



MONTHLY PROGRAM STATUS REPORT

January 2009

Current Number of Program Participants:

	FY '08				FY '09			
	Sept.	Dec.	Mar.	June	Sept.	Dec.	Mar.	June
Active Projects	16	31	38	36	40	13		
Inactive Projects						7		
Ready for Funding						8		
Not Ready for Pre-D	11	10	10	5	5	4		
On the Wait List	0	0	0	0	0	0		
Withdrawn	5	0	0	0	0	10		
Ready for Design/Construction	1	1	3	8	0	3		
Total	33	42	51	49	45	45		

Please note that the categories of projects have been changed from previous reports. See the definitions for the new categories below.

Significant Activity During the Past Month:

- A meeting of the Pre-Development Funding Partners was held to review the Program status and provide direction for Program activities. There was discussion of the impact of the economic situation on the need for Pre-Development services. Several scenarios for future levels of activity were presented. The Partners indicated a willingness to continue funding the Program at current levels next year. The situation will be monitored and the Program adjusted as needed.
- A cost estimating workshop was conducted by Pre-Development for the staff of the Rasmuson Foundation. There was discussion of presenting a similar workshop for the Grants Committee to help them understand the variation in project costs over time and by location.
- A Request for Statements of Qualifications was issued in December for planning for energy efficient design and green building. The Oversight Committee approved the selection of Cascadia Green Building Council, the Alaska Center for Appropriate Technology, and the Cold Climate Housing Research Center at their January meeting. Contracts have been issued.
- Three Pre-Development classes were offered in Anchorage in January: an introduction to pre-development, capital campaigns, and selection of design teams and construction delivery methods. All were well received and well attended. Similar classes will be offered in Fairbanks in March.
- A Funders Forum was held in conjunction with the SWAMC annual convention at the end of January. The Forum was scheduled at the end of the three day event and was not well attended. However, there was an opportunity for the Funders to discuss the availability funds for the coming year.
- Two of Pre-Development's consulting project managers attended an orientation to The Foraker Group. Useful information was presented on the mission and values of The Foraker Group and how these should be coordinated into Pre-Development's message.
- **Upcoming events:**
None Scheduled

Concerns Identified In Process:

- Like most programs, the Pre-Development Program faces an unknown future due to the changing economic climate of the country. Funding has become tighter. Timely payments from the Funders are more critical than they have been in the past. Pre-Development will monitor expenditures closely to ensure there are sufficient funds to cover them.

Projects Completed This Month:

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Description:

Type of Project:

Partner Sponsors:

Date Entered Pre-D Program:

Completed Pre-D Program:

Requested Assistance:

Services Provided:

Funds Spent on Project:

Project Outcome:

Lessons Learned:

Definitions:

Active Projects:

Project Manager/Consultants are actively working on the project

Inactive Projects:

Project on hold while organization works on internal planning/capacity

Ready for Funding:

Pre-development activities complete but may need to be updated once funding is in place.

Not Ready for Pre-D:

The organization is working on capacity issues or is otherwise not ready to start actively working on a project.

On the Wait List:

The project has been selected for Pre-D services but the Program does not currently have the resources to take it on.

Projects Withdrawn or Deferred:

The organization decided not to proceed with the project or the Program determined the project was unlikely to move forward.

Ready for Design/Construction:

All pre-development tasks have been completed, at least some funding is in place and design is ready to begin.

**The Foraker Group Pre-Development Program
PROJECT ACTIVITY REPORT
1/31/09**

BTKH Projects
 Domestic Violence Projects
 Library/Museum Projects
 Housing
 Clinics

Complete
 In Progress
 Need Currently Unknown

Type	Start Date	Organization	Project	Primary Sponsor	Associate Sponsor(s)	Pre-Development Phase			Current Status	
						Organization	Program	Site/ Facility Plans		Financial
Active Projects										
	10/07	Anchorage Community Mental Health/Crossover House	Housing and co-located services for the homeless mentally ill	AMHT		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Concept plan under development for selected site. Cost estimate will come next.
	7/07	AWARE	Transitional Housing	AMHT	Rasmuson	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Final concept plan is underdevelopment.
	10/07	Center for Alaskan Coastal Studies	Renovation and Expansion of field station	Rasmuson		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Strategic planning completed. New options for development will be explored.
	3/08	Center for Community	Office building to be turned into condominium	AMHTA		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Space plan and engineers report are under development.
	2/08	Chevak	Multiuse facility	Denali	Rasmuson AMHTA	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Potential occupants of facility still being researched. Clinic planning started.
	10/07	Covenant House	Replacement of existing facility	Rasmuson	AMHT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Business Plan and capital campaign plan under development.
	7/08	Denali Arts Council	Expansion of performance and art facility	Rasmuson		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Space program being revised to keep building within the required site set backs.
	7/08	Mat-Su Services for Children and Adults, Inc.	Evaluate options for increasing administrative space	Rasmuson	AMHTA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Board is considering options for meeting space needs through lease or new construction
	10/07	Nugens Ranch	Re-location and expansion of existing program	Rasmuson	AMHT Denali	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Business plan to be completed in February.
	7/08	Palmer Senior Citizens Center	New Senior Center	Rasmuson	AMHTA Denali	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Space program has been revised. Cost estimate will be prepared for several options.
	10/07	Pratt Museum	Renovation and expansion of museum	Rasmuson		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Business plan is being prepared. Capital campaign is under discussion.
	11/06	Seward Library/Museum	Facility to house library and museum	Rasmuson		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Business plan being finalized. Community survey will be conducted in May.
	11/07	Tundra Womens' Coalition	Domestic Violence Shelter	Denali	Rasmuson AMHT			<input type="checkbox"/>	<input type="checkbox"/>	Contractor selected. Will work with designers to complete plans.
	7/06	United Way/SAIL	Office building for non-profits.	AMHT	Rasmuson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Working on legal and tax status of new organization to own building. Considering sites, prospective
Inactive Projects										
	1/08	Amundsen Educational Center	Vocational Training Center	Rasmuson	Denali	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Strategic plan is under development. Capital project on hold until plan developed.

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	10/07	CRNA/Crossroads Clinics	Replacement clinics	Denali	AMHT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Project awaiting regional health plan development.	
	10/07	Iliuliuk Family and Health Services	Clinic expansion	Rasmuson	Denali AMHT	<input type="checkbox"/>			In early planning phase.	
	1/07	Kotzebue BTKH Group Home	Level III BRS bed facility	Denali	AMHT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site visit by AE validated use of duplex for program. No funding available to proceed.	
	1/07	Love, Inc. Kenai	Housing for the Homeless	AMHT	Rasmuson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Testing sustainability of program by leasing 5 motel rooms for three months.	
		Togiak	Sub-regional clinic	Denali	AMHT	<input type="checkbox"/>	<input type="checkbox"/>		Waiting for planning information from the Denali Commission	
Working on Funding										
	7/06	Alaska Baptist Family Services	Adolescent residential treatment facility	Denali	AMHT Rasmuson	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Business plan and cost estimated updated. Waiting for funding.
	2/08	Catholic Social Services	Office Relocation	AMHT	Rasmuson	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Waiting for Board decision on relocating.
	4/08	Kenai Food Bank	Food Bank and soup kitchen	Rasmuson	AMHT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applying for funding.
	10/07	Matanuska Community Health Care The Childrens' Place	Multi-disciplinary co-located children's advocacy center	Rasmuson	AMHT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Working on a capital campaign.
	11/06	Petersburg	Community library	Rasmuson		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Business plan completed. Applying for funding.
	7/06	Juneau Youth Services	Level III BRS group home	Denali	AMHT	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Denali Commission has notified JYS that no funds are available this year.
	7/06	Nome Consortium Library	City/University library	Rasmuson		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Working on funding.
		Seaview Community Center	Replacement of fire damaged residential facility	AMHTA	Rasmuson	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Awaiting notification of funding.
Not Ready to Start										
	7/06	Akeela Development	Adult residential substance abuse treatment	AMHT	Rasmuson					On hold until a site is located and funding is identified.
	7/08	Alaska Center for Children and Adults	Renovation and expansion of treatment services facility	Rasmuson	AMHTA	<input type="checkbox"/>				Working on organizational restructuring, new CEO.
	7/08	Ilisagvik College	Campus Master Plan	Rasmuson		<input type="checkbox"/>				College has requested that project start be delayed until February.

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	6/07	Manilaq	Kotzebue Assisted Living Facility	Denali	Rasmuson				Feasibility study/CON required
Waiting List									
Projects Undergoing Initial Review by Partners									
Projects Completed This Month									
Projects Completed to Date									
	12/07	Anchor Arms	Safe Harbor II	AMHT	Rasmuson				
	7/06	Volunteers of America	ARCH adolescent residential treatment facility	Denali	AMHT Rasmuson				
	1/08	Kodiak Area Native Association	Community Development Facility	AMHT	Rasmuson				
	3/08	The ARC	Remodel facility for group home, meeting space, staff quarters.	AMHT					Concept plan developed. Assistance provided with soliciting design services
	12/07	Kawarak	Beringia Cultural Center	Rasmuson	Denali				Business plan discussed, reviewed with Kawarak
	1/08	New Stuyahok	Clinic/Multipurpose Center	Denali	Rasmuson AMHT				Re-designed facility to reduce square footage. Sustainability under review.
	12/07	Domestic Violence Shelters - Pilot Project	Code and Condition studies and Maintenance Plans	Rasmuson	Denali AMHT				Code and condition reports completed. Cost estimates being prepared.

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	6/07	Assets, Inc.	Renovate and expand facility	AMHT	Rasmuson					Code and condition survey report completed. Cost estimate under development.
	5/08	Central Peninsula Hospital	Serenity House Re-Location	Denali	AMHT Rasmuson					Code and condition survey, concept design, and cost estimate provided.
	4/08	Anchorage Neighborhood Health Center	New clinic construction	Denali	Rasmuson					Reviewed space programming studies and advised on suitability.
	4/08	Standing Together Against Rape	Counseling for DV and rape victims	Denali						Pre-D provided guidance through process.
		Alaska Family Services	Level III BRS group home	Denali	AMHT					Pre-D provided guidance through process.
		Dillingham Group Home	Level III BRS group home	Denali	AMHT					Pre-D provided guidance through process and site survey/evaluation services.
		Volunteers of America	24 bed SA and MH adolescent residential treatment facility	Denali	AMHT Rasmuson					Pre-D provided guidance and full technical assistance services.
		Catholic Social Services	Administrative and service center	AMHT						Pre-D provided technical assistance in determining renovation versus new construction.
		Abbott Loop Church	Supported Housing Development	AMHT						Pre-D provided site evaluation services.
		Anchorage Housing Initiative	Supported Housing Development	AMHT						Pre-D provided appraisal and environmental assessment services.
		AWAIC	Domestic violence shelter	Denali						Pre-D provided an assessment of the building's HVAC system.
		YKHC	Bethel assisted living facility	Denali						Pre-D provided technical assistance in reviewing the business plan and advising on finances.
		Minto	Multi-Use Facility/ Senior Housing	Denali						Pre-D provided an engineering assessment of the condition of the building.
		Salvation Army	Level III BRS group home	Denali	AMHT Rasmuson					Pre-D reviewed the business plan and made recommendations on facility capacity.
		Tanacross	Clinic/multi use facility	Denali						Pre-D reviewed the project status and advised on next steps for the funder.
		Safe Harbor	Housing	AMHT						Pre-D did an evaluation of a facility for use as transient housing.
		Salvation Army	Clitheroe Secure Treatment	AMHT						Pre-D provided a report and cost estimate for required remodeling for new program.
	10/07	Skagway	Replacement clinic	Denali	Rasmuson					Review plans for new clinic and advice on size and cost.

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2/08		Mt. Sanford Multi-Purpose Facility	Clinic/Office/Cultural Center	Denali	Rasmuson AMHT			<input type="checkbox"/>		Space program and concept plan provided
1/08		Maniilaq Association	Substance Abuse Treatment Center	AMHT						Assessed existing facility for use as a secure treatment facility.