

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Brother Francis Shelter Kodiak, Inc.****Federal Tax ID: 20-8594266****Project Title:****Project Type: Remodel, Reconstruction and Upgrades**

Brother Francis Shelter Kodiak, Inc. - Remodel and Expansion

State Funding Requested: \$100,000**House District: 36 / R**

One-Time Need

Brief Project Description:

Brother Francis Shelter Kodiak (BFSK) is seeking funding for a remodel and expansion of its homeless shelter.

Funding Plan:

Total Project Cost:	\$1,200,000
Funding Already Secured:	(\$62,000)
FY2013 State Funding Request:	(\$100,000)
Project Deficit:	\$1,038,000

Detailed Project Description and Justification:

BFSK is seeking funds to remodel and expand its shelter facility. The eighty square foot household kitchen that is currently being used to prepare thousands of meals annually is woefully inadequate. It also does not meet current code. This puts the shelter kitchen in an unenviable situation where it could be closed at any time. Additionally, due to lack of a dining room, clients have to eat with a plate in their lap. Finding a seat wherever they can, many nights some clients have to eat sitting on the steps outside due to lack of room inside. With the facility being at full capacity much of the time, this situation causes strife and tension.

BFSK plans on solving these problems by adding a modest two story twenty by thirty six foot addition onto the East side of the shelter facility. The offices that are used during the day for BFSK's homeless prevention program are going to be moved into the top floor of the new addition. With some revision of the current building layout, a dining facility would then fit into the main part of the shelter.

On the lower floor of the facility, the room where seventy plus twelve step meetings are held monthly would be converted into a commercial kitchen. The new kitchen would meet all codes. The lower floor of the expansion would house the meeting room for the twelve step groups as well as other organizations that would like to rent it.

Another benefit of this project is the concurrent replacement of the twenty plus year old roof. When BFSK had it inspected a year ago it was estimated to have three to five years of life left in it. The flooring in the facility is badly worn as it is original. In the remodeling project much of it will be replaced.

Synopsis:

This project would create a dining area and commercial kitchen. A 20x36 addition will be added on. A new meeting room with two bathrooms will be created. The current furnace will be replaced by a larger one. The roofing will be replaced. Much of the old floor covering will be replaced.

Project Timeline:

Rasmuson Foundation is expected to grant major funding to this project in mid year 2012. At that time, bids will be sought for a design build project. Legislative funds will likely be spent in the late fall of 2012.

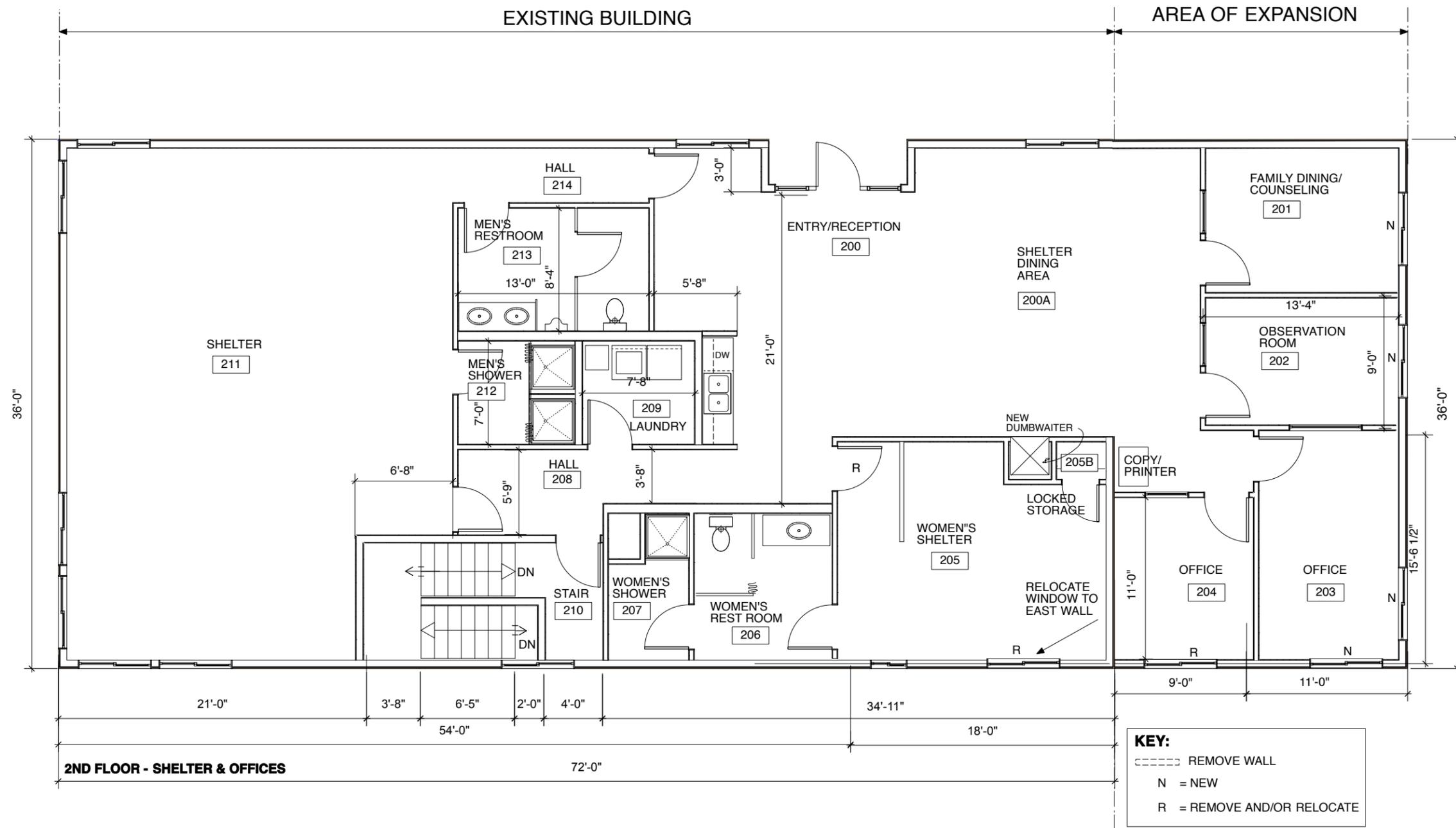
Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Brother Francis Shelter Kodiak

Grant Recipient Contact Information:

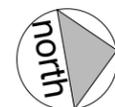
Name: Monte Hawver
Title: Executive Director
Address: P.O. Box 670
Kodiak, Alaska 99615
Phone Number: (907)486-5610
Email: montehawver@yahoo.com

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



Brother Francis Shelter - Kodiak
 Second Floor Plan with 711 SF Expansion

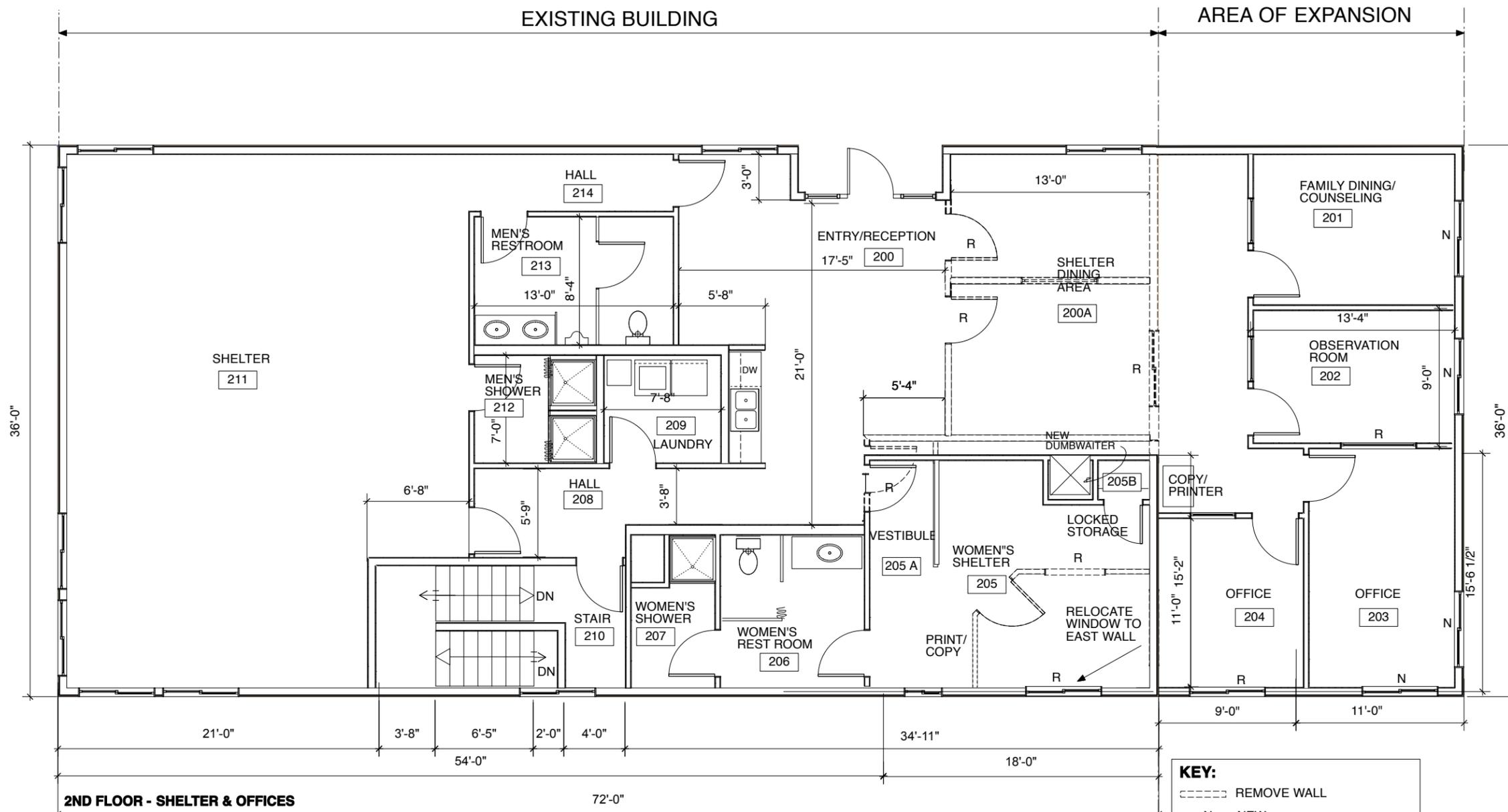
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 (When printed on 11" x 17")
 Date: REV. JAN. 6, 2012



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2ND FLOOR - SHELTER & OFFICES

NOTES:

1. MATCH AND PATCH EXISTING WALL AND CEILING FINISHES IN THE DINING ROOM, OFFICES, HALLWAYS, AND OBSERVATION ROOM. RELOCATE EMERGENCY LIGHTS AND SMOKE DETECTORS.
2. SINKS & DISHWASHING AREA: REPLACE CABINETWORK AND WALL FINISHES BEHIND THE SINK AND DISHWASHER. USE FIBERGLASS REINFORCED PANELING (FRP) FOR CLEANABILITY. RELOCATE MICROWAVE TO ALLOW FULL USE OF SINK COUNTER. RE-PLUMB COMMERCIAL DISHWASHER TO RESOLVE DRAIN ISSUES AND VERIFY CORRECT HOT WATER TEMPERATURE COMPLIANCE WITH CODES.
3. THE MEETING ROOM, MAY HAVE AN ACOUSTICAL TILE CEILING WITH DROP-IN LIGHTING FIXTURES FOR ACOUSTICAL PRIVACY. THIS NEEDS TO BE DETERMINED.
7. CEILING: PROVIDE NEW FLUORESCENT LIGHT FIXTURES AS NEEDED TO PROVIDE

KEY:

- REMOVE WALL
- N = NEW
- R = REMOVE AND/OR RELOCATE

Brother Francis Shelter - Kodiak
 Second Floor Demolition & 711 SF Expansion

Scale: 1/8" = 1'0"
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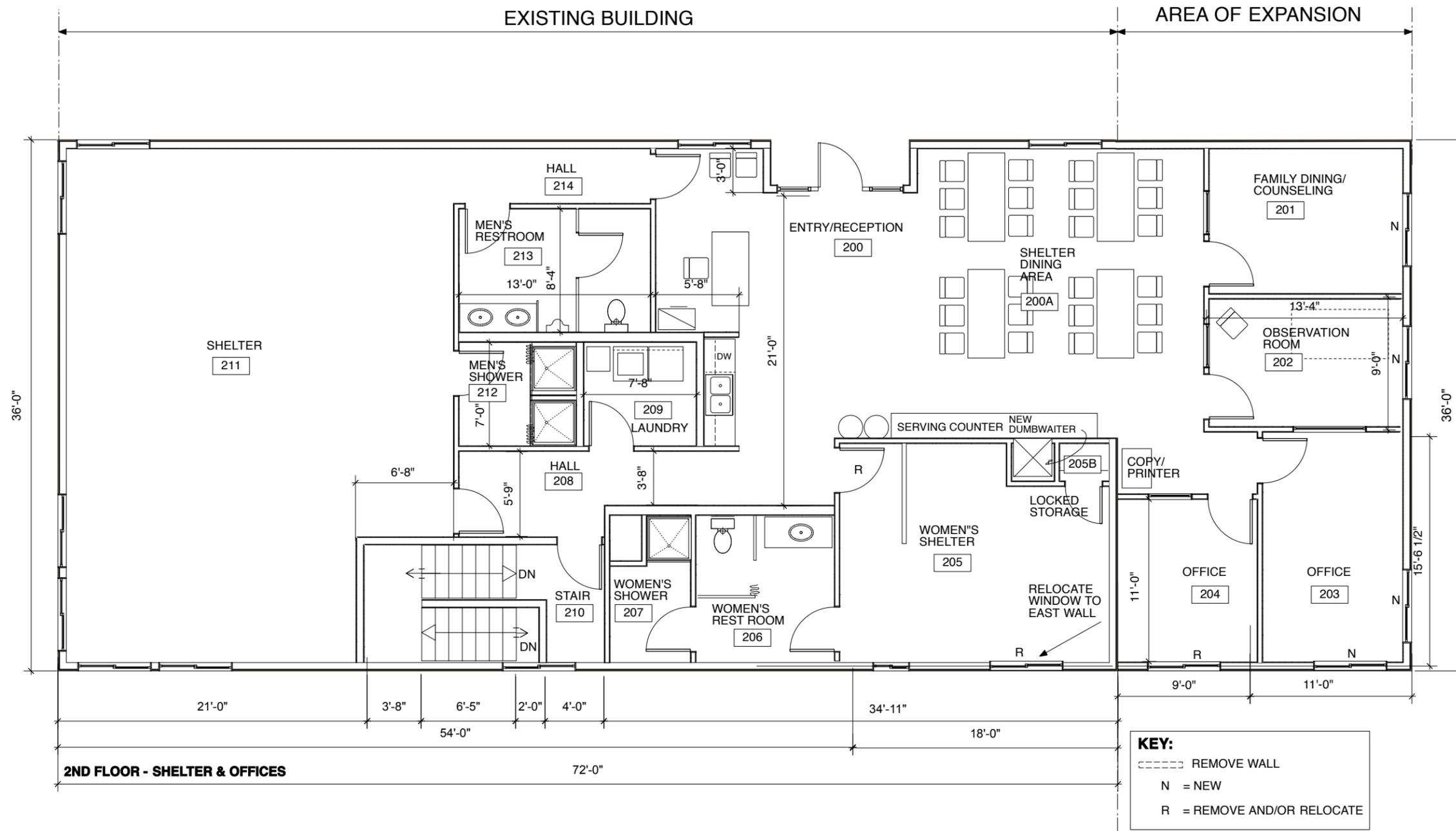
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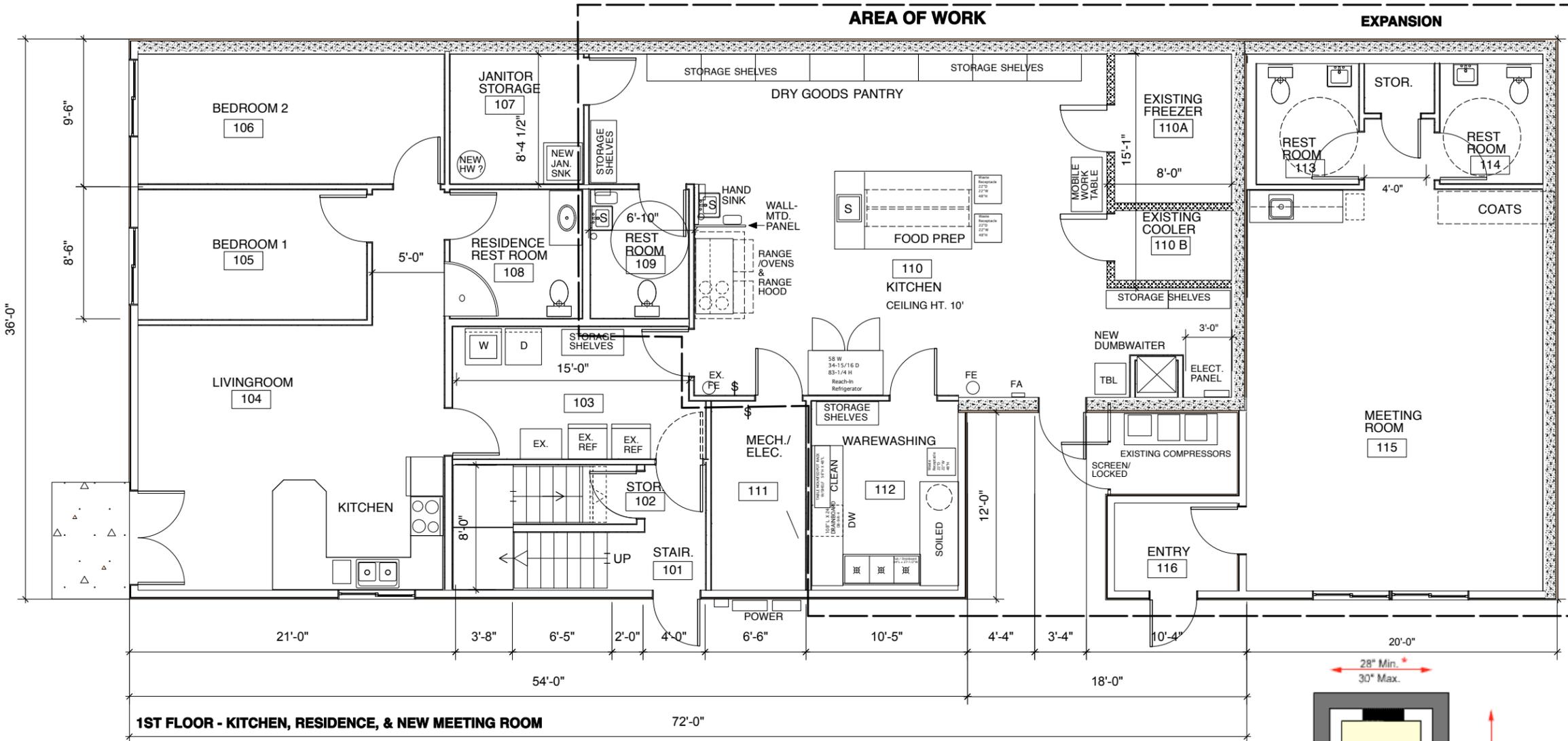
Brother Francis Shelter - Kodiak
 Second Floor Plan Expansion
 with Dining Area Furnishings



Scale: 1/8" = 1'0"
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NOTES:

1. PLUMBING: SIZE AND INSTALL ALL PLUMBING ACCORDING TO APPLICABLE CODES. NO CROSS CONNECTIONS BETWEEN THE POTABLE WATER SUPPLY AND ANY NON-POTABLE SYSTEM OR A SYSTEM OF UNKNOWN QUALITY.

THE HOT WATER SUPPLY MUST BE SUFFICIENT TO ACCOMMODATE PEAK HOT WATER DEMANDS OF THE FACILITY. HOT WATER FOR HANDWASHING AND MOST USES MUST BE AT LEAST 100° F. DETERMINE IF A NEW, OR ADDITIONAL, HOT WATER HEATER IS NEEDED TO MEET APPLICABLE CODE REQUIREMENTS.

HOT WATER FOR DISHWASHING MUST MEET THE EQUIPMENT MANUFACTURER'S REQUIREMENTS FOR WASHING AND SANITIZING. (TYPICALLY BETWEEN 150° F AND 165° F)

A. ADD 3-COMPARTMENT SINK AND COMMERCIAL DISHWASHER IN WAREWASHING AREA.
B. ADD NEW JANITOR'S FLOOR SINK IN STORAGE ROOM,
C. ADD HAND SINK, SOAP DISPENSER & PAPER TOWEL DISPENSER,
D. ADD PREP SINK IN FOOD PREPARATION ISLAND
E. VERIFY NEED FOR NEW HOTWATER HEATER TO SERVICE KITCHEN. LOCATE IN JAN.

2. DUMBWAITER: NEW EQUIPMENT IN NORTHEAST CORNER OF LOWER LEVEL. VERIFY CLEARANCES FOR ELECTRICAL EQUIPMENT.

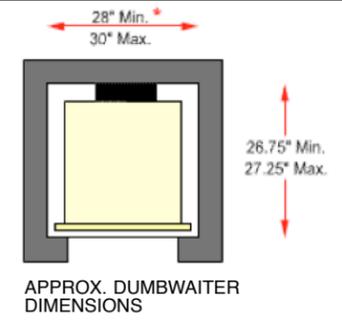
3. DOORS: PROVIDE SEALS TO PREVENT PESTS FROM ENTERING KITCHEN AND FOOD STORAGE AREAS.

4. PANTRY: PROVIDE ALL NEW WASHABLE FINISHES ON WALLS AND CEILINGS. ADD NEW, SEAMLESS FLOORING.

5. EXHAUST/VENTILATION: VERIFY OPTIMAL LOCATION OF RANGE HOOD VENT, EITHER THROUGH LAUNDRY ROOM ABOVE OR ACROSS THROUGH MECHANICAL ROOM TO THE EAST.

6. POWER: PROVIDE POWER FOR DISHWASHER, HOTWATER HEATER, RANGE, OUTLETS FOR PREP ISLAND, REFRIGERATOR, DUMBWAITER AND GENERAL SERVICE OUTLETS.

7. CEILING: SEE REFLECTED CEILING PLAN



KITCHEN EQUIPMENT: LOWER LEVEL
INSTALL ALL EQUIPMENT PER MANUFACTURERS' RECOMMENDATIONS FOR SAFETY AND SANITATION.

1. RANGE WITH 2 OVENS, STAINLESS STEEL ON WALL BEHIND RANGE.
2. EXHAUST HOOD WITH LIGHT (EXHAUST TO EXTERIOR)

FOOD PREP:

1. DOUBLE-WIDE COUNTER/ CASEWORK WITH PREP SINK
2. STORAGE SHELVES ABOVE, UNDER SHELF LIGHTING, COMMERCIAL KITCHEN

WAREWASHING:

- DRAINBOARDS EACH SIDE OF 3- COMPARTMENT SINK UNIT (STAINLESS STEEL)
- POT RACK FOR CLEAN POTS ABOVE DRAINBOARD
- COMMERCIAL DISHWASHER

STORAGE SHELVING:

- SHELVING FOR CLEAN DISHES, POTS AND UTENSILS
- SHELVING IN CLOSED CABINET FOR KITCHEN LINENS NEAR WASHER/DRYER
- SHELVING - MISCELLANEOUS

FINISHES AND MATERIALS

FLOORS:

- 1. KITCHEN & RESTROOM:** POURED EPOXY OR SHEET VINYL WITH CHEMICALLY WELDED SEAMS.
- 2. PANTRY & JANITOR STORAGE:** RE-SEAL EXISTING CONCRETE UNLESS EP OXY OR SEALED SEAM SHEET VINOYL IS USED.
- 3. COVERED BASES** ARE REQUIRED AT JUNCTURE OF ALL FLOORS AND WALLS FOR SANITARY SEAL, INCLUDING THOSE IN AND AROUND THE EXISTING WALK-IN COOLER AND FREEZER.

WALLS:

- 1. KITCHEN:** FIBERGLASS REINFORCED POLYESTER PANEL (FRP) WAINSCOTING WITH EPOXY PAINT ABOVE, STAINLESS STEEL PANEL BEHIND RANGE.
- 2. PANTRY, JANITOR STORAGE:** EPOXY PAINT FINISH OR FRP
- 3. DOORS:** PAINT WITH EPOXY PAINT FOR CLEANABILITY.

CEILING: EPOXY FINISHES ON ALL CEILINGS. NO DROPPED CEILINGS.



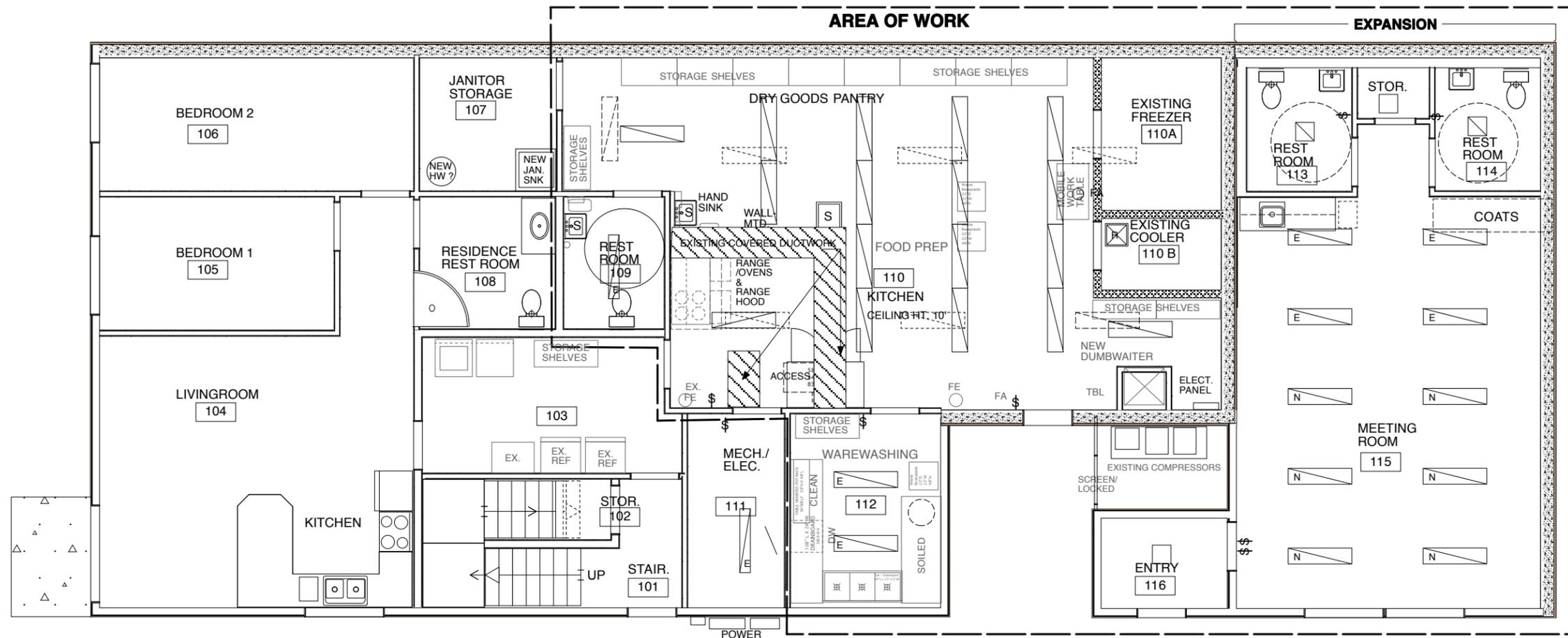
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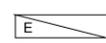
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C-4

Brother Francis Shelter - Kodiak
First Floor Kitchen & 711 SF Expansion



FIXTURE KEY:

-  EXISTING FIXTURE TO REMAIN OR BE REUSED IN MEETING ROOM. (VERIFY CONDITION AND REPLACE IF NECESSARY).
-  EXISTING FIXTURE TO BE REMOVED
-  1' X 4" NEW FLUORESCENT LIGHT FIXTURE APPROVED FOR USE IN COMMERCIAL KITCHENS
-  NEW FIXTURES TO MATCH EXISTING.
-  NEW FLUORESCENT FIXTURES WITH EXHAUST FAN
-  NEW FLUORESCENT FIXTURES

NOTES:

1. REPLACE EXISTING CEILING-MOUNTED FLUORESCENT FIXTURES WITH SHIELDED FIXTURES APPROVED FOR USE IN COMMERCIAL KITCHENS.
2. FIXTURES IN KITCHEN ARE TO PROVIDE LIGHT INTENSITY:
 - 50 FOOTCANDLES (FC) AT COUNTER SURFACES.
 - MINIMUM OF 10 FC AT A DISTANCE OF 30 INCHES ABOVE THE FLOOR IN REFRIGERATION UNITS
 - MINIMUM OF 20 FC IN PANTRY, JANITOR/STORAGE AND RESTROOM.
3. RELOCATE EXISTING FIXTURES TO NEW MEETING ROOM & STORAGE ROOM.
4. PROVIDE NEW LIGHT/FAN FIXTURES IN REST ROOMS.

Brother Francis Shelter - Kodiak
 First Floor Reflected Ceiling Plan



Scale: 1/8" = 1'0"
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**Brother Francis Shelter Kodiak
Conceptual Design Cost Estimate - Preliminary**

1 Construction Cost Estimate

Division 1, General Requirements	\$49,524.50	Supervisor, project manager, bonding, fees and permits, dumpsters, etc.
Division 2, Existing Conditions	\$42,564.20	Excavation, extension of Water, Sewer, Storm pipe removal, etc.
Division 3, Concrete	\$125,772.50	Foundation, slabs, sawcutting for kitchen, patching
Division 5, Metals	\$18,508.80	
Division 6, Wood & Plastics	\$33,125.04	Floor joists, subfloors, framing, demolition, ceiling framing, wainscoting, furring,
Division 7, Thermal & Moisture Protection	\$91,499.36	Roof extension,standing seam metal roof
Division 8, Openings	\$21,875.52	Doors, frames, windows
Division 9, Finishes	\$52,094.47	GWB, painting, flooring, FRP on kitchen walls
Division 10, Specialties	\$1,217.00	Toilet accessories
Division 11, Equipment	\$67,465.20	Kitchen equipment, shelving, including freight
Division 12, Special Construction	\$18,513.00	Dumbwaiter, floor mats
Division 15, Plumbing/Mechanical	\$129,480.18	New furnace for building, ductwork, water heater, toilets, sinks, sprinkler system,
Division 16, Electrical	\$48,723.93	Wiring, switches, light fixtures, Contractor OH&P
<hr/>		
Subtotal Construction Costs:	\$700,363.70	
Inflation at 8%	\$56,029.10	
Profit at 12%	\$84,043.64	
Contingency at 10%	\$84,043.64	
Total construction budget:	\$924,480.08	

2 Soft Costs:

Fees & Permits, Engineering Design @ 5%	\$46,224.00	Based on Design/Build construction. Fees & permit costs TBD
Furnishings allowance	\$5,000.00	Dining & Meeting Room stacking chairs & folding tables
Contingency @ 2.5%	\$23,112.00	
Total Soft Costs:	\$74,336.01	

3. Total Estimate All costs:	\$998,816.09
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Construction Cost Estimate

Brother Francis Shelter Renovations and Expansion

Kodiak, Alaska

January 9, 2012

Cost Consultant

Tonsina
3733 Ben Walters Lane
Suite 4
Homer, Alaska 99603

Phone: (907) 235-9020
Fax: (907) 235-2021

Client: Foraker Group
Owner: Brother Francis Shelter

TONSINA, LLC

Elements of Construction

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
Division 1							
1015 Supervisor (Working Foreman)							
8.00	--@8.0000	wk		0.00	5,600.00	0.00	5,600.00
1020 Project Manager (1/3 time)							
10.00	--@10.00	wk		0.00	5,800.00	0.00	5,800.00
1090 Expediting							
35.00	x@35.00	mh		0.00	2,432.50	0.00	2,432.50
1205 Bond							
500.00	--@.0000	\$mm		7,200.00	0.00	0.00	7,200.00
360.00	--@.0000	\$mm		3,132.00	0.00	0.00	3,132.00
0.00	--@.0000	\$mm		0.00	0.00	0.00	0.00
0.00	--@.0000	\$mm		0.00	0.00	0.00	0.00
Wage and Hour Permit Fee (State of Alaska)							
1.00	--@.0000	ls		5,000.00	0.00	0.00	5,000.00
1220 General Liability: Subcontractors							
1.00	--@.0000	ls		1,700.00	0.00	0.00	1,700.00
1225 General Liability: Supervision							
1.00	--@.0000	ls		4,200.00	0.00	0.00	4,200.00
1320 Project Mob / Demob							
1.00	--@.0000	ls		1,500.00	0.00	0.00	1,500.00
1330 Vehicles							
1.00	--@.0000	mo		1,200.00	0.00	0.00	1,200.00
1340 Small Tools & Supply							
1.00	--@.0000	ls		1,500.00	0.00	0.00	1,500.00
1345 Scaffolding							
1.00	--@.0000	ls		450.00	0.00	0.00	450.00
1415 Temporary Lighting							
1.00	--@.0000	ls		500.00	0.00	0.00	500.00
1420 Temporary Heat							
150.00	--@.0000	Gal		675.00	0.00	0.00	675.00
1440 Telephone							
1.00	--@.0000	mo		250.00	0.00	0.00	250.00

TONSINA, LLC

Elements of Construction

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
1660 Reproducible Prints							
1.00	--@.0000		ls	150.00	0.00	0.00	150.00
1710 Freight							
Misc. Air Freight							
1.00	--@.0000		ls	300.00	0.00	0.00	300.00
170 Receive, Store & Handle							
24.00	x@24.00		mh	0.00	1,668.00	0.00	1,668.00
1810 Daily Cleanup							
40.00	x@40.00		--	0.00	2,780.00	0.00	2,780.00
1815 Final Cleaning							
16.00	x@16.00		mh	0.00	1,112.00	0.00	1,112.00
1820 Punchlist							
10.00	x@10.00		--	0.00	695.00	0.00	695.00
1840 Dumpster							
3.00	--@.0000		mo	780.00	0.00	0.00	780.00
1850 Landfill Fees							
20.00	--@.0000		tn	900.00	0.00	0.00	900.00
**Subtotal: 01 General Requirements							
	143.0			29,437.00	20,087.50	0.00	49,524.50
Division 2							
Water to street for new service and sprinkler							
Excavation and backfill and pipe							
80.00	z@22.00		LF	1,824.00	1,645.60	14,000.00	17,469.60
Extended Sewer Lines							
85.00	z@18.70		LF	255.00	1,399.10	1,700.00	3,354.10
Gross Excavation							
Trenching with a 1/2 CY utility backhoe							
Per cubic yard, 15 CY per hour							
180.00	z@23.94		CY	0.00	1,791.00	806.40	2,597.40
Unusable Excavation							
475.00	--@.0000		CY	8,075.00	0.00	0.00	8,075.00

TONSINA, LLC

Elements of Construction

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
Usable Excavation							
50.00	--@.0000		CY	600.00	0.00	0.00	600.00
Hot Mix Patch							
1.00	--@.0000		ls	500.00	0.00	0.00	500.00
Extend Drain Tile							
4" tile							
110.00	S6@10.45		LF	421.08	535.70	130.52	1,087.30
Parking Lot and Driveway Rough-in							
Excavate shale or loose rock with D-7 dozer (53 CY per hour)							
400.00	z@7.600		CY	0.00	568.00	1,620.00	2,188.00
Storm Pipe Removal							
Break out storm or sewer pipe 27" to 36"							
180.00	z@36.36		LF	0.00	2,719.80	1,206.00	3,925.80
Propane Connection for kitchen							
1.00	x@6.000		ls	2,350.00	417.00	0.00	2,767.00
**Subtotal: 02 Existing Conditions							
	125.1			14,025.08	9,076.20	19,462.92	42,564.20
Division 3 Concrete							
New Foundation Extension							
35.00	z@238.0		CY	12,250.00	17,801.00	0.00	30,051.00
New Slabs							
21.00	z@105.0		CY	6,300.00	7,854.00	0.00	14,154.00
Pads for Fuel Tanks							
2.00	z@10.00		CY	600.00	748.00	0.00	1,348.00
Saw Cutting for Kitchen							
120.00	z@12.00		LF	0.00	897.60	360.00	1,257.60
Floor Patch							
60.00	--@.0000		SF	390.00	0.00	0.00	390.00
Sidewalk Removal							
2.00	x@.0000		SY	30.00	0.00	0.00	30.00

TONSINA, LLC

Elements of Construction

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total	
Cur & Gutter Removal								
37.00	x@.0000		LF	444.00	0.00	0.00	444.00	
Pavement Removal								
3.00	x@.0000		SY	36.00	0.00	0.00	36.00	
Cast in Place Stairway								
5.00	x@50.00		CY	1,750.00	3,475.00	0.00	5,225.00	
Cast in Place Retaining Walls								
53.00	x@662.5		CY	25,440.00	46,046.40	0.00	71,486.40	
Curb and Gutter								
37.00	--@.0000		LF	1,350.50	0.00	0.00	1,350.50	
**Subtotal: 03 Concrete				1077.5	48,590.50	76,822.00	360.00	125,772.50
Division 5 Metals								
Steel Framing for Kitchen Hood								
1.00	x@6.000		ls	420.00	417.00	0.00	837.00	
Steel Post at Cantelevered Corner								
1.00	z@6.000		Ea	250.00	448.80	0.00	698.80	
Misc. Fasteners and Holddowns								
1.00	x@24.00		ls	1,850.00	1,668.00	0.00	3,518.00	
Pedestrian Rail/Fence								
234.00	--@.0000		LF	13,455.00	0.00	0.00	13,455.00	
**Subtotal: 05 Metals				36.0	15,975.00	2,533.80	0.00	18,508.80
Division 6 Wood and Plastics								
Wood truss floor joists								
16" TJI/35								
720.00	x@12.96		SF	3,506.40	900.00	0.00	4,406.40	
Joist cross bridging, 1" x 4"								
Joists on 16" centers								
100.00	x@3.400		Ea	115.00	236.00	0.00	351.00	

TONSINA, LLC

Elements of Construction

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
Plywood subfloor							
1-1/8"							
760.00	x@11.40		SF	1,558.00	790.40	0.00	2,348.40
Exterior wall framing, 2" x 6" studs, 1/2" gypboard, insulation and drop siding							
Cost per running foot, for 8' high wall							
120.00	x@79.68		LF	5,292.00	5,538.00	0.00	10,830.00
Framing interior walls Metal stud, 20 ga. w/track, 6", (15cm), 16"oc							
2120.00	x@38.16		SF	1,653.60	2,650.00	0.00	4,303.60
Blocking for Kitchen and Restrooms							
2120.00	x@19.08		SF	381.60	1,335.60	0.00	1,717.20
Ceiling Framing Entry /Lobby							
150.00	x@2.700		SF	117.00	187.50	0.00	304.50
Plywood Wainscoat 8' Meeting Room (exterior of north wall existing)							
240.00	x@3.840		SF	708.00	266.40	0.00	974.40
Flooring Underlayment and Fills							
760.00	x@7.600		SF	722.00	532.00	0.00	1,254.00
Misc. Rawl Pin and Furring							
1-1/2", 16" on center							
102.00	x@30.29		SY	778.26	2,105.28	0.00	2,883.54
Shelves and Wire Cage Downstairs Entry							
1.00	x@21.00		ls	900.00	1,460.00	0.00	2,360.00
Selective Demo							
Removal of stud walls							
2" x 6" (190 SF per CY and 3.74 lbs. per SF)							
800.00	x@20.00		SF	0.00	1,392.00	0.00	1,392.00
**Subtotal: 06 Wood and Plastics							
	250.1			15,731.86	17,393.18	0.00	33,125.04
Division 7 Thermal and Moisture Protection							
Roof Extension (to pick up at pitch change in existing)							
Strip existing							
4000.00	x@260.0		SF	0.00	18,080.00	0.00	18,080.00

TONSINA, LLC

Elements of Construction

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
New Trusses and Sheathing							
1850.00	x@55.50		SF	6,567.50	3,866.50	0.00	10,434.00
Standing Seam Metal Roof (Entire Building)							
4000.00	x@400.0		SF	28,400.00	27,800.00	0.00	56,200.00
Foundation Damproofing							
Bituthene waterproofing membrane, 60 mil plain surface							
500.00	x@12.50		SF	510.40	870.00	0.00	1,380.40
Insulation for Meeting Room Slab							
Rigid foam polyisocyanurate insulated sheathing							
2" (R-13)							
720.00	x@10.80		SF	668.16	748.80	0.00	1,416.96
Roof Insulation							
Unfaced fiberglass insulation, 24" OC framing members							
23" (R-30), 48 SF roll at \$38.00							
900.00	x@2.700		SF	1,008.00	189.00	0.00	1,197.00
Soundproofing for Rooms							
Unfaced fiberglass insulation, 16" OC framing members							
6-1/4" (R-19), 77.5 SF batts at \$33.30							
580.00	x@2.900		SF	348.00	203.00	0.00	551.00
Misc. Caulks and Barriers							
1.00	x@20.00		ls	850.00	1,390.00	0.00	2,240.00
**Subtotal: 07 Thermal & Moisture Protect							
	764.4			38,352.06	53,147.30	0.00	91,499.36
Division 8 Openings							
Interior Metal Doors w/Hardware							
9.00	x@72.00		Ea	11,700.00	5,004.00	0.00	16,704.00
Reuse 3 Doors and Frames							
3.00	x@24.00		Ea	900.00	1,668.00	0.00	2,568.00
Windows							
128.00	x@2.560		SF	2,425.60	177.92	0.00	2,603.52
**Subtotal: 08 Openings							
	98.6			15,025.60	6,849.92	0.00	21,875.52

TONSINA, LLC

Elements of Construction

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
Division 9 Finishes							
Install Hat channel for GWB Lids							
4.00	z1@12.28		CLF	112.28	901.20	0.00	1,013.48
Install 5/8 GWB type X							
4900.00	x@78.40		SF	1,875.72	5,439.00	0.00	7,314.72
Tape joints and finish (three-coat)							
4900.00	x@58.80		SF	170.52	4,067.00	0.00	4,237.52
Paint GWB/Wainscoat One coat primer, two finish coats paint							
4900.00	z1@88.20		SF	1,568.00	6,468.00	0.00	8,036.00
ACT for Ceilings							
720.00	x@21.60		SF	1,735.20	1,504.80	0.00	3,240.00
Floor Finish Kitchen solid vinyl and base							
900.00	x@17.10		SF	6,120.00	1,188.00	0.00	7,308.00
VCT Flooring Dining							
500.00	x@9.500		SF	1,725.00	660.00	0.00	2,385.00
Drywall arch and corner trim							
Corner guard, bullnose, 2-1/2" x 2-1/2"							
72.00	x@2.160		LF	218.82	150.48	0.00	369.30
Cove base							
4" high, self-adhesive							
440.00	x@7.040		LF	576.75	488.40	0.00	1,065.15
Commercial Carpet							
80.00	x@8.000		CY	3,600.00	556.00	0.00	4,156.00
FRP Kitchen Walls to 4'							
220.00	x@6.600		SF	6,600.00	459.80	0.00	7,059.80
Paint Doors and trim							
11.00	z1@44.00		Ea	385.00	3,228.50	0.00	3,613.50
Exterior Paint							
1400.00	x@21.00		SF	840.00	1,456.00	0.00	2,296.00
**Subtotal: 09 Finishes							
	374.7			25,527.29	26,567.18	0.00	52,094.47

TONSINA, LLC

Elements of Construction

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
Division 10 Specialties							
Toilet Accessories							
1.00	x@6.000		ls	800.00	417.00	0.00	1,217.00
**Subtotal: 10 Specialties							
	6.0			800.00	417.00	0.00	1,217.00
Division 11 Equipment							
Misc Coat hooks/storage shelves							
1.00	x@20.00		ls	625.00	1,390.00	0.00	2,015.00
Counter w/ Sink in Meeting Room							
8.00	x@8.000		LF	800.00	556.00	0.00	1,356.00
Misc. Tack Boards/Marker Boards							
5.00	z1@5.000		Ea	1,500.00	366.90	0.00	1,866.90
Fire Extinguishers							
3.00	x@5.100		Ea	1,530.00	354.60	0.00	1,884.60
Kitchen Equipment:							
Range - 6 Burner, 1 Oven							
1.00	x@8.000		--	4,600.00	556.00	0.00	5,156.00
Exhaust Hood 8' by 4'							
1.00	x@12.00		ls	1,448.00	834.00	0.00	2,282.00
Exhaust Hood Fan							
1.00	x@6.000		--	957.00	417.00	0.00	1,374.00
Prep Sink and Counters							
1.00	x@6.000		ls	2,200.00	417.00	0.00	2,617.00
3 Compartment Sink							
1.00	x@8.000		ls	1,046.00	556.00	0.00	1,602.00
Hand Sink w/ Side Splashes							
1.00	x@3.000		ls	375.00	208.50	0.00	583.50
Prep Tables							
3.00	x@6.000		Ea	1,320.00	417.00	0.00	1,737.00
Pantry Shelving							
60.00	x@13.20		LF	6,600.00	917.40	0.00	7,517.40

TONSINA, LLC

Elements of Construction

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total	
Can Rack								
1.00	x@2.000		ls	400.00	139.00	0.00	539.00	
Misc. Faucets/Drains/Accessories								
4.00	x@6.000		ls	1,920.00	417.20	0.00	2,337.20	
Dish Shelves - SS								
4.00	x@6.000		ls	2,256.00	417.20	0.00	2,673.20	
Roll Mat for Kitchen Areas and Walk-Ins								
3.00	x@6.000		--	1,761.00	417.00	0.00	2,178.00	
Under counter dishwashers								
High temp 70° booster (245 lbs)								
1.00	z@4.000		Ea	4,779.20	299.20	0.00	5,078.40	
Freight to Kodiak Load/Unload								
1.00	x@24.00		ls	18,000.00	1,668.00	0.00	19,668.00	
Kitchen Coordinator's OH&P (ls)								
1.00	--@.0000		ls	5,000.00	0.00	0.00	5,000.00	
**Subtotal: 11 Equipment				148.3	57,117.20	10,348.00	0.00	67,465.20
Division 12 Special Construction								
Walk-Off Floor Mats								
80.00	x@5.200		--	2,200.00	361.60	0.00	2,561.60	
Electric dumbwaiters								
100 lbs, 25 FPM, 2 stop, manual doors								
1.00	x@107.0		Ea	8,514.40	7,437.00	0.00	15,951.40	
**Subtotal: 13 Special Construction				112.2	10,714.40	7,798.60	0.00	18,513.00
Division 15 Plumbing								
Replumb for Heating Oil								
1.00	x@3.000		ls	125.00	208.50	0.00	333.50	
New Furnace								
Oil Fired with blower								
1.00	x@4.700		ls	11,975.00	326.70	0.00	12,301.70	

TONSINA, LLC

Elements of Construction

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
Ductwork for forced air furnaces							
4" x 12" registers, and 2" R-5 insulation							
1.00	SW @22.10		LS	1,086.92	1,034.00	0.00	2,120.92
Add for each additional duct run							
8.00	SW @33.60		Ea	1,865.28	1,572.00	0.00	3,437.28
Vent Piping 3" Cast							
56.00	z1 @3.920		LF	491.12	287.84	0.00	778.96
Waste Piping 4" with fittings							
96.00	z1 @29.76		LF	695.04	2,184.00	0.00	2,879.04
Supply Line 1" Water							
400.00	z1 @100.0		LF	3,240.00	7,340.00	0.00	10,580.00
Hot Water Heater 50 gallons, 1,600W							
1.00	z1 @6.200		Ea	1,009.40	455.00	0.00	1,464.40
Connect Hot Water Heater							
30.00	z1 @3.600		LF	171.00	264.30	0.00	435.30
Rough in Handwashing Sinks							
2.00	z1 @5.500		Ea	136.42	403.60	0.00	540.02
Water Saving Toilets							
2.00	z2 @4.200		Ea	2,400.00	313.00	0.00	2,713.00
Plumbers R/I Time							
8.00	z2 @8.000		mh	304.00	596.08	0.00	900.08
Handwashing Sinks and Countertops and Backsplash							
2.00	z1 @10.00		Ea	1,570.64	733.80	0.00	2,304.44
Connect Meeting Room Sink							
1.00	z1 @4.000		ls	380.00	293.50	0.00	673.50
Rough in Meeting Room Sink							
1.00	z1 @2.400		Ea	286.52	176.10	0.00	462.62
Sprinkler System (entire Building)							
6480.00	x @583.2		SF	27,216.00	40,564.80	0.00	67,780.80
Propane Tank 500 gal							
1.00	z1 @4.000		--	1,200.00	293.50	0.00	1,493.50
Propane valves and safety controls							
1.00	z1 @4.000		--	800.00	293.50	0.00	1,093.50

TONSINA, LLC

Elements of Construction

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
Propane Plumbing to Stove							
50.00	z1@	12.50	LF	124.00	917.50	0.00	1,041.50
RR Exhaust Vent							
2.00	x@	6.900	Ea	292.32	479.60	0.00	771.92
RR Duct and Louver							
2.00	x@	12.00	Ea	700.00	834.00	0.00	1,534.00
Make-up Kitchen Air Vents							
2.00	z1@	3.000	--	220.00	220.20	0.00	440.20
Mech Contractor's OH&P @ 22%							
1.00	--@	.0000	ls	13,400.00	0.00	0.00	13,400.00
**Subtotal: 15 Mechanical							
		866.6		69,688.66	59,791.52	0.00	129,480.18
Division 16 Electrical							
Distribution Sub Panel 200A 22 poles							
1.00	x@	8.100	Ea	1,800.00	563.00	0.00	2,363.00
2" EMT Conduit to subpanels							
100.00	x@	16.00	LF	322.00	1,112.00	0.00	1,434.00
Wire to Subpanels pulled in conduit #1/0 AWG, type THW							
0.50	x@	7.500	MLF	1,751.60	521.50	0.00	2,273.10
Conduit runs from subpanels 3/4" 7 runs avg 35'							
450.00	x@	36.00	LF	387.00	2,502.00	0.00	2,889.00
Conduit runs from subpanels 1" 4 runs 50'							
200.00	x@	18.00	LF	50.00	1,252.00	0.00	1,302.00
Wire in conduit #12 AWG, type THW							
3.50	x@	24.50	MLF	840.42	1,702.75	0.00	2,543.17
Wire in conduit #10 AWG, type THW							
1.00	x@	8.000	MLF	361.92	556.00	0.00	917.92
Switches in boxes installed 3-way 20 amp							
12.00	x@	5.760	Ea	71.64	400.32	0.00	471.96
Switches in boxes installed 1-pole 20 amp							
12.00	x@	5.160	Ea	57.24	358.68	0.00	415.92
Duplex Plugs in boxes installed 20 amp							

TONSINA, LLC

Elements of Construction

Qty	Craft	Hours	Unit	Material	Labor	Equipment	Total
28.00	x@5.600		Ea	210.00	389.20	0.00	599.20
Motor Control Dumbwaiter							
1.00	lk@.6000		Ea	89.32	28.44	0.00	117.76
Connect Install furnish lights							
56.00	x@112.0		Ea	9,800.00	7,784.00	0.00	17,584.00
Occupancy Sensors							
2.00	x@4.000		Ea	300.00	278.00	0.00	578.00
Emergency Lights 18 watt lamp							
3.00	x@6.000		Ea	465.00	417.00	0.00	882.00
Exit/Emergency Lighting Single face, back mounted battery back up							
3.00	x@8.250		Ea	525.00	573.30	0.00	1,098.30
Connect Hot Water Heater							
1.00	x@1.500		Ea	800.00	104.30	0.00	904.30
Telecomm/computer cabinet backboard							
1.00	x@4.500		Ea	500.00	312.80	0.00	812.80
Wire Cat5&Phone							
450.00	x@6.750		LF	562.50	468.00	0.00	1,030.50
Combination Telephone/Cat5 boxes and outlets							
7.00	x@14.00		Ea	294.00	973.00	0.00	1,267.00
Electrician's OH&P @ 22%							
42000.00	--@.0000		LS	9,240.00	0.00	0.00	9,240.00
**Subtotal: 16 Electrical				28,427.64	20,296.29	0.00	48,723.93
				292.2			
<hr/>							
Total Manhours, Material, Labor, and Equipment:							
	4294.6			369,412.29	311,128.49	19,822.92	700,363.70
							8.00% Inflation: 56,029.10
							12.00% Profit: 90,767.14
Estimate Total:							847,159.94

Expansion and Remodel of the Brother Francis Shelter Kodiak

Summary of work:

This project provides a 1,500 SF expansion to the existing 4,968 SF 2-story shelter building, originally built in 1991. On the upper level, a 720 SF addition will provide space for an expanded dining area, a counseling office and increased space in the Women's Shelter area. On the lower level, a 780 SF expansion will allow for a new commercial-grade kitchen meeting current health and safety codes for meal preparation and relocation of the heavily-used meeting room space, including two new, accessible restrooms.

Additionally, as part of the project, the existing building will be entirely re-roofed and a sprinkler system installed throughout the building. A new heating system for the entire building will replace the existing furnace and Toyo stove currently in use. Substantial civil work will re-store the loading area at the back of the building and provide two new handicapped parking spaces, lost when Cedar Street was renovated by the City. The storm drain, abandoned by the City in that renovation, will be removed as part of the parking restoration, and new stairs from the upper parking area will be provided to allow access to the lower level meeting room.

Currently, the Brother Francis Shelter Kodiak (BFSK) feeds over 20,000 meals a year from a small, residential kitchen, which is inadequate in size, and does not meet current codes for a food preparation facility. Food service and dishwashing take place in the small entry area upstairs, where a commercial dishwasher and sink occupy a small area adjacent to the Reception desk.

AS a member of the Alaska Coalition on Housing and Homelessness, BFSK is active in the The Homelessness Prevention and Rapid Re-housing Program (HPRP) and Kodiak Homeless Coalition. They operate primarily out of the two offices in the building, one of which is within the small Women's Shelter area, further reducing available women's shelter. Confidential conversations, examinations and counseling are made difficult by the lack of privacy. A small room will be located in the expansion area, which can serve multiple functions. It can operate as a counseling room, an exam room and a family dining area in emergency situations. HIPPA regulations require confidential documents to be kept in locked files, which may also be stored in this room.

The meeting space on the lower level is used for a variety of programs, including substance abuse meetings such as AA and NA. Over 70 meetings a month are held during days and evenings. The current meeting space is a large room sharing space with the walk-in freezer, refrigerators and general shelter storage, as well as access to the pantry, a single restroom and the mechanical/electrical room. This space will be converted to a kitchen and the meeting room relocated to the expansion space, where a separate, private entry can be created for confidentiality of the participants.

Costs:

1. The projected construction cost \$847,160, including an 8% inflation factor and 12% profit.

Note: Of this, \$266,640 – approximately 32% – is for the sprinkler system, civil corrections, roof replacement and the new heating system. The work associated directly with the expansion is \$580,520.

2. Construction contingency of about 10%, \$85,000, brings the construction estimate to \$932,160.

3. Soft costs add another 10% for permits, fees, engineering design and furnishings soft costs of \$93,216

4. Total project cost estimate: \$1,025,376



Kodiak Island Borough
Office of the Borough Mayor

710 Mill Bay Road
Kodiak, Alaska 99615

Phone (907) 486-9310 Fax (907) 486-9391

February 9, 2012

Governor Sean Parnell
Office of the Governor
PO Box 110001
Juneau, AK 99811-0001

Re: Brother Francis Shelter of Kodiak Facility Upgrade

Dear Governor Parnell:

The Kodiak Island Borough would like to express support for the Brother Francis Shelter of Kodiak's (BFSK) endeavor to secure funds for the remodel and expansion of its facility. BFSK houses over 500 people and provides 20,000 meals yearly. It also provides homeless prevention services to 175 families yearly.

Currently, the eighty square foot household kitchen that is being used to prepare thousands of meals annually is woefully inadequate. It also does not meet current code. This puts the shelter kitchen in an unenviable situation where it could be closed at any time. Additionally, due to lack of a dining room, clients have to eat with a plate in their lap. Finding a seat wherever they can, and many nights, some clients have to eat sitting on the steps outside due to lack of room inside. With the facility being at full capacity much of the time, this situation causes strife and tension.

BFSK plans on solving these problems by adding a modest two story twenty by thirty six foot addition onto the East side of the shelter facility. The offices that are used during the day for BFSK's homeless prevention program are going to be moved into the top floor of the new addition. With some revision of the current building layout, a dining facility would then fit into the main part of the shelter.

On the lower floor of the facility, the room where seventy plus twelve step meetings are held monthly would be converted into a commercial kitchen. The new kitchen would meet all codes. The lower floor of the expansion would house the meeting room for the twelve step groups as well as other organizations that would like to rent it.

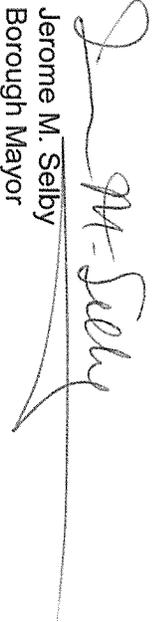
Another benefit of this project is the concurrent replacement of the twenty plus year old roof. When BFSK had it inspected a year ago, it was estimated to have three to five years of life left in it. The flooring in the facility is badly worn as it is original. In the remodeling project much of it will be replaced.

In summary, this project would create a dining area and a commercial kitchen. A 20x36 addition will be added on. A new meeting room with two bathrooms will be created. The current furnace will be replaced by a larger one. The roofing will be replaced. Much of the old floor will be replaced.

We encourage you to consider funding the BFSK's request of \$100,000 which will be used for a commercial kitchen upgrade. Funding this need facilitates the continuance of providing a safety net for homeless and at-risk families in the community.

Sincerely,

OFFICE OF THE BOROUGH MAYOR



Jerome M. Selby
Borough Mayor

cc: Alaska State Legislature

MEMORANDUM

DATE: January 9, 2012

File No: 11-019

TO: Pamela Lund, Pre-Development Project Manager
The Foraker Group

FROM: Dennis Linnell, P.E., Project Engineer 
Hattenburg Dilley & Linnell Engineering Consultants

RE: Brother Francis Shelter Driveway and Parking Lot

CIVIL
ENGINEERING

GEOTECHNICAL
ENGINEERING

TRANSPORTATION
ENGINEERING

ENVIRONMENTAL
SERVICES

PLANNING

At the request of The Foraker Group, Hattenburg Dilley & Linnell (HDL) Engineering Consultants prepared a conceptual site layout and engineer's construction estimate for the Brother Francis Shelter (BFS) driveway and parking lot in Kodiak, Alaska. Currently the BFS does not have a driveway access to the lower level of the building, which is where the kitchen is located. The access to the lower level of the building would primarily serve as a loading/unloading zone for kitchen supplies, but would also supply two handicap parking spaces.

Design Elements

HDL prepared a conceptual site layout of the BFS driveway and parking lot. The minimum grade that could be achieved on the driveway is approximately 8% with a cross-slope that varies from 0-5%. No driveway landing at Cedar Street is provided. The parking lot has an approximate 5% grade with a 5% cross-slope.

Due to the steep grades throughout the site, retaining walls need to be constructed along the entire northwest side of the driveway and parking lot and a portion of the south side parking lot. A pedestrian rail/fence will be required along the top of the retaining wall. The proposed building expansion footing and stem wall should be designed to retain approximately 6.5-feet of soil on the north side due to the retaining wall connecting to the northeast corner of the building.

The site layout also provides a trash collection area, and a stairway from the upper parking lot to the lower parking lot. The trash collection area is a 24-foot by 10-foot area that is located in the south corner of the parking lot. Additional retaining wall will be necessary to construct the stairs from the upper parking lot to the lower driveway. The layout will require relocating the existing woodshed and oil tank. The existing oil tank can be relocated to the north side of the proposed building expansion by leveling a 10-foot by 10-foot area. The proposed site layout is shown in Figure 1.

Engineer's Construction Estimate

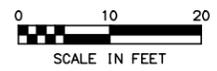
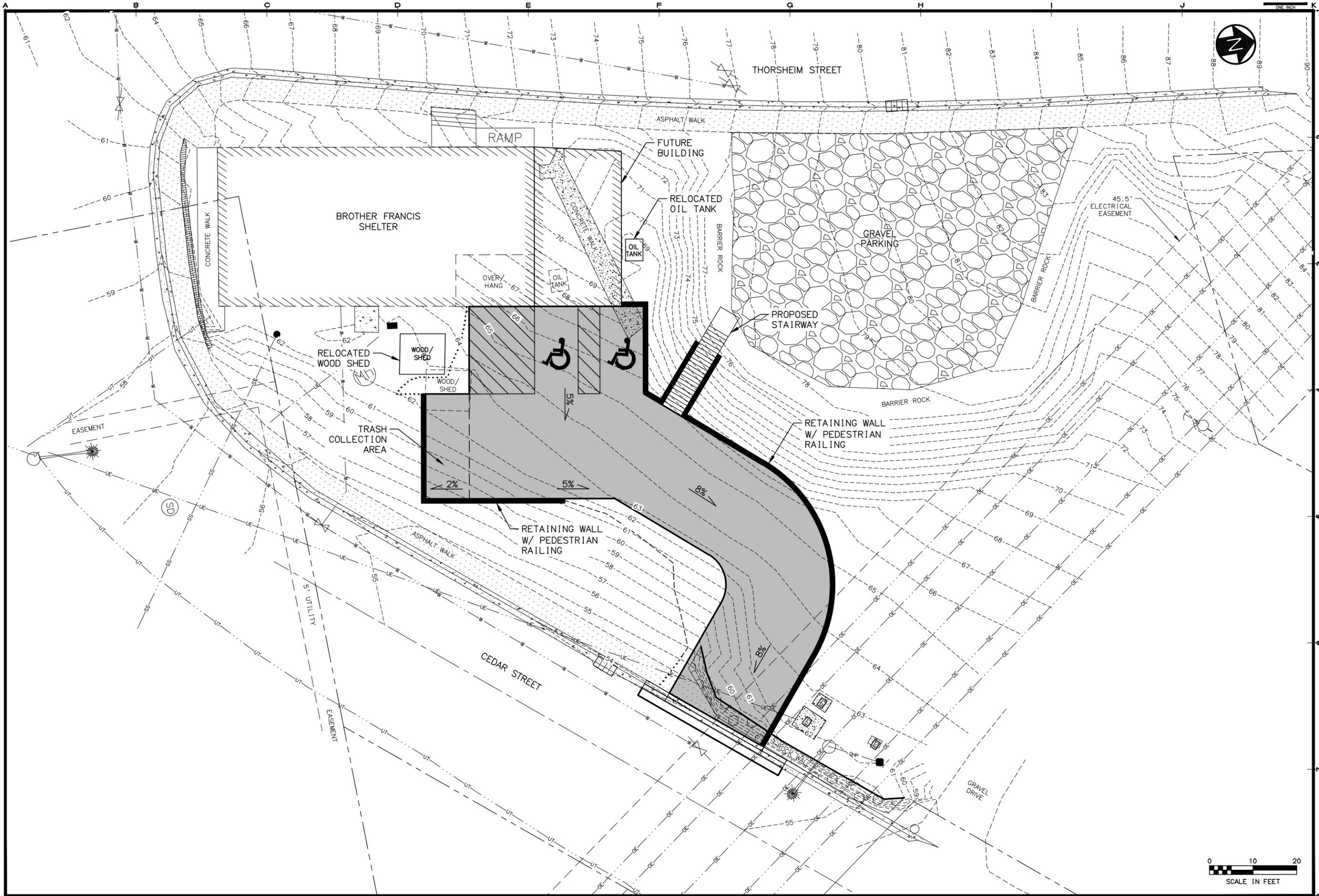
HDL prepared a conceptual engineer's construction estimate for the driveway, parking lot, stairway, trash collection area, and oil tank relocation. For this estimate we made the following assumptions:

- The driveway and parking lot excavation was assumed to be suitable for fill as the structural material.
- The concrete path on the north side of the building from the upper level to the lower level shall be removed in the building cost estimate.
- The curb and gutter, 2-foot wide section of asphalt, and part of the sidewalk will need to be removed at the entrance of the driveway. Only the curb and gutter, and asphalt need to be replaced.
- The stairway from the upper parking lot to the lower parking lot will be concrete material with rebar reinforcement.

Unit prices from other Kodiak area projects were used to estimate the probable construction costs for this project. The probable construction costs for this project is approximately \$140,000. A detailed estimate showing quantities and unit prices is attached.

Attachments: Site Layout
Conceptual Engineer's Construction Estimate

H:\jobs\11-019-Kodiak Brother Francis Shelter (Forker)\CAD\Drawings\11019 00 x01 L-50_01/07/12 at 12:57 by BCY LAYOUT: Layout



REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		

NOT FOR CONSTRUCTION

HDL HATTENBURG DILLEY & LINNELL
Engineering Consultants

- ENVIRONMENTAL
- SURVEYING
- PROJECT MANAGEMENT

• EARTH SCIENCE
• PLANNING

(807) 564-2120 - ANCHORAGE
(807) 746-5250 - PALMER
WWW.HDLALASKA.COM

BROTHER FRANCIS SHELTER - KODIAK

FORAKER GROUP
KODIAK, ALASKA

SHEET TITLE
CONCEPTUAL SITE LAYOUT

SHEET
FIGURE 1

DRAWN BY: BCY
DATE: 01/07/12
JOB NUMBER: 11-019

CHECKED BY: NMO
SCALE: 1" = 10'
JOB NUMBER: 11-019

**THE FORAKER GROUP
KODIAK BROTHER FRANCIS SHELTER
HDL Job #11-019**

BASIC BID KODIAK BROTHER FRANCIS SHELTER

ITEM NO.	SPEC. NO.	WORK DESCRIPTION	ESTIMATED QUANTITY	UNIT BID PRICE	TOTAL BID PRICE
A-1		Removal of Pavement per SY	3	\$ 10.00	\$ 30.00
A-2		Removal of Sidewalk per SY	2	\$ 15.00	\$ 30.00
A-3		Removal of Curb and Gutter per LF	37	\$ 12.00	\$ 444.00
A-4		Relocate Oil Tank per LS	1	\$ 4,000.00	\$ 4,000.00
A-5		Relocate Shed per LS	1	\$ 2,000.00	\$ 2,000.00
A-6		Unusable Excavation per CY	475	\$ 17.00	\$ 8,075.00
A-7		Usable Excavation per CY	50	\$ 12.00	\$ 600.00
A-8		Aggregate Base Course, Grading D-1 per Ton	90	\$ 40.00	\$ 3,600.00
A-9		Hot Mix Asphalt, Type II, Class A per Ton	1	\$ 500.00	\$ 500.00
A-10		Class A Concrete (Stairway) per CY	5	\$ 1,000.00	\$ 5,000.00
A-11		Cast-In-Place Concrete Retaining Walls per CY	53	\$ 1,500.00	\$ 79,500.00
A-12		Pedestrian Rail/Fence per LF	234	\$ 50.00	\$ 11,700.00
A-13		Curb and Gutter, Type 1 per LF	37	\$ 25.00	\$ 925.00

20% Contingency \$ 23,280.80

TOTAL SCHEDULE A: \$ 139,684.80

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COSTS