

Friends of Mukai

Buy and install 9 new windows, exit door, stairs on the westside of the Mukai Fruit Barreling Plant; fund design costs

Application Contact

Lynn Greiner
Volunteer; Past Board President

Mailing City Vashon

Council District 8

Organization Director

Kay Longhi, Co-president

Website

mukaifarmandgarden.org

Incorporated 06/04/2012

Revenue 2020 \$292,940

Revenue 2019 \$301,321

Mission

Mission of Friends of Mukai:

To restore and preserve the Mukai Farmstead& Garden, interpret the historical impact of the Mukai family and the broader Japanese immigrant community on 20th Century agriculture, business, and community life, and celebrate the ongoing role of this historic landmark in our community.

Short Project Description

Restoration of the Mukai Fruit Barreling Plant (FBP) is underway. In 2020, the west wall was re-built; plywood covers were installed for windows and an exit door. This project will fund the purchase and installation of 9 windows, an emergency door with panic hardware, an exiting staircase to the west side of the building, and related upcoming architectural design fees.

Project Discipline / Choice Criterion

Preservation of Historic Place/Artifact

Venue Address

The Mukai Cold Process Fruit Barreling Plant
18005 107th NE
Vashon WA 98070

Amount Requested \$35,000

Total Project Budget \$3,075,000

Venue Council District 8

Project Venue Notes or Comments

312303-9044

Project Description

Mukai history and significance: In 1926, Japanese immigrant B.D. Mukai and his wife Kuni, through their 16-year-old American born son Masa, purchased 40 acres of farmland on Vashon Island, a short ferry ride from Seattle, in order to grow and process strawberries. As long-time tenant farmers, land ownership was their long-term dream.

Well-connected to the berry farming community, and especially the cohort of Japanese growers, the Mukai family immediately built the Mukai Cold Process Fruit Barreling Plant (FBP) to process the region's berries. They pioneered a technique to cold pack and ship strawberries all across America—the leading edge of frozen food.

In 1927, the Mukai family built a craftsman home, adjacent to the FBP. Next, Kuni Mukai surrounded the house with a Japanese Garden, remarkable as landscape design was the province of only Japanese men. See the attached historic photos of the site.

The Mukai farming enterprise was extremely successful; they employed 400 employees a year even during the Depression. They were active community members in many ways. This all ended in 1942 when they were forced to evacuate the farm due to President Roosevelt's Executive Order 9066. They self-exiled for four years and upon their return, the farm had lost its momentum.

As one of the very few surviving pre-WWII Japanese farmsteads in the U.S, Mukai has far-reaching historical significance. The Mukai Agricultural Complex (family home, Japanese garden, and FBP) is a King County Landmark and on the National Register of Historic Places.

Friends of Mukai preservation efforts and goals: In 2016, Friends of Mukai, a Vashon Island non-profit, gained site control of the remaining farm and promptly restored the neglected house and Japanese garden.

In 2020, the decrepit FBP, listing eastward, was stabilized. The remaining project is total completion of the FBP restoration. Currently, the FBP is shuttered to protect the fragile building and the public. No arts or cultural programming may occur there until the restoration work is complete.

Planning and fundraising for the completion of the FBP is underway; once restored, a portion will be rented to the local farm community, through their nonprofit, the Vashon Island Growers' Association. Over 40 farms can expand their seasonal production, once they have space to freeze, dry, can, preserve and store food for year-round community distribution. A grain mill will be onsite for the public and a bakery business. Additional public space will be available for events, classes for school children, exhibits and signage,

informing visitors of the compelling Mukai story. See the attached rendering which portrays a restored FBP.

This specific Landmarks Capital project: While planning and fundraising for the final FBP restoration effort is underway with construction still a year away, certain smaller components can be addressed in the interim. The \$35,000 project here is the purchase and installation of 9 windows, an exit door with panic hardware and a staircase down to ground level, all on the west side of the building which was rebuilt in 2020. Openings for new windows and a door were constructed, with plywood coverings as a hold-over. Photos are attached. An additional component of this request is funding for architectural and engineering services related to planning for the FBP's restoration and food community occupancy.

This window and door installation is a priority now, as they will let much more light into the agricultural building, necessary for further interior construction, and allow prospective tenants a much better idea of the interior functioning spaces. And once occupied, these features will greatly enhance the building's interior for visibility and safety. See attached photos of FBP westside, reconstructed with plywood coverings for the windows and doors.

A&E expenses here are ongoing, significant, and necessary; funding for this would definitely move the project forward.

All Mukai restoration faithfully complies with Interior's Standards. Jennifer Meisner, King County's Historic Preservation officer, is and has been involved in all components of Mukai's restoration planning and construction.

Project Impact

Since gaining site control of the Mukai Farm & Garden in 2016, the Friends have produced extensive public programming to draw attention to the historical and cultural significance of the site. Thousands visit Mukai every year to explore the park-like setting and learn about its history, the role of agriculture in Vashon, and social justice issues that continue to be critically important today.

Most recently, on September 9th, the Friends hosted their 6th annual Japan Festival, a day-long event with taiko drumming, bon odori dancing, children's activities, workshops on calligraphy and block printing, Japanese cuisine and beverages, and info booths. Over 2,000 attended, with rave reviews. (Thanks to 4Culture for event funding!) Photos provided in supplement. Having the FBP open will expand events and allow the entire focus of Mukai's volunteers to focus on programs like Japan Fest, as well as provide more regular open public hours to the site.

Currently visitors to Mukai can only access the small Mukai house and outside spaces. The derelict FBP is closed off to the public. Completing the restoration of the FBP is our final

capital project; this will be a game changer for programming. With 6,800 sq. ft., it will allow year-round access to visitors for tours, exhibits, classes for school children, workshops and events in the public spaces that compliment those at the adjacent house and garden. The loading dock of the building is a 100' long platform perfect for use as a performance space: community music events, theatre, fund raising events and more can all happen there. Friends of Mukai will lease a portion of the facility to the local farm community for a Vashon local food center. All this will provide much needed indoor space for an array of mission-compatible activities.

Another public benefit of Mukai is job creation. The Friends directly hire contractors, groundskeepers and other professionals to help with the restoration and maintenance of the site, exhibit design and production, as well as event promotion, equipment rental, and more. As an event center, opportunities abound for artists and performers to share and sell their work with the larger community. Once the FBP is completed and occupied as a local food center/hub enabling the farm community to boost production, farmers' annual revenue will increase. And this added food availability will significantly benefit the Vashon community, including the Food Bank. Returning the FBP to its original use as a food processing center will be an incredible public benefit, just as it was almost 100 years ago.

Mukai's programming attracts diverse groups of people to Vashon, who also visit and support local hotels, restaurants, shops and recreational sites.

The public benefit of this specific Landmarks Capital project-- installing windows and an exit door on the FBP's west side-- will flood light into the building, one of the first steps towards working on the interior and allowing prospective tenants to visualize occupancy. An emergency exit with panic hardware will provide long-term safety benefits to the public and direct access for bringing materials inside. Architectural design services are a necessary component to the project.

Relevant Expertise / Experience / Accomplishments

The visible and truly remarkable transformation that has occurred at Mukai Farm & Garden since 2016, when site control was gained, is a tribute to the Friends' fundraising and large-scale construction management capabilities. Over \$3,000,000 has been raised and used to fund restoration of the Mukai house, surrounding Japanese Garden, purchase of the FBP and its stabilization.

Final FBP restoration will cost \$3,000,000; of this, almost \$1,000,000 has been raised. This includes \$650,000 in federal funds from the National Endowment for the Humanities and the National Park Service which requires a one-to-one match so any future 4Culture monies will be used to meet this requirement. The goal is to start construction in the spring of 2025; the Friends are currently stacking funding, with a solid plan on how to acquire the remaining funds.

Below is a list of the skilled and talented people working on the FBP's extensive restoration. This group has a stellar track record, accomplishing so much already. They are currently working on FBP permitting and design, tenant development, and fundraising. They will manage all FBP construction work.

Project Team Members include:

- Hoshide Wanser Architects; Rachael Kitagawa project architect (<https://hw-architects.com/studio/>)
- Jon Bunnell, B&E Partners, Project Manager
- Jennifer Meisner, King County Historic Preservation Officer
- Robert Henry, structural engineering consultant with Robert Henry with Swenson Say Faget (<https://ssfengineers.com/>)
- Stan Kitashima, current Friends of Mukai Board President, business owner
- Renee Roman, architect and Mukai board member
- Meg Nelson, archeologist and board member
- Tom Alderson, contractor, board member, treasurer
- Benno Bonkowski, board member, former state project manager
- Lynn Greiner, attorney, fundraiser and founding board member
- Stacy Carkonen, Mukai Farm & Garden Executive Director
- Artifacts Consulting, authors of the 2017 Mukai Historic Preservation Plan which guides the preservation project.

The entire Friends of Mukai Board approves all restoration work and assists with fundraising.

Project Implementation

The goal is to begin final construction of the FBP in the spring of 2025. Our architectural firm, Hoshide Wanser, has developed a working design of a restored FBP which has been submitted to King County for their pre-application process; we are waiting for an appointment to review the project documents. See their permit narrative in an attachment.

Potential farm community tenants have submitted requests for information, providing required square footage needs. Meetings with them will occur over the next six months to refine space needs which will be incorporated into the final design. Submission of final permits will occur next spring.

In the meantime, the Friends are fundraising and stacking awards. 4Culture's past awards of Landmarks Capital funding were critical to moving the FBP restoration forward (thank you!), supporting necessary architectural and design expenses and specific pre-onstruction projects.

4Culture Panel

As noted above, almost one-third of the required funds have been secured. Funding requests are pending with public entities currently. We have a list of foundations that have indicated support; we will submit full requests in the near future. We will apply for a state Heritage Capital grant next May (for approval in the 2025 capital budget legislative session) which requires a 2 to 1 match; we expect to apply for \$750,000 there.

In-kind support will be provided by the Friends' cadre of active volunteers, many with specialized skills.

King County's historic preservation officer, Jennifer Meisner, is a member of our FBP workgroup; she assists in securing necessary approvals.

Our hope is to secure \$35,000 here to help leverage match dollars for state and federal appropriations. If we receive partial funding, we will find necessary funding to purchase and install the westside windows, door and exit stairway-- an upgrade that will give added life to the restoration effort.

Project Budget*

| Expenses | | Estimate |
|--------------------------|--------------------|--------------------------|
| Planning | | <input type="checkbox"/> |
| Design | \$225,000 | <input type="checkbox"/> |
| Construction | \$2,300,000 | <input type="checkbox"/> |
| People | \$0 | <input type="checkbox"/> |
| Soft Costs | \$550,000 | <input type="checkbox"/> |
| Facility Purchase | | <input type="checkbox"/> |
| Fundraising | \$0 | <input type="checkbox"/> |
| Services | | <input type="checkbox"/> |
| Supplies | | <input type="checkbox"/> |
| Promotion | | <input type="checkbox"/> |
| Transportation/Shipping | | <input type="checkbox"/> |
| Documentation/Assessment | | <input type="checkbox"/> |
| Equipment/Fixtures | | <input type="checkbox"/> |
| In-Kind | \$0 | <input type="checkbox"/> |
| Other | | <input type="checkbox"/> |
| Total: | \$3,075,000 | |
| Income | | Confirmed |
| Applicant | \$150,000 | <input type="checkbox"/> |
| Foundations | \$475,000 | <input type="checkbox"/> |
| Corporations | \$150,000 | <input type="checkbox"/> |
| Government | \$2,100,000 | <input type="checkbox"/> |
| Individual Donors | \$100,000 | <input type="checkbox"/> |
| Earned | \$0 | <input type="checkbox"/> |
| In-Kind | \$40,000 | <input type="checkbox"/> |
| Other | \$0 | <input type="checkbox"/> |
| 4Culture Request | \$35,000 | |
| Total: | \$3,050,000 | |

* Empty budget fields were not included in this application.

Project Budget Notes

This specific project is for funding to purchase and install 9 new wood windows, an emergency exit door and a staircase to the ground. We have received budget estimates from two construction entities: Ryan GC and B&E Consultants. Both are provided as attachments. They vary in scope and price. Numbers here are taken from the B&E estimate as these are more recent and include:

- \$9000: 9 windows at \$1000 each
- \$2250: a new wood door with panic hardware
- \$1300: painting the door and windows
- \$7,500: exterior stairs to concrete pad and handrail

4Culture Panel

TOTAL FOR THIS PORTION: \$25,000 plus. Note: the attached cost estimate lists exterior stairs and ramp with guard and handrails for a total of \$46,675 which includes the back staircase here and a front ADA ramp. This request is for the back staircase only. The 2019 Ryan GC estimate, provided, is much higher for these costs.

Additionally, we are requesting \$10,000 to help cover significant upcoming FBP restoration project architectural and engineering fees that will be incurred in 2024. See B&E estimate for soft costs for the cold shell; total A&E costs will exceed \$200,000.

The total amount requested in this application is \$35,000.

The remaining projects costs of \$3,000,000 will be funded by an array of public, private and community awards.

Mukai Fruit Barreling Plant

| Scope Description | Qty | UoM | Price | Cost | Cost/sf | Notes |
|---|-----------------------------------|-----|--------------|---------------------|------------------|-------------------------------|
| PLUMBING | | | | | | |
| Restroom Fixtures | | | | | | |
| Toilets/Urinals | 1 ea | | \$ 2,000.00 | \$ 2,000 | \$ 0.31 | |
| Lav. Sinks | 1 ea | | \$ 1,250.00 | \$ 1,250 | \$ 0.19 | Wall sink |
| Stub Water/Waste/Vent for Tenant | 1 allow | | \$ 5,000.00 | \$ 5,000 | \$ 0.77 | So Tenant work can proceed |
| Electrical | | | | | | |
| PSE new service | | | | | | |
| Set pole to mount transformers | 1 Allow | | \$ 25,000.00 | \$ 25,000 | \$ 3.83 | At street |
| Trench/backfill for PSE across Parking | 1 Allow | | \$ 3,000.00 | \$ 3,000 | \$ 0.46 | VFY they will install |
| Trench to house, allow for obstructions | 1 Allow | | \$ 5,000.00 | \$ 5,000 | \$ 0.77 | Reuse existing conduits? |
| PSE energization costs-By Owner | | | | | | |
| New service/panels | 6,534 sf | | \$ 15.00 | \$ 98,010 | \$ 15.00 | |
| Basic Distribution | 6,534 sf | | \$ 6.00 | \$ 39,204 | \$ 6.00 | |
| Tenant Panels | 1 ea | | \$ 15,000.00 | \$ 15,000 | \$ 2.30 | |
| Electric heat in Restroom | 1 ea | | \$ 750.00 | \$ 750 | \$ 0.11 | |
| Code minimum lighting in Tenant space | 711 sf | | \$ 3.00 | \$ 2,133 | \$ 0.33 | Likely 4 fixtures, switching |
| Basic light fixtures in balance of space | 5,823 sf | | \$ 4.00 | \$ 23,292 | \$ 3.56 | |
| Convenience power in balance of space | 7,302 sf | | \$ 3.00 | \$ 21,906 | \$ 3.35 | Includes Loading Dock |
| Mechanical connections | 2 ea | | \$ 3,500.00 | \$ 7,000 | \$ 1.07 | |
| Comm and AV Rough in | 6,534 sf | | \$ 3.00 | \$ 19,602 | \$ 3.00 | |
| Fire Alarm system throughout building | 6,534 sf | | \$ 5.00 | \$ 32,670 | \$ 5.00 | Will need monitoring service |
| Site Improvements | | | | | | |
| Sanitary piping to Septic | 1 Allow | | \$ 2,500.00 | \$ 2,500 | \$ 0.38 | |
| Septic System | 1 Allow | | \$ 95,000.00 | \$ 95,000 | \$ 14.54 | Increased |
| Divert roof drains away from building | Done | | \$ - | \$ - | \$ - | |
| Regrade to drain ponding water | 1 Allow | | \$ 50,000.00 | \$ 50,000 | \$ 7.65 | |
| Exterior Stairs and Ramp | 335 sf | | \$ 45.00 | \$ 15,075 | \$ 2.31 | |
| Exterior guard/hand rails | 158 lf | | \$ 200.00 | \$ 31,600 | \$ 4.84 | VFY just wood rails at Stairs |
| Landscape upgrade to meet County requirements | SEE OWNER DIRECT COSTS ON SUMMARY | | | | | |
| Landscape/Planters at Loading Dock and Ramp | SEE OWNER DIRECT COSTS ON SUMMARY | | | | | |
| | | | \$ - | \$ - | \$ - | Volunteer opportunity |
| SUBTOTAL DIRECT COSTS | | | | \$ 1,191,029 | \$ 182.28 | |

| Scope Description | Qty | UoM | Price | Cost | Cost/sf | Notes |
|--|----------|----------------|-------------|-----------|---------|--|
| Exterior Envelope | | | | | | |
| Ext wall repair from inside, misc rot repair | 398 lf | | \$ 8.00 | \$ 3,184 | \$ 0.49 | |
| North Elevation | | | | | | |
| Restore Window btw GL-B&A | 1 ea | | \$ 1,500.00 | \$ 1,500 | \$ 0.23 | |
| Paint | 775 sf | | \$ 3.00 | \$ 2,325 | \$ 0.36 | |
| South Elevation | | | | | | |
| Remove/restore windows | 7 ea | | \$ 1,500.00 | \$ 10,500 | \$ 1.61 | |
| Restore siding | 960 sf | | \$ 20.00 | \$ 19,200 | \$ 2.94 | |
| Repaint/seal | 960 sf | | \$ 3.00 | \$ 2,880 | \$ 0.44 | |
| West Elevation | | | | | | |
| New wood windows in existing openings | 9 ea | | \$ 1,000.00 | \$ 9,000 | \$ 1.38 | |
| New wood door w/panic hardware | 1 ea | | \$ 2,250.00 | \$ 2,250 | \$ 0.34 | |
| Paint new door | 1 ea | | \$ 350.00 | \$ 350 | \$ 0.05 | |
| Touchup Paint | 1 allow | | \$ 1,000.00 | \$ 1,000 | \$ 0.15 | |
| East Wall | | | | | | |
| Restore 3 barn doors and lift door | 3 ea | | \$ 3,500.00 | \$ 10,500 | \$ 1.61 | Includes new hardware |
| New hardware at barn door, North Addition | 1 ea | | \$ 2,000.00 | \$ 2,000 | \$ 0.31 | |
| Restore doors/windows in weighing office | 2 ea | | \$ 1,500.00 | \$ 3,000 | \$ 0.46 | |
| Restore/reswing door at GL-2 | 1 ea | | \$ 2,500.00 | \$ 2,500 | \$ 0.38 | |
| New door in window opening at Vestibule | 1 ea | | \$ 2,250.00 | \$ 2,250 | \$ 0.34 | |
| Paint re-plumbed wall | 1,600 sf | | \$ 3.00 | \$ 4,800 | \$ 0.73 | |
| Other | | | | | | |
| Restore parapet sign | | | | | | |
| | | SEE ALTERNATES | | \$ - | | |
| Thermal Insulation | | | | | | |
| Batt insulation under floor w/vapor barrier-R-20 | 6,534 sf | | \$ 2.00 | \$ 13,068 | \$ 2.00 | Installed from below |
| Batt insulation at walls w/vapor barrier-R-13 | 4,776 sf | | \$ 1.75 | \$ 8,358 | \$ 1.28 | |
| Batt insulation at ceiling-R20 | 6,861 sf | | \$ 2.25 | \$ 15,437 | \$ 2.36 | |
| Vinyl scrim under insulation on ceiling | 6,861 sf | | \$ 2.50 | \$ 17,152 | \$ 2.63 | |
| Vermin screen below floor framing | 6,534 sf | | \$ 2.00 | \$ 13,068 | \$ 2.00 | Added to Phase-II, under \$1/sf material |
| Blk visqueen vapor barrier on ground below buildir | 8,013 sf | | \$ 2.50 | \$ 20,033 | \$ 3.07 | |
| Interior | | | | | | |
| WALLS | | | | | | |
| New wood framed walls-Floor to ceiling | 71 lf | | \$ 30.00 | \$ 2,127 | \$ 0.33 | |
| "Improve" demising wall, add blocking | 26 lf | | \$ 12.00 | \$ 312 | \$ 0.05 | |
| Allow for blocking/backing | 1 allow | | \$ 1,000.00 | \$ 1,000 | \$ 0.15 | Restroom, Mech/Elect., Tenant |
| 20% Acoustical Insulation at walls | 142 sf | | \$ 2.00 | \$ 284 | \$ 0.04 | |

Mukai Gardens**Furit Barreling Plant-Phase II***Initial Budget Allocation Test*

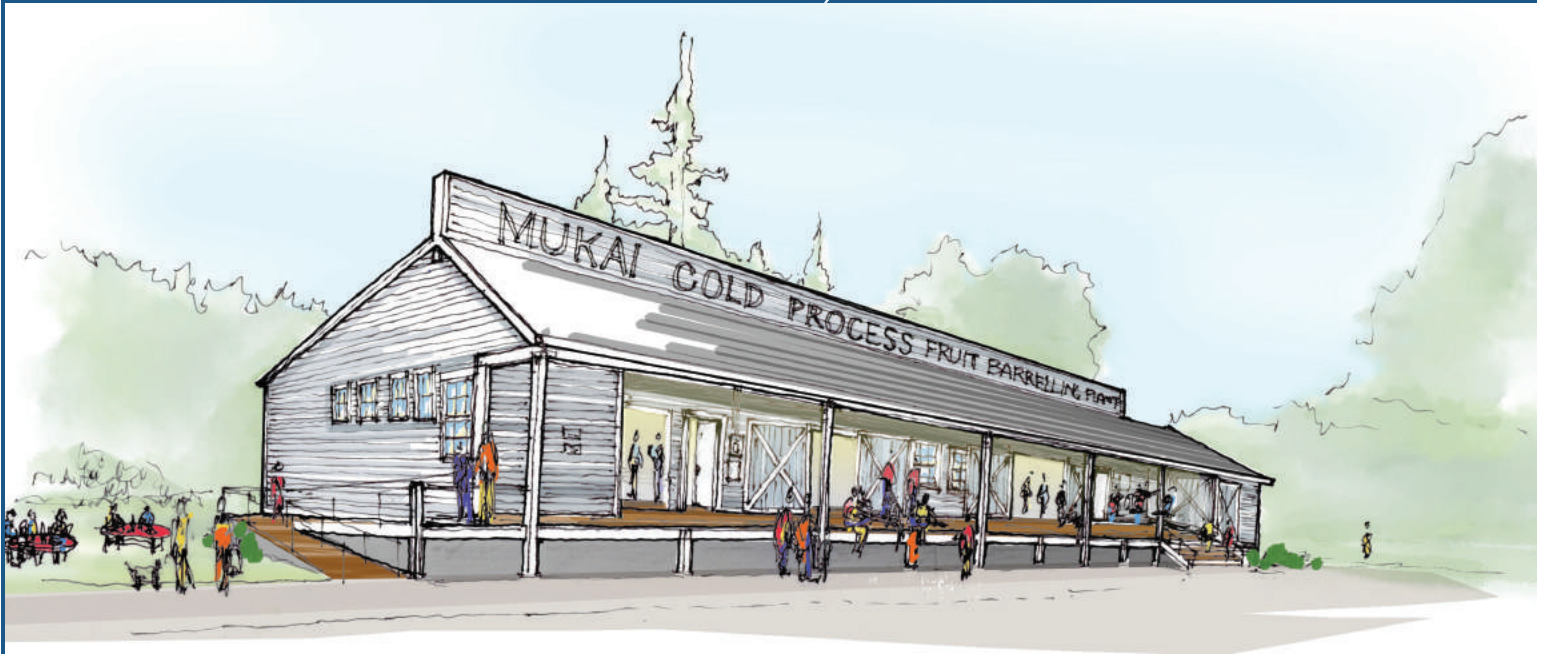
December 21, 2022

| | | | | |
|------------------------------|-------------|---------------------|------------------|----|
| | | | 6,441 | sf |
| | Cost | Cost/sf | | |
| HARD COSTS | | | | |
| Budget for GC work | \$ 526,404 | \$ 81.72 | | |
| Allow for Owner Work | \$ 150,000 | \$ 23.29 | PLUG | |
| FF&E | \$ 75,000 | \$ 11.64 | PLUG | |
| 8.00% Owner Contingency | \$ 60,112 | \$ 9.33 | | |
| 9.50% WSST on Hard Costs | \$ 77,094 | \$ 11.97 | | |
| Total Hard Costs | | \$ 888,610 | \$ 137.95 | |
| SOFT COSTS | | | | |
| 12.00% Design | \$ 156,000 | \$ 24.22 | | |
| 3.00% Permit | \$ 39,000 | \$ 6.05 | | |
| Utility work | \$ 150,000 | \$ 23.29 | PLUG | |
| 3.00% Mgmt | \$ 39,000 | \$ 6.05 | | |
| 5.00% Reimbursables | \$ 7,800 | \$ 1.21 | | |
| 5.00% Contingency | \$ 19,590 | \$ 3.04 | | |
| Total Soft Costs | | \$ 411,390 | \$ 63.87 | |
| TOTAL AVAILABLE FUNDS | | \$ 1,300,000 | \$ 201.82 | |

- * Notes
- Assumes "Available Funds" based on secured income streams.
- PLUGs are just that, guesses.
- Cost/sf of limited use, with most \$ going to Utilities and TI work
- Assume cost of Roof repairs not part of this scope.

| SCHEDULE OF VALUES | | 6/29/2022 | | | | | | | | |
|--------------------|-------------------------------------|------------------------------|----------------|------------|-----------|---------------|---------------------|-------------------|-----------------------|---|
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | PROJECT NAME: | Mukai Fruit Barreling Plant | | ARCHITECT: | | | APPLICATION NUMBER: | | | |
| | | | | OWNER: | | | APPLICATION DATE: | | | |
| | PROJECT ADDRESS: | 18005, 18017 107th Avenue SW | | | | | PERIOD-FROM: | | | |
| | | Vashon, WA 98070 | | | | | TO: | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| A | B | | C | D | E | F | G | H | I | J |
| | | | | | | | | | | |
| ITEM NO. | DESCRIPTION OF WORK | SCHEDULED VALUE | WORK COMPLETED | | | TOTAL TO DATE | % | BALANCE TO FINISH | RETAINAGE: 5% ON WORK | |
| | | | PREVIOUS | WORK | STORED | | | | | |
| | | | APPL. | THIS MO. | MATERIALS | (D+E+F) | | (C-G) | COMPLETED | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| 1000 | GENERAL REQUIREMENTS - 5-1/2 months | \$226,937.00 | | \$0.00 | | \$0.00 | 0.00% | \$226,937.00 | \$0.00 | |
| 2050 | SELECTIVE DEMOLITION | \$75,158.00 | | \$0.00 | | \$0.00 | 0.00% | \$75,158.00 | \$0.00 | |
| 2300 | EARTHWORK | \$85,322.00 | | \$0.00 | | \$0.00 | 0.00% | \$85,322.00 | \$0.00 | |
| 2301 | SURVEY- CONSTRUCTION STAKING | \$8,880.00 | | \$0.00 | | \$0.00 | 0.00% | \$8,880.00 | \$0.00 | |
| 2455 | PILING | \$71,606.00 | | \$0.00 | | \$0.00 | 0.00% | \$71,606.00 | \$0.00 | |
| 2530 | SANITARY SEWER & SEPTIC SYSTEM | \$81,600.00 | | \$0.00 | | \$0.00 | 0.00% | \$81,600.00 | \$0.00 | |
| 2600 | STORM DRAINAGE | \$20,005.00 | | \$0.00 | | \$0.00 | 0.00% | \$20,005.00 | \$0.00 | |
| 2700 | ASPHALT PATCH | \$4,750.00 | | \$0.00 | | \$0.00 | 0.00% | \$4,750.00 | \$0.00 | |
| 2775 | SITE CONCRETE | \$9,460.00 | | \$0.00 | | \$0.00 | 0.00% | \$9,460.00 | \$0.00 | |
| 2810 | BIKE RACK | \$1,271.00 | | \$0.00 | | \$0.00 | 0.00% | \$1,271.00 | \$0.00 | |
| 3300 | CAST-IN-PLACE CONCRETE | \$32,806.00 | | \$0.00 | | \$0.00 | 0.00% | \$32,806.00 | \$0.00 | |
| 5500 | METAL FABRICATIONS | \$19,540.00 | | \$0.00 | | \$0.00 | 0.00% | \$19,540.00 | \$0.00 | |
| 6100 | ROUGH CARPENTRY | \$168,931.00 | | \$0.00 | | \$0.00 | 0.00% | \$168,931.00 | \$0.00 | |
| 6200 | FINISH CARPENTRY | \$3,411.00 | | \$0.00 | | \$0.00 | 0.00% | \$3,411.00 | \$0.00 | |
| 6410 | ARCHITECTURAL CASEWORK | \$3,011.00 | | \$0.00 | | \$0.00 | 0.00% | \$3,011.00 | \$0.00 | |
| 7210 | INSULATION | \$17,020.00 | | \$0.00 | | \$0.00 | 0.00% | \$17,020.00 | \$0.00 | |
| 7460 | EXTERIOR SIDING & TRIM | \$11,956.00 | | \$0.00 | | \$0.00 | 0.00% | \$11,956.00 | \$0.00 | |
| 7600 | FLASHING & SHEET METAL | \$4,978.00 | | \$0.00 | | \$0.00 | 0.00% | \$4,978.00 | \$0.00 | |
| 7900 | CAULKING & SEALANTS | \$3,137.00 | | \$0.00 | | \$0.00 | 0.00% | \$3,137.00 | \$0.00 | |
| 8200 | WOOD DOORS & FRAMES | \$19,858.00 | | \$0.00 | | \$0.00 | 0.00% | \$19,858.00 | \$0.00 | |
| 8520 | WOOD WINDOWS | \$20,737.00 | | \$0.00 | | \$0.00 | 0.00% | \$20,737.00 | \$0.00 | |
| 8710 | FINISH HARDWARE | \$10,792.00 | | \$0.00 | | \$0.00 | 0.00% | \$10,792.00 | \$0.00 | |
| 9250 | GYP SUM DRYWALL | \$33,574.00 | | \$0.00 | | \$0.00 | 0.00% | \$33,574.00 | \$0.00 | |
| 9640 | RECLAIMED WOOD FLOORING | \$21,226.00 | | \$0.00 | | \$0.00 | 0.00% | \$21,226.00 | \$0.00 | |
| 9652 | RESILIENT FLOORING & RUBBER BASE | \$6,152.00 | | \$0.00 | | \$0.00 | 0.00% | \$6,152.00 | \$0.00 | |
| 9670 | EPOXY FLOORING | \$12,045.00 | | \$0.00 | | \$0.00 | 0.00% | \$12,045.00 | \$0.00 | |
| 9900 | PAINTING | \$25,011.00 | | \$0.00 | | \$0.00 | 0.00% | \$25,011.00 | \$0.00 | |
| 10400 | SIGNAGE | \$1,561.00 | | \$0.00 | | \$0.00 | 0.00% | \$1,561.00 | \$0.00 | |
| 10520 | FIRE EXTINGUISHERS | \$981.00 | | \$0.00 | | \$0.00 | 0.00% | \$981.00 | \$0.00 | |
| 10800 | TOILET ACCESSORIES | \$1,957.00 | | \$0.00 | | \$0.00 | 0.00% | \$1,957.00 | \$0.00 | |
| 15400 | PLUMBING | \$58,579.00 | | \$0.00 | | \$0.00 | 0.00% | \$58,579.00 | \$0.00 | |
| 15800 | HVAC | \$54,240.00 | | \$0.00 | | \$0.00 | 0.00% | \$54,240.00 | \$0.00 | |
| 16000 | ELECTRICAL | \$156,170.00 | | \$0.00 | | \$0.00 | 0.00% | \$156,170.00 | \$0.00 | |
| 16400 | FIRE ALARM | \$44,997.00 | | \$0.00 | | \$0.00 | 0.00% | \$44,997.00 | \$0.00 | |

Imagine, at last....



Let's bring Mukai's Fruit Barrelling Plant back

- As a vibrant center for island events and commerce
- Celebrating Vashon's agricultural roots
- Honoring the Japanese American legacy

The Mukai Farm & Garden: How History Lives



BD Mukai had an idea...

In 1926, B.D. and Kuni Mukai bought 40 acres of Vashon farmland in the name of their American-born son Masa. Japanese immigrants were forbidden to own land. The next year, they built the Cold Process Fruit Barreling Plant. The business thrived; employing 300-400 people a year, even during the Depression. Executive Order 9066, forced the family to flee to eastern Oregon in 1942. When they returned, everything had changed. The farm lost momentum. Today, about 5 acres remain of the original farm complex .

The Vision

- EXHIBITION SPACE THAT HIGHLIGHTS HISTORIC, CULTURAL AND SOCIAL JUSTICE ISSUES
- PERFORMANCE SPACE FOR CONCERTS, OUTDOOR LECTURES OR COMMUNITY THEATER
- MEETING AND EVENT SPACE FOR LOCAL COMMUNITY GROUPS
- A LOCAL, AGRICULTURAL-BASED ANCHOR TENANT
- CULTURAL TOURISM VISITOR DESTINATION
- **THE FINAL PIECE OF THE RESTORATION OF THE MUKAI FARM & GARDEN**



Today Mukai Farm & Garden is a testament to our community's vision, courage and tenacity

Just 5 years ago, the Mukai complex was in ruins. One of the last remaining pre-WWII Japanese American farmstead left in the United States was at risk of disappearing forever.

The community rallied and raised over \$1 million from public and private partners to fully restore the Mukai home and garden. Today Mukai Farm & Garden is an inviting public place set in a rich cultural and historic setting. The historic Fruit Barreling Plant has been stabilized and is ready to be restored.

WE'VE COME A LONG WAY

Today, Mukai Farm and Garden is the only public garden on Vashon—a community gathering place where visitors can be educated and inspired. It is a place for public festivals, cultural programs, and special events throughout the year. Our signature Japanese Festival in the fall draws up to 1800 people in a single day. The Mukai garden is open to all visitors, free of charge, from dawn to dusk each day of the year. The farm house is open for docents supported tours during business hours.

Friends of Mukai now seeks \$2.5 million to restore the Fruit Barreling Plant to its pre-WWII glory. The restoration of the Fruit Barreling Plant will complete our vision for programming, performance and financial sustainability.

National Significance

Mukai Farm & Garden is among the last surviving Japanese farmsteads in the US, left to tell the powerful and poignant story of an immigrant farming family building a successful life in spite of virulent anti-Japanese discrimination.

Public and Private Partnerships

As a volunteer-driven 501C3 non-profit, Friends of Mukai will work with public and private partners to raise funds through grants and private contributions. Parts of the restored Fruit Barreling Plant be used to expand Mukai's interpretive and performance space for education, and parts will be leased to organizations aligned with our mission.

Part of a Financially Sustainable Future

In addition to its historic and social significance, the Fruit Barreling Plant will be leased to one or more businesses or non-profit tenants whose mission aligns with Mukai, as well as event and hourly rental space for the community.



A VIBRANT FUTURE

Visualize coming to a music festival or play performed on the loading dock.

Space for powerful exhibits to tell the story of the Japanese experience on Vashon Island—a story that was nearly erased after WWII.

Envision space to accommodate a local business while contributing revenues to Mukai.

Imagine cultural programming that brings together diverse voices to honor our immigrant and agricultural heritage.

PROJECT TIMELINE

With the restoration of the Fruit Barreling Plant, the Mukai Farm & Garden will be a vibrant part of the community.

PROJECT TIMELINE

- Capital campaign underway
- Tenant negotiations underway
- Construction documents completed, July 2022
- Landmarks Commission review and permitting begins October 2022
- Permits issued and construction bids selected early 2023
- Construction of core and shell begins Autumn 2023





Since 2012, Friends of Mukai has worked to secure and preserve the Mukai house, garden and fruit barrelling plant—all constructed almost 90 years ago. As stewards of the historic Mukai Farm & Garden, Friends of Mukai works to interpret and celebrate the history of Mukai Farm, island agriculture, gardening in the Japanese tradition, the 100 years of Japanese presence on Vashon, and social justice, with a focus on immigrants from all nations.



MUKAI FARM & GARDEN

PO BOX 2603
Vashon Island, WA 98070

info@mukaifarm&garden.org

www.mukaifarmandgarden.org



How history lives

Fruit Barreling Plant Capital Campaign

The Friends of Mukai capital campaign will raise \$2,550,000 to fund the final building renovation and retrofitting of the Mukai Cold Process Fruit Barreling Plant —thereby completing the full restoration of the entire Mukai Farm & Garden Agricultural Complex (farmhouse, Japanese garden, and historic strawberry processing plant). Ideally, the full amount of the campaign will be raised by **September 2023** to meet current construction plan targets

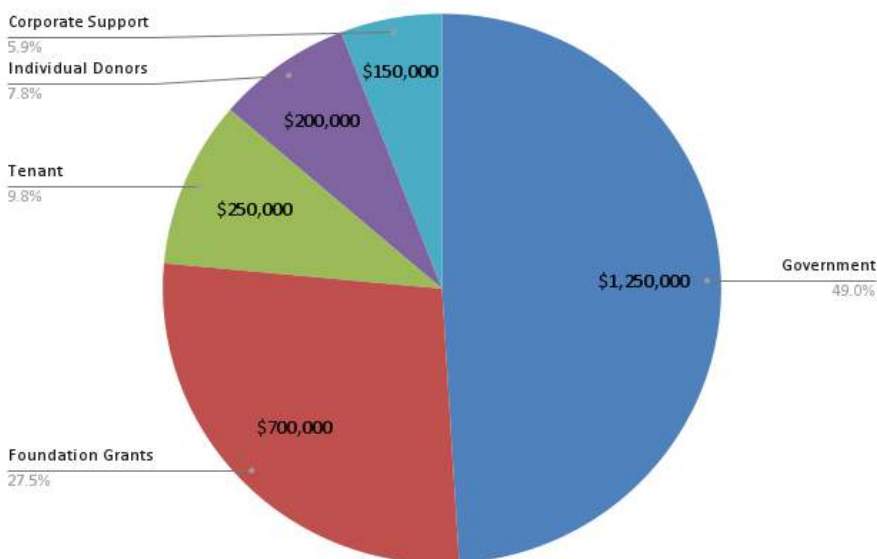
Fundraising Targets by Segment

This section of the plan outlines fundraising targets for individual, government, foundation, and corporate sources of support.

Friends of Mukai has traditionally secured the majority of our historic preservation funding through government sources and the funding model presented here acknowledges our historical success with this funding segment as demonstrated through the

successful restoration of the Mukai Farm & Garden farmhouse and Japanese Garden. Friends of Mukai also anticipates receiving funding for specialized tenant improvements from a potential long-term tenant partner. This tenant contribution is included as a separate funding segment within the overall capital campaign goal of \$2.55M.

Funding Sources by Segment



Institutional Prospects

Institutional donors cover the following donor segments

- Government Support (Goal: \$1,250,000),
- Foundation Support (Goal: \$700,000),
- Corporate Support (Goal: \$150,000)

| | Target Amount |
|--|---------------|
| Example Government Support Prospects | |
| WA State Heritage Capital Project Grant | 550,000 |
| WA State Direct Capital Budget Allocation | 550,000 |
| WA Trust for Historic Preservation Third Places Fund (RECEIVED) | 75,000 |
| WA State Building for the Arts | 40,000 |
| 4Culture Landmarks Capital Grant | 25,000 |
| 4Culture Cultural Facilities Grant (RECEIVED) | 20,000 |
| Subtotal: | 1,250,000 |
| Example Foundation Support Targets | |
| M.J. Murdock Charitable Trust | 250,000 |
| Norcliffe Foundation | 150,000 |
| Atsuhiko & Ina Goodwin Tateuchi Foundation | 75,000 |
| 1772 Foundation | 50,000 |
| Neukom Family Foundation | 50,000 |
| Joshua Green Foundation | 25,000 |
| Masto Foundation | 25,000 |
| Robert Chinn Foundation | 25,000 |
| National Trust for Historic Preservation (Favrot &/or Moe Funds) | 15,000 |
| Rainier Institute & Foundation | 15,000 |
| Oki Foundation | 10,000 |
| Hugh & Jane Ferguson Foundation (RECEIVED) | 10,000 |
| Subtotal: | 700,000 |
| Example Corporate Support Targets | |
| T-Mobile | 25,000 |
| Wells Fargo | 25,000 |
| JP Morgan Chase | 25,000 |
| Nintendo | 10,000 |
| UnionBank | 10,000 |
| Boeing | 10,000 |
| Nordstrom | 10,000 |
| Sony | 10,000 |
| Mitsubishi | 10,000 |
| Costco | 10,000 |
| Home Depot | 5,000 |
| Subtotal: | 150,000 |

Individual Giving/Major Donor Gifts

Individual giving covers the following donor segments: Fundraising Events (Goal: \$125,000), and General Individual/Major Donor Fundraising (Goal: \$75,000). We anticipate pursuing donations in the gift ranges outlined in the chart below, recognizing the rule that typically 80% of a campaign's funding will necessarily come from 20% of all campaign donors.

In 2022, a Campaign Advisory Committee will be formed that includes a broad base of individuals and interests willing to lend their support to the fundraising efforts for the Fruit Barreling Plant. The Campaign Advisory committee will have a fundraising goal of \$200,000 (focusing on the campaign's Individual giving segments).

| Gift Range in \$ | # of Gifts | # of Prospects | \$ Per Range |
|---------------------|------------|----------------|--------------|
| \$50,000- \$99,999 | 1 | 5 | \$50,000 |
| \$25,000 - \$49,999 | 1 | 5 | \$25,000 |
| \$15,000 - \$24,999 | 2 | 10 | \$40,000 |
| \$10,000 - \$14,999 | 2 | 10 | \$24,000 |
| \$6,000 - \$9,999 | 3 | 15 | \$24,000 |
| \$4,000 - \$5,999 | 4 | 20 | \$16,000 |
| \$2,000 - \$3,999 | 4 | 20 | \$8,000 |
| \$1,000 - \$1,999 | 5 | 25 | \$8,000 |
| \$250 - \$999 | 5 | 25 | \$4,000 |
| \$1 - \$249 | 10 | 50 | \$1,000 |
| Total:: | | | \$200,000 |

How will the donor's contribution be used?

Restoration of the fruit barreling plant will complete the Mukai Farm & Garden preservation work started in 2016. It is the last step toward the Friends of Mukai's commitment to preserving this nationally significant historic property and maximizing the building's community benefit by making it sound for occupancy and use. Budget items supported by the campaign start with full architectural design services leading to permitting, major work to stabilize the building's foundation, upgrades the interior electrical and plumbing system, installation of an HVAC system, repairs to interior flooring, doors and windows, and, finally, exterior repairs and painting.

How will the donor's contribution be acknowledged?

Friends of Mukai is dedicated to ensuring that our donors are promptly recognized for their contributions with careful consideration given to their individual wishes. We also understand and respect that donors may wish to remain anonymous. Recognition commitments are and will always be at the donor's discretion.

Fundraising Plan Committee

Members of the Mukai Fruit Barreling Plant Campaign Committee are taking a lead on capital campaign plan development, prospect research and engagement, proposal development and grants stewardship. Members include:

- Tina Shattuck, Executive Director
- Lynn Greiner, former Board President and fundraiser
- Rita Brogan, current Board President and fundraiser
- Kay Longhi, former Board President and fundraiser
- Deb Twersky, fundraiser
- Brit Myers, grant writer
- Jan Milligan, bookkeeper

Facilities Fruit Barreling Plant Restoration Committee

Our Facilities Committee oversees all restoration work at Mukai. This group has a stellar track record, having stewarded restoration of the Mukai house, the surrounding Japanese Garden, and the recent Fruit Barreling Plant stabilization. The Fruit Barreling Plant Restoration Committee is now refining the construction work plan and will be managing all activities associated with the final Fruit Barreling Plan restoration work once fundraising is complete.

Members include:

- Cliff Lindgren, construction consultant, current Project Manager for Fruit Barreling Plant restoration planning and construction
- Kji Kelly, director of Historic Seattle, acted as the Project Manager for the Fruit Barreling Plant stabilization work
- BuildingWork architectural firm; architect Kate Weiland has assisted with schematic designs, structural and engineering consultant involvement, and intense involvement during the recent stabilization construction
- CDK Construction, a Duvall construction group, performed the stabilization work from December 2020 through March of 2021
- Jennifer Meisner, King County Historic Preservation officer
- Marjorie Lund, Lund Osphal, structural engineering consultant
- Otto Rosenau, geotechnical consultant
- Renee Roman, architect
- Bob Horsley and Mike Kleer, landscape architects
- Meg Nelson, archeologist (she will be onsite for all “digging” work)
- Michael Richards, business development & financial management



Circa 1930 photos. Top is of the Mukai house, garden, and FBP.
Lower photo is the FBP only.

