

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Carol H. Brice Family Center****Federal Tax ID: 94-3123985****Project Title:****Project Type:** Remodel, Reconstruction and Upgrades

Carol H. Brice Family Center - Ventilation and Heat Recovery Upgrades

State Funding Requested: \$261,630
One-Time Need

House District: Fairbanks Areawide (7-11)**Brief Project Description:**

Upgrade the existing rudimentary ventilation system of The Carol H. Brice Family Center with a modern, energy efficient Heat Recovery Ventilation (HRV) system that will afford year-round comfort to the building's occupants, primarily families with children.

Funding Plan:

Total Project Cost:	\$261,630
Funding Already Secured:	(\$0)
FY2013 State Funding Request:	(\$261,630)
Project Deficit:	\$0

Detailed Project Description and Justification:

Energy was less expensive when the Brice Center was built as Careage North Convalescence Home in 1971. The existing air handlers in each wing are only operable in the warmer months, as the heating coils were disconnected and the heat exchanger removed long ago, ostensibly to save energy. Since that time there have been many improvements in arctic ventilation technology, and it is understood that indoor air quality is vital for the health and safety of a buildings occupants. Ventilation in the winter is provided only by four large exhaust fans (one per wing) which vent into the outdoors. A tremendous amount of energy is also wasted by the commercial sized hood in the Head Start kitchen. An HRV system would allow the building to recover that heat loss, resulting in lower utility bills, which are our major expense.

In 2010, Holaday-Parks, Inc., a local mechanical engineering firm specializing in arctic ventilation solutions, designed such an energy-efficient HRV system for the Center. (See attached.)

Project Timeline:

FY12-13

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

The Carol H. Brice Family Center

Grant Recipient Contact Information:

Name:	Karl Greer
Title:	Director
Address:	1949 Gillam Way Suite C Fairbanks, Alaska 99701
Phone Number:	451-6993
Email:	cbfc@acsalaska.net

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



The Carol H. Brice Family Center

"Supporting Families in the Greater Fairbanks Area"

Senator Joe Thomas
State Capital Room 514
Juneau, AK 99801

1/13/12

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Re: Capital Improvement Project
Heat Recovery System for the Carol H. Brice Family Center

Dear Senator Thomas,

On behalf of myself and the Board of Directors of the Carol H. Brice Family Center, I want to thank you for considering this proposal to fund an energy efficient Heat Recovery Ventilation (HRV) system for the Center. Like all Alaskans, the cost of energy to heat our building is our biggest challenge. The addition of a system that would allow us to recover "wasted" heat would go a long way toward our continued sustainability, although it is just one step we are planning.

We are currently putting the finishing touches on an ongoing fundraising campaign, new website, etc., that we hope will one day help us to replace our boilers and re-insulate the building. (A study conducted by Lanning Engineering indicated that it would be far more economical to renovate the existing structure than build a new one.) We plan on unveiling this campaign in the spring. A new set of "as-built" drawings by Wendy Presler of Design Alaska are also nearing completion, as the originals from 1971 are starting to get a little dated.

You'll no doubt notice that our request is a bit more than Holaday-Parks' estimate... the engineers on the Brice Center's Board of Directors were pretty adamant that we should include a contingency amount to cover any unforeseen circumstances.

Please don't hesitate to contact me if you need any further information. I will call your office after an appropriate amount of time to see how things are going.

Karl Greer, Director
The Carol H. Brice Family Center

cc: Senator Joe Paskvan

The Carol H. Brice Family Center

The Carol H. Brice Family center (formerly The Fairbanks Community Development Foundation and The Foundation for Parents and Children) is a 501(c)3 non-profit organization founded in 1989 by a group of visionaries with the goal of purchasing real estate to house The Resource Center for Parents and Children and a community Head Start program. As a result, this group purchased and developed what is now The Carol H. Brice Family Center, home to a variety of programs providing essential human services to both the Fairbanks community and the surrounding area. The building was built in 1971 as Careage North Convalescence Home, and after that was the location of the old Denali Center.

The mission of The Carol H. Brice Family Center is to provide a community center that empowers families to improve their quality of life, with an emphasis on children. The Brice Center accomplishes this goal by providing a space that provides the most appropriate facility environment at the least cost to various non-profit agencies and programs that offer support to families and children. Space in this community center is leased (utilities included) at a reduced rate below the local rental price per square foot to encourage use by non-profits and to support their programs. Our tenants (serving thousands of individuals and hundreds of families) currently include:

Alaska Health Fair – Organizes health fairs and screenings throughout the interior of Alaska. This office sets up about 30 health fairs all over rural Alaska. They serve approximately 5,000 individuals.

Disability Law Center - An advocacy group for disabled citizens of all ages. Takes 50 cases per year and provides information and referrals to 750 individuals.

Discovery Center – run by Fairbanks Resource Agency, the Discovery Center provides a monitored learning environment for people of all ages with various disabilities.

Head Start Birth to Five – Our major tenant is a comprehensive pre-school program for children ages 0 – 5, including meals and transportation to and from home. Currently serving over 100 families.

Child Care Assistance – Funded by the State of Alaska, CCA assists working parents find and pay for child care. They are presently serving almost 400 families and more than 450 children.

Thrivalaska – formerly known as Play N Learn, Inc., they are the administrators of both Child Care Assistance and Head Start Birth to Five. They also run other child-focused programs, such as Thread and CARES in another location.

The Learning Center – Fairbanks Memorial Hospital's daycare program for employee's with school age children. Provides childcare during the summer months, as well. Serves 36 families and has a long, waiting list!

Retirement Community of Fairbanks – The non-profit arm of the organization working to redevelop the Fairview Manor low-income housing property into a retirement community. Although they have just moved their main office into their new building, they maintain a storage space at The Brice Center.

We would like to take this opportunity to further clarify the broad and reaching social return that the Carol H. Brice Family Center (CBFC) has had on the community, and especially the south Fairbanks neighborhood. The presence of the Center has had staying power in the neighborhood and has enabled many child and family service non-profits to bring their programs directly to the people who need them most. The CBFC has achieved this by providing lease rates below market value so that our non-profit tenants can focus more of their limited funding on their primary objectives. The presence of the Center alone in this economically depressed neighborhood is a strong signal to the community as a whole that there is a vision for a better life for many of our neighbors, and to take pride in their neighborhood. When we first opened our building's doors over a decade ago, there were issues of vandalism, graffiti, and even a homeless/transient camp on the adjacent property. By making the Center part of a neighborhood that people could take pride in, these issues are no longer problems.

The staying power of our organization has also enabled many other non-profits to grow and thrive in the south Fairbanks neighborhood. CBFC examples of success include The Resource Center for Parents and Children, WIC, and The Interior Community Health Center, all who are previous tenants of our organization. Their success is partially due to starting out with below market lease rates provided by CBFC. We recently sold our undeveloped adjacent property to Hospice of the Tanana Valley, so they could bring their services straight to the people who need them most. Our tenants would not be able to offer the same programs if they were required to pay more to lease space somewhere else. The key value is that discounted rent is real. It allows our tenants to provide additional services as we subsidize the rent. Our average rental rate is currently \$1.45 per square foot. This is a significant difference that is passed along in services to our tenants and their clients.

For the past four summers, Head Start has used their kitchen and space to provide a free lunch for low income children. South Fairbanks is an economically depressed neighborhood, so we are thrilled to be able to provide community services through our building's presence. After school daycare and childcare for the summer months at The Learning Center, Head Start, and The Discovery Center provide services lacking in this neighborhood.

We have contracted with The Foraker Group for long term advice, training opportunities, and services. Our Board has also embarked on plans for recruiting new members from the South Fairbanks community and established a renovation fundraising committee. Renovation design is to include LEEDS Green Building qualifying specifications that will be used to apply to green, energy saving, winterization program grant sources for additional funding opportunities.

The Carol H. Brice Family Center is poised to serve the community of Fairbanks well into the future. It has long been recognized nationally that families in need benefit from a "one-stop shopping" approach to a provision of services, and we feel that continued capital improvements to The Brice Center will not

only prolong the life of the building, but enhance the programs of our non-profit tenants for their clients. In turn, similar family/children centered tenants will be attracted to the facility, resulting in an improved quality of life for those of us fortunate to live in interior Alaska.

Wednesday, May 12, 2010

Proposal

Project: Carol Brice Center
To: John Hargesheimer

Holiday-Parks proposes to install a ventilation system for the Carol Brice Center. This proposal covers only the north wing of the center, as previously discussed. This ventilation will consist of a Lifebreath 850 HRV to allow for energy efficient ventilation and ductwork to every classroom and from every bathroom in the wing. Holiday-Parks will try to utilize the existing exhaust ducts and the existing exhaust and outside air roof penetrations. I have some supporting documentation that fire dampers will not be required in the corridor to room separation walls. If the city does require them there will be additional cost associated with them.

A small amount of cooling can be provided by this ventilation system. It would be substantially undersized for the space but if zoned it might be able to provide some relief. A much large fan unit will be required to provide cooling adequate for the space.

Inclusions:

- New ductwork manufactured by Holaday-Parks
- Installation of grilles, registers, and diffusers
- Installation of motorized dampers
- Provide controls and controls design (Installation excluded)
- Install heating coil
- Installation of HRU

Exclusions:

- Temporary construction ventilation and heating
- Carpentry, structural steel, penetrations, patch, paint
- Jobsite forklift, scaffolding, man-lift
- Piping, refrigeration piping, humidifier
- Controls connections, wiring, electrical, electrical connections, motor starters, disconnects
- Structural engineering, review, or supports
- Cost of bond, cost of permit

Pricing

Base Bid	\$ 49,834.00
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Please call if you have any questions.

Sincerely,

Bill Sowers
Mechanical Engineer/Project Manager

Holaday-Parks Alaska

Breakdown provided by Bill Sowers on December 21st, 2011

Approximately 5% increase over last year's estimate as follows:

Cost per wing

The installed cost of the HRV unit is approx. \$6,105.25

The lined (insulated) rectangular fittings for the HRV (exhaust and outside air) are approx. \$14,416.00

The round duct, mains and branches (supply and return) are approx. \$18,926.00

The heating coil, filter boxes, and GRDs are approx. \$5,976.00



thrivALASKA

Healthy families. Thriving children.

January 4, 2012

To: Interior Delegation
Fr: Alicia Berka/Executive Director
Re: Capital Improvement Project

I am writing in support of the Heat Recovery Ventilation System at the Carol Brice Family Center, located at 1949 Gillam Way in Fairbanks, Alaska. As a tenant we occupy over 2/3 of the rental space in the building and encourage you to fund this project to ensure the health of comfort of the 475 children, clients and staff we serve. This project will promote energy efficiency in a building that is 40 years old. Thank you for your consideration of this important project that will impact the lives of so many in our community.



January 6, 2012

To: The Interior Delegation of Alaska

Attn: The Honorable Joe Thomas

The Carol Brice Center's Administrative Director Karl Greer requested that I share my thoughts on the opportunity to improve the heating/ventilation of the Carol Brice Center where I have a office as an employee of the Disability Law Center of Alaska.

I support the public funds to provide the necessary materials and labor to bring this old building up to safer and cost efficient standards. It would seem that this would be beneficial to many people on different levels.

The Carol H. Brice Family Center provides low cost, centrally located offices for non-profit agencies that serve hundreds of consumers in this community each year. To maintain the leases of the multiple agencies in this building the structure definitely requires improvements. A priority would be the Heating Recovery Ventilation System.

For the past six year that I have worked in this building, there have been numerous times when Karl has to fix the heating and ventilation in my area at the south end of the building. The ventilation also requires improvement as the air is not circulating correctly.

Please consider this a letter of support for the funding for building improvements so that the non-profit organizations such as ours can continue to provide services to the consumers who need them most.

Thank you,

Hettie Hume
Legal Advocate
Disability Law Center of Alaska
907 456-2680

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To: Interior Delegation

Re: Carol Brice Center – Funding Request

Dear Delegation –

The Alaska Health Fair, Inc., Fairbanks office has been located in the Carol Brice Building for a number of years. As you might imagine we are very much in support of improving the energy efficiency and warmth of this very old building. To that end we support the Carol Brice Center's request for a Heat Recovery Ventilation system via Capital Improvement Project Funds.

Please let us know if there is other testimony or information we can lend to this endeavor,

Sincerely,

Phyllis Tugman-Alexander
Ak. Health Fair Rural Program Director
1949 Gillam Way, Rm #414
Fairbanks, Alaska 99701