

**Denali Commission Quarterly
Project Narrative and Funds Disbursement Request**

Project Name: STAR Renovation and Expansion

Agency: Standing Together Against Rape Reporting Period: 07/01/09-09/30/09

Grant #: 06-4-C-5032 Amount of Funds Requested \$61,666.70

1. What is the status of the project; include portions completed?

Phase I and Phase II are completed and occupied. Punch list was developed and is completed.

2. Is the project on schedule; if not, how will this be dealt with?

The project is on schedule. Fully occupancy.

3. Is the project on budget; if not, how will this be dealt with?

Project renovation is below proposed budget. Thereby reducing the total project budget to \$2,655,062.48. All the funds from the Denali Commission were expended as proposed, however, cost saving allowed for less of the ConocoPhillips money being utilized.

4. Other comments/problems and solutions:

None at this time.

**Denali Commission
Quarterly Project Financial Report**

Project Name: STAR Renovation and Expansion

Agency: Standing Together Against Rape **Reporting Period:** 07/01/09-09/30/09

Grant #: 06-4-C-5032

Please include the following information:

(Use additional pages as necessary)

Budget Information:

1. The total proposed project budget— \$2,796,783.00 – total actual \$2,655,062.48
2. The total project expenditures as of the end of the most recent quarter: \$2,655,062.48
3. The total amount of Denali Commission funds committed to the project: \$616,667.00
4. The total expenditure of Denali Commission funds for the project as of the end of this reporting period: \$616,667.00
5. The percentage of expenditures to the total budget: 100%
6. Project Performance Analysis (use PPA form on page2 of 641): attached

Project Schedule:

Show the project schedule with milestone dates for design and construction. attached

Attachment G

**Denali Commission
Quarterly Project Financial Report
Project Performance Analysis (PPA) Form**

Project Name: STAR Renovation and Expansion

Agency: Standing Together Against Rape Reporting Period: 07/01/09-09/30/09

Grant #: 06-4-C-5032

NOTE: Include Denali Commission Grant Funds Only on this form.

Line Items:	Approved Budget:	Actual Cost to Date:	Scheduled Completion Date:	Actual Work Performed:
Design	\$616,667.00	\$58,052.00	03/31/2010	See attached
Construction Storage		\$3,330.00		See attached
Permits		\$3,663.40		See attached
Construction		\$551,621.60		See Attached
Totals:	\$616,667.00	\$616,667.00		


Signature: _____

9.22-09
Date: _____

Nancy Haag – Executive Director
Print Name and Title: _____

Form 641B

Denali Commission
Close-out Narrative

Background: Standing Together Against Rape (STAR) has been providing services to the community of Alaska for over 30 years. STAR began its non-profit life in 1978 as a grass roots response to the growing number of sexual assaults occurring in the State of Alaska and the Municipality of Anchorage. Initially STAR was staffed with all volunteers, answering the crisis line and providing 24-hour response and support to victims of sexual assault in hospital emergency rooms.

As the demand for services grew so did STAR. STAR current has a paid staff of over 20 individuals and over 20 crisis line and event volunteers. Services include 24-hour crisis line and crisis response to victims/survivors of sexual assault, legal advocacy services, and educational outreach to the public and private sector. Volunteer training consists of 40 hours of instruction and is offered twice a year. Survivors are offered one-on-one support services at STAR; survivor groups are also available on site.

Prior to the remodel STAR struggled to provide privacy to a growing number of persons reaching out for help; the one on one rooms were inadequately and were situated in such a way as to posed a possible risk to clients while potentially compromising their anonymity. Staff was at risk due to the inability of creating a secure work environment and there was not adequate space to conduct confidential survivor groups. The lack of training space limited the education department's ability to provide community trainings on site; including volunteer training.

Activities: One of the first steps associated with the project following, the financial assistance award, was to place an ad for a project manager, review the applications and making the selection. Next, an open RFP for architect/design services was publicly announced. Upon receipt of the proposals companies qualifications were reviewed, the company whose qualifications and experience that best met the needs of STAR was selected. STAR staff began working with the architect/designers, identifying space needs, workflow issues, client needs, storage needs, etc. After a series of drawings, a design with appropriate square footage was selected. STAR then developed an RFP for construction, which was published for response. STAR selected Denali Construction and phase I of the renovation work began in early February 2009. Phase II began in late May and was completed in early July. There were no significant changes to the project from the original proposal.

Cost Containment: STAR with the assistance of the Project Manager was able to keep renovation costs contained to that which was identified in the original proposal. In fact the project required fewer funds from the ConocoPhillips donation than was originally projected. The proposed budget was \$2,796,783(building the building purchase), with the renovation costs originally proposed at \$816,667. The actual renovation cost were \$706,029. Making the entire project cost \$2,655,062

Project Outcomes: The STAR facility went from 2655 square feet to 3941 square feet. The renovation has afforded STAR the following opportunities: Increased safety and confidentiality for clients via private intake rooms, increased safety for staff, enhanced meeting space allowing STAR to conduct on-site community trainings, provide confidential group meetings, and add additional on-site storage space. The work that STAR staff does is very difficult and it is important to be in a working environment that feels safe, warm and engaging. STAR's new space does that, it is both inviting and healing due to its open and airy design, coupled with colors that soothe and inspire.

Problems Encountered:

The STAR renovation was conducted in two phases. There were days that deconstruction and construction was literally going on around us as we did our work. At times, it was very dusty and noisy; clearly, this was not the fault of the contractors, but simply the nature of work that needed to be done for the remodel. A dose of patience every day is an important step in maintaining perspective.

Conclusions and Recommendation:

A remodel/renovation is a huge undertaking, many things are happening simultaneously, from mechanical, to electrically, to permitting, to code compliance, to picking colors. Only a very seasoned person with experience and knowledge in each of the areas could make head or tails as to what is happening now and what will happen next, and how what is happening will affect something else down the line. This experience would have been totally exhausting if not for the assistance of a Project Manager. My first recommendation is to hire a project manager.

Additionally, I think employees that will be utilizing the new space need to take a more active, constructive role in reviewing final plans to assure the needs of their program and position have been met. This type of front-end work will assure greater satisfaction with the finished product.

Finally it is important to remember that change is difficult; no matter how long the agency and staff have worked and waited for a new workspace, the change when it comes will not make everyone happy. Complaints may become common. My recommendation is to keep a sense of humor, add another dose of patience, let a bit of time pass, and then review what changes really do need to be made.

STATE OF ALASKA

DEPT. OF HEALTH AND SOCIAL SERVICES

**OFFICE OF THE COMMISSIONER
FINANCE AND MANAGEMENT SERVICES**

SARAH PALIN, GOVERNOR

PO Box 110650
Juneau AK 99811-0650
Phone: (907) 465-3082
Fax: (907) 465-2499

July 10, 2009

Nancy Haag, Executive Director
Standing Together Against Rape
1057 W Fireweed Lane Suite 230
Anchorage AK 99503

Re: Grant 06-4-C-5032 Denali Commission

Dear Ms. Haag:

The Department of Health and Social Services has been notified by the Denali Commission a breakdown of the **total project expenditures** will be required of all Denali Commission grant award recipients prior to project close out. This stipulation is required by the Federal Office of Management and Budget, and passed through to any agency who receives federal grant funding.

The project total of \$2,796,783.00, including the \$616,667.00 award for the design/repair/renovation of the United Nonprofits building in Anchorage, must be broken down utilizing the matrix below. Please forward this information directly to me as soon as possible.

Freight:	\$0.00
Labor:	\$0.00
Materials:	\$0.00
Other: (Construction Etc.)	\$2,568,042.78
Planning and Design:	\$67,747.00
Project Administration/Overhead:	\$19,272.00
Total Expenditures for this award:	\$2,655,062.48

We understand this information may not be readily available and may take some time to compile; however, it is a federal requirement and we must all comply. If you have any questions, please contact me at 465-1873.

Sincerely,

Christina Briscoe
Grant Administrator II



CERTIFICATE OF OCCUPANCY

MUNICIPALITY OF ANCHORAGE
BUILDING SAFETY DIVISION
4700 ELMORE ROAD



ISSUE DATE: 09/11/09

This Certificate is issued pursuant to the requirements of Section 309 of the Anchorage Administrative Code certifying that, at the time of issuance, this structure, or portion thereof, was in compliance with the various ordinances of the Municipality regulating building construction or use, for the following:

Building Permit No. 09- -4085

Type of Work: B BUSINESS, ALTERATION

Lot: 4A **Blk:** 4A **Subdivision:** MORAND

Site Address: 1057 W FIREWEED LN

Owner: UNITED NONPROFIT LLC

Street Address: 1057 W FIREWEED LN #102

City: ANCHORAGE

State: AK **Zip:** 99503-1760

Structural: 09/11/09 STUBBS, JAMES R.

Fire: 06/26/09 WARREN, MARK J.

Electrical: 06/22/09 ROONEY, DALE H.

Zoning: 00/00/00

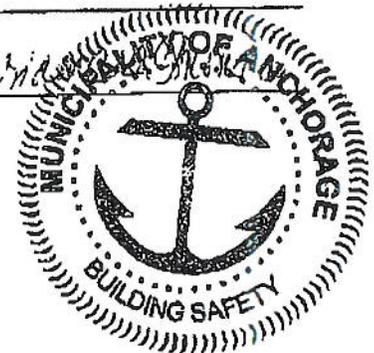
Plumbing: 06/24/09 MEACHAM, LYMAN

Elevator: 00/00/00

Mechanical: 06/24/09 MEACHAM, LYMAN

PREPARED BY: MORISA, MARIAMENE G.

AUTHORIZED OFFICIAL: Mariamene G. Morisa



CERTIFICATE OF APPRECIATION

Denali Commission

Contribution For The Renovation Of
The United Nonprofits Building

Standing Together Against Rape



John Tomkinson-Gibson 9/23/09
Denali A. Nelson 9/23/09

EXIT

ConocoPhillips &
Denali Commission
standing together with **STAR**

Welcome
STAR

Thank You STAR!
I Love you all
y Albon

We are glad you are here!!





ComocoPhillips
Denali Commission
standing together with **STAFF**

*Small minds discuss people
Large minds discuss issues*

OVER
10/16/19



EXIT

STAR RENOVATION



DENALI

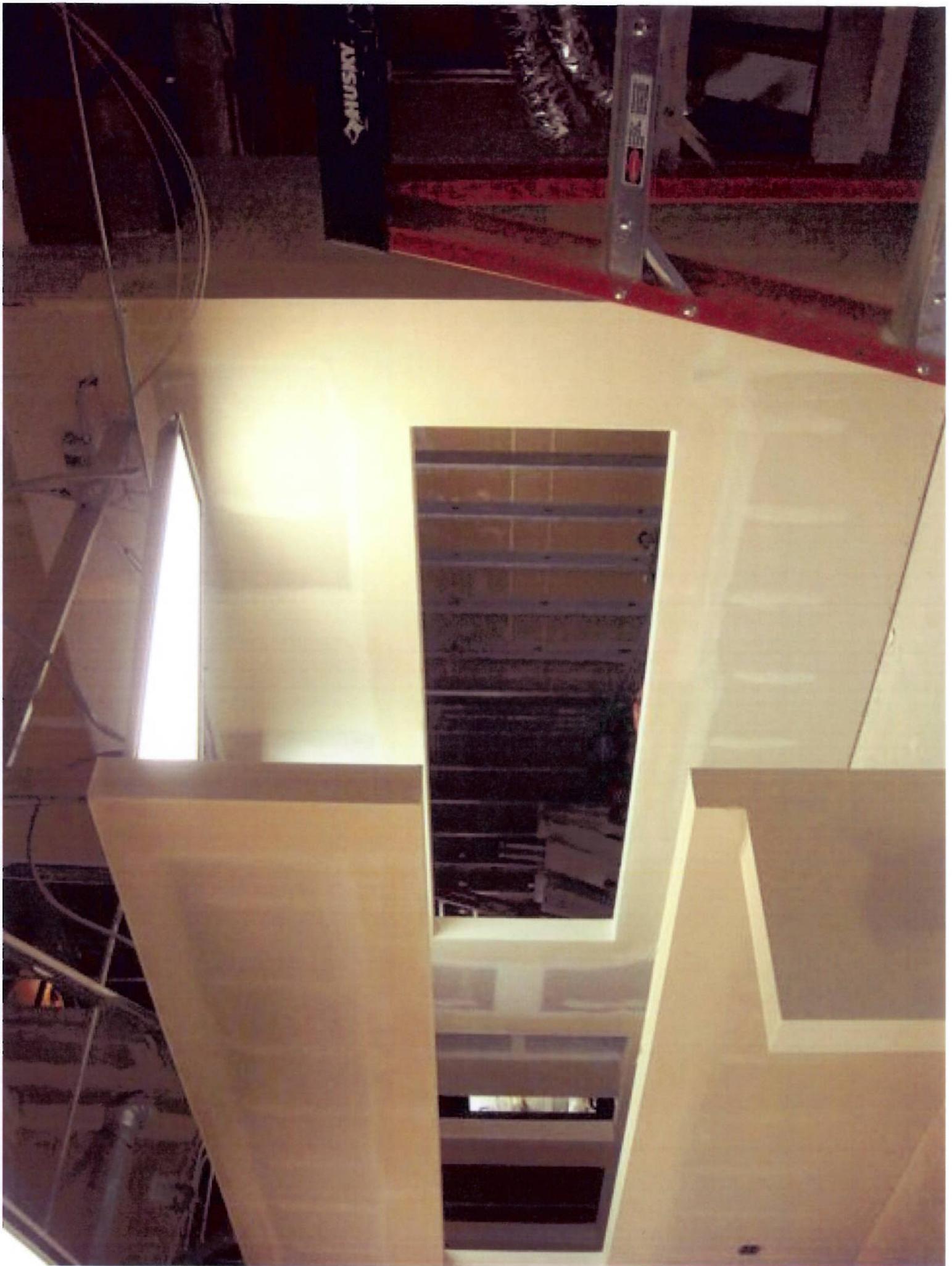
GENERAL CONTRACTORS

P.O. Box 111499 Anchorage, AK 99511
(907) 561-1840 Fax 561-1843
denaligc@alaska.net

THIS ENTRANCE
NOT
FOR PUBLIC USE

Please use
Main Entrance
at mid-front
of building.

THANK YOU!

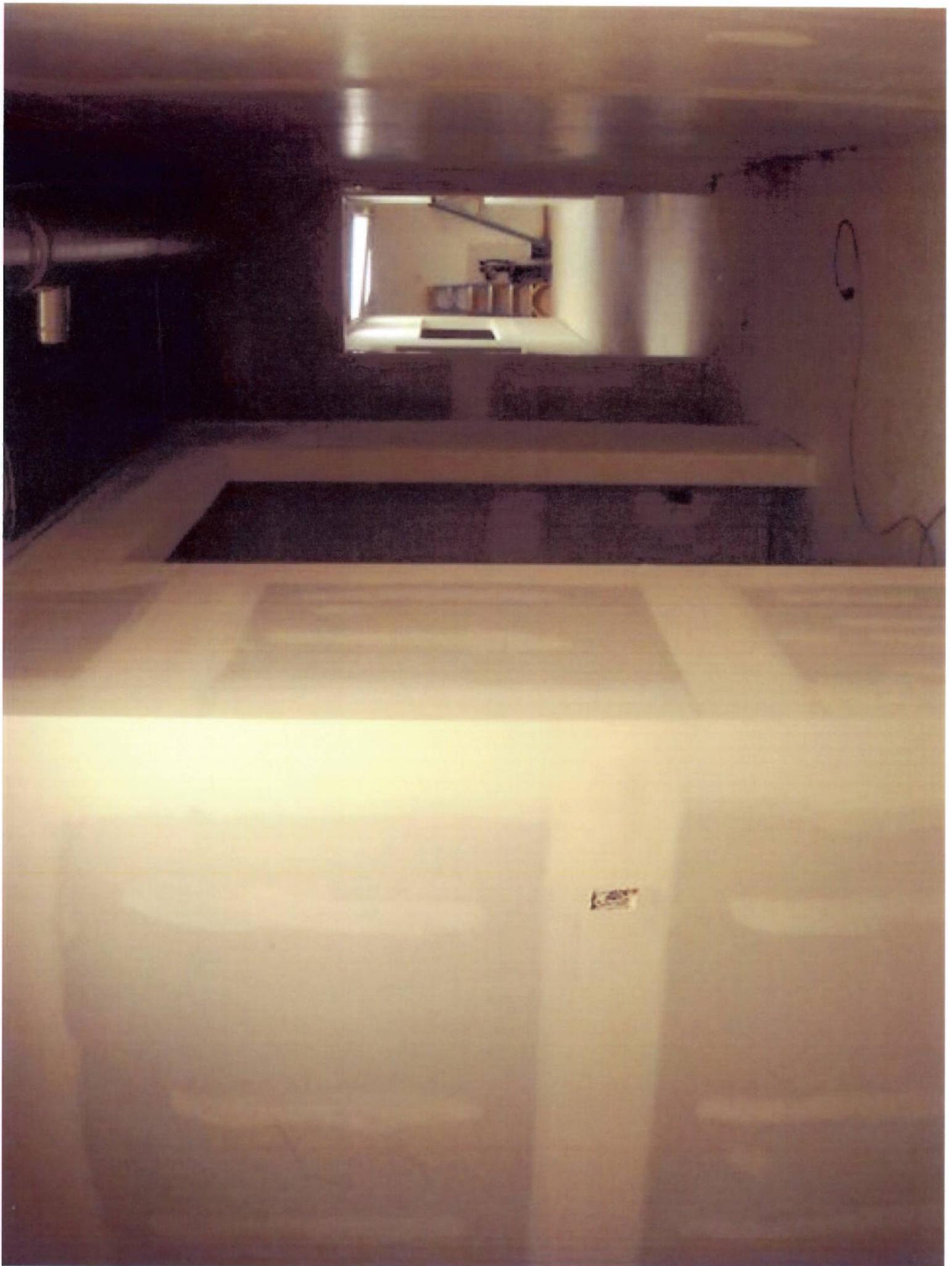




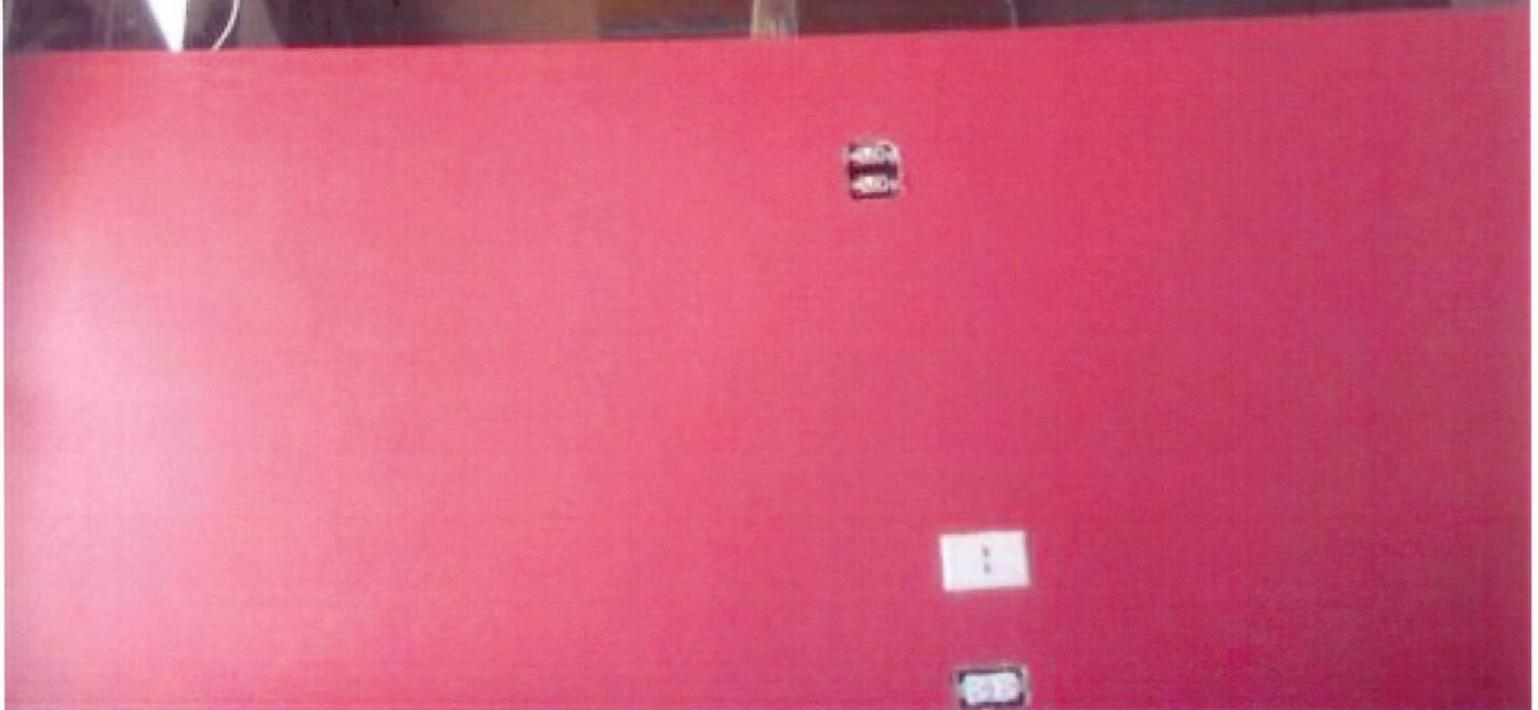














self-care
diagnostic
LEADERS

LEADERS











self care

dignity

LEADERSHIP

on
change











CATE

believe

advocate

COMMUNITY

Whiteboard with illegible text





STAR

standing
together
against rape



STAR

standing
loyalty
against rape



ConocoPhillips &
Denali Commission
standing together with STAR

Small minds discuss p
AVERAGE minds discuss
GREAT minds discuss