

# Pioneer Home – First City Rotary Project

## Project Team

Pioneer Home – Julie Sande, Roni Thomas, John West, Samantha Cockrum, Alma Parker

Rotary – Dick Miller, Bruce King, Diane Gubatayao, Mary Kowalczyk, Pam Duran, Margaret Custer & FCR club members

## Background

The Ketchikan Pioneer Home is an assisted living facility that is supported by state, federal, and private funds. First City Rotary is a service club that fundraises for and performs one community improvement project each year in Ketchikan. In 2018, First City Rotary contacted KPH to see whether there were any project ideas to improve the quality of life for seniors residing at the facility, or for the preschool children who share the building and outdoor spaces.

KPH identified two needs: replacement flooring for the 2<sup>nd</sup> floor common areas, and safety upgrades for the playground outside. First City Rotary members voted to do both projects in the same year (2019-2020) and received a supplemental grant from Rotary District 5010 of \$4,000 to support the work.

In October 2019, KPH identified a more urgent need than the playground fencing – the rear wheelchair ramp that serves as the emergency exit for the 2<sup>nd</sup> floor & also exercise for residents. It is not currently safe to use for wheelchairs or walkers because of the pitted concrete. Although complete replacement will cost ~\$10,000 in materials, the KPH Foundation & possibly other orgs are willing to contribute to the ramp. There is another possibility to pour concrete directly over the damaged ramp (rather than complete removal/replacement). This would be a less expensive, short term (5-10yr) solution.

Between two meetings on October 31 & November 4, 2019 with the KPH staff and KPH foundation board, the Project Committee agreed that all aspects of Phase 1 are ready to complete in January 2020. The decision about Phase 2 will be made in December 2019 or January 2020, based on additional partner resources from Rotary 2000, Boy Scouts, and Kayhi's construction program. The Scouts or Kayhi may be interested in doing the fencing to free us up for the ramp. As long as we complete the carpet replacement by the April 2020 grant progress report to Rotary District 5010, the grant is secured.

## Scope

Phase 1 – Carpet Replacement: 2+ work days (likely weekend times)

Phase 2 option A – Playground Fencing: 1 work day (weather dependent) **AND/OR**

Phase 2 option B – Wheelchair Ramp: 2+ work days (weather dependent)

## Resources

- \$8,000 – First City Rotary capital commitment
- \$4,000 – Rotary District 5010 matching grant
- \$500 – Private Donation (TBD)
- FCR Volunteer Labor and Project Management (and some equipment for concrete work)
- KPH Staff Support
- Up to \$10,000 of KPH Foundation and Resident Council funds contingent on wheelchair ramp
- Kayhi Rotary Interact Club Volunteer Labor
- Possible Boy Scouts / Eagle Scouts / Kayhi Construction Program Volunteer Labor & Materials

## Projected Expenses

- Phase 1: \$9,000 estimated for replacement of 2<sup>nd</sup> floor flooring and related repairs
- Phase 2 option A: \$1,500-3,000 estimated for installation of treated wood fencing, pea gravel & light repairs
- Phase 2 option B: \$4,000-10,000 estimated for short-term 3" covering or replacing concrete wheelchair ramp
- Unspent project funds will be put towards safety and/or quality of life improvements for KPH facility users.

## Phase 1 & General Timeline

- *DONE* – Project team meeting at KPH on 10/14 to discuss options and determine game plan.
- *DONE* – KPH to solicit updated materials options, pricing & select vendors by 11/4.
- *DONE* – Project team meeting at Cape Fox on 10/31 to decide vendor(s) and next steps.
- *DONE* – FCR Project team members attend KPH Foundation Board meeting on 11/4 to discuss partnership.
- Rotarian Bruce King to speak with Madison and order materials in November. Inventory is in stock.
- KPH will contact Kayhi construction program and Scouts to determine interest in Phase 2 by Dec.
- KPH will remove a small section of old carpet to determine timing/requirements for removing the rest by Dec.
- KPH will identify sequence of carpet removal to minimize impact on residents in Dec.
- KPH & FCR will identify hazards/considerations for residents & volunteers during construction by Dec.
- If needed, KPH and FCR will draft a waiver form for the youth volunteers involved. KPH has insurance for activities that occur in their facility, and FCR maintains general liability insurance for activities associated with our club.
- \_\_\_\_\_ will receive, inventory & double check materials in early January.
- Joint work party #1 on Saturday, January 11 (?). Primary tasks will be removal of old carpet and adhesives & prepping concrete floor underneath.
- Joint work party #2 on Sunday, January 12 (?). Primary tasks will be installation of carpet.

## Phase 2 Timeline

- Project team will re-evaluate options for Phase 2 and decide which component(s) will be possible in December or January.
- Both possible options for Phase 2 are located outdoors and are weather dependent and will likely wait until March.