

APR 10 2003

Application for Denali Commission Washeteria Funding

Date submitted: <u>4-10-03</u>		Date received:	
Applicant Information			
Legal Name <u>City of McGrath</u>			
Mailing Address (City, State, Zip Code) <u>PO Box 30</u> <u>McGrath AK 99627</u>			
Employer Identification Number (EIN) <u>92-0055198 *</u>			
Name of contact concerning matters involving this application: <u>Washeteria Repair</u>			
Contact phone number <u>907-524-3825</u>	Contact fax <u>907-524-3536</u>	Contact e-mail <u>Cityvista@mcgrathalaska.net</u>	
Is your organization an IRS 501(c)(3) not-for-profit?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
If NO, is your organization a public agency/unit of government?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<i>If NO to all of the above, contact the Denali Commission (907-271-2372 - Yuri Morgan) to determine if your organization is eligible to apply for Washeteria funding</i>			
Proposal Information			
Provide a 2-3 sentence summary of your request:			
Type of application:	Repair Construction <input checked="" type="checkbox"/>	Renovation Construction	
Descriptive Title of Applicant's project:			
Project Budget and Schedule			
Dollar Amount Requested	<u>\$ 36690.00</u> <u>30 days</u>		
Total Project cost	<u>\$ 41690.00</u>		
Total Annual Organization Budget			
Proposed Project Construction	Start Date: <u>July 1, 2003</u>	Completion Date: <u>Aug. 1, 2003</u>	
Authorization			
Type Name of Authorized Representative <u>Edgar CNWise</u>		Title <u>Vice-Mayor</u>	
Representative phone number <u>907-524-3825</u>	Representative Fax number <u>907-524-3536</u>	Representative e-mail <u>KSnow@mcgrathalaska.net</u>	
Signature of Authorized Representative <u>Edgar CNWise</u>		Date signed <u>4-8-03</u>	

FUNDING READINESS QUESTIONS

Documentation of Funding: Complete Table 1 describing the estimated capital cost of the project and provide a narrative explanation for each budget item in Table 1, including how the amount was determined. Attach cost estimates to substantiate amounts.

TABLE 1: Description of Capital Funds

Capital Budget Category	Detail Commission Fund Request	Local Cash or In-Kind Value (justify in-kind value on a separate attachment)	Others Funds	For "Other Funds", identify funding source for each line item.
Design	\$	\$	\$	
Materials	\$ 6,750	\$	\$	
Equipment	\$ 24,940	\$	\$	
Labor	\$ 1,000	\$ 5,000	\$	
Freight	\$ 2,000	\$	\$	
Project Management	\$	\$	\$	
Administration 6%	\$ 2,000	\$	\$	
Other (identify):	\$	\$	\$	
	\$	\$	\$	
	\$	\$	\$	
	\$	\$	\$	
Totals	\$36,690	\$ 5,000	\$	

- Describe how the project cost was estimated and who performed this estimating service?
I have a spreadsheet and quotes on the materials and equipment that we will need.
- Identify your cost share match, and funding partners, and status of the funds/grants (do you have the funding in your bank account, has the agreement with the funding agency been executed, do you have letters notifying you that the grant has been approved, have you only applied for the grants, etc.).
Our in-kind match come from The City of McGrath as labor.

FACILITY BUSINESS PLAN

A business plan utilizing the template provided by the Denali Commission, which demonstrates sustainability of the facility must be provided.

PROJECTS WITHOUT COMPLETE PLANS

General: Having a well-organized project management plan that addresses both design and construction phase activities is essential for the successful completion of a project. If, however, your project has not progressed to the point where you can lay out a complete plan, you may submit your proposal without a complete plan. Simply include information known at the time of submission.

Which type of facility improvements are you planning to undertake?

- repair of existing washeteria
- modernization/renovation of existing washeteria

A. Document all applicable plans, permits, and regulatory approvals that you have obtained, and discuss the status of any you have not yet obtained.

B. Design and Drawings.

1. Discuss the appropriateness and effectiveness of design, scale, and cost of your proposed project for the proposed service area. Include information demonstrating that the proposed building is the most appropriate and cost-effective approach to address the identified need(s).

-N-

2. Discuss the various alternatives you have considered for washeteria facilities (including multi-use facilities). If only one approach is feasible (there are no alternatives to the proposed building or improvements), provide an explanation.

X

3. Provide stamped design drawings (if available).

X

C. Schedules and Timelines

Provide the proposed washeteria construction schedule, including any reasons for accelerating construction. Identify any obstacles that may impede the progress of the proposed project.

The City of McGrath is estimating when all the materials comes in that it will take about 30 days to complete the project.

B. Provide resumes for the proposed construction management team (project manager, superintendent, etc.), if available. Present evidence that the agent is qualified and committed to the proposed work.

in house labor (steffen strick)

1. Describe how the project cost was estimated and who performed this estimating service?

The project cost is \$36,690 and I came to this with, the price of the equipment for the washeteria and materials for the shower/ bathrooms and the labor for installing both. Kim Miller did the estimating she is a VISTA member to the City of McGrath.

2. Identify your cost share match, and funding partners, and status of the funds/grants (do you have the funding in your bank account, has the agreement with the funding agency been executed, do you have letters notifying you that the grant has been approved, have you only applied for the grants etc.).

We will be doing cost share match with labor and we do not have any funding partners.

**DENALI COMMISSION
WASHETERIA BUSINESS PLAN WORKSHEET**

Communities Served by Washeteria	City of McGrath
Total Population of Communities Served	408
Washeteria Manager (entity)	Tom Parker
Washeteria Manager (position)	-N-
Worksheet prepared by (name and title)	Kim Miller Vista member

For the purposes of demonstrating a financial business plan for the sustainable operation of a Washeteria this two page worksheet provides a means to make estimates in major sources of revenues and expenses. Completion and submission of this worksheet is a requirement in the RFP. Respondents are strongly encouraged, however, to undertake and submit, in separate form, their own more complete and precise financial business plans. Please see Page 3 for a discussion of the line items in this worksheet.

PROJECTION OF WASHETERIA EXPENSES

LABOR	Hours Per Day	Days Per Year	Hours Per Year	Rate Per Hour	Cost Per Year
Payroll	1.25	104	130	25.-	\$ 3,250.-
Payroll Taxes	Estimate by multiplying Labor Cost Per Year times .08.				\$ 260.-

UTILITIES	Cost per Unit	Units Per Year	Cost Per Year
Electricity (unit = kWh)	0.15	2688	\$ 4130.08
Fuel Oil (unit = -N-)	-	-	\$ -N-
Water (unit = gal. 0.05)	0.115	84315	\$ 421.58
Sewer (unit = gal. 0.05)	0.115	84315	\$ -

Accounting Costs	Attach a separate detailed description of your estimate.	\$ 2,400.-
Rent	Attach a separate detailed description of your estimate.	\$ -N-
Insurance	Attach a separate detailed description of your estimate.	\$ 1,348.-
Equipment Maintenance	Attach a separate detailed description of your estimate.	\$ 2,400.-
Building Maintenance	Attach a separate detailed description of your estimate.	\$ -N-
Insurance	Attach a separate detailed description of your estimate.	\$ -N-

900.00 (430.00)
why not?
Water plant.
- WPSO
- RFP
- admin

DEPRECIATION OF EQUIPMENT

	NUMBER		COST		USEFUL LIFE	
Washers	2	X	12,000.	+	10 year	= \$ 1,200. ⁰⁰
Dryers	1	X	9,500.	+	10 year	= \$ 950.-
Coin Changers	1	X	2,000.	+	20 year	= \$ 100.-
Water Heating System	-N-	X		+		= \$ -N-

TOTAL ESTIMATED EXPENSES PER YEAR = \$ 12,760.⁰⁰

PROJECTION OF WASHETERIA REVENUES

	Cycles Per Day		Days Per Year	=	Cycles Per Year		Charge Per Cycle	=	Revenue Per Year
Washer Revenue	7	X	365	=	2555	X	4. ⁰⁰	=	\$ 10,220. ^{high}
Dryer Revenue	7	X	365	=	2555	X	4. ⁰⁰	=	\$ 10,220. ^{high}

	Showers Per Day		Days Per Year	=	Showers Per Year		Charge Per Shower	=	Revenue
Shower Revenue	2	X	365	=	730	X	1. ⁰⁰	=	\$ 730.-

	Gallons Per Day		Days Per Year	=	Gallons Per Year		Charge Per Gallon	=	Revenue
Water Revenue	5 gal	X	365	=	1825	X	.25	=	\$ 456.25

Vending Revenue Attach a separate detailed description of your estimate. = \$ -N-

TOTAL ESTIMATED REVENUE PER YEAR = \$ 21,626.25

TOTAL ESTIMATED EXPENSES PER YEAR = \$ 12,760.⁰⁰

WASHETERIA INCOME OR LOSS PER YEAR = \$ 8,866.25

If Revenues are not projected to cover Expenses, attach a separate description of the source of funding that is or will be used to keep the Washeteria in operation and properly maintained.

**DENALI COMMISSION
WASHETERIA BUSINESS PLAN WORKSHEET**

LINE ITEM	DISCUSSION
Accounting Costs	Enter the annual accounting costs that will be charged to the Washeteria. Separately identify who provides accounting services.
Building Maintenance	Enter the cost of annual building maintenance. Some costs will be actual expenses incurred each year. Building maintenance expenses must also include a set-aside for expenses that are not incurred each year but are foreseeable. Examples are painting and roof repair or replacement of the roof and siding. Separately provide a full explanation of your estimate.
Depreciation of Equipment	<p>The Washeteria equipment and even the Washeteria building will eventually wear out and need to be replaced. Depreciation is an accounting charge for the on-going wear and tear on Washeteria assets. The original cost of the equipment or building is divided by its useful life to determine the annual amount that is charged against income. That amount is credited to a Replacement Reserve account.</p> <p>The cost to use in this calculation is the full cost of placing the equipment in the Washeteria, including purchase price, shipping and installation. The useful life is the number of years the equipment can be expected to stay in service in your Washeteria. This number will differ depending on the type and manufacturer of the equipment and the expected level of use in the Washeteria. Use a shorter more conservative estimate when in doubt.</p>
Equipment Maintenance	Enter the expected annual cost for maintenance of the Washeteria building and equipment.
Insurance	Enter the annual cost of all insurance coverage (i.e. fire, liability, etc.). Provide a separate listing of each policy and its annual cost.
Payroll and Payroll Taxes	<p>The number of hours per day is the combined number of hours worked at the Washeteria by all personnel.</p> <p>Payroll taxes should be estimated at the total payroll cost per year times .08 unless a more precise estimate is available.</p>
Rent	Enter the annual rent for the Washeteria facility. Separately identify who receives this rent.
Utilities	For each utility service, identify the unit of service (i.e. kwh, gallon, monthly flat fee, etc.), and calculate the annual cost by multiplying the cost per unit with the number of units estimated to be used per year.
Vending Revenue	Enter the net revenue (Income minus expenses) to the Washeteria from vending machine sales, including laundry supplies, food and beverages.

Materials and Equipment list

Quote from?

Description	Quantity	price	Shipping
Sped Queen Washer	2	\$11,792.00	\$232.00
Extractor	1	\$9,300.00	\$300.00
Parts		\$1,000.00	\$103.00
Laundry cart/double pole rack	1	\$163.00	\$100.00
coin counter	1	\$700.00	\$140.00
Change machine	1	\$1,985.00	\$150.00
		\$24,940.00	\$1,000.00
shower/bathroom repairs			
		price ea.	
Bathroom single stall-standard	2	\$1,728.00	\$3,456.00
Baby changing stations	2	\$200.00	\$400.00
Mirror / 5'x3'	2	\$62.99	\$107.08
reg door w/vent /36"	2	\$100.00	\$200.00
3/4" plywood	6	\$18.43	\$110.58
3/8" plywood	6	\$11.03	\$66.18
out side light	2	\$50.00	\$100.00
mar lite board/for athroom walls	12	\$21.99	\$263.88
tile/sq. ft. box	2	\$35.79	\$71.58
Paint	5gal.	\$89.99	\$89.99
Nails 16	1 box	\$52.99	\$53.00
nails 8	1 box	\$52.99	\$53.00
Screws 1 1/2"	1 box	\$49.99	\$50.00
door knob	2	\$100.00	\$200.00
Miss(nail scros, heanges, ect.		\$500.00	\$500.00
Miss lumber		\$1,000.00	\$1,000.00
shipping			\$900.00
			\$100.00 shipping for paint
			6721.29

History of McGrath

McGrath is located 221 miles northwest of Anchorage and 269 miles southwest of Fairbanks in Interior Alaska. It is adjacent to the Kuskokwim River directly south of its confluence with the Takotna River. It lies at approximately 62.95639 deg. North Latitude and - 155.59583 deg. West longitude. McGrath is located in the Mt. McKinley recording District. The area encompasses 48.9 sq. miles of land and 5.7 sq. miles of water. The McGrath area has a cold, continental climate. Average summer temperatures range from 62 to 0, winters' temperatures can range from -64 to 0. Precipitation is light, averaging 10 inches per year, including an average snowfall of 86 inches. The Kuskokwim River is generally ice-free from June through October.

McGrath was a seasonal Upper Kuskokwim Athabascan village which was used as a meeting and trading place for Big River, Nikolai, Telida and Lake Minchumina residents. The Old Town McGrath site, was originally located across the river. In 1904, Abraham Appel established a trading post at the old site. In 1906, gold was discovered in the Innoko District, and at Games Creek in 1907. Since McGrath is the northernmost point on the Kuskokwim River accessibly by large riverboats, it became a regional supply center. By 1907, a town was established, and was named for Peter McGrath, a local U.S. Marshal. In 1909, the Alaska Commercial Company opened a store. The Iditarod Trail also contributed to McGrath's role a supply center. From 1911 to 1920, hundreds of people walked and mushed over the Trail on their way to the Ophir gold districts. Mining sharply declined after 1925. After a major flood in 1933, some residents decided to move to the south bank of the river. Changes in the course of the river eventually left the old site on a slough, useless as a river stop. In 1937, the Alaska Commercial Company opened a store at the new location. In 1940, and airstrip was cleared, the FAA built a communications complex and a school was opened. McGrath become an important refueling stop during World War II, as part of the land-Lease Program between the U.S. and Russia. In 1964, a new high school was built, attracting boarding students from nearby villages. The City was incorporated in 1975.

A federally recognized tribe is located in the community - the McGrath Native Village; Medfra Traditional Council (not recognized). 54.6% of the population are Alaska Native or part Native. Slightly more than half of the population is Athaascans and Eskimos. As a regional center, McGrath offers a variety of employment opportunities, but subsistence remains an important part of the local culture. About 10 families in town have dog teams, which they enter into the Iditarod, Kuskokwim 300, and Mail Trail 200 sled dog races.

During the 2000 U.S. Census, there were 213 total housing units, and 68 were vacant. 14 of these vacant housing units are used only seasonally. 206 residents were employed. The unemployment rate at that time was 10.43%, although 27.97% of all adults were not in the work forces. The median

household income was \$43,056, per capita income was \$21,553, and 9.8% of residents were living below the poverty level.

McGrath operates a piped water system that serves nearly all-178 households; a few homes have individual wells or haul water. The city sewage system serves approximately 34 homes. Funds have been requested to expand the piped sewer system to the 144 houses and businesses currently using septic tanks. A private firm, McGrath Trash & Refuse, collects refuse for disposal at the City landfill.

McGrath Light & Power supplies the electricity to 184 homes and 48 businesses. And there is one school located in the community, attended by 93 students. The local hospitals or health clinics include McGrath Health Center. The clinic is a qualified Emergency Care center. Specialized care: Four Rivers counseling center auxiliary health care is provided by Kuskokwim Valley Rescue Squad

McGrath functions as a transportation, communications, and supply center in Interior Alaska. It has a diverse cash economy, and many families rely upon subsistence. Salmon, moose, caribou, bear, and rabbits are utilized. Some residents trap and tend gardens. The Nixon fork gold mine, located 30 miles northeast of McGrath, ceased operating due to low gold prices.

There are no road connections to McGrath, but local roads are used by ATVs and trucks. Winter trails are marked to Nikolai (50 mi.) and Takotna (20 mi.) residents rely on air service and barges to deliver cargo. Air facilities included a State-owned 5435' paved runway with a 1700' crosswind landing strip, and a seaplane base on the Kuskokwim River. The airport is currently undergoing major improvements. There is no dock, however, a boat launch ramp is available.

Steffen Strick
PO BOX 128
McGrath Alaska 99627
Home Phone (907) 524-3276

S U M M A R Y

Responsible for all matters pertaining to project construction and management, maintenance and operation of the physical properties of the City.

W O R K H I S T O R Y

Public Works Manager, City of McGrath 1989-Present

- Overall management of public water treatment and distribution system; supervise water treatment operators; water and sewer line installation and maintenance; AK Dept of Environmental Conservation certified installer; AK Dept of Environmental Conservation certification in Wastewater Collection and Wastewater Treatment
- Plan and maintain sanitary landfill site in compliance with regulations
- Provide for construction, improvements and maintenance to all roads, right-of-ways, alleys and other public ways of passage; heavy equipment operator
- Fleet management; supervise and perform vehicle, equipment and facility repair and maintenance
- Provide for procurement, inventory, repair, replacement, expediting, and safe-keeping of all required materials, tools, equipment and fuel
- Hire and supervise temporary and contract labor
- Project management for City's element of HUD construction project

Project Manager, Takotna Construction Since 1988 various

- Oversee and perform carpentry projects: housing additions roofing, decks, ramps, etc.

General Aviation Worker, Equipment Services 1988

- Fuel aircraft, unload airplanes, receive and sort cargo; forklift operator
- Deliver UPS shipments
- Fueled aircraft and helicopters for Dept of Natural Resources

Building Trades Instructor, Iditarod Area School District 1987

- Instruct students in the building trades on various carpentry projects

Project Supervisor, Rockford Corporation 1984-1985

- City of McGrath Phase II water project: installation of water main, fire hydrants, sewers, residential water hookups

E D U C A T I O N

Big Bend Community College, Moses Lake, Washington: Aircraft mechanic, airframe license, 1981
Hutchinson Comer Center, Fairbanks Alaska: Aircraft Power plant, power plant license, 1982

City of McGrath, Alaska
Resolution 03-09

**A RESOLUTION OF McGRATH, ALASKA, IN SUPPORT OF APPLYING FOR
A WASHETERIA REPAIRS GRANT**

WHEREAS The City of McGrath is the Municipal authority for the City of McGrath, and

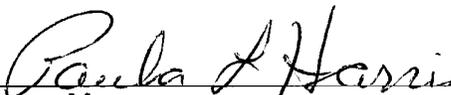
WHEREAS The City of McGrath operates the McGrath Laundromat for the benefit of the public, and

WHEREAS The McGrath City Council is desirous of having washeteria repairs done to the McGrath Laundromat, and

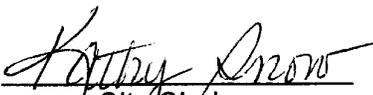
WHEREAS The funding of such a project is available through the Denali Commission,

NOW THEREFORE BE IT RESOLVED That the McGrath City Council supports the application for a Denali Commission Washeteria Repair Grant.

PASSED BY A DULY CONSTITUTED QUORUM OF THE McGRATH CITY COUNCIL BY A VOTE OF 7 AYES AND 0 NAYES THIS 18TH OF MARCH, 2003.



Mayor

Attest: 

City Clerk

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

BOOK 10 PAGE 517
Mt McKinley Recording District

TRUSTEE DEED

THIS INDENTURE, made this 10th day of December, in the year of our Lord one thousand nine hundred and seventy-five, by and between George E.M. Gustafson as trustee for the townsite of McGrath, U. S. Survey Number 3140 A&B in the State of Alaska, party of the first part, and City of McGrath of P.O. Box 57, McGrath, Alaska, parties of the second part,

WITNESSETH, That said party of the first part, as such trustee, by virtue of the power vested in and conferred upon him by the terms of section 11 of the Act of Congress approved March 3, 1891 (26 Stat. 1095), and the regulations thereunder and the patent issued to him thereon, and in consideration of the sum of _____ dollars, the amount of the assessments upon the premises hereinafter described, the receipt of which is hereby acknowledged, by those presents does grant, convey, and confirm unto the said parties of the second part and its ~~XXXX~~ ^{SUCCESSORS} and assigns all the following lot s _____, piece s _____, and parcels _____ of land situate in the townsite of McGrath, State of Alaska, described as follows, to-wit: Lots Thirteen (13), and Fourteen (14), Block Five (5), Tract A, as shown on the official plat of U.S. Survey 3140 A&B, McGrath Townsite, accepted by the Assistant Chief, Division of Cadastral Engineering, Bureau of Land Management, March 9, 1953.

According to the official plat of survey of said townsite, subject to rights and reservations in said patent expressed, to have and to hold the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, its ~~XXXX~~ ^{SUCCESSORS} and assigns forever.

IN WITNESS WHEREOF said party of the first part, as trustee, has hereunto set his hand and seal on the day and year first above written.

In the presence of:

George P. Schmidt
Roger Marion

George E.M. Gustafson (SEAL)
George E.M. Gustafson
Trustee for the townsite of McGrath, State of Alaska

STATE OF ALASKA:

BE IT REMEMBERED, That on this 10th day of December, A.D. 1975, before me, a Notary Public, came George E.M. Gustafson, to me personally known to be the trustee of said townsite of McGrath, Ak., and the identical person described in, and whose name is affixed to, the foregoing conveyance as grantor, and he acknowledged the execution of the same to be his voluntary act and deed as such trustee, for the uses and purposes therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year first above written.

(SEAL) Ava McGee
Ava McGee
Notary Public for Alaska, residing at Anchorage, Alaska



My Commission expires _____ MY COMMISSION EXPIRES
DECEMBER 17, 1976

ORIGINAL