

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Fairbanks Montessori School****Federal Tax ID: 92-0096309****Project Title:****Project Type: Remodel, Reconstruction and Upgrades****Fairbanks Montessori Association, Inc. - Roof Renovation Project****State Funding Requested: \$77,850****House District: Fairbanks Areawide (7-11)**

One-Time Need

Brief Project Description:

This project includes immediate construction needs relevant to the school roof, with a construction period established for May-August 2012. This again coincides with appropriate weather and feasibility for the successful completion of the project prior to winter 2012.

Funding Plan:

Total Project Cost:	\$86,500
Funding Already Secured:	(\$8,650)
FY2013 State Funding Request:	<u>(\$77,850)</u>
Project Deficit:	\$0

Funding Details:

Phase I project was paid in full from savings at \$135,960, which was to complete foundation upgrades, HRV system, planning and design. The project was completed between September 2011 - March 2012.

Detailed Project Description and Justification:**Detailed Project Description**

Phase I: Phase I construction activities occurred from September -- March 2012. The primary rationale for this Phase related to pending inclement weather and feasibility of the successful completion of the project which included:

- 1) Improve of the existing foundation by way of waterproofing, insulating, and establishing proper drainage and landscaping.
- 2) Installing a heat-recovery ventilation system for the entire building.
- 3) Utilizing services of Alaska Thermal Imaging for design and construction consulting as well as quality assurance surveys for the life of the remodel project.
- 4) The Board approved funds for architectural design and construction management services in April 2011. L64 Design was hired as architect for the FMS Building Project. Merriman Construction and HVAC Inc. were hired to complete Phase I, Part 1 (Foundation Upgrades) and Part 2 (HRV Installation) and paid in full from savings.

Phase II: Phase II includes immediate construction needs relevant to the school roof, with a construction period established for May -- August 2012. This again coincides with appropriate weather and feasibility for the successful completion of the project prior to winter 2012.

- 1) Repair roof according to board approved plan as of July 19, 2011, as per L64 Design drawings and Interior Roofing consultation projections dated July 25, 2011.
- 2) Design entry remodel and space expansion
- 3) Remodel of child-size restrooms, modified classroom window layout, front exterior landscape and playground features.

Total Project Snapshot Report

2012 Legislature

TPS Report 58794v1

4) Funding will include consideration of a loan (pre-approved in October 2011) from Denali State Bank, and grant options. Fundraising will include a capital campaign for corporate and individual donors and a Montessori signature event.

Phase III: Phase III includes the construction of a new addition to the front of the building and has been scheduled for the 2013 summer building season if funding can be secured. This phase includes:

- 1) Adding a monitored entry and front office area. This will increase security of the children in care of FMS and present better to prospective families.
- 2) Adding a library/multipurpose parent room to compensate for current space taken away by items 3 & 4 below.
- 3) Remodeling office space so that it is separated from teacher work and break areas.
- 4) Remodeling teacher work and break areas to increase work efficiency when preparing classroom work and to increase comfort and privacy of teachers while on break.

Detailed Project Costs & Cost Estimates

Phase I:

Item Cost

Foundation upgrades \$81,200

HRV system \$35,000 est.

Planning & Design \$19,760

Total -- Phase I \$135,960

Phase II: Preliminary Budget DRAFT -- Final determinations to be made upon bid proposals.

Priority Item Cost Estimate

Roof \$86,500

Classroom Restrooms \$14,780

Window Replacement \$70,582

Skylight Hall Monitors \$14,609

Flooring -- Hallways \$6,000

Playground -- East (New) \$16,740

Parking Lot -- East (enlarged) \$52,800

Sprinkler System \$67,750

Sub-total \$329,761

Permits/Fees \$ 81,415

Total -- Phase II \$411,176

The full Project Preliminary Budget DRAFT (TBD as design details are confirmed) is outlined below:

Remodel \$378,000 1680 sq ft @\$255/sf

New Construction \$357,000 1020 sq ft @ \$350/sf

Construction Sub-Total \$735,000

Landscaping \$ 20,000

Parking Lot \$100,000

Playground \$ 15,000

Garden \$ 1,000

Exterior Sub-total \$135,000

Peace Room Furnishings \$ 5,000

Classroom Furnishings \$ 4,000 \$1,000 Per Classroom

Classroom materials \$ 3,000 \$500 Per Classroom

Interior Sub-total \$ 12,000

Project Total \$883,000

Community Profile

FMS is the only Montessori preschool and kindergarten in Interior Alaska. Currently the school has 99 students enrolled. We operate year round and are licensed by the State of Alaska. Annually our parents, through their involvement in school sponsored activities provide almost 1,800 hours of volunteer service. This includes but is not limited to tutoring, student instruction, classroom activity participation, resource development, advocacy, purchase of classroom materials/supplies, and other contributions of time.

Project Timeline:

The replacement of the roof is of primary importance to the facility, and an integral part of Phase II of our 3 phase plan.

Due to the needs of our families who rely on us for year-round care and our desire to adhere to the Fairbanks North Star Borough School District calendar, we have set August 13, 2012 as the project completion date for Phase II.

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

Fairbanks Montessori School

Grant Recipient Contact Information:

Name: Mr. Robert Weeden
Title: Executive Director
Address: 2012 30th Ave.
Fairbanks, Alaska 99701
Phone Number: (907)451-8485
Email: robert@fairbanksmontessori.org

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

2012 Capital Improvement Project Grant Request (2012)

Request Title

Fairbanks Montessori School Capital Improvement Project

Requesting Organization

Fairbanks Montessori Association, Inc. (Fairbanks Montessori Preschool and Kindergarten - FMS)
Tax Id #92-0096309

Project Title

Roof Renovation Project

Public Review/Approval Process

This undertaking has been reviewed and approved by the Board of Directors of the Fairbanks Montessori School. Within the governing group the Building & Planning Committee has served as an integral part of this process. This CIP Project is also designed within a collaborative partnership with the North Star Borough who has gifted additional green space for the expansion of the campus exterior.

Historical Overview

Fairbanks Montessori Association was founded in 1966. Fairbanks Montessori Pre-school and Kindergarten is the only Montessori preschool in Interior Alaska and has a rich history in Fairbanks. Parents have invested in their child's early education at FMS for over 45 years. Montessori teaching methods encourage creativity, respect for self and others, self-discipline, independence, and enthusiasm for learning. Certified Montessori teachers and assistants provide a stimulating, living environment for children to explore their world at their own pace.

Few realize that the school is a private, non-profit organization run by an executive director who reports to a governing board of directors. Our board seats eleven (11) dynamic parents who care deeply about the well-being of all Montessori children, the operation of the school and the early educational opportunities in our community. The Fairbanks Montessori School building was originally built in 1985 and a gymnasium was added in 1995. The facility is comprised of four (4) classrooms, a boys/girls restroom set, a library, a teacher's lounge/staff work area, a director's office, an administrative office, and a small "break-style" kitchen space.

The gymnasium includes two (2) children's restrooms, a storage room and a small kitchen space.

As with any twenty-five (25+) year old facility, renovations are necessary. The improvements being presented at this time are essential to the functional operation of the school. For this application FMS has identified the most pressing functional and necessary improvement as roof repair.

The FMS Board established a Building Planning Committee in June 2010 to address significant facility maintenance concerns (to include but not limited to a roof leaks, poor drainage, air ventilation etc.) and considered the feasibility of building a new school. Since that time, the committee has researched commercial construction costs and reviewed various options. The FMS Board of Directors ultimately made the decision to move forward with the renovation of our current school building. In doing so, the Building Planning Committee was tasked with and worked extensively to develop the FMS Building Plan (see attachment #2) based on the FMS Building Priority List.

The purpose of the Building Plan is to guide efforts for a remodel and new addition to allow for the maximization of adequate educational space. In addition it addresses the immediate site foundation and roof issues.

Project Overview with Timelines

Although the Fairbanks Montessori Building Project scope includes designated renovations throughout the school and grounds, this application targets the current building roof. The replacement of the roof is of primary importance to the facility, and an integral part of Phase II of our 3 phase plan (see below for details of the complete project).

In an effort to ensure adequate planning with corresponding budgetary considerations, L64 Design solicited a cost consultation from Interior Roofing. Following their full review of the site this consultation is reflective of the scope of need and cost projections. (See attachment dated July 25, 2011 and reaffirmed on February 1, 2012).

Due to the needs of our families who rely on us for year-round care and our desire to adhere to the Fairbanks North Star Borough School District calendar, we have set August 13, 2012 as the project completion date for Phase II.

Project Description and Objectives

Full replacement/reroof of Fairbanks Montessori School to address current leaks, to prevent additional future leaks and/or roof issues, and to improve the insulation value of the existing roof.

- Removal of existing parapet flashing, thruwall scuppers and batt installation
- Cart and haul all debris
- Repair existing vapor barriers between truss ends
- Install cardboard baffles between truss ends
- Increase VTR's through roof to double size
- Insulate VTR pipe through roof and cover with 24 gauge galvanized sleeve and cap
- Install R-60 Insulation
- Install new 5/8" CDX Plywood Decking
- Install 1/2" DensDeck Mechanically attached
- Install creickets as shown on Plan Sheet 102
- Install .060 Fully Adhere EPDM Roof System Complete
- Install new 24-gauge per-finished parapet flashings (standard color)
- Repair mansard where existing scuppers were removed
- Provide manufacturers fifteen (15) year total roofing system warranty
- Clean grounds of all roofing related debris
- Secure City of Fairbanks Building Permit

Total \$86,500.00

Project Funding

The funding for this portion of the project is requested through the State of Alaska Capital Improvements Project Grant Request in the amount of \$77,850.00

Project Costs	\$86,500.00
FMS 10% Match	<u>-\$ 8,650.00</u>
Total CIP Request	\$77,850.00

Additional funding for the entire renovation project will be pursued through an FMS Capital Campaign that will launch on March 1, 2012 with a campaign goal of \$750,000.00

Additional State Funding Requirement

No additional State funding will be requested.

Detailed Project Description

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- 2) Installing a heat-recovery ventilation system for the entire building.
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<u>Item</u>	<u>Cost</u>
Foundation upgrades	\$81,200
HRV system	\$35,000 est.
Planning & Design	<u>\$19,760</u>
Total - Phase I	\$135,960

Phase II: Preliminary Budget DRAFT - Final determinations to be made upon bid proposals.

<u>Priority Item</u>	<u>Cost Estimate</u>
Roof	\$86,500
Classroom Restrooms	\$14,780
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Parking Lot - East (enlarged)	\$52,800
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Sub-total	\$329,761
Permits/Fees	<u>\$ 81,415</u>
Total - Phase II	\$411,176

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New Construction	<u>\$357,000</u>	1020 sq ft @ \$350/sf
Construction Sub-Total	\$735,000	
Landscaping	\$ 20,000	
Parking Lot	\$100,000	
Playground	\$ 15,000	
Garden	<u>\$ 1,000</u>	
Exterior Sub-total	\$135,000	
Peace Room Furnishings	\$ 5,000	
Classroom Furnishings	\$ 4,000	\$1,000 Per Classroom
Classroom materials	\$ 3,000	\$500 Per Classroom
Interior Sub-total	<u>\$ 12,000</u>	
Project Total	\$883,000	

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Contact Information

Mr. Robert Weeden
Executive Director
Fairbanks Montessori Association (Fairbanks Montessori School)
2012 30th Avenue
Fairbanks, Alaska 99701
(907) 451-8485 Telephone
(907) 451-4972 Facsimile
www.fairbanksmontessori.org Web

Attachments

Facility Design Plan (Rendition)
CIP Project Budget (Consultant Projections)
Letters of Support

Friends of Creamer's Field

1300 College Road
Post Office Box 81065 Fairbanks, Alaska 99708
(907) 452-5162 Telephone
(907) 452-5300 FAX
www.creamersfield.org WEB

February 21, 2012

Honorable Scott Kawasaki
State of Alaska
House of Representatives
Alaska State Capitol
Room 430
Juneau, Alaska 99801

RE: 2012 Capital Improvement Project Application

Dear Honorable Representative Kawasaki-

Please accept this correspondence in support of the Fairbanks Montessori Association CIP application for 2012.

The Fairbanks Montessori Association and its Fairbanks Montessori School illustrates the highest standard of exceptional education for children, ages 3 - 6 in Interior Alaska. With its 45 year history it demonstrates a strong commitment to early childhood education. I am proud to advocate for an organization that offers an exceptional educational milieu which incorporates the Montessori teaching method, an outstanding administrative and teaching staff, and a strong commitment by its parents to serve as volunteers and tireless advocates.

To continue to succeed with its mission and objectives FMS is at a point where significant improvements to its structure/site are necessary. The replacement of the roof is primary to this undertaking. I have had the opportunity to review all the architectural drawings, building projections and budgetary considerations. I am also aware of the commitment of time and energy that the Board and staff have committed to the renovation review process. Today I can attest to the need, commitment and appropriate strategies that are in place to ensure the success of this project.

Therefore, I wholeheartedly support this undertaking. I further would ask your favorable consideration to fund the CIP request in the amount of \$77,850.00.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Warmest Regards!

Katie Watkins

Katie Watkins, M.S.W.
Executive Director

595 Chelsea Lane NW
Rochester, MN 55901

January 7, 2012

Dear House of Representatives,

I am writing today in support of Fairbanks Montessori Association's request for legislative appropriations money.

I am a proud graduate of Fairbanks Montessori School. I have fond memories of the little white house on the corner of University and Geist where Montessori was housed in those years. I remember naming the various cloud types we could see through the windows in the morning, tracing sandpaper letters, being read to by the kindergarteners and later reading to the younger children myself. Most of all, I remember every day looking forward to the new and exciting things I would learn and do all at my own pace and interest level. Montessori instilled in me a love for learning, which I carried into my later educational years. That love of learning carried me through primary and secondary school, on to college, then medical school, pediatric residency and now pediatric cardiology fellowship. I will return to Fairbanks in 2014 as a pediatric cardiologist and a proud supporter of Fairbanks Montessori, where my educational journey was given its successful start.

I practiced in Fairbanks as a pediatrician for almost 7 years before I left for the pediatric cardiology fellowship training program at Mayo Clinic. As a pediatrician in Fairbanks, I often discussed early education options in Fairbanks. I learned quickly that options for high quality early education are lacking. Drawing from my positive experience at Fairbanks Montessori, I always encouraged parents to research the Montessori method and consider FMS as an early education option for their children. I had many families return after enrolling their children to tell me about the wonderful experience they were having at FMS and how pleased they were with the school and the Montessori method of education.

When my own children reached preschool age, there was never a question where they would attend preschool. I was thrilled to send them to Fairbanks Montessori and served on the FMS board of directors during their time there. In my time on the board of directors, I was impressed by the dedication and enthusiasm of Mr. Robert Weeden, the FMS executive director, and of the other dynamic members of the board. Mr. Weeden and the BOD's have an exciting vision for the future of FMS, a vision which I hope may be carried forward with the aide of the legislative appropriations money.

Fairbanks Montessori School has been providing quality preschool education and family support in Fairbanks since it was incorporated as a non-profit organization in 1966. The fact that it has continued to operate uninterrupted for the past 45 years is a result of the dedication of many families over the decades and a testimony to the need for such a service in the Tanana Valley.

Currently, FMS, a State of Alaska licensed child care center, has a capacity of 80 students between the ages of three and six. Because some of these children attend half-days, the school serves about 100 families at any given time. Enrollment is non-selective and on a first-come, first-served basis. FMS does not have any religious or political affiliation and is dedicated to providing children with a joyful environment that allows them to flourish academically, emotionally and socially.

FMS has held classes in many locations over the years; the basement of a Methodist Church, at Pioneer Park (then Alaskaland), a small building at the corner of Geist and University which was torn down when the Johansen Expressway was constructed. In anticipation of this event, FMS purchased a piece of land on 30th Avenue and built their current home. Minor enhancements to this building, including the addition of a small gym, have been made off and on since it opened in 1985. The current project includes several important improvements, such as the addition of bathrooms attached to each classroom (prohibitively beyond the budget of the organization in the 1980's) and an entry/office area which will make monitoring people entering and exiting the building possible for the office personnel. It will also address necessary and major roof repairs which have become critical over the past couple of years.

Fairbanks Montessori has been a stable institution in Fairbanks for many decades. With the improvements currently planned, it will be able to offer its services at an even higher level for many years to come. I hope you will consider supporting this worthy institution with the requested grant.

Sincerely,

Beth A. Medford, M.D.

December 14, 2011

Dear STATE LEGISLATOR:

I'm writing to ask for your support for state funding to help Fairbanks Montessori undertake some badly needed renovation. I have been teaching English at the University of Alaska Fairbanks since 1986, and my wife, Alexandra Fitts, has been a Spanish professor there since 1995. My daughter, currently in 6th grade at Pearl Creek Elementary, attended Fairbanks Montessori from ages three to six, and we are extremely grateful for the caring and supportive education she received in those crucial years.

Quality preschool in Fairbanks is at a premium. (Our daughter started out at Play-and-Learn West, which subsequently shut down and remains closed, as you may know.) Fairbanks Montessori provides a vital service to our community by nurturing about 150 children a year, in the process employing more than twenty people, and paying for 98% of it directly through tuition.

The current building has been in use since 1985, and not surprisingly now badly needs work on the roof, insulation, windows, and interior. These renovations will improve security for the children, as well as saving energy, enhancing the classroom experience, reducing operating costs, and extending the life of the structure.

I believe that legislative support of Fairbanks Montessori is an excellent use of state money, and urge you to consider this opportunity along with the many other worthy requests in the Fairbanks community. Fairbanks Montessori has become a venerable institution—we know families who have attended for two generations—and this badly needed renovation is a perfect time for the state of Alaska to leverage public resources on behalf of the quality of life in Fairbanks.

Sincerely,



Eric Heyne
1324 Summit Dr.
Fairbanks, AK 99712
907-457-3742

Dear Sir or Mme,

I am writing today in **support** of **Fairbanks Montessori Association's** request for legislative appropriations money. As much or more than other prospective capital appropriations, it truly is an ***investment in our collective future*** and, unlike many you will consider, a relatively small investment in ***supplement of a much larger, local, stakeholder investment.***

FMS is a nonprofit organization. It has been offering quality Montessori education in Fairbanks since 1966. It serves roughly 100 local families each year and employs a staff of 25 part- and full-time dedicated early childhood education professionals. Its longevity and consistency speak volumes for the need for preschool education in Fairbanks, for the satisfaction of its families with the level of instruction, and the decades long support of countless volunteers.

The proposed renovations to Fairbanks Montessori's current building will accomplish the following:

1. Address needed repairs to the roof, which currently leaks in numerous places, especially in the spring.
2. Address energy efficiency concerns, bringing our building more into line with current standards, and allowing us to hold tuition costs down even as the cost of energy continues to rise.
3. Address safety concerns by
 - a. Adding bathrooms to each classroom so children do not have to go unsupervised down the hall.
 - b. Rearranging the entry area so the office personnel can monitor comings and goings, keeping unknown adults out and keeping children from going out on their own.
4. Improve mental health of students and staff by adding more natural light.
5. Increase student recruitment by improving curb appeal (Items 3 & 4 should help with this as well.)

Fairbanks Montessori has rarely asked for public money in the past. I support their request for legislative appropriations money now because I feel the planned renovations will benefit numerous Fairbanks families and children for many years to come.

Sincerely,

Jomo Stewart

2068 Bridgewater Dr.
Fairbanks, Alaska 99709

January 7, 2012

Dear House of Representatives:

I am writing today in support of Fairbanks Montessori Association's request for legislative appropriations money.

Fairbanks Montessori School has been serving the cognitive developmental and emotional needs of children three to six years of age since 1966. I have witnessed my grandchildren's growth positively influenced through their warm, caring and nurturing environment.

Fairbanks Montessori is committed to individualized education, allowing a child the freedom to develop at his or her own pace. Their environment provides a varying degree of challenge from which a child may, with guidance, choose work according to their level of development. They strive to provide a stimulating and safe environment in which children develop a love of learning, a high sense of self-esteem, and to acquire the basic skills necessary for a lifetime of learning. At Fairbanks Montessori School education of children is a responsibility the school and parents share.

My responsibility as a grandmother is why I am writing this letter in support of Fairbanks Montessori Association's request for legislative appropriations money. Safety of the children is my primary concern. Currently children must leave their classrooms to seek a non-connecting restroom. Some of these children are only 3 years old. Enough adult supervision is difficult at best. It is urged that Fairbanks Montessori be granted funds to build restrooms that are connected to each classroom.

Another safety concern is monitoring who enters and leaves the facility. In 1966 this didn't seem to be a problem. In this day and age the unpredictable can happen. No monitoring area is provided at the entrance at this time. A new entry/office area would make monitoring people entering and exiting the building possible for the office personnel.

Legislative appropriations money requested by the Fairbanks Montessori Association would also address necessary and major roof repairs which have become critical years.

Fairbanks Montessori School strives to nurture a healthy child: independent, self-confident, social and motivated. They also have to offer parents the security of knowing that their children are receiving the best care, developmental guidance available and paramount, a safe environment. Your support of Fairbanks Montessori Association's request for legislative appropriations money will help makes this possible.

Respectfully,

Marion Woods

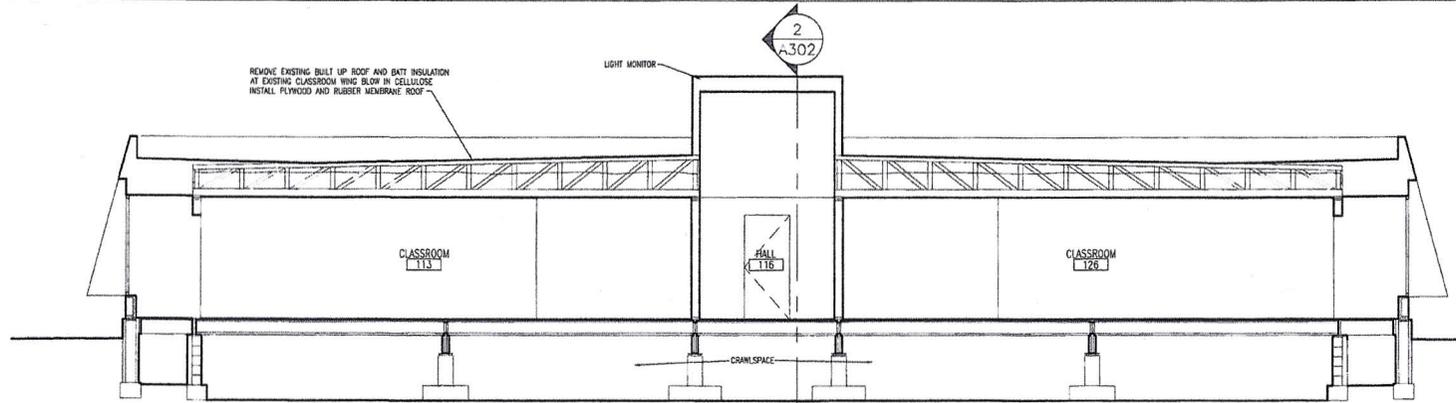
**FAIRBANKS MONTESSORI
SCHOOL REMODEL**
2014 30th AVE
FAIRBANKS ALASKA 99701

job no. 045c
drawn by DRH
date 18 JAN 2012
1" = 1' IF DIFFERENT THAN 1" SCALE ACCORDINGLY

BUILDING SECTIONS

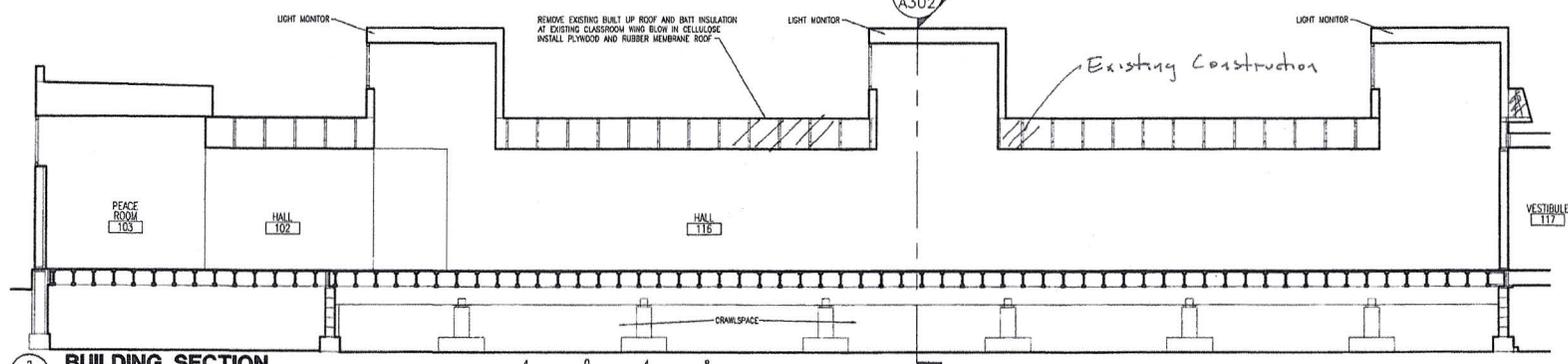
SHEET 8 OF 9

A302



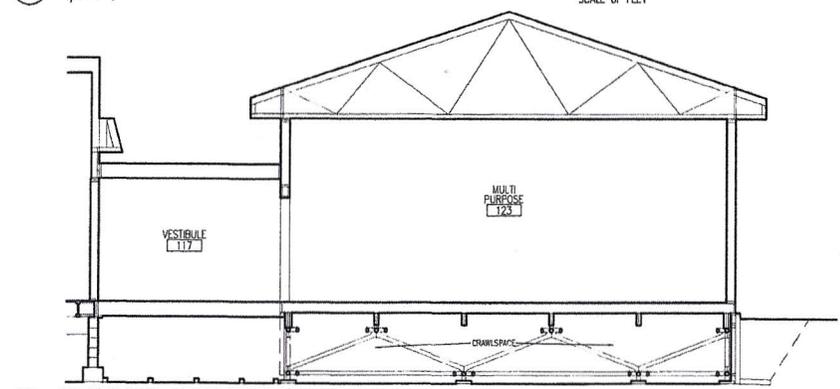
BUILDING SECTION
1
A302
1/4"=1'-0"

SCALE OF FEET
0 4 8



BUILDING SECTION
2
A302
1/4"=1'-0"

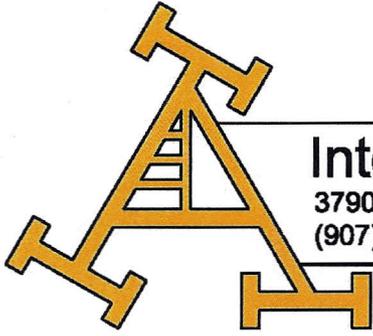
SCALE OF FEET
0 4 8



BUILDING SECTION CONTINUED
2
A302
1/4"=1'-0"

SCALE OF FEET
0 4 8

Consulting recommendation
7/2011



Interior Alaska Roofing, Inc.

3790 Schacht Street • Fairbanks, Alaska 99701
(907) 456-5545 - Phone • (907) 452-2693 - Fax

inakroof@ptialaska.net • www.interiorakroofing.com

July 25, 2011

L64 Design
147 3rd Avenue
Fairbanks, Alaska 99701
Attn: David Hayden

Re: Montessori Pre-school Reroof
2014 30th Avenue / Fairbanks, Alaska 99701

Subject: Bid Proposal

Mr. Hayden,

We propose to provide all labor, equipment, and materials to perform the following scope of work per Plan Sheets T101, D101, D102, A101, A102, A301, and A302 Dated 20 July 2011:

- Remove existing parapet flashing, thru-wall scuppers, BUR, 5/8" CDX decking, and batt insulation.
- Cart and haul all debris to FNSB landfill.
- Repair existing vapor barrier as required and per plans.
- Install cardboard baffles between truss ends.
- Increase VTR's thru roof to double size than below.
- Insulate VTR Pipe thru roof and cover with 24-gauge galvanized sleeve and cap.
- Blow-in R=60 Insulation.
- Install new 5/8" CDX Plywood Decking.
- Install 1/2" DensDeck Mechanically Attached.
- Install crickets as shown on Plan Sheet A102.
- Install four (4) new welded aluminum scuppers.
- Install .060 Fully Adhered EPDM Roof System Complete.
- Install new 24-gauge pre-finished parapet flashings. (standard colors)
- Repair mansard where existing scuppers were removed.
- Provide manufacturers fifteen (15) year total roofing system warranty.
- Clean grounds of all roofing related debris.
- Secure City of Fairbanks Building Permit.

LUMP SUM LABOR AND MATERIALS \$ 86,500.00

We acknowledge no addendum.

Proposal based upon owner agreeing to and signing IAR, Inc. standard proposal document.

Proposal based upon performing work between 08/01/2011 – 08/15/2011.

All materials FOB jobsite and installed.

Proposal excludes any latent damage discovered after removal of plywood decking. All hidden damage will be repaired at Time + Materials + 20%.

Proposal valid for four (4) days.

Respectfully Submitted,

Richard Podobnik
Interior Alaska Roofing, Inc.