA, USDA.

Detailed Project Description and Justification:

Construct 15,000 sq. foot facility. Select firm to complete full architectural package. Put completed design project out to bid. Finish clearing/grubbing and pad build-up. Drive piles. Framing starts. Shell completion. Interior completed with temporary entrance and temporary utilities. Moving/demolition of existing facility and permanent utilities/parking completed.

Tundra Women's Coalition (TWC) serves the YK Delta consisting of Bethel and over 56 surrounding villages. TWC is the only shelter and outreach program service provider in this region. Services continue to increase dramatically over the past 10 years in terms of shelter nights and with the addition of the children's advocacy center program, which saw 161 children in 2007. An example of the increase in FY01, TWC provided 2,000 shelter nights. In FY 07, TWC provided 5,007 shelter nights.

Project Timeline:

Start summer 2008 - building completion summer 2010.

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

Tundra Women's Coalition

Grant Recipient Contact Information:

Contact Name: Michelle DeWitt
Phone Number: (907) 543-3444
Address: PO Box 2029, Bethel, AK 99559
Email:

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

TUNDRA WOMEN'S COALITION
WORKING TOGETHER TOWARD A BRIGHTER FUTURE



92-0068684

Michelle DeWitt
Executive Director
January 14, 2008

Senator Lyman Hoffman
State Capitol
Room 518
Juneau, AK 99801-1182

Senator Hoffman:

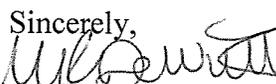
Thank you for meeting with me this fall regarding TWC's \$1.5 million capital budget request. As you know, this request was not included in the governor's budget. TWC has secured significant funding from the Denali Commission & Rasmuson Foundation; has requests out now for CDBG; has partnered with AVCP RHA in identifying tribes willing to apply for ICDBG funds and will apply to USDA and other sources in order to ensure that this project is fully funded. The fundraising goal for the capital campaign is \$9.3 million. TWC's \$1.5 million legislative request is essential in matching the federal and private funds which are already obligated.

We are pleased that this year the Denali Commission has named this project the top priority in their health program. Denali Commission funding, however, will not be available until the match is secured.

Attached is a comprehensive resource folder for the TWC Capital Project. This is an evolving project and as things change we will keep your office informed. In addition, I will develop a one-page fact sheet/legislative funding request for your office to use.

This is an exciting project for our organization and the people we serve, and we believe that our plans will secure services- however they evolve- for decades to come.

If you have any questions or would like to review more materials related to this project or TWC services, please feel free to contact me via email (Michelle_DeWitt@twcpeace.org) or phone (907-543-3444). I will be traveling to Juneau at least twice during the legislative session and look forward to meeting with you and your staff during that time.

Sincerely,

Michelle DeWitt

TUNDRA WOMEN'S COALITION
WORKING TOGETHER TOWARD A BRIGHTER FUTURE



Michelle DeWitt
Executive Director
January 28, 2008

Senator Lyman Hoffman
State Capitol, Room 518
Juneau, AK 99801-1182

Senator Hoffman:

Tundra Women's Coalition asks that you sponsor a \$1.5 million capital request for TWC's New Facility project.

We've discussed this project over the past year and I realize that there are many competing projects and priorities in our district. However, TWC must obtain state matching funds this year in order to utilize the secured private and federal funds for this project. A full packet about this project with the relevant materials was mailed to your office earlier this month. The main points on this project are as follows:

TWC's current building was assessed in 2007 and has a useable life of 8-10 years, with maintenance costs increasing exponentially with each passing year.

Services have increased dramatically over the past 10 years, in terms of shelter nights and with the addition of the children's advocacy center program, which saw 161 children in 2007. A concrete example of the increase: in FY01, TWC provided 2,000 shelter nights. In FY07, TWC provided 5,007 shelter nights. We have families sleeping in a storage room on a regular basis because bedrooms are full.

Despite improvements we've made to the building, there continue to be life-safety hazards. With the lack of space and other problems, the building is unsafe for staff and program participants. The demands for service continue to increase for prevention and crisis intervention services; we cannot meet the demand in this facility.

This project is moving forward with tremendous support from partner organizations, individuals and funders. We have implemented a multi-source funding strategy that includes federal, private and state entities thus relieving the financial burden from any one funding stream. Concept design and land acquisition are completed. TWC must raise a minimum of \$9.3 million; our target is \$10 million as materials costs will increase. Construction costs are estimated at \$7.2 million. We are planning to build a 15,000 sq. foot facility that addresses today's needs as well as future needs.

Current funds secured- 4.76 M:

\$1 million, Rasmuson Foundation
\$3.76 million, Denali Commission
\$30,000, Bethel Community Services Foundation

Current funds requested- 3.35M:

\$1 million additional funding from Denali Commission requested
\$1.35 million, City of Bethel applied to CDBG and HAP-CDBG for project
\$1.5 million, state funds from the legislature requested

To be requested- approximately 1.4 M:

ICDBG grants- with AVCP RHA- tribal partners for project requested
Murdock Foundation, Kresge Foundation, AMHTA, USDA

With support from the legislature and governor this year, TWC's project should be fully funded by early fall 2008.

Once the project is fully funded, we will drive piles next winter and proceed with construction. I will be traveling to Juneau twice this session to talk about our project and its progress. I look forward to working with you and your staff and can answer any questions via phone or email: Michelle_DeWitt@twepeace.org.

Sincerely

A handwritten signature in black ink that reads "Michelle DeWitt". The signature is written in a cursive, flowing style.

Michelle DeWitt

Estimated Overall Project Budget
Tundra Women's Coalition Domestic Violence Shelter
September 10, 2007
LSI Proj 0704.00

Budget Cost Category	<u>% of Construction cost</u>	<u>Budgeted Costs</u>	<u>% of Project Cost</u>	<u>% of Overall Project Value</u>
Construction Cost		7,200,000	78%	73%
Assume 15,000 SF at \$480/SF*		7,200,000		
*Based on Construction Start Spring 2008				
A/E Design & Construction Phase Costs		720,000	8%	7%
Basic Design	6%	432,000		
Special Design & Consultants	2%	144,000		
Construction Administration	2%	144,000		
	<u>10%</u>	<u>720,000</u>		
FF&E and Signage (Owner Purchased & Installed):		0	0%	0%
Miscellaneous:		150,000	2%	2%
Legal/Insurance		10000		
Permits & Review Fees		10000		
Owner & AE Travel, Printing, Misc Expenses		50000		
Soil Investigation		15000		
Surveying		10000		
Allowance for Other		<u>55000</u>		
		150000		
Contingency:		920,000	10%	9%
Bidding	5%	360,000		
Construction (Post-Bid)	5%	360,000		
Other Admin., Mngt. & Design Contingencies		<u>200,000</u>		
		920,000		
Total Project Costs		<u>8,990,000</u>		
Management (ANTHC):		270,000	3%	3%
Project Budget		<u>\$9,260,000</u>	100%	
Other Project Costs		557,000		
Programming & Conceptual Design (completed)		107,000		6%
Land Acquisition		<u>450,000</u>		
		557,000		
Overall Project Value		<u>\$9,817,000</u>		<u>100%</u>



STATE OF ALASKA
DEPARTMENT OF
COMMERCE
COMMUNITY AND
ECONOMIC DEVELOPMENT

Office of the Commissioner

Sarah Palin, Governor
Emil Notti, Commissioner

March 14, 2008

Don W. Baird, City Manager
City of Bethel
P.O. Box 1388
Bethel, AK 99559

RE: FFY 07 CDBG Application

Dear Mr. Baird:

I am very pleased to inform you that the City of Bethel's application for a Community Development Block Grant (CDBG) for new facility construction for Tundra Women's Coalition was recently evaluated by the application selection committee and approved for funding. The actual grant amount will depend upon the results of grant negotiations but may not exceed \$830,000.00. This amount is less than the amount requested in your application. The request was decreased because your application was the last application recommended for funding and there were not enough funds to award the full amount of your request.

Ms. Judy Haymaker, Grants Administrator in our Fairbanks office, will be in contact soon to identify any stipulations which may be attached to this award and to negotiate your grant agreement. Judy will also assist you in identifying federal and state requirements which may be relative to your project.

If your project includes any use of land or real property, site control requirements must be completed within six months of this award letter. The federal environmental review requirements must also be completed by that time. If your application indicated that completion of this project depends on other sources of funding besides the CDBG program, documentation verifying receipt of those other funds must be submitted. The Department may rescind this award if these requirements are not met by September 2008.

Please note that this letter does not authorize you to incur costs or otherwise obligate the City or the State of Alaska with these funds until your grant agreement has been fully executed. Should you have any questions regarding this award, please feel free to contact Judy at (907) 451-2731.

Congratulations on your successful application. We at the Department of Commerce, Community and Economic Development look forward to working closely with you on this important project and offer our best wishes for your success.

Sincerely,

Handwritten signature of Emil Notti in black ink.

Emil Notti
Commissioner, DCCED

cc: Block Grants Section

TWC Capital Project Committee

***Formed in November 2007 to advise the full TWC Board on matters related to the New Facility Construction Project*

Members List

1. Michelle DeWitt, Executive Director of TWC
2. Carrie Ayagalria, Program Staff Representative of TWC
3. Eric Whitney, TWC Facilities Coordinator
4. Bill Murdock, Lower Kuskokwim School District Capital Projects Dept.
5. Wayne Ogle, City of Bethel Public Works Director
6. Rick Abboud, City of Bethel City Planner
7. Pauline Bialy, UAF-Kuskokwim Campus & Former TWC Program Participant
8. Elizabeth Roll, YKHC medical provider & TWC Board Treasurer
9. Willow Jett Powers, Business Owner & TWC Capital Campaign Fundraising Volunteer

Meeting Dates:

November 7, 2007

First Committee meeting

Discussion: Project history, timeline, orientation to the TWC Capital Project Folder and current TWC Facility tour.

November 12, 2007

TWC ED met with Pauline Bialy, who was asked to join the committee after the November 7th meeting. Discussed Project history, timeline, orientation to the TWC Capital Project Folder and scheduled a current TWC Facility tour.

November 14, 2007

TWC ED met with Wayne Ogle & Rick Abboud, who could not attend the November 7th meeting re: Project history, timeline, orientation to the TWC Capital Project Folder and current TWC Facility tour.

December 4, 2007

Full Committee meeting.

Discussed: Q& A on project, pilings/foundation, funding timelines, Dec. 17 stakeholders meeting.

TWC New Facility Project Overview

Area

Tundra Women's Coalition (TWC) is a 501(c)3 non-profit organization located in Bethel, Alaska, 80 miles from the mouth of the Kuskokwim River and 400 air miles west of Anchorage. This region is referred to as the Yukon-Kuskokwim Delta (YK Delta), and Bethel serves as the hub community for the 56 area incorporated tribes. TWC is the *only* shelter and outreach program that provides services to victims of family violence, sexual assault, and child sexual abuse in the YK region with the exception of Emmonak Women's Shelter, which serves the Lower Yukon region but was forced to reduce some services in recent years due to funding constraints.

According to data from the U.S. Census and Alaska Department of Labor and Workforce Development, Bethel's population is 5,888. The same data showed that the population of the Delta is 24,868. The geography of the region makes access and outreach difficult. Victims who enter the shelter either live in Bethel or fly to Bethel from villages in the region (TWC provides emergency airfare) and are usually women and children. However, TWC does provide services to male victims- most often in the form of referral services and crisis telephone response.

Tundra Women's Coalition was started in 1977 by a group of concerned women in the Yukon-Kuskokwim Delta when they observed increasing violence against women. These women incorporated Tundra Women's Coalition and received a grant to build its current facility, which was completed and occupied in 1983. TWC continues to operate out of that facility (about 10,000 sq. feet); most ongoing operational funds have come from the Council on Domestic Violence and Sexual Assault since the early 1980s as well as funding from AHFC HAP and the State of Alaska DHHS and grants from the federal government.

TWC Services

As the needs of the Y-K Delta have changed over the past 30 years of TWC's existence, and as the demand for services have increased, the programs sponsored by TWC have also evolved to meet those needs.

- **Emergency shelter**
TWC provides emergency airfare to families fleeing violence who live in area villages. 80% of shelter residents come from villages; nearly 20% are from Bethel and a marginal number come from out of the region.
- **24-hour crisis line**
The only 24-hour regional crisis line.
- **24-hour on-call advocate**
Advocates respond as members of the Sexual Assault Response Team or to DV victims at the hospital.
- **The Children's Center**
A Children's Advocacy Center designed to provide forensic interviewing, follow-up and associated services for children & families after a concern is raised about possible sexual abuse or, more rarely, physical abuse.
- **Legal Advocacy Program**

Assistance with protective orders, Violent Crime Comp claims, systems advocacy, etc.

- **Teens Acting Against Violence/Teen Advocate**
Group for teens aimed at preventing dating and sexual violence. Provides peer education.
- **Community Outreach/Education**
- **Family Preservation**
Home-visiting program for families involved with OCS.
- **Children's Program**
Child care, after-school groups, classroom presentations on child sexual abuse prevention and bullying, etc.
- **Faith Program**
The Faith Program includes a faith advisory group which primarily facilitates education and outreach efforts to members of the faith community to help increase the skills among faith leaders to respond to victims of family and sexual violence.
- **Homeless Assistance Program.**
HAP funds provide: 1) Emergency rental/utility assistance for individuals and families in danger of becoming homeless, and 2) Placement financial assistance designated for first month's rent, rental deposit, and utility deposit assistance for those experiencing homelessness. In addition, a portion of the HAP funds are used to maintain the emergency shelter facility.
- **Support groups**
Four nights per week at TWC for community members and residents.
- **Transitional Housing (off-site)**
This program will not be initially impacted by the new facility, but ultimately TWC will consider bringing transitional housing on-site as land is acquired; this is encompassed in TWC's long-term strategic plan.

Need for Facility

Bethel and the surrounding communities need TWC to have a larger, safer facility. The current facility is now substandard for the multiple programs and activities TWC provides. With each new program the current building was forced to accommodate, with remodeling and renovations as they could be afforded but most commonly by squeezing additional staff into already-filled offices and turning storage rooms and closets into offices. Also, as the codes have changed over the years and to comply with inspections, TWC has been forced to retrofit many improvements particularly in the area of fire safety. Magnetic door releases had to be installed in 2006 at great expense, for example. TWC recently had an engineering review of the building to investigate the possibility of renovating and expanding the current existing facility to achieve more square footage to meet demand and extend the life of the facility. It was determined that it would be more economical to build a new facility as opposed to renovating the current facility; in particular, the foundation of the current facility is in poor condition and the experts expect the building has only 8-10 years left of use for TWC programs.

Capacity

Current funders include Rasmuson Foundation, Denali Commission and Bethel Community Services Foundation. **TWC is requesting \$1.5 million from the legislature this session in matching state funds.** \$1.35 million in grant applications from the City of Bethel dedicated to this project have been requested. TWC also plans to apply for USDA funds, to another foundation, and has partnered with AVCP Rural Housing Authority in identifying tribes willing to apply for ICDBG funds on behalf of this project.

TWC's project manager is John Conway, CCM based in Anchorage, Alaska. TWC has formed a Capital Project Committee to advise the full TWC Board of Directors. The consulting firm Agnew::Beck is providing technical assistance in the form of grantwriting to ensure this project meets key grant application milestones.

Photos of Existing Conditions

Included

Strategic Plan

Included

Business Plan

Included

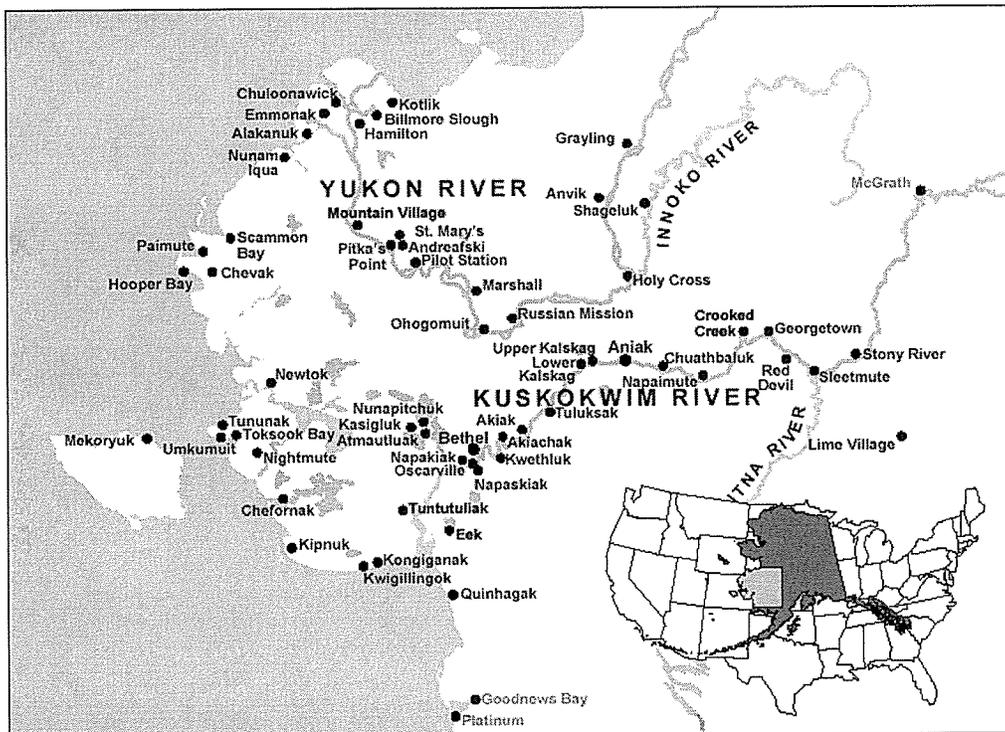
Funding Plan

Included

Related Projects

One component of TWC's strategic plan includes developing a campus-like environment over the next several years. A key milestone for achieving this is purchasing another lot for future growth & for the purpose of possibly moving transitional housing on-site in future years. The concept design for TWC's new facility includes architectural considerations for expansion in future decades as needs and services evolve. This expansion would need to occur on a lot TWC plans to purchase. TWC had this lot appraised and it shows a value of \$270,000. TWC has secured \$50,000 (foundation award, corporate contribution and individual contribution) to make a down payment on this lot and with additional funding, will be able to make a down payment and finance the remainder of the balance.

Yukon-Kuskokwim Delta Region (TWC Service Area) Map & Size Comparison



TWC BUSINESS PLAN		
Revenue Sources		
Item	Annual Amount	
	Existing Program & Facility	Proposed Program & Facility
Earned Income		
State contract (CDVSA)	\$783,257	\$783,257
Rental Space	\$35,400	\$37,000
Thrift Store	\$-	\$9,600
Subtotal Earned Income	\$818,657	\$829,857
Individual & Community Contributions		
City, tribe & community contributions (ONC, AVCP, Lions)	\$11,000	\$11,000
Individual Contributions	\$12,000	\$12,000
Business & organization contributions	\$11,500	\$11,500
Special Event Income	\$10,000	\$10,000
Endowment income	\$12,000	\$12,000
Subtotal Individual & Community Contributions	\$56,500	\$56,500
Grants		
State of Alaska Grants	\$429,350	\$429,350
Federal Grants	\$487,778	\$487,778
Partnerships	\$-	\$-
Other	\$-	\$-
Subtotal Grants	\$917,128	\$917,128
In-kind (cash replacement)		
Maintenance & Janitorial labor	\$-	\$-
Food & Supplies	\$20,000	\$20,000
Utilities	\$-	\$-
Volunteer staff time	\$79,434	\$79,434
Other: Volunteers, waived fees, sponsorship of TWC staff travel	\$80,000	\$80,000
Sub-total In-kind (cash replacement)	\$179,434	\$179,434
Total Revenues	\$1,971,719	\$1,982,919

Expenditures		
Item	Annual Amount	
	Existing Program & Facility	Proposed Program & Facility
Personnel Services		
Program Staff		
Subtotal:	\$808,497	\$808,497
Fringe Benefits 40.09%	\$330,675	\$330,675
JV Health Insurance	\$12,636	\$12,636
Subtotal Personnel	\$1,151,808	\$1,151,808
Other		
Supplies	\$145,601	\$145,601
Equipment	\$32,257	\$32,257
Travel	\$163,721	\$163,721
Contractual	\$188,963	\$188,963
Subtotal Other	\$530,542	\$530,542
Facility Operations & Maintenance		
Utility Expense		
Rent / leases	\$14,000.00	\$22,650.00
Communications	\$22,650.00	\$22,650.00
Utilities	\$137,441.00	\$137,441.00
Shipping	\$10,501.00	\$10,501.00
Minor Repairs	\$26,280.00	\$4,000.00
Renovations	\$-	\$-
Maintenance	\$26,250.00	\$4,000.00
Utility Subtotal	\$237,122.00	\$178,592.00
Other Expense		
Property Taxes	\$-	\$-
Building & Liability insurance	\$42,247.00	\$60,000.00
Other Subtotal	\$42,247.00	\$60,000.00
Subtotal Operations & Maintenance	\$279,369.00	\$238,592.00
Annual Contribution to Repair & Replacement Reserve		
Domestic Violence Facility		\$23,056
Equipment		\$2,166.67
Boilers & Furnaces		\$1,750.00
Water Heaters		\$8,571.43
Other Equipment		\$5,000.00
Furnishings		\$40,544.16
Subtotal Annual Contribution to Repair & Replacement Reserve		\$40,544.16
Total Expenditures	\$1,961,719	\$1,961,486
Revenues Less Expenditures: Surplus (Deficit)	\$10,000	\$21,433

Tundra Women's Coalition
Strategic Plan
2005-2010

Envisioned Future
Instilling individual Self Determination

Core Purpose
Protect Women and Children and Empower Families

Core Values
Activist
Committed
Creative
Community Based
Victim Advocacy

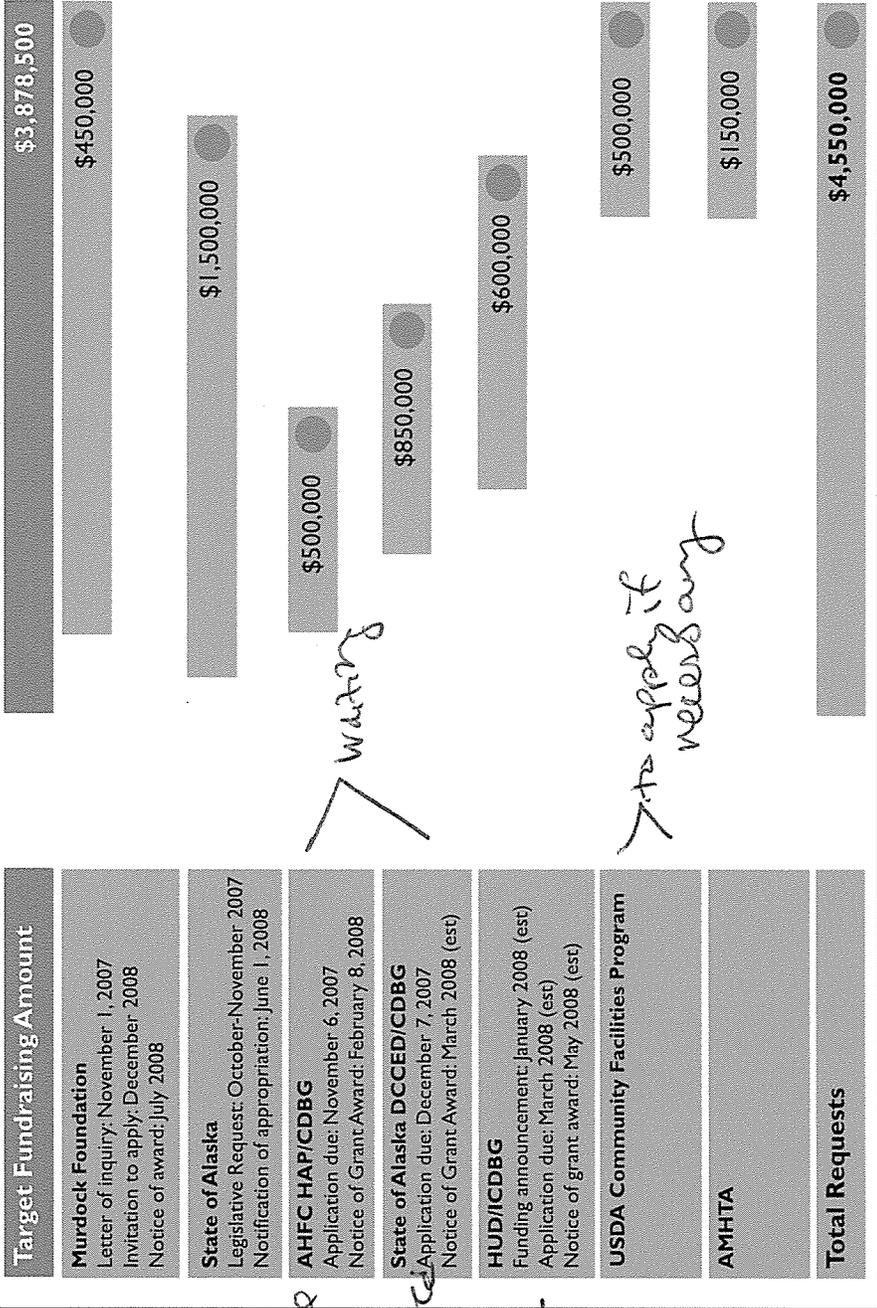
Strategic Direction

- *Develop strategies to secure a more stable resource base and diversify TWC's income in order to reduce grant funding to 80% of total income by 2010;*
 - *Implement membership plan in 2008 to increase to 200 members by and secure \$15,000 in membership support by 2010;*
 - *Review earned income opportunities; determine which strategy could net \$40,000 by 2010. Continue to review earned income,*
 - *Update business plan in 2008*
 - *Continue to identify earned income opportunities in 2007;*
 - *Create a volunteer usage plan in 2008.*
- *Develop the board so that by 2008 TWC has a waiting list of potential qualified enthusiastic board members*
 - *Establish a board member to spear-head board improvement in 2008*
 - *Board member confirms job description in 2008*
 - *Board member develops a board matrix in 2008,*
 - *This board member continues to cultivate potential members;*
 - *Board understands and becomes more engaged in finances by 2007.*
- *Strategies to diversify income are in operation; implement a facilities and growth plan for TWC;*
 - *Review how through partnerships ensure all needed programs and services onsite,*
 - *Design the campus and Construct new facility by 2011*
- *Develop prevention strategies to educate community and children in 2008. Implement strategies in schools in 2009;*
 - *Determine what outcomes such a program would produce,*
 - *Study the "best practices" for such programs,*
 - *Create a logic model plan for the program.*

TUNDRA WOMEN'S COALITION FUNDRAISING TIMELINE

2007 2008
 oct nov dec jan feb mar apr may jun jul aug

● Receipt of Funds



TOTAL PROJECT COSTS
\$9,817,000

Denali Commission	\$4,908,500
TWC Cost Share	\$4,908,500
Committed Funds	
Rasmuson	\$1,000,000
Bethel Community Foundation	\$30,000
Total Secured as of 10-18-07	\$1,030,000
Remaining Cost Share	\$3,878,500

LOI submitted

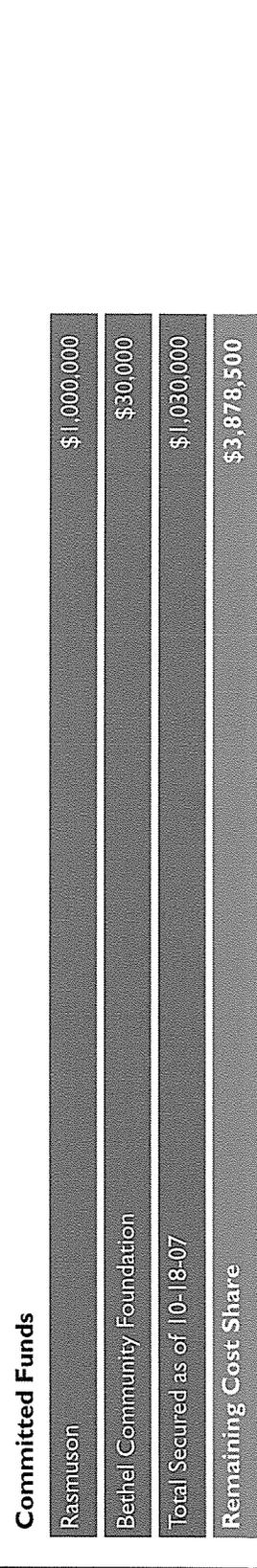
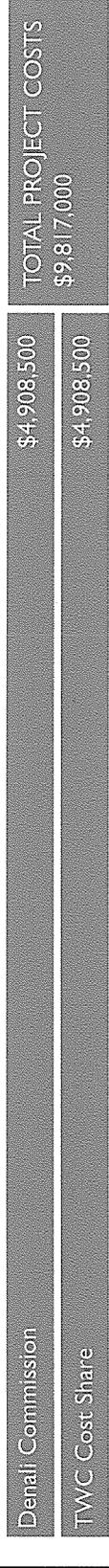
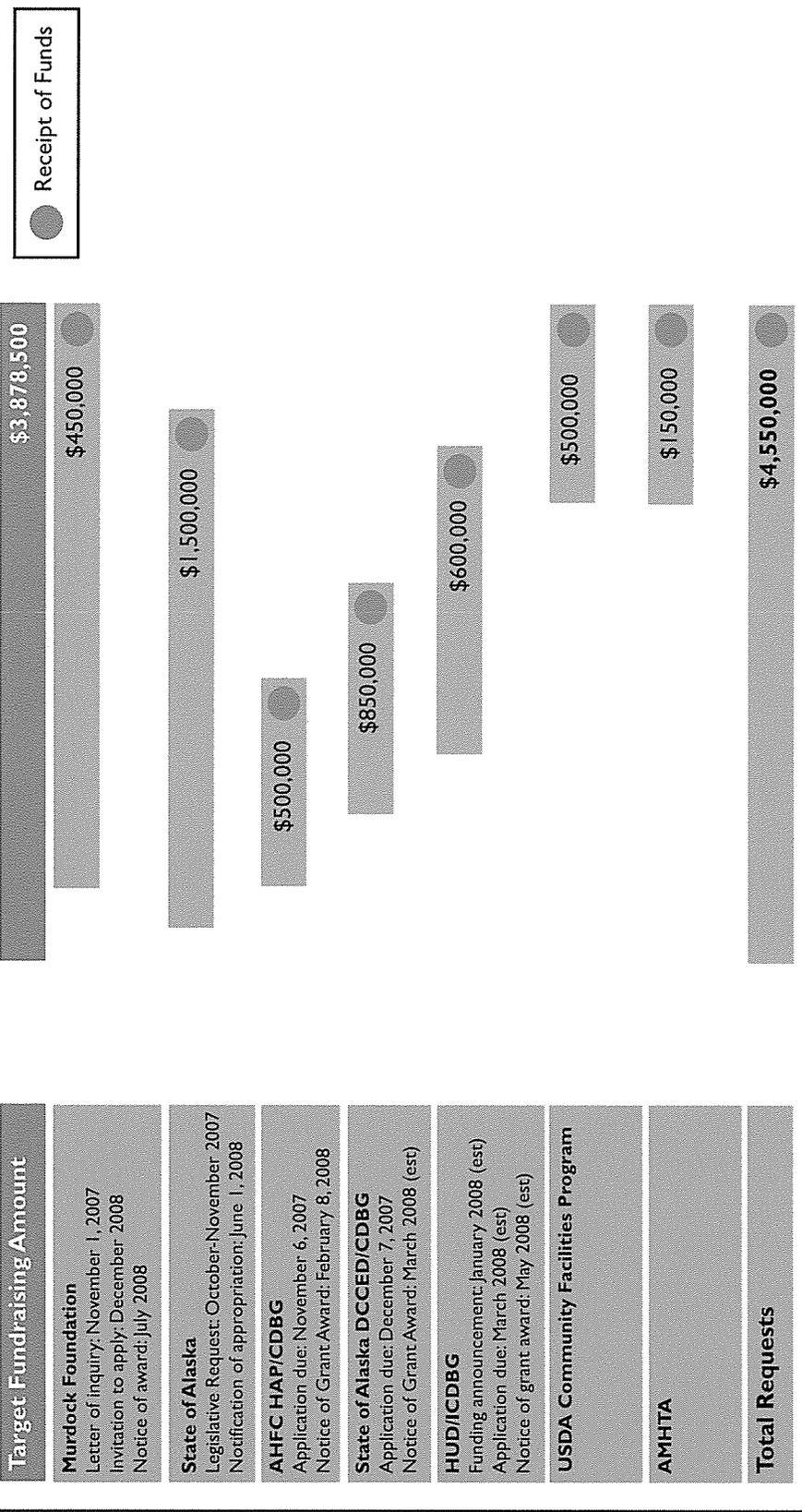
Requested

City of Bethel submitted

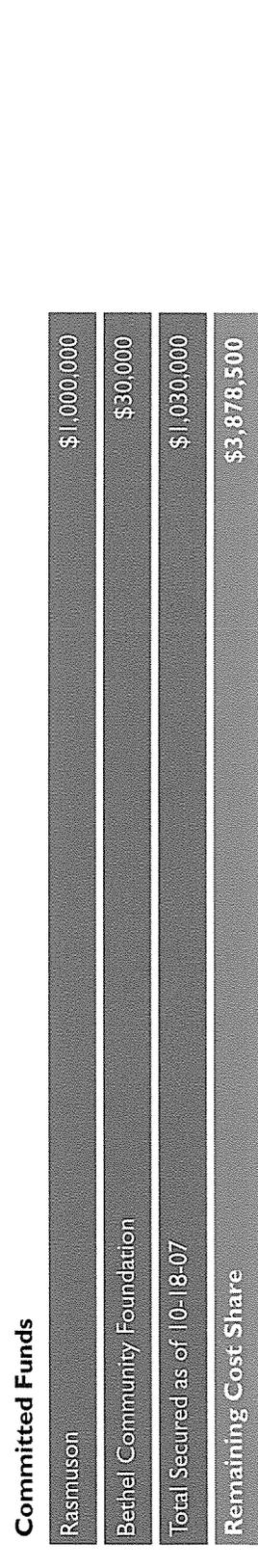
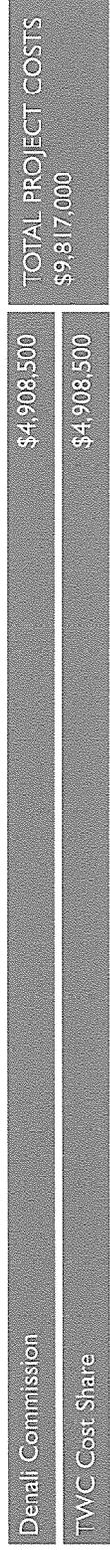
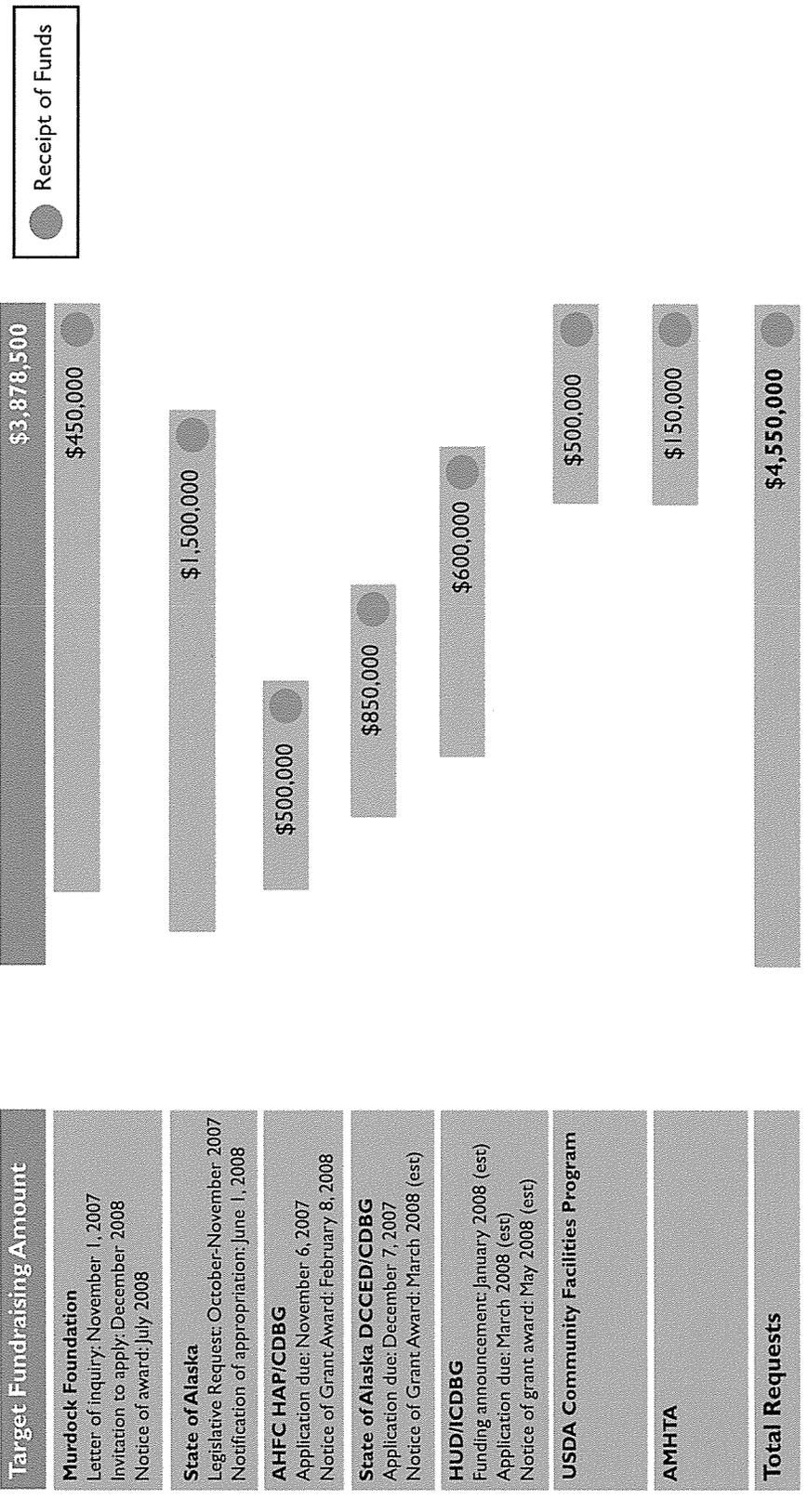
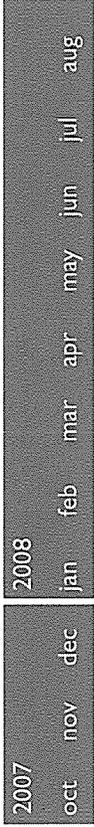
Submitted

tribal partners secured

TUNDRA WOMEN'S COALITION FUNDRAISING TIMELINE



TUNDRA WOMEN'S COALITION FUNDRAISING TIMELINE



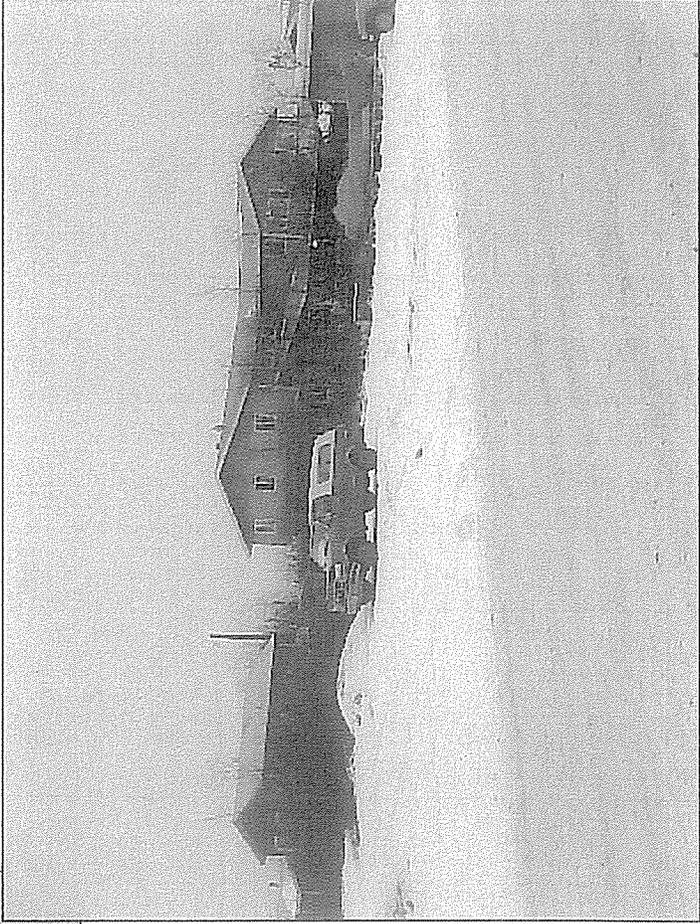
LOT 19

Site for New Construction

Photos taken from Sixth Ave.



Above: Site for new construction.



Right: Site for new construction with current TWC building in background.

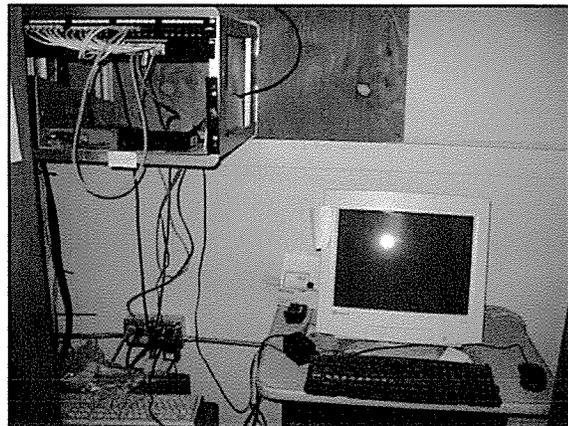
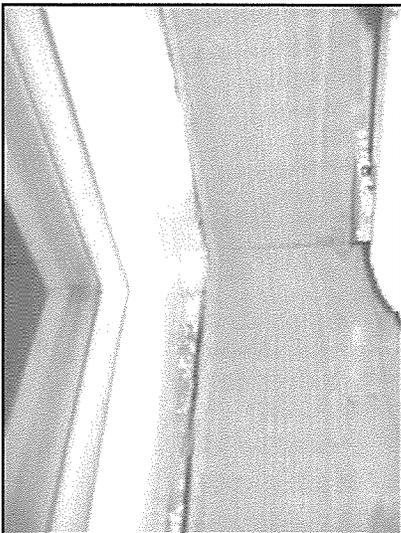
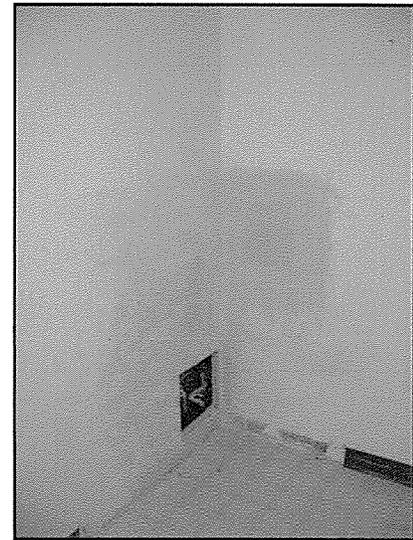
Photos of Existing Facility



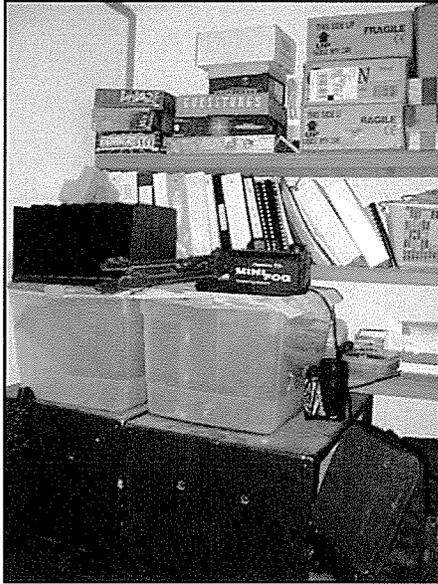
Above: Exterior of Building/Inadequate Parking
Top Right: Patchwork done on a sprinkler that had to be extended in order to meet code.



Right: Patchwork after a freeze caused by a poorly constructed utilidoor.
Bottom Right Corner: TWC's fileserver & technology equipment located in the Executive Director's office closet.
Bottom Left: A corner of a window in Executive Director office that was discovered to no longer be connected to the building.

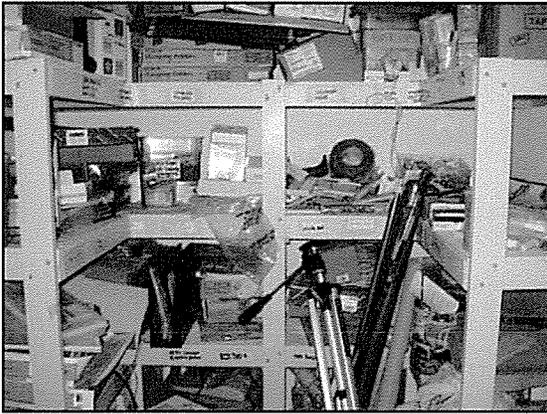
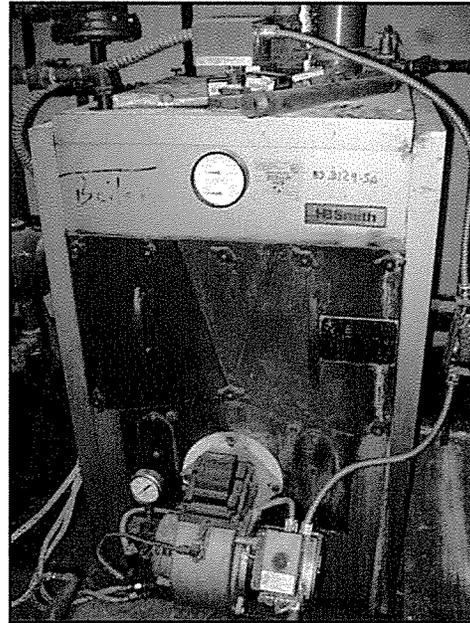


Existing Facility Conditions (Second Page)

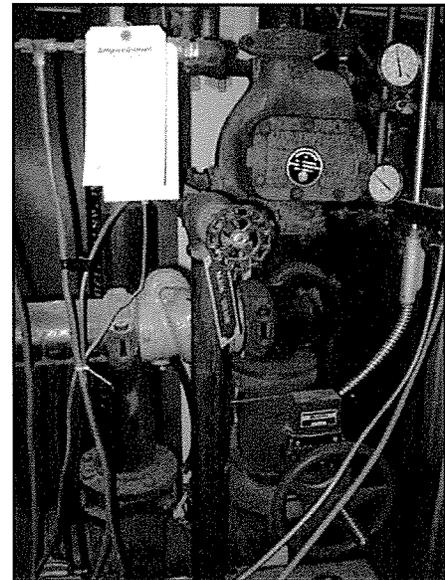


Left: Teens Acting Against Violence program storage in Main Meeting Area

Below: Aging Equipment- Boiler #1- thought to be an original boiler (Boiler #2 was replaced). To replace Boiler #1, which may not last through 2008, a hole will have to be cut through the building.



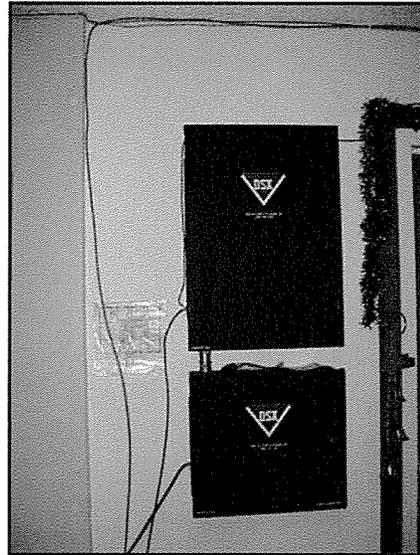
Above: Office Supply Closet for entire agency.
Below: Children's Center (CAC) Conference Room that must accommodate meetings sometimes of 12 or more people.
Right: Aging Fire Suppression equipment.



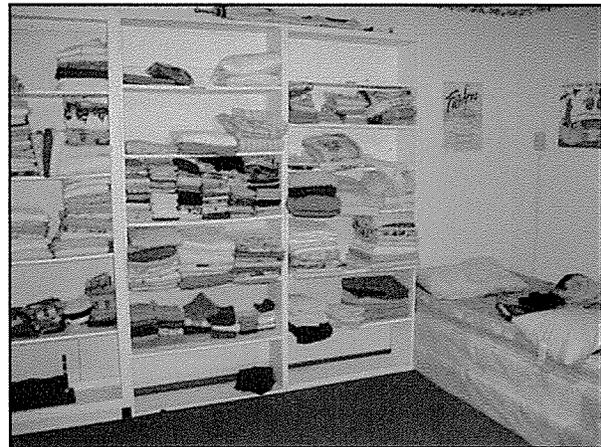
Existing Facility Conditions (Third Page)



Right & Left:
Retro-fitted
Security Sys-
tem, Emer-
gency Exit
Sign and
Smoke
Detector
Wiring



Left: Bathroom
turned into stor-
age area.
Right: Shelter
Storage turned
into Storage/
Overflow
Bedroom



Bottom Left:
One bathroom for
all shelter]
residents
Bottom Right:
Deteriorating
fence around play
deck area



1. EXECUTIVE SUMMARY:

Tundra Women's Coalition is a Domestic Violence emergency shelter and advocacy organization located in Bethel, Alaska. Livingston Slone, Inc (LSI) and their team of engineers; McClintock Land Associates (Land Surveying), Shannon and Wilson (Geotechnical Engineering), Reid Middleton (Structural Engineering), LSI (Civil Engineering), RBA (Mechanical and Electrical Engineering) and Estimations (Cost Estimating), were contracted in the spring of 2007 to assist Tundra Women's Coalition (TWC) with evaluating options to renovate or expand their existing 11,000 sf facility. Building a new facility and increasing the size to 15,000sf was also reviewed as an option. To evaluate and present the findings of this effort a Conditions Survey Report and Conceptual Design for a new facility have been prepared and constitute this report.

Conditions Survey Report

Members of the design team traveled to Bethel in April 2007 to assess the condition of the existing facility and a newly purchased lot TWC is clearing for construction. Complete reports of these findings as well as analysis by team members who were not on site are included in the appendices. A summary of work needed to repair and reuse the existing facility is documented in the Conditions Survey Report. Because a renovation only project would not satisfy the growing needs of TWC, a 5,000 sf addition has been included in the renovation estimate. This estimate is based on the team's findings and recommendations and is roughly \$9.26 million. A short summary of this estimate is located at the end of the Conditions Survey Report and the detailed cost estimate has been provided under separate cover. Renovating and adding to the existing facility entails many complications and extended amounts of time. Therefore, the design team's initial and final recommendation is that it is not economically feasible to renovate and add-to the existing facility.

Conceptual Design Narratives

Due to the above noted recommendation, the majority of the design team's efforts and time during this Concept Design phase was dedicated to programming and designing conceptual adjacency diagrams for a new 16,000 to 18,000 sf TWC facility. Programming documents, first and second level adjacency diagrams as well as site plans are included within this document. Cost is estimated at roughly \$8.6 million for this option. A summary of this estimate is also included within this Conceptual Design section of the report and the full detailed report is provided under separate cover.

As Concept Design comes to a close, both the renovation/addition option and the new facility option are over the anticipated \$6-\$8 million budget. However, options do exist to bring the new facility design closer to the anticipated budget. It is our recommendation that the next phase of design, Schematic Design, begin with a deep look at this report and then a period of prioritizing and charting a future course of action to produce a buildable project for TWC.

2. CONDITIONS SURVEY REPORT:

Team Members Present at Site:

Design team members traveled to Bethel on April 24, 2007 to perform a Conditions Survey Observation of the Tundra Women's Coalition newly purchased site and existing facility. Team members included Daryl Sorenson, Project Manager for Livingston Slone (LSI), Dena Strait, Project Designer with LSI and Don Bassler, Project Manager and Lead Mechanical Engineer for RBA Engineers.

Observation Findings and Recommendations:

Three pieces of land were observed for the evaluation; Lot 18 which TWC is trying to negotiate a purchase of, Lot 19 which was recently acquired by TWC for this project and will be combined with Lot 20 (existing building site) to provide TWC's available land for new construction.

Lot 20 and the existing TWC facilities on this property were the main focus of the site observation visit. The intent of the trip was to determine if the facility could be renovated, with a possible addition, to serve the future needs of the organization. From our observations and discussion with the Design Team members who did not visit the site, it is our professional recommendation not to renovate the existing facility. To do so would take a tremendous amount of time and money, making the project economically infeasible. Below are several factors that were considered in making this evaluation.

Civil/Site Assessment:

- The existing fuel tank building is within the road right-of-way and would need to be relocated to Lot 19. Two connexes and one storage shed are also outside of the allowable building area and would need to be relocated.
- The main building is built across City imposed building setbacks. Although it is assumed that the City would grandfather in the facility, this fact inhibits some foundation solutions and would affect the design of any building addition.
- Additional parking, with lighting and security camera coverage, would likely have to be added on Lot 19 to satisfy current City requirements. Because this parking would be on the opposite side of the facility from the main entrance, redesign of the building entrance would be required.

Structural Assessment:

- To achieve an additional 30 year life from this building, a new foundation system is required. This is due to a failing (settling) post and pad foundation system that is melting the permafrost beneath the building.
- Thermopile installation underneath the building would require the building to be moved from its existing location onto a new pile foundation system. The new foundation system would be raised above ground roughly 4', which would require new stairs and ramps to all entrance and exit ways.

Architectural Assessment:

- Existing exit widths, some room access, stair landing access and bathroom maneuvering clearances do not meet current code requirements and would need to be upgraded to do so. Handicap access is not provided to either level of the facility. Due to the large dollar amount that would be spent renovating the facility and federal funding requirements an elevator would likely be a required addition in the project.
- 50% of roof sheathing needs to be replaced as well as some structural members of the roof framing system. A new metal roof with proper flashing, moisture membranes and a gutter/downspout system is required.
- Existing interior floors are sloping and the wallboard is cracking. Due to this and other building deficiencies it would be recommended to strip the facility down to the studs, rewire and replumb and then provide new surface finishes on walls and ceilings as required. Roughly 75% of interior rooms would need new finishes due to either reconfiguration for program requirements or because the existing surfaces are beyond their useful life.

Mechanical Assessment:

- Heating upgrades would entail a new heating plant with new boiler, pumps controls piping and insulation. Mechanical room should be repaired to be airtight except for required combustion air and cooling. Zone controls should be replaced along with deteriorating "monoflow" tees. Heating system zoning needs rerouting in several locations, to match the actual room layouts. Replace damaged baseboard heat with heavy gage enclosure.
- Repairs needed to the ventilation system include providing a make-up air system to offset various exhausts including dryer exhaust. Replace all exhaust fans, and extend existing ductwork up through roof. Remove abandoned HRV system in attic, and patch seal ceiling penetrations to attic.

- Deficiencies in the plumbing systems require the replacement of existing faucets, valves and fittings with new industrial grade low water use equipment. Replace existing direct bury sewage holding tank with new building mounted tank and new grinder pump package. A new pump house/enclosure is required. Remove and clean-up old failing tank and exterior waste piping. Provide new 500 gallon propane tank. Add vent pipe to existing fuel storage tank.
- To bring the sprinkler system up to proper functioning order the existing dry piping would need to resloped after building foundation is repaired. Install auto fill and level alarm for storage tank. Relocate fire department fill to readily accessible location. Provide emergency power for fire pump which would entail a new generator.

Electrical Assessment:

- Existing overhead electrical service should be moved to underground and a new main-distribution panel for a transformer service upgrade would be needed if a building addition is added.
- The Electrical room is overcrowded to the extent that National Electrical Code violations exist and working clearances do not comply with requirements. An expanded and cleaned up Electrical room is required to bring the structure back into compliance. Material stored in the Electrical working area needs to be relocated.
- Providing a 75KW generator for back-up power generation for the fire sprinkler pump may be required by the State of Alaska Fire Marshal. This inquiry is still outstanding.
- Existing power distribution that is in contact with the ground should be examined for continuity and replaced or repaired where damaged by uneven foundation settlement. There are probably conduits that are stressed, or worse, due to differential settlement and these would have to be examined and fixed, to remove any latent defects.

Many of the above noted deficiencies are considered major as reflected in the renovation/addition cost estimate of \$9.26 Million. These upgrades alone render the project economically infeasible. In addition, there are many less major upgrades required which are not included in the above summary. Please reference the complete architectural and engineering evaluations of the existing building included within the appendix of this report.

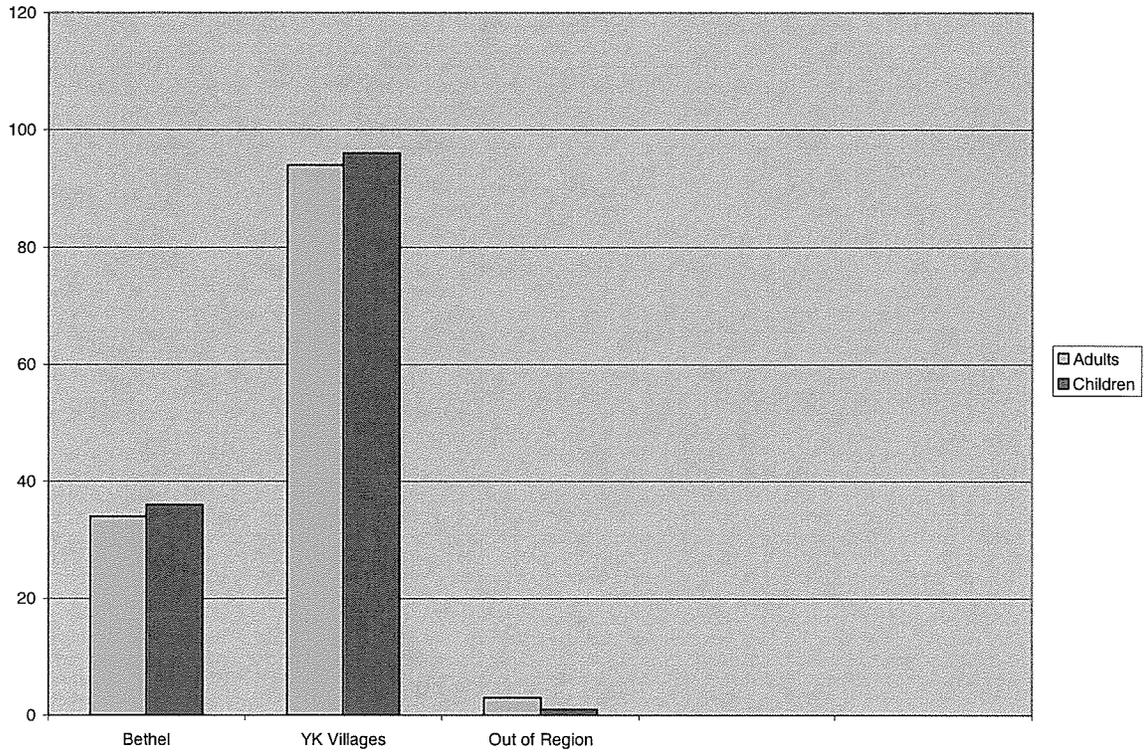
One of the most complicated aspects to remodeling the existing facility is the phasing of construction required to actually make the project happen. To put a new foundation under the building would require TWC to move out of the facility and provide services offsite in temporary facilities. However, there are no facilities available in Bethel for them to rent. The Renovation and Addition Estimate included in this report is based on the scenario explained as follows. To start the project, piles would be driven and a new building platform would be built on Lot 19. TWC's existing facility would then be moved onto this new foundation. Once the building is moved off of Lot 20 this lot would then be available to

build the 5,000 SF addition. After the addition was completed, TWC could move into the addition while the original building was being renovated. When the renovation effort was complete, TWC would then move back into the newly renovated original building. Unfortunately, there are many downfalls to this approach. TWC would be out of service for a minimum of one month while the existing building was disconnected from utilities, raised and moved and then reconnected to new utility service. Additional "downtimes" would be needed as TWC moved multiple times during construction. Also, TWC has already outgrown their existing facility and the need for their services is growing. Moving them into a 5,000 SF building addition that is half the size of their existing facility would severely hamper their ability to perform their organizational mission. Another problem would be the construction timing. It would take at least a year to build the 5,000 SF addition, then TWC would move into this facility and then another year of construction to renovate the existing facility. Because the 5,000 SF addition would have different end uses than the interim "during construction" uses, this space would likely need remodeling after only a year or so of use. This scenario could entail three to four years of construction and disruption. Additionally, as the construction period is extended, inflation continues to raise the cost of construction. Therefore, in lieu of renovation, we recommend a replacement facility as demonstrated in the following pages.

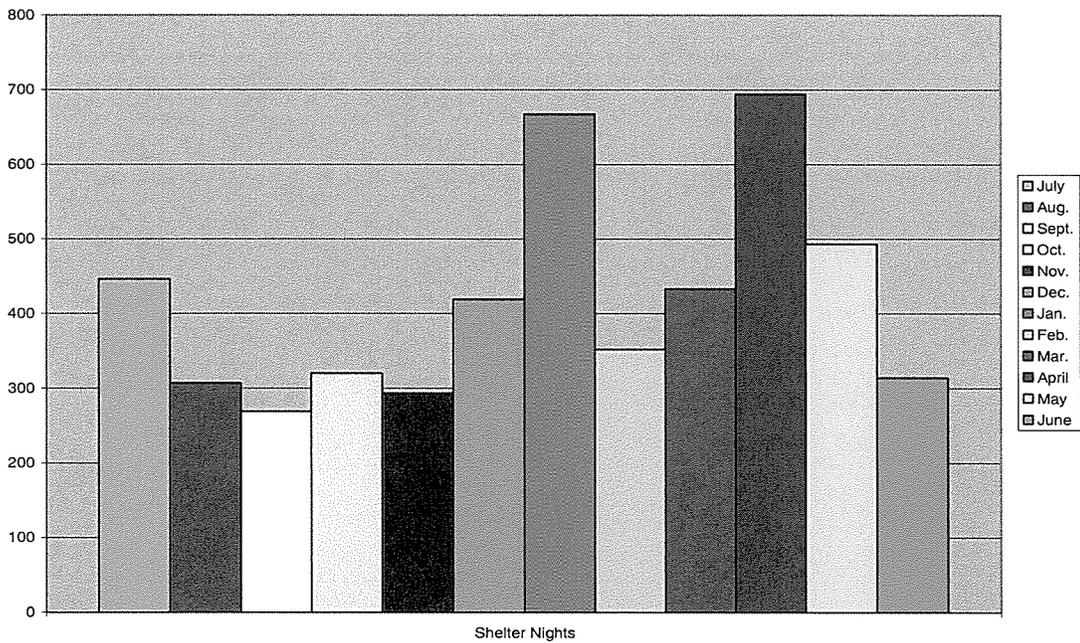
END OF CONDITIONS SURVEY REPORT

TWC FY07 Service Data

Demographics of people who received shelter services during FY07



Shelter Nights By Month Total Shelter Nights in FY07: 5,007



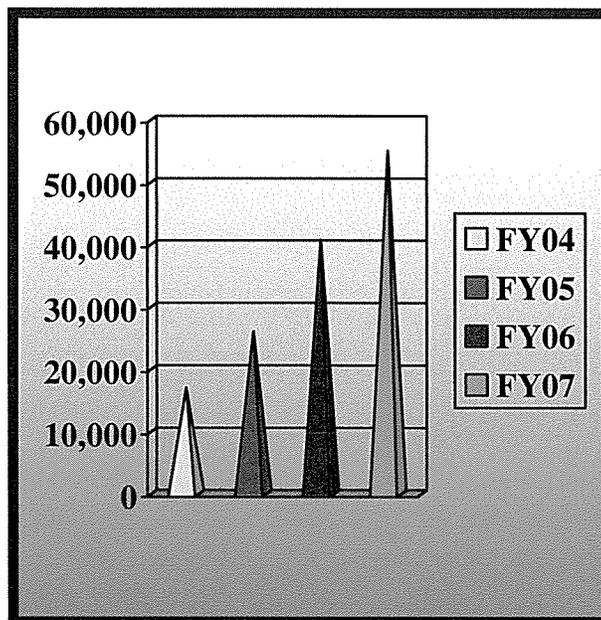
FY07 Services Provided

- 131 adults and 133 children were served in the shelter for 5,007 nights.
- FY07: TWC used homeless assistance funds to place 6 families into permanent housing in Bethel and prevented 12 Bethel families from evictions or utility shut-offs.
- TWC provided emergency airfare for 120 adults and children to fly to TWC.
- 590 calls made to crisis line.
- 45 Bethel teens participated in TAAV for 114 TAAV meetings & 646 contacts with the teens.
- 203 Bethel children received prevention curricula in classrooms. 740 students in 10 villages received the curricula.
- 371 junior high and high school students in 9 villages received healthy relationships sessions.
- More than 100 people attended at least one evening support group at TWC.
- TWC held 13 events during Domestic Violence and Sexual Assault Awareness Months.
- TWC made 20 educational presentations to 234 Bethel service providers/community members. 17 presentations were made to 340 village service providers/community members.
- CAC: 140 children referred to CAC for forensic interviews as a result of child protection concerns. 36 from Bethel and 104 from villages.
- Advocates responded 43 times to the hospital for adult victims of sexual violence.
- 6 families participated in transitional housing.
- During the 2007 holiday season, 16 needy Bethel families (as well as 7 families living in shelter & 17 in villages) received gifts through the Giving Tree program.

FAST FACTS

- ✓ 10 years ago, TWC was providing 1,500 shelter nights-3,000 shelter nights per year.
- ✓ In the past 3 years, TWC has provided 4,000-6,700 shelter nights per year.
- ✓ The average shelter stay length is 12 nights.

This chart shows the increases TWC has paid in fuel the past four years- despite efforts to increase building efficiency.



The Children's Center

Tundra Women's Coalition * Bethel, AK

Our Mission

The YK Delta Children's Center strives to provide the most effective and least traumatic response to child abuse allegations through child-friendly, comprehensive, and culturally sensitive services to children, families, and communities throughout the YK Delta.

Members of the Multidisciplinary Team:

Child Protection:

Office of Children's Services
AVCP & ONC ICWA Workers

Family Advocacy:

CAC Family Advocate/TWC Advocates

Law Enforcement:

Alaska State Troopers
Bethel Police Department
VPOs, VPSOs, & TPOs

Prosecution/Legal:

Attorney General's Office
District Attorney's Office
Department of Juvenile Justice

Medical:

Yukon-Kuskokwim Health Corporation

Mental Health:

CAC Clinician
LKSD School Social Workers
YKHC Behavioral Health

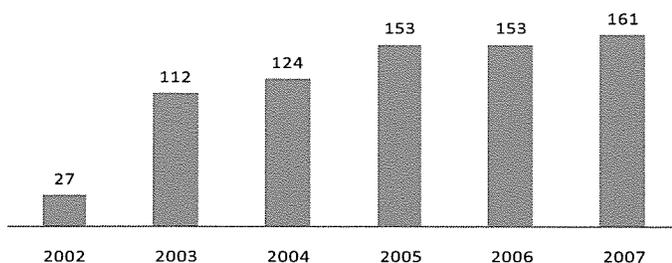


Benefits and Strengths

- CAC provides a safe environment for children and their families to talk about the abuse, which is the first step in ending the silence about abuse in our region
- CAC has a bilingual forensic interviewer on staff – so children are interviewed in the language that is most comfortable for them
- We strive to make our services culturally and regionally appropriate to meet the unique needs of families in the YK Delta
- Team approach allows for greater understanding of each discipline's role in keeping kids safe, therefore providing more effective services to kids and their families
- Ongoing case reviews at the CAC ensure that families are receiving comprehensive care and that MDT members have adequate information to provide best services
- Outreach and education services are provided to aid in the prevention of child abuse and to help communities understand the issues of child sexual and physical abuse

Bethel CAC Services

■ Number of Children Seen at CAC

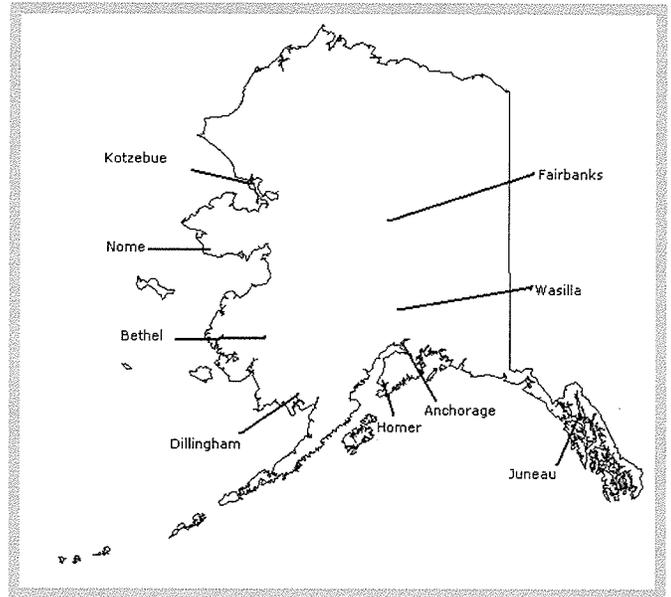


Child Advocacy Centers in Alaska

What Are CAC's?

Child Advocacy Centers stress a child-focused multidisciplinary approach to investigation, prosecution, and treatment of child sexual and physical abuse cases. Professionals from the fields of advocacy, law enforcement, medical, child protection, mental health, and prosecution work together to ensure that the needs of children and their families are put first when responding to reports of child abuse.

Along with providing services and support to Alaska's children, CAC's also help our communities save money spent on investigations:



What Services to CAC's provide?

- Multidisciplinary evaluations for child abuse concerns
- Forensic interviews in a child-friendly interview room
- Thorough, non-invasive medical evaluations
- Mental health services, support, and referrals
- Advocacy and on-going follow up

Community	FY07 Children Seen	FY07 Cost Savings	Total Children Seen since CAC opened	Total Savings
Anchorage	722	\$ 755,934	6373	\$ 6,672,531
Bethel	140	\$ 146,580	674	\$ 705,678
Dillingham	38	\$ 39,786	115	\$ 120,405
Fairbanks	139	\$ 145,533	521	\$ 545,487
Juneau	100	\$ 104,700	772	\$ 808,284
Kenai Peninsula	37	\$ 38,739	37	\$ 38,739
Kotzebue	28	\$ 29,316	47	\$ 49,209
Nome	21	\$ 21,987	130	\$ 136,110
Wasilla	152	\$ 159,144	1167	\$ 1,221,849
Totals	1377	\$ 1,441,719	9836	\$ 10,298,292

National Children's Advocacy Center Study 2006: CAC communities showed a cost savings of \$1,047 or 36% per case. Cost savings of \$1,047 multiplied by number of children seen for total cost savings. *Summary of this research project can be found at <http://www.nationalcac.org/professionals/research/projects.html>

Raymond J. Watson, Chairperson
Myron P. Naneng, Sr., President
Phone (907)543-7300
Fax (907)543-3369

AVCP

The Association of Village Council Presidents
Office of Administration
Pouch 219, Bethel, AK 99559



Akiachak
Akiak
Alakanak
Andreafsky
Aniak
Atmautluak
Bethel
Bill Moore's Sl.
Cheforak
Chevak
Chuathbaluk
Chuloonawick
Crooked Creek
Ek
Emmonak
Georgetown
Goodnews Bay
Hamilton
Hooper Bay
Lower Kalskag
Upper Kalskag
Kasigluk
Kipnuk
Kongiganak
Kotlik
Kwethluk
Kwigillingok
Lime Village
Marshall
Mekoryuk
Mtn. Village
Napaimute
Napakiak
Napaskiak
Newtok
Nightmute
Nunapitchuk
Ohogamiut
Oscarville
Paimiut
Pilot Station
Pitka's Point
Platinum
Quinhagak
Red Devil
Russian Mission
Scammon Bay
Nunam Iqua
Sleetmute
St. Mary's
Stony River
Nunakauyak
Tuluksak
Tuntutuliak
Tununak
Umkumiut

February 1, 2008

Honorable Mary Nelson
House of Representatives
Rm. 415, State Capitol
Juneau, AK 99801-1182

Honorable Senator Lyman Hoffman
State Capitol, Room 518
Juneau, AK 99801-1182

Senator Hoffman & Representative Nelson:

The Association of Village Council Presidents (AVCP) supports Tundra Women's Coalition's (TWC's) request for a \$1.5 million appropriation from the legislature for the new facility project.

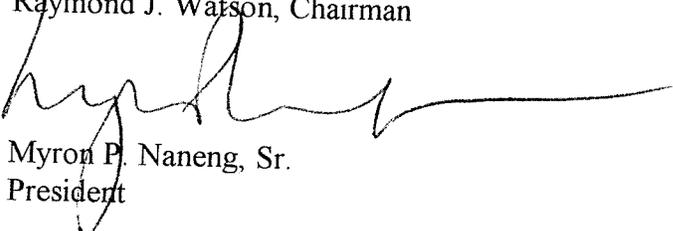
In pursuit of developing better services for the Y-K Delta, TWC is in the process of raising \$9.3 million for a new facility. An assessment of the building's current condition has showed that there are only about 8 years of use left in the building. The current building is no longer appropriate for housing the emergency shelter, Children's Advocacy Center, Teens Acting Against Violence, the children's program, homeless prevention assistance and many other TWC programs. Every year, hundreds of people across the Delta rely on TWC to provide services. The organization is a critical resource in our region and we must ensure that those services can continue and expand in the future.

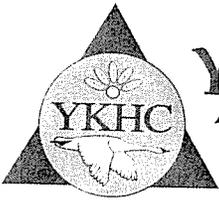
AVCP supports TWC's strategy in asking for matching funds from the state in order to construct this new facility.

Sincerely,

Association of Village Council Presidents

Raymond J. Watson, Chairman


Myron P. Naneng, Sr.
President



YUKON-KUSKOKWIM HEALTH CORPORATION

"Working Together to Achieve Excellent Health"

February 5, 2008

The Honorable Lyman Hoffman
Alaska State Senator

The Honorable Mary Nelson
Alaska State Representative

State Capitol
Juneau, AK 99801-1182

Senator Hoffman & Representative Nelson:

On behalf of the Board of Directors, the Yukon Kuskokwim Health Corporation supports the Tundra Women's Coalition's request for a \$1.5 million appropriation for a new facility project.

In pursuit of developing better services for the Y-K Delta, TWC is currently in the process of raising \$9.3 million in matching funds for a new facility.

A current assessment of the building's current condition has showed that there are only about 8 years of use left in the building and is also no longer appropriate for housing the emergency shelter, Children's Advocacy Center, Teens Acting Against Violence, the children's program, homeless prevention assistance and many other TWC programs.

Every year, hundreds of people across the Delta rely on TWC to provide services. This valuable organization is a critical resource in our region and we must ensure that those services can continue and expand in the future.

YKHC supports the Tundra Women's Coalition's strategy in seeking matching funds from the State of Alaska in order to construct this needed new facility.

Sincerely,



Gene Peltola
President & CEO



February 1, 2008

Representative Mary Nelson

Juneau, AK 99801-1182

Senator Lyman Hoffman
State Capitol, Room 518
Juneau, AK 99801-1182

Senator Hoffman & Representative Nelson:

Orutsararmiut Native Council supports Tundra Women's Coalition's request for a \$1.5 million appropriation from the legislature for the new facility project.

In pursuit of developing better services for the Y-K Delta, TWC is in the process of raising \$9.3 million for a new facility. An assessment of the building's current condition has showed that there are only about 8 years of use left in the building. The current building is no longer appropriate for housing the emergency shelter, Children's Advocacy Center, Teens Acting Against Violence, the children's program, homeless prevention assistance and many other TWC programs. Every year, hundreds of people across the Delta rely on TWC to provide services. The organization is a critical resource in our region and we must ensure that those services can continue and expand in the future.

Orutsararmiut Native Council supports TWC's strategy in asking for matching funds from the state in order to construct this new facility.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Samuelson", written over a horizontal line.

Michael Samuelson
Executive Director

RESOLUTION # 08 - 04

A RESOLUTION TO SUPPORT THE TUNDRA WOMEN'S COALITION AND AVCP REGIONAL HOUSING AUTHORITY IN APPLYING FOR INDIAN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR A NEW TWC BUILDING.

WHEREAS, the Yup'it of Andreafski Tribal Council is a federally recognized Tribal governing body for the Native Village of Andreafski Tribe, and;

WHEREAS, the Yup'it of Andreafski Tribal Council represents the best interests of the tribal members of Andreafski, and;

WHEREAS, the Yup'it of Andreafski Tribal Council promotes healthy, safe and nonviolent families for all its tribal members, and;

WHEREAS, the Tundra Women's Coalition provides services and intervention work for families in the Yukon-Delta area during times of crisis and violence in the home, and also provides a homeless prevention program, and;

WHEREAS, the old TWC building is no longer appropriate for housing the emergency shelter, Children's Advocacy Center, other children's programs and many other TWC services.

NOW THEREFORE BE IT RESOLVED, that the Yup'it of Andreafski Tribal Council supports the Tundra Women's Coalition and AVCP Regional Housing Authority in applying for the Indian Community Development Block Grant in acquiring funds for the project development of a new TWC building, and;

BE IT FURTHER RESOLVED, that AVCP Regional housing Authority will be responsible for applying for the grant funds thus alleviating the Yup'it of Andreafski Tribe from the grant writing process.

CERTIFICATION

PASSED AND APPROVED BY A DULY CONSTITUTED QUORUM OF THE YUPIIT OF ANDREAFSKI TRIBAL COUNCIL ON THIS 12th DAY OF February, 2008 BY A VOTE OF 3 IN FAVOR, 0 OPPOSED AND 0 ABSTAINING.



February 4, 2008

Michelle Dewitt, TWC
Executive Director,
PO Box 2029
Bethel, AK 99559

Ms. Dewitt:

Georgetown Tribal Council appreciates the work that Tundra Women's Coalition performs on behalf of the communities along the Kuskokwim River. As GTC is working to resettle Georgetown and many of our Tribal members live in other communities in the Kuskokwim region, we greatly value programs such as promoting healthy, nonviolent families, intervention, homeless prevention programs, and other outreach programs that can be utilized by any families in the region. These are very important services and Georgetown Tribal Council would like to promote their importance by offering this letter of support for the TWC program and fundraising effort.

Although GTC is not able to offer monetary assistance at this time, we would like to offer our voice so that funders understand what a valuable tool TWC provides to villages and people along the Kuskokwim and Yukon Rivers.

Thank you for your attention.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Fredericks". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michael Fredericks
Tribal Administrator

**NATIVE VILLAGE OF KIPNUK
KIPNUK TRADITIONAL COUNCIL**

P.O. Box 57 • KIPNUK, ALASKA 99614
(907) 896-5515 • FAX (907) 896-5240

Tundra Women's Coalition
P. O. Box 2029
Bethel, Alaska 99559

25 February 2008

RE: Letter of Support

Dear Michelle DeWitt:

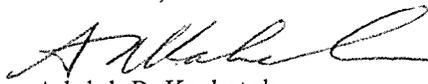
On behalf of Native Village of Kipnuk, Kipnuk Traditional Council would like to support Tundra Women's (TWC) and AVCP Regional Housing Authority in efforts to obtain funds for the project development of a new TWC building.

For many years, Tundra Women's Coalition had provided services and intervention work for families in the Yukon-Kuskokwim Delta region during times of crisis and violence in the home, not only that they provided a homeless prevention program for the needy families. Now after all these years the building had deteriorated and is no longer appropriate for housing the emergency shelter, Children's Advocacy Center, intervention housing and many other TWC services. Now the Tundra Women's Coalition finds its facilities are in great need of replacement. The Native of Kipnuk wholeheartedly supports both TWC and AVCP Regional Housing Authority their efforts obtaining funds for a new regional family preservation center located at Bethel.

For many years, Tundra Women's Coalition has provided many services designed to protect abused women and children of the Y-K Delta region. Again, Kipnuk has your full support in efforts to obtain funds to replace the existing TWC building.

Quyana, for your consideration.

RESPECTFULLY YOURS,
For the Kipnuk Traditional Council:
Paul Dock, President


Adolph R. Kashatok
Tribal Operations Director

Cc: files
Allen Joseph, AVCP RHA

Holy Cross Tribal Council
P.O. Box 89
Holy Cross, Alaska 99602
Phone: 907-476-7124 or 907-476-7207
Fax: 907-476-7132
Email: holycrosstribe@hotmail.com

February 6, 2008

Michelle DeWitt, Executive Director
Tundra Women's Coalition
PO Box 2029
Bethel, Alaska 99559

Dear Ms. DeWitt:

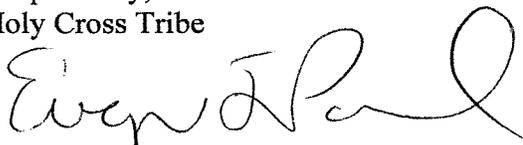
This is our letter of support in your efforts' to obtain ICDBG funding for a new facility. We to realize that infrastructure development is a necessity to develop improved services to the people we serve.

We fully understand the social service programs that you continue to provide to the people of the Y-K Delta, your services are greatly appreciated.

Although, we are unable to partner with you because we have future plans in place that we may need to utilize the ICDBG funding in the future.

Thank you for allowing us to support your endeavors, we wish you the best of luck.

Respectfully,
Holy Cross Tribe



Eugene J. Paul,
First Chief

cc: File