

Petersburg Children's Center

The Petersburg Children's Center was founded in 1974 as a non-profit organization. It began in the Presbyterian Church social hall. In the early 1980s, with land provided by the City of Petersburg, a 2,400 square foot building was built accommodating approximately 40 children, 6 months to 5 years old. In 2016, with all volunteer help and almost \$70,000 in community donations, an 800 square foot addition was built. Various grants were awarded to help upgrade the old facility, again with volunteer help, with new floors, a new heating system, a new sprinkler system, a remodeled kitchen, and a remodeled bathroom. The new addition increased the capacity of the facility from 40 to 65 children. In 1988, an after-school program, "Eagles Nest", was established by renting a room in the elementary school that is located across the street. "Eagles Nest" continued until the beginning of the pandemic in March, 2020, when the program was halted and has never recovered at the same level of service. The renting option has not been able to continue and a very limited after-school program has begun in the old facility which is limiting the capacity of the younger programs.

Therefore, with lots of community consultation, the Children's Center board of directors has decided to pursue the building of an adjoining facility specifically for after-school children. There is a parking lot next to the existing building that can accommodate a 40' x 65' building. There is still room on that parking lot for a covered playground structure. Several lots across the street are designated by the Borough of Petersburg for supporting child care and are available to be filled in to create a convenient parking lot replacing the old one.

The proposed building could accommodate 30 after-school children. An architect has been hired to develop the concept drawings, a realistic cost assessment, and a narrative explaining the project and its impact on child care in Petersburg. The drawings show a building with two classrooms, a large activity room, bathrooms, storage room, and a staff/food preparation area.

The borough of Petersburg has recognized the huge need for child care in Petersburg. A task force has been created, and lots of dialogue and study has taken place to find steps to address this extreme need. This building proposal is almost "shovel ready" with land available; utilities available; very detailed architectural concept drawings; a community with a history of support, willing and able to raise local funds to show its commitment to the children and families of Petersburg.

Thoughts about the Children's Center Expansion Project

Child care in Petersburg and Alaska is a critical problem. The pandemic, inflation, poor wages, regulation, insurance costs, lack of benefits, working parents, among other factors have left a child care system that is not meeting the demand for affordable child care. That fact was recognized by the Petersburg community with the expansion of the original Children's Center in 2016 from community donations, volunteer help, and supporting grants. The Children's Center went from a capacity of 40 to a capacity of 65 children. In 2022 the Borough Assembly further recognized the critical need for affordable child care by forming a Child Care Task Force with the goal of identifying and supporting improvements in child care in Petersburg. Forty thousand dollars was allotted to the Task Force to support child care providers with training grants.

In 2022, the Petersburg Children's Center board of directors and the director and the volunteer maintenance group discussed the problem of the after-school program "Eagles Nest" having to relocate to the Center after being at the school district for years. Because of this, the capacity of the Children's Center was reduced from 65 to 40 children and the Eagles Nest program was limited to 20 children. To return the Children's Center to full capacity and expand the Eagles Nest program, it was decided to explore building an after-school facility. Rough plans were drawn up, the board of directors voted to support hiring an architect to draw up concept plans and supporting documents to facilitate presenting the project to funding resources. Those concept plans are now complete. The Children's Center folks are moving on to develop applications for grants and future fundraising. We think that this new facility will significantly improve child care in Petersburg.

Reasons for construction:

1. A building site located on the campus of the Children's Center with utilities close by at no cost: a local contribution
2. A parking lot site located across the street to accommodate the lost parking from constructing the new building at no cost: a local contribution.
3. Reestablishing the capacity of the Children's Center from 40 to 65 children.
4. Increasing the capacity of the Eagles Nest program from 20 to 30 children.
5. Having a "shovel ready" child care project ready for funding this legislative session.
6. Powerful legislative pressure for supporting child care improvement.
7. The price of oil is well above the projected 2024 budget price allowing a significant capital projects budget for this legislative session.
8. Expand the opportunities for families in need of Alaska State assistance for child care in a licensed facility.
9. The new facility will be covered by the license of the current Children's Center.
10. The new facility could reduce the Kinder Skog waiting list.
11. The location of the new facility being across the street from the elementary school is extremely convenient for after-school care.

Petersburg Children's Center Expansion Project Budget Breakdown

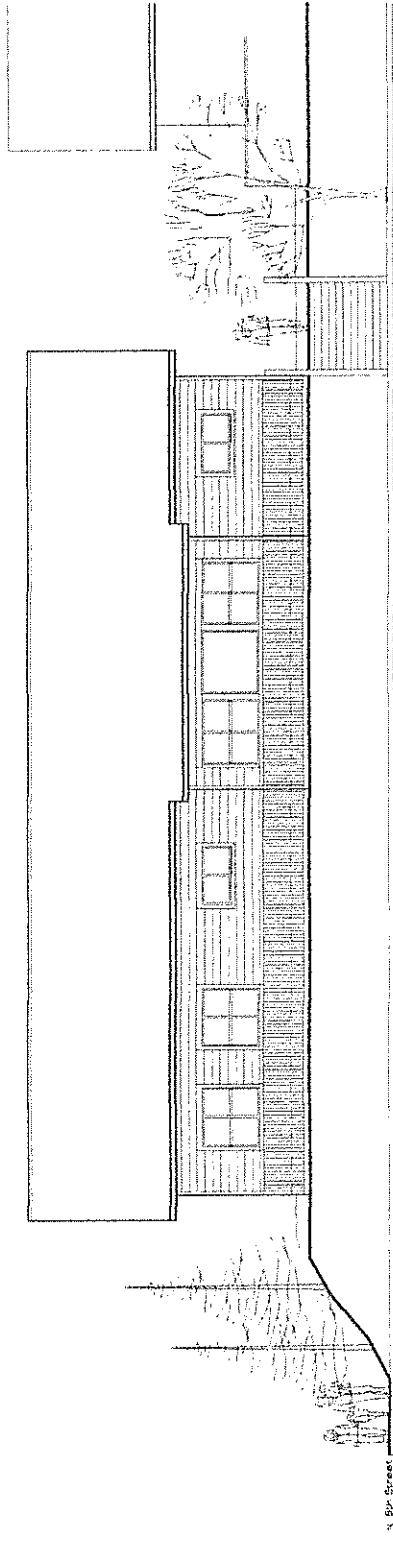
The following conceptual cost estimate is the Architect's opinion of costs based on the building program and concept drawings reflecting recent costs for similar construction projects in Petersburg and SE Alaska. The facility described in this report is at the conceptual design phase and the costs noted are an informed estimate. The project elements are detailed below, and construction costs have been estimated for each portion. The estimates are based on cost per square foot for similar new construction in SE Alaska. The total cost to carry out a project such as this consists of the following types of costs:

Direct "Hard" Construction Costs: Include the costs for site improvements, excavation and fill, and building construction.

Indirect "Soft" Construction Costs: Include costs for furniture, fixtures, and equipment; inflation to construction start up, design fees, permits, inspection and testing services, financing costs, and other associated development and owner-related costs assumed at 25% of construction costs. These indirect "soft" construction costs may vary.

A 20% estimating contingency of the construction costs has been added to determine the estimated total project cost. This estimate assumes a competitively bid or negotiated contract, with at least three qualified bidders.

Construction Plans Cost:		\$90,000
Site Work Costs:	buildings lot 80' x 80' = 6,400 sf x \$15/sf =	\$96,000
	parking lot 50' x 120' = 6,000 sf x \$15/sf =	\$90,000
Building Construction Costs:	2,600 sf x \$385/sf =	\$1,001,000
Covered Play Structure Costs:	1,950 sf x \$130/sf =	<u>\$ 253,500</u>
Sub total Construction Costs:		\$1,530,500
Anticipated Soft Costs: Outdoor play equipment, surfacing		\$45,000
Indirect "soft" Costs: 22% of construction costs \$295,790 - \$90,000 =		\$205,790
Index to construction start: 5% x 2 yrs = 10% =		<u>\$134,450</u>
Sub total "Soft" Costs:		\$385,240
Sub total Project Costs;		\$1,915,740
Estimated Contingency : 20% of Project Construction		<u>\$288,100</u>
		\$2,203,840



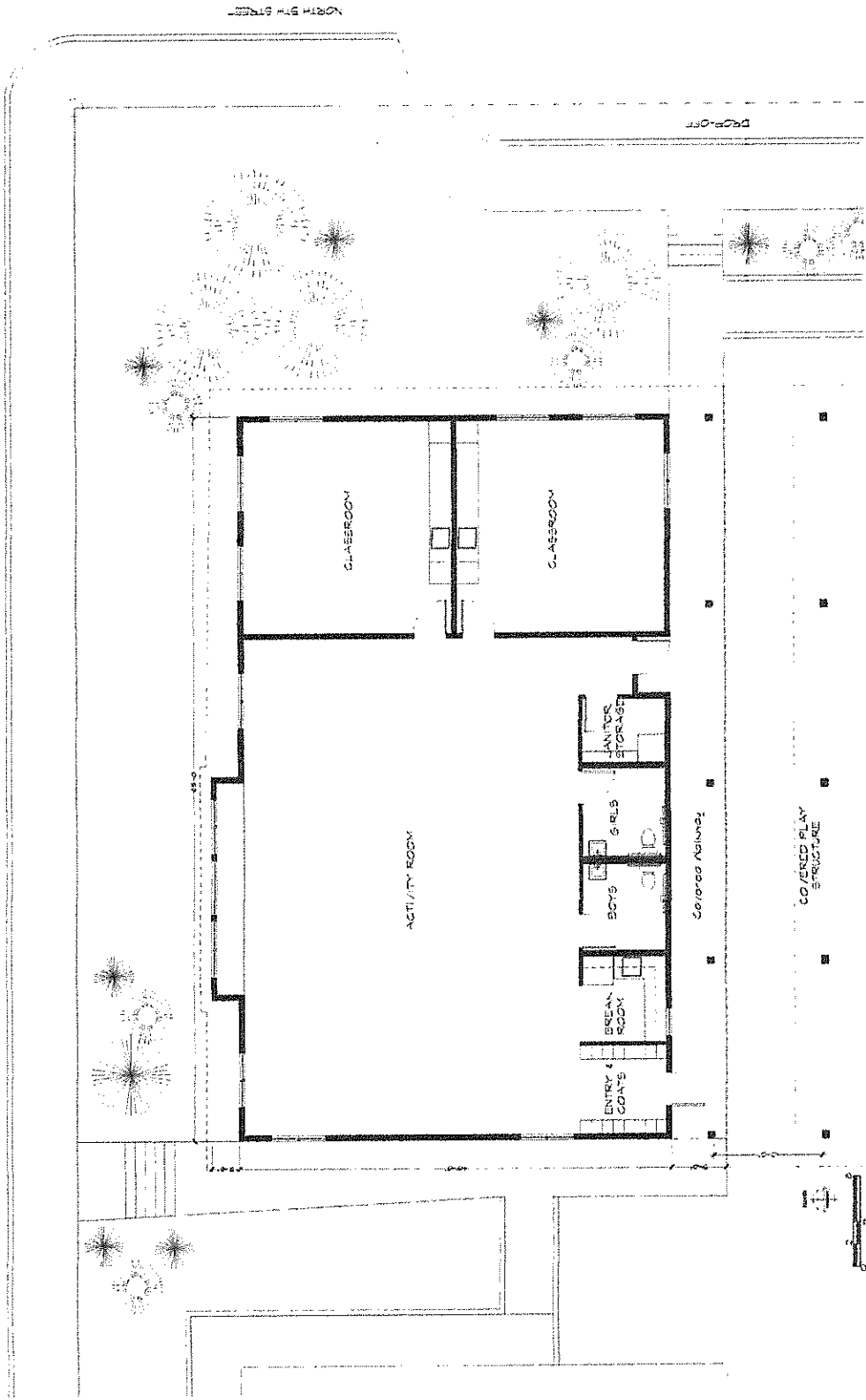
NORTH ELEVATION- DOLPHIN STREET

PETERSBURG CHILDREN'S CENTER

Millard + Associates Architects LLC, Keichikan

program & concept design
Draft June 2023

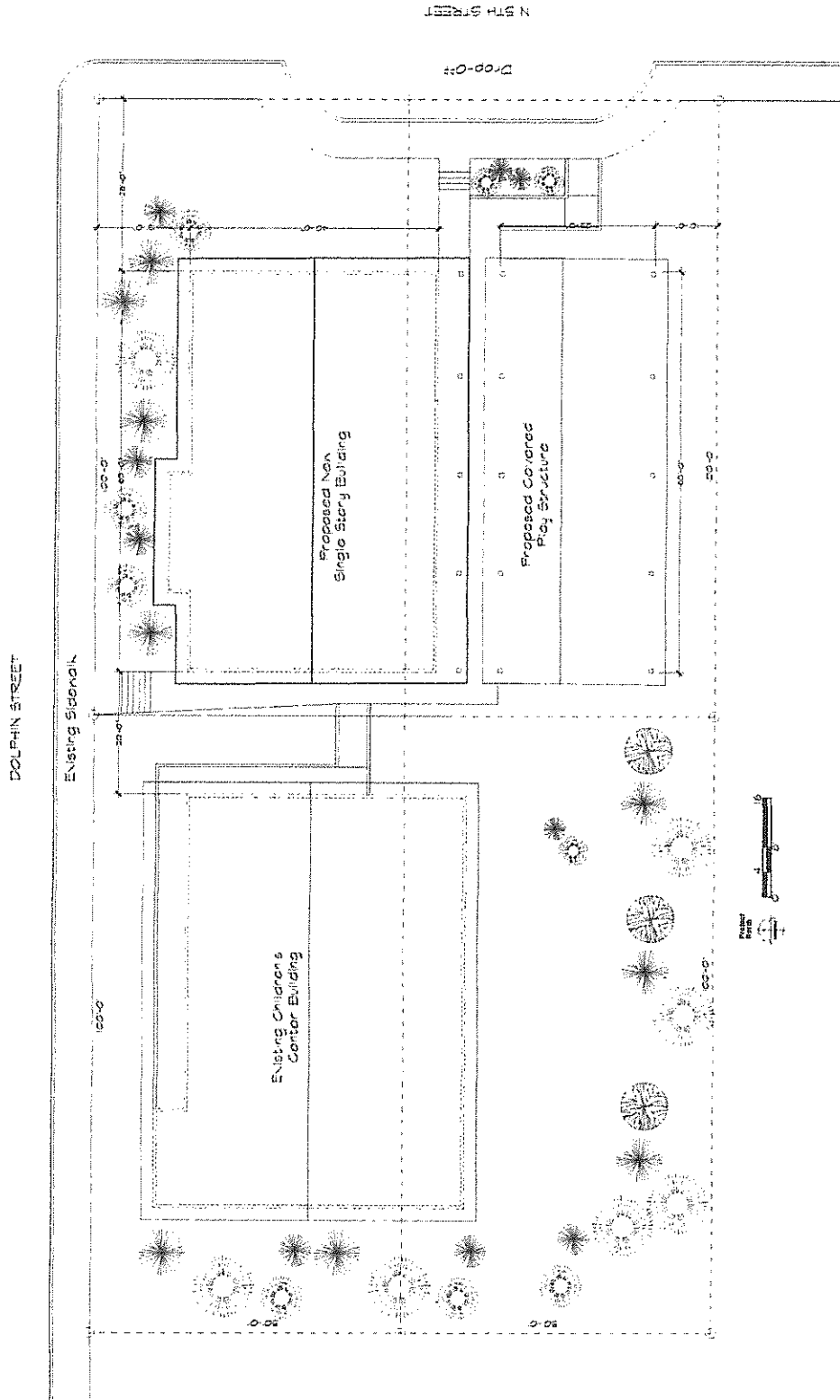
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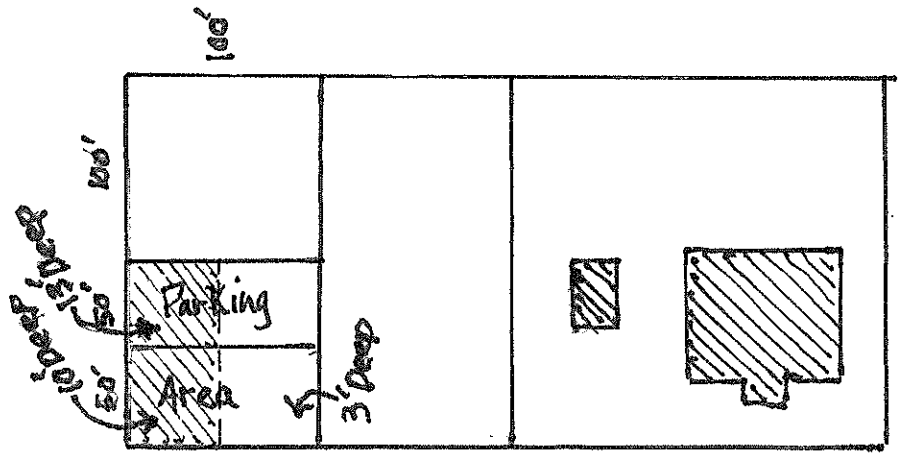
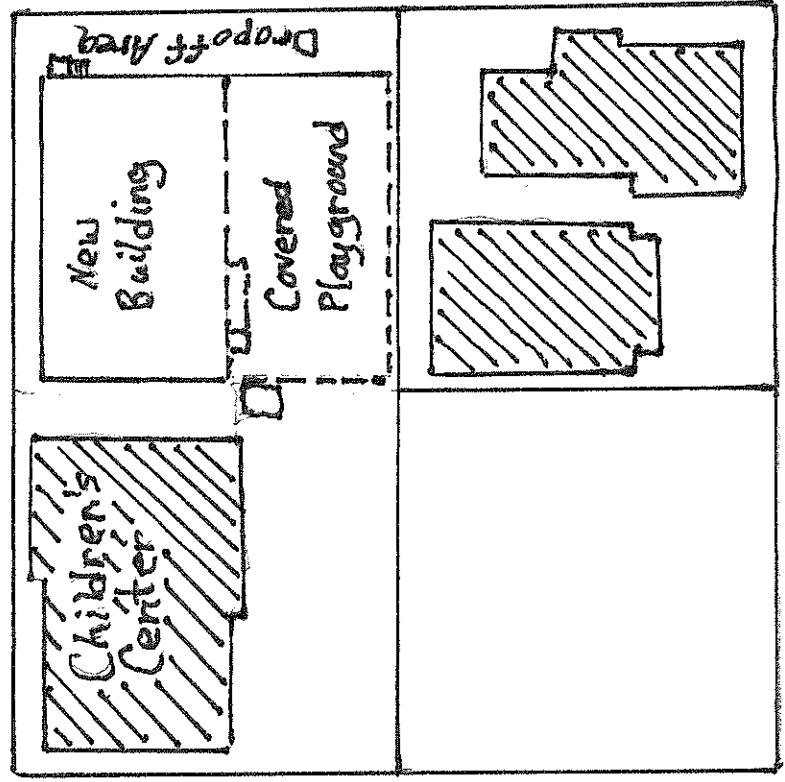
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Dolphin Street



5th Street