

**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 Renovations and Improvements

**State Funding Requested: \$360,000****House District: 2 / A**

One-Time Need

**Brief Project Description:**

Improvements to Petersburg's Sons of Norway Hall

**Funding Plan:**

Total Project Cost:	\$360,000
Funding Already Secured:	(\$0)
FY2013 State Funding Request:	<u>(\$360,000)</u>
Project Deficit:	\$0

**Detailed Project Description and Justification:**

Funding will support the Petersburg Sons of Norway Hall upgrades: address deficiencies in handicap accessibility; plumbing replacement; installation of efficient lighting and energy upgrades; replacement of worn flooring; installation of weatherproof doors; painting. Project also includes work on adjacent park and parking area.

In 2012, Petersburg will celebrate the 100th anniversary of the Sons of Norway Hall. The Hall received National Historical Registry designation in the mid-1980s. The Sons of Norway is in the final stages of its five year building upgrade plan. The goal of this project is to improve and maintain the Hall as a historically significant facility in the community, and for continued use by membership and the community as a whole.

1) Electric Chair Glide and Retrofitting: Estimated Expense - \$20,000

The second floor of the building is not currently accessible for those with mobility issues. There are two full and one partial flights of stairs on the interior of the building. Chairs have had to be strategically-placed on the staircase for people to use for rest while climbing to the second floor. The Sons of Norway proposes installing an electric chair glide on the covered, exterior single flight of 26 steps (35') to access the second floor. The outside door to the Hall on the second floor will be retrofitted and moved to allow safe access. Gentle ramping will be installed and the single stair removed for handicap access to the main room. Clear Lexan will be installed on the outside of the staircase to protect from the elements and extend the life of the chair and rail.

2) ADA Unisex Plumbing Upgrades: Estimated Expense - \$15,000

The bathrooms on the second floor were built in the 1920s and have not been adequately upgraded since that time. The

Sons of Norway proposes remodeling the current Men's restroom into a Unisex restroom with handicap accessibility, ramping, wider door, comfort height water closet with rails, and a pedestal sink. Plumbing work will be done to add hot water to this facility (currently only cold water is available), new flooring, painting and lighting installation. The Ladies' bathroom is not eligible for ADA upgrades due to its small size. The Sons of Norway proposes upgrading with comfort height water closet with rails, pedestal sink, hot water installation, new floor, painting and lighting.

3) Lighting Electrical Upgrades - Building-Wide: Estimated Expense - \$48,000

The Hall's fluorescent lighting fixtures in the second floor main room and stairwell are from the 1950s. The lighting is failing and in need of replacement. The Sons of Norway proposes the installation of dimmable, recessed lights with alternate switching. The new bulbs would be energy efficient spotlights, saving both money and energy. The Sons of Norway will also replace and coordinate the ceiling fans to work together to evenly distribute and move the air effectively. The wiring on the second floor would be upgraded as load demands have increased significantly since initial installation. A three-phase service for the building is necessary with all the changes. Additionally, outdoor lighting and wooden planks in the parking and park area will be upgraded.

4) Door Upgrades - First and Second Floors: Estimated Expense - \$10,000

To lessen the financial burden of heating the Hall, the Sons of Norway will install energy efficient double front entrance doors. The doors are an egress point and as such, will require crash bars on the inside and an easy-to-open handle on the outside. The other two downstairs exterior exit doors need to be replaced with hinge and crash bar upgrades. A solid core exterior door will be installed at the top of the interior stairs. Two other doors in the main room will be replaced in the raised panel style to match the others in the main room. French-style doors will be installed in the archway to the upstairs hall and the library. These door upgrades will increase energy efficiency, safety, and lower the cost of heating the Hall.

5) Stair Tread Upgrades: Estimated Expense - \$5,000

The two flights of stairs and landings of the Hall are currently covered in a linoleum material and strips of worn indoor/outdoor carpet. The Sons of Norway proposes to replace the steps with a new tread covered in a non-skid rubberized or similar surface that can be cleaned more efficiently; paint the stairwell and window trim; and replace the hardboard wainscoting with new painted bead board.

6) Main Room, 2nd Floor Rosemal Painting: Estimated Expense - \$5,000

The beauty of rosemaling and Norwegian heritage has been an important factor in building design and decoration, inside and out. The Sons of Norway propose to paint the raised panel doors, room dividers, and trim to enhance the character of the building and bring pride to the members of the Hall and the general public who use its rooms.

7) Kitchen Upgrades: Estimated Expense - \$30,000

The worn, cracked linoleum in the upstairs kitchen is from the 1950s. The Sons of Norway would like to replace it with new flooring that will enhance the kitchen and be easier to clean. This project will include painting the walls and replacing cabinets prior to the floor being laid. New appliances will complete the upgrade. The 28+-year-old dishwasher downstairs will be replaced with a new sanitizing unit with a heat booster to meet Department of Environmental Conservation standards. The Sons of Norway will also install a tambour-style roll-up door in the pass through window area to separate

and reduce noise level from the kitchen to the main hall. After improvements, the Sons of Norway hopes the kitchen can then be rated as a Division of Environmental Conservation-approved kitchen. Additionally, there is no water on the mezzanine level and the Sons of Norway proposes installing water and a utility sink for use in the studio on that level.

**Project Timeline:**

Two years, beginning in July 2012.

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

Sons of Norway Membership and Board of Directors

**Grant Recipient Contact Information:**

Name: Sally Dwyer  
Title: Grants Administrator  
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Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No



## Sons of Norway – Fedrelandet #23

P.O. Box 629  
Petersburg, Alaska 99833  
*"The Heritage People"*



January 6, 2012

City of Petersburg  
Box 329  
Petersburg, Alaska 99833

Dear Mayor Dwyer and City Council:

The Sons of Norway Hall is one of the oldest buildings in our community and the most beloved and well used. We at the Sons of Norway lodge feel honored to have the responsibility to care and maintain her in tiptop shape for the use of the whole town and for future generations to enjoy.

We received the National Historical Registry designation in the mid-1980's which is nice to have, but does not come with any special regard in finding funding for upkeep, repairs and maintenance of our building. We have been extremely fortunate in the past to receive 2 grants for building improvements from the State of Alaska through the hard work of Senator Bert Stedman.

We are now in the final stages of our 5-year building upgrade plan. We have applied for another and hopefully, final grant to address ADA accessibility, energy savings, lighting upgrades, DEC regulatory compliance and the continued work in both the public park and the parking lot. Please read through the grant we have attached to see the scope of the work we propose to do over the next 2 years and I hope you will give our grant request your approval to add to the Capsis listing.

I can be contacted at 772-4453 (home) or 772-3646 (work) for any questions or suggestions and look forward to hearing from you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sally".

Sally Norheim Dwyer  
Sons of Norway

cc: 2012 Grant Request