

Agency: Commerce, Community and Economic Development**Grants to Municipalities (AS 37.05.315)****Grant Recipient: Petersburg****Federal Tax ID: 23-7143233****Project Title:****Project Type: Remodel, Reconstruction and Upgrades**

Petersburg - Sons of Norway Hall Renovation and Repair

State Funding Requested: \$150,000**House District: 2 / A**

One-Time Need

Brief Project Description:

Project will fund improvements and renovations to the Sons of Norway Hall in Petersburg.

Funding Plan:

Total Project Cost:	\$160,000
Funding Already Secured:	(\$10,000)
FY2012 State Funding Request:	<u>(\$150,000)</u>
Project Deficit:	\$0

*Funding Details:**The Sons of Norway Hall members have dedicated a minimum of \$10,000 for this project.***Detailed Project Description and Justification:**

Project will fund improvements and renovations to the Sons of Norway Hall in Petersburg. The hall is the historic center of Petersburg and is in constant use for community meetings, dance performances, social occasions, and welcoming visitors. Not only is this building a central asset to the Norwegian heritage and culture of Petersburg it is also a focal point for tourism to the area and the City itself.

Funding will provide an array of improvements needed to repair, improve, and maintain the hall's role in the Petersburg community. These include, but are not limited to, providing handicap access to the second floor, refitting doorways and existing bathrooms, kitchen renovations, plumbing and electrical systems, and artistic restorations. The Sons of Norway Hall is an iconic part of Petersburg's history and culture. Funding will ensure the facility remains a central part of the Petersburg in the future. The project is well studied and is strongly supported by the community.

Project Timeline:

FY12-FY14

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

Sons of Norway Trustees

Grant Recipient Contact Information:

Name:	Sally Dwyer
Title:	Administrator
Address:	Box 1788 Petersburg, Alaska 99833
Phone Number:	(907)772-4453
Email:	dwyersa@gci.net

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

<i>For use by Co-chair Staff Only:</i>
10:25 AM 5/27/2011

**CITY OF PETERSBURG
CAPITAL PROJECT REQUEST**

Project Name: PETERSBURG Sons of Norway Upgrades and Renovations
Project Location: Petersburg, Alaska
Legislative Districts: House District 2; Senate District A

Project Description: The majority of this list addresses and corrects deficiencies in ADA handicapped accessibility, replaces old plumbing, installs efficient lighting and energy upgrades. It also replaces worn flooring, weatherproof doors and painting, thus completing our goal of overall improvements for the entire building. It also includes work on the Park and parking area.

Project Goal:

Our responsibility to maintain the Hall in the best possible shape is paramount to the whole membership and community. In 2012, we will celebrate the 100th anniversary of the Hall, and there are not too many buildings anywhere in Alaska that are this old and still in daily use. It is with pride that we undertake another series of improvements and upgrades to continue her care.

1) Electric Chair Glide and Retrofitting

Estimated \$20,000

Our building is not currently accessible to the second floor for people with mobility or health issues. There are 2 full and one partial flights of stairs on the interior which we have strategically placed chairs for resting on for people while climbing up to the second floor. Our solution is to use our covered, exterior single flight of 26 steps (35') that would support an electric chair glide for riding up/down to the second level. The door at the top will be retrofitted and moved to allow safe on and off access. Gentle ramping would be installed and the single stair removed for ADA access to the Main room. We will install clear Lexan on the outside of the staircase to keep out the weather and extend the life of the chair and rail.

2) ADA Unisex Plumbing Upgrades

Estimated \$12,000

The bathrooms on the second floor were built in the 1920's and have been upgraded very little. We are proposing to make the current Men's room into a Unisex bathroom with accessibility, ramping, new wider door, comfort height water closet with rails and a pedestal sink. We also will add hot water as it currently only has cold water, new flooring, paint and lighting to complete the remodel and bring us up to code.

The Ladies bathroom is not eligible for ADA upgrades as it is too small and tucked in a small attic area. We propose to upgrade with comfort height water closet with rails, pedestal sink, hot water installation, new floor, paint and lighting.

3) Lighting Electrical Upgrades-Building-Wide

Total Estimated \$48,000

We have fluorescent lighting fixtures from the 1950's for lighting in the Main Room. They are failing and are in need of replacement. We propose the installation of dimmable, recessed lights with alternate switching for various amounts of light as needed. The new bulbs would be energy efficient spotlights saving both money and energy.

Currently we have outdoor sodium lights mounted in the Main Hall that are inefficient and slow to activate. We propose replacing with new energy efficient fixtures utilizing fluorescent bulbs. At this time, we would replace and coordinate the ceiling fans to work together to evenly distribute and move the air effectively.

The wiring upstairs needs to be upgraded as the load demands have changed since it was installed. We now have microwaves, ovens, refrigerators, hot water heaters, freezers and other equipment in use that require more power than previously thought of when the wiring was upgraded in

the 1950's. All this contributes to the overall system being undersized and in need of improvements. These improvements will tie in with the new service from the previous grant funding.

A three-phase service for the building is necessary with all the changes. Also at this time we will upgrade the outdoor lighting in the parking and park area.

4) Door Upgrades-First and Second Floors **Estimated \$7,000**

With the high cost of heating, we have turned our attention to the doors in the hall. We have chosen to be more efficient and the old doors have to go. A solid core door will be installed at the top of the interior stairs. There are 2 others in the Main room that will be replaced in the raised panel style to match the rest of the doors in the Main room. French style doors will be installed in the archway to the upstairs hall. We feel this will bring us better savings on heat and energy.

The double front doors downstairs need to be replaced with energy efficient doors. As they are an egress point, they need to have crash bars on the inside and an easy to open handle on the outside. The other 2 exterior doors need to be rehabbed with hinge and crash bar upgrades.

5) Stair Tread Upgrades **Estimated \$4,000**

The two flights of stairs and landings are currently covered in a linoleum material and strips of very worn indoor/outdoor carpet. We propose to replace the treads with a new steps covered in a non-skid rubberized or similar surface that can be cleaned more efficiently and paint the stairwell and window trim.

6) Main Room, 2nd Floor Rosemal Painting **Estimated \$4,000**

The beauty of rosemaling and our heritage has always been an important factor in any decisions we make in the look of the building, both inside and out. We propose to paint the raised panel doors, room dividers, and the trim to enhance the character of the building and bring pride to the members of the lodge and public who use the rooms.

7) Kitchen Upgrades **Estimated \$30,000**

The floor in the upstairs kitchen is worn, cracked brown linoleum from the 1950's. We would like to replace it with new flooring that will clean better and enhance the kitchen with a new color choice. This project will include painting the walls and cabinets prior to the floor being laid, so it will be a fresh, new looking room when completed. New appliances will complete the upgrade.

The mezzanine floor studio is rented very minimally to an artist who also acts as our rental agent. This satisfies the requirements of the historical registry that states we must be open to the public with regular hours. At this time, there is no water on this level and we propose installing a utility sink for use in the studio.

The 20+ year old dishwasher will be replaced with a sanitizing unit and a heat booster to bring us up to DEC code standards. We will also install a tambour-style rollup door in the pass through window area separating and reducing the noise level from the kitchen to the Main Hall.

Funding Request: FY 2011 Capital Grant - \$ not totaled yet

Total Estimated Project Cost: \$150,000

Number of Years to Complete Project: 2 years, beginning in July 2011 with substantial completion by July 2013

Matching Funds Available: In-kind from membership - Minimum of \$10,000

Prior State Appropriations: None

Are Federal Funds Being Sought for this Project? No, historical grants for buildings from the federal government are not available at this time. Traditionally they have used off-shore leasing funds for historical grants, but none have been available for several years.

Public Review Process & Community Priority: The Sons of Norway has garnered support from the previous and current Mayor and City Councils. They also have received continued community support for the renovation and upgrades of the historic and well used building. The Sons of Norway is one of the oldest, continuously used building in our community. It is on the National Historical Registry of Historic Buildings and is considered an interesting and unusual example of architecture by committee.

Responsible Party for On-going Maintenance and Operations Costs: The Sons of Norway, its members and Trustees.

Project Contact Information:

Lodge President: Jill Williams
P.O. 1321
Petersburg, AK 99833
907 772- 4830 (h)

Head Trustee: Wendel Gilbert
P.O. Box 1101
Petersburg, AK 99833
907 772-4836 (h) or 907 772-3662 (w)

Grant Administrator: Sally Dwyer
P.O. Box 1788
Petersburg, AK 99833
907 772-4453 (h) 907 772 3646 (w)
Email: dwyersa@gci.net

Federal I.D. # - 23-7143233

