

APPENDIX: PROGRAM AND RESOURCE INVENTORY

Name of Program	Service Provider	Funding	Staffing	Program Goal and Objectives	Target Audience	Service Capacity	Other Similar Programs	Program Needs	Other Comments
Health Initiative Grant	NVN	Maniilaq; \$34,000 per year	IRA administered, no program staff	Provide assistance for patient travel.				Office space	
Native Child Welfare Act	NVN	BIA Juneau Office; On-going program	1 social worker; part time	Program provides adoption services; child welfare services	Children and families			Meeting room; private consultation room. (1cubicle/office)	
Agricultural Program	NVN	BIA funding; \$6,000/yr May - August	1 gardener; May - June	To promote agricultural awareness	Community wide;	15 people served.	None		
Tribal Enrollment and Education Program	NVN	PL 93-968-Juneau BIA; \$88, 196 two years	1 PT coordinator	Financial support for students pursuing higher education; Tribal Enrollment provide scholarships for students	Community members seeking post secondary education.	8 people/yr for higher education. AVT 15		Meeting rooms; 1 office (1cubicle/office)	Sends students outside for training
Village Roads Program	NVN-Juneau	Juneau BIA start-up in 2007/2008. Need to	IRA administered-no staffing	Planning and upgrading for community roads in the	Community wide				NANA DOWL did the roads inventory

		reapply each year.		transportation sector					
IGAP Program	NVN	EPA Region 10; \$110,000/yr, includes indirect and OH, program expenses, and staffing	1 coordinator; 1 assistant coordinator; 2 people	Addresses environmental concerns in the community; focus on the environmental sector	Community wide			Meeting rooms; 1 office Public Education display (1cubicle/office)	
NW Arctic Borough Planning Grant	NVN	AB; \$5,000 start-up: 2005	IRA administered	Assist with community comprehensive planning-planning services				Meeting room	
Water and Sewer Services	NVN	Revenues \$162,000; on-going	1 Book Keeper; Plant operators; all part-time.	Provide water and sewer services	93 households			1 office	
NVN Administrative Needs	NVN	On-going revenue	Administrator, Administrative Assistant, Village Clerk, Janitor	Provide administrative functions for Noatak				3 offices	
Public Assistance Agent	NVN	Funded through the State of Alaska Department of Health and Social Services	1 agent part time	Application for energy and public assistance; social services; public assistance	Low income people in need.			Office space; GED tutor ½ time coordinator. (.5 cubicle/office)	

Volunteer Fire Department	NWAB provided oversight	On-going	1 coordinator position	Fire fighting and public safety	Community			Office space; storage	Good candidate for consolidation
Maniilaq Traditional Foods Program	NVN	\$5,000/yr; start-up in 2003 and on-going in funding	IRA administered	Promote subsistence activities and food for elders	Elders in the community	20 - 30 elders people/yr		NWAB	
Village Police Officer	Maniilaq provided	On-going	1 VPO part-time	Village Public Safety and law enforcement	Village			Office and jail cell space. (1cubicle/office)	
General and Burial Assistance Program	Maniilaq	Grant funded/general assistance 1999; start-up -on-going	1 FTE 1 on-call	Social welfare; provides social work and burial assistance.	Families in need			Office space, consultation room, meeting room (1cubicle/office)	Currently using old clinic for office space; needs to be ADA compliant.
NANA Regional Corporation	NANA Regional Corporation	Borough, NANA Regional Corporation, and the Chukchi campus	2 FTE and 1 on-call	Provision of technical assistance for the community; workforce development and liaison with outside agencies	NANA shareholders	500 in the community		Needs 2 offices and occasional meeting space	
GED Tutoring	NWABSD	Funded through the AK Tech Center; on-going start-up in 06	1 Part time tutor	GED counseling	18 - 22 youth not enrolled in school and seeking their GED			Office space and private room	Could combine.

Public Assistance Agent	Native Village of Noatak	Funded through the State of Alaska Department of Health and Social Services	1 agent part time;	Application for energy and public assistance; social services; public assistance	Low Income people in need.			Office space; GED tutor ½ time coordinator	
Volunteer Fire Department	NWAB provided oversight	On-going	1 coordinator position	Fire fighting and public safety	Community			Office space; storage	Good candidate for consolidation

APPENDIX: PROJECT CONTACT INFORMATION

Entity	Address	Phone	Fax	E-mail	POC	Web Site	Role
Native Village of Noatak (IRA)	P.O. Box 89 Noatak, AK 99761	907-485-2173	907-485-2137		Herbert Walton		
Northwest Arctic Borough	P.O. Box 1110 Kotzebue, AK 99752	907-442-2500 Extension 119			Annabelle Alvite		
NANA Regional Corporation	P.O. Box 49 Kotzebue, AK 99752	907-442-3301 907-442-2866		E-mail marie.greene@nana.com		www.nana.com	
Northwest Arctic Economic Dev. Comm	P.O. Box 1110 Kotzebue, AK 99752	907-442-2500	907-442-3740		D'Anne Hamilton		
NANA Pacific	3150 C Street, Suite 240 Anchorage, AK 99503	907-257-1700	907-257-1795	jhermanson@nanapacific.com	Jay Hermanson		Contractor
Denali Commission	510 L Street Suite 410 Peterson Tower Anchorage, AK 99501	907-271-1415	907-271-1415	pmcintosh@denali.gov			

APPENDIX: DETAILED CONSTRUCTION ESTIMATE

**Noatak Village Multi-Use Facility
Remodel Project
Noatak, Alaska**

**Construction Cost Estimate
Budgetary Submittal
July 18, 2007**



1225 E. International Airport Road, Suite 205
Anchorage, Alaska 99518
907.561.0790

Prepared for:

NANA Pacific

701 West 8th Avenue, Fourth Floor
Anchorage, Alaska 99501
907.257.1742

Documents

Concept Submittal
Conceptual Drawing: Not Dated
Building Inspection Overview Report by Patrick Lovelace Dated: 06/28/07
Scoping Assumption Sheet, Not Dated

Notes and Assumptions

- 1 Based on 2008 procurement/2008 construction.
- 2 Labor rates based on Davis Bacon, 60 hours/week.
- 3 Weather, logistics and construction time window has been considered.
- 4 Assumes open competitive bid procurement.
- 5 Materials storage area will be designated near the building.
- 6 Local contractor with limited room and board.

Noatak Village Multi-Use Facility
Remodel Project
Prepared for NANA Pacific by Estimation:

Construction Cost Estimate
Budgetary Submittal
July 18, 2007

Description	Estimated Cost	Div.
Basic Bid		
01 - GENERAL REQUIREMENTS	\$549,216	1
02 - SITEWORK	\$146,974	2
03 - CONCRETE		3
04 - MASONRY		4
05 - METALS	\$19,990	5
06 - WOOD AND PLASTIC	\$56,763	6
07 - THERMAL & MOISTURE PROTECTION	\$81,256	7
08 - DOORS AND WINDOWS	\$74,380	8
09 - FINISHES	\$111,038	9
10 - SPECIALTIES	\$9,472	10
11 - EQUIPMENT	\$8,320	11
12 - FURNISHINGS	\$5,133	12
13 - SPECIAL CONSTRUCTION	\$28,831	13
14 - CONVEYING		14
15 - MECHANICAL	\$195,473	15
16 - ELECTRICAL	\$121,016	16

Subtotal:	\$1,407,862	<<<<<
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Estimating Contingency		10.0%	\$140,786
Escalation For Inflation	12 Mths @ 6.0%	6.0%	\$92,919

Total Estimated Cost - Basic Bid	\$1,641,567	<<<<<
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Description	Estimated Cost	Estimated Cost Plus Contingency & Escalation
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Other Costs and Alternates		
A1 - New Foundation Under Existing Buildin	\$475,574	\$554,519

Other Costs And Alternates Subtotal	\$554,519
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Total Estimated Project Cost:	\$2,196,087	<<<<<
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**Noatak Village Multi-Use Facility
Remodel Project
Prepared for NANA Pacific by Estimations**

**Construction Cost Estimate
Budgetary Submittal
July 18, 2007**

Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
1	01 - GENERAL REQUIREMENTS										
2											
3	Project Management										
4	Project Manager, 8 Hour/Week	19	WEEKS			8.000	152.0	\$12,342		\$12,342	\$12,342
5	Supervisor, 60 Hour/Week	17	WEEKS			60.000	1,020.0	\$59,160		\$59,160	\$59,160
6	Project Expeditor, 8 Hour/Week	17	WEEKS			8.000	136.0	\$9,150		\$9,150	\$9,150
7											
8	Subsistence										
9	Room & Board	461	MANDAY	\$130.00	\$59,974					\$59,974	\$59,974
10											
11	Travel										
12	Air Fare - Anchorage - Site	20	EA	\$650.00	\$13,000					\$13,000	\$13,000
13											
14	Small Tools & Consumables										
15	Consumables	1	LS	\$900.00	\$900					\$900	\$900
16	Small Tools	1	LS	\$5,630.00	\$5,630					\$5,630	\$5,630
17											
18	Mobilization										
19	Mobilization/Demob - Allow	10	TONS	\$1,280.00	\$12,800	3.000	30.0	\$2,018		\$14,818	\$14,818
20											
21	Equipment										
22											
23	Air Freight										
24	Anchorage - Job Site	110,055	LBS	\$0.80	\$88,044	0.003	330.2	\$22,216		\$110,260	\$110,260
25											
26	Other Requirements										
27	Project Meetings	16	EA			4.000	64.0	\$2,970		\$2,970	\$2,970
28	Project Schedule										
29	CPM - Set Up	3,000	SF	\$0.30	\$900					\$900	\$900
30	Updates	3	MTHS	\$350.00	\$1,050					\$1,050	\$1,050
31	Project Layout	3,000	SF	\$0.05	\$150	0.007	21.0	\$1,413		\$1,563	\$1,563
32	Shop Drawings	30	HRS			1.000	30.0	\$1,392		\$1,392	\$1,392
33	Quality Control	1	LS	\$1,000.00	\$1,000	40.000	40.0	\$1,856		\$2,856	\$2,856
34											
35											

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
36											
37	Temporary Facilities	4	MTHS								
38	Project Office Trailer	4	MTHS						\$4,800	\$4,800	\$4,800
39	Office Equipment/Supplies	4	MTHS	\$500.00	\$2,000					\$2,000	\$2,000
40	Project Tool Sheds	4	MTHS						\$800	\$800	\$800
41											
42	Project Safety Equipment	1	LS	\$1,410.00	\$1,410					\$1,410	\$1,410
43											
44	Temporary Services										
45	Chemical Toilets	4	MTHS	\$250.00	\$1,000					\$1,000	\$1,000
46	Power	4	MTHS	\$90.00	\$360					\$360	\$360
47	Lighting	3,000	SF	\$0.02	\$60	0.002	6.0	\$404		\$464	\$464
48											
49	Cleaning										
50	Progressive	3	MSF	\$2.00	\$6	1.143	3.4	\$229	\$6	\$241	\$241
51	Final	3	MSF	\$2.00	\$6	2.229	6.7	\$451	\$9	\$466	\$466
52	Windows	400	SF	\$0.25	\$100					\$100	\$100
53											
54	Dumpsters	4	MTHS	\$800.00	\$3,200					\$3,200	\$3,200
55											
56	SWPP	1	LS	\$1,500.00	\$1,500					\$1,500	\$1,500
57											
58	Record Documents	1	LS	\$1,000.00	\$1,000					\$1,000	\$1,000
59	Contract Closeout and Training	1	LS	\$2,500.00	\$2,500					\$2,500	\$2,500
60	Certified Payroll Fee	1	LS	\$4,941.66	\$4,942					\$4,942	\$4,942
61											
62											
63											
64	General Contractor Overhead	6%									\$71,988
65	General Contractor Profit (Fee)	8%									\$101,743
66	General Contractor Bond & Insurance	2.5%									\$34,338
67											
68	Subtotal: 01 - GENERAL REQUIREMENTS: Cost based on 3,000 SF				\$221,932		1,839.3	\$113,601	\$5,615	\$341,148	\$549,216
69	Average Unit Price for this division is: \$183.07 per SF										
70	Average Labor Rate for this division: \$61.76 per hour										

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
71											
72	02 - SITEWORK										
73											
74	02050 Selective Demolition										
75	Assume No Hazmat										
76											
77	Structural & Architectural Demolition										
78	Gut Existing Building	3,000	SF	\$15.00	\$45,000					\$45,000	\$54,000
79	Demo Existing Roof	3,319	SF			0.043	142.7	\$9,601		\$9,601	\$9,601
80	Demo Windows	20	EA	\$15.00	\$300	1.500	30.0	\$1,977		\$2,277	\$2,732
81	Cut Opening For Windows, Framed Wall	5	EA	\$50.00	\$250	2.000	10.0	\$659		\$909	\$1,091
82	Debris Handling & Disposal	49	TONS			2.000	98.0	\$6,460		\$6,460	\$7,752
83	Hauling and Dump Fees	49	TONS	\$48.00	\$2,352	0.580	28.4	\$1,872	\$710	\$4,934	\$5,921
84											
85	Sitework Demolition										
86	Demo Exterior Stairs	2	EA	\$50.00	\$100	8.000	16.0	\$1,055	\$300	\$1,455	\$1,746
87											
88	Debris Handling & Disposal	1	TONS	\$48.00	\$24	0.580	0.3	\$20	\$7	\$51	\$61
89											
90	02300 Earthwork										
91	NFS Fill - Handwork Under Building, 1 Ft	128	CY	\$7.00	\$894	4.000	511.1	\$33,689	\$486	\$35,069	\$42,082
92	NFS Fill - Parking, Roads & Walks, 0.5 Ft	149	TONS	\$5.00	\$745	0.091	13.6	\$896	\$566	\$2,207	\$2,649
93											
94	02450 Piling										
95	Typical Piling Foundation Element										
96	Repair Foundation Leveling Problems	1	LS	\$10,000.00	\$10,000					\$10,000	\$12,000
97											
98											
99											
100											
101											
102											
103											
104											
105											

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
106											
107	02510 Water Distribution										
108	Water Main - Use Existing										
109											
110	02530 Sanitary Sewerage										
111	Sewer Piping, Arctic Pipe - Use Existing										
112											
113	02821 Chain Link Fences and Gates										
114	Remove and Replace Perimeter Chainlink Under Crawl Space	220	LF	\$1.00	\$220	0.318	70.0	\$4,614		\$4,834	\$5,801
115	Repairs/Replace Damaged Chainlink Fencing Under Crawl Space, 20%	44	LF	\$14.00	\$616	0.229	10.1	\$666		\$1,282	\$1,538
116											
117											
118	Subtotal: 02 - SITEWORK: Cost based on 3,000 SF				\$60,501		930.2	\$61,509	\$2,069	\$124,079	\$146,974
119	Average Unit Price for this division is: \$48.99 per SF										
120	Average Labor Rate for this division: \$66.12 per hour										
121											
122	03 - CONCRETE										
123											
124	03300 Cast-In-Place Concrete		NONE								
125											
126											
127											
128	Subtotal: 03 - CONCRETE: Cost based on 3,000 SF										
129	Average Unit Price for this division is: \$0.00 per SF										
130	Average Labor Rate for this division: \$0.00 per hour										
131											
132	04 - MASONRY		NONE								
133											
134											
135											
136	Subtotal: 04 - MASONRY: Cost based on 3,000 SF										
137	Average Unit Price for this division is: \$0.00 per SF										
138	Average Labor Rate for this division: \$0.00 per hour										

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
139											
140	05 - METALS										
141											
142	05500 Metal Fabrications										
143	Misc Metals	1	LS	\$150.00	\$150	4.286	4.3	\$318		\$468	\$538
144	Framing Hardware	450	LBS	\$2.00	\$900					\$900	\$1,035
145											
146	05521 Pipe and Tube Railings										
147	Stair Guardrail/Handrail	70	LF	\$120.00	\$8,400	0.486	34.0	\$2,517		\$10,917	\$12,555
148											
149	05530 Gratings										
150	Grip Strut Grating	80	SF	\$19.40	\$1,552	0.181	14.5	\$974		\$2,526	\$2,526
151	Grip Strut Grating Treads	120	SF	\$18.00	\$2,160	0.146	17.5	\$1,176		\$3,336	\$3,336
152											
153											
154	Subtotal: 05 - METALS: Cost based on 3,000 SF					\$13,162		70.3	\$4,985	\$18,147	\$19,990
155	Average Unit Price for this division is: \$6.66 per SF										
156	Average Labor Rate for this division: \$70.91 per hour										
157											
158	06 - WOOD AND PLASTIC										
159											
160	06100 Rough Carpentry										
161	Exterior Wall										
162	Infill For Window Openings	2	EA	\$36.00	\$72	2.057	4.1	\$275		\$347	\$347
163											
164	Partitions										
165	2x8 Framing	672	BF	\$0.50	\$336	0.021	14.1	\$947		\$1,283	\$1,283
166	2x6 Framing	2,021	BF	\$0.50	\$1,011	0.021	42.4	\$2,849		\$3,860	\$3,860
167	2x4 Framing	1,693	BF	\$0.50	\$846	0.021	35.5	\$2,385		\$3,231	\$3,231
168											
169	Roof Framing										
170	Replacement Of Damaged Roof Sheathing 1/2" - 25%	885	SF	\$0.60	\$531	0.043	38.0	\$2,553		\$3,084	\$3,084
171	Facia Framing	220	SF	\$0.60	\$132	0.031	6.8	\$457		\$589	\$589
172	Roof Soffits Sheathing	440	SF	\$1.25	\$550	0.021	9.2	\$618		\$1,168	\$1,168

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
173											
174	Floor Framing										
175	Floor Underlayment	3,000	SF	\$0.78	\$2,340	0.011	33.0	\$2,217		\$4,557	\$4,557
176											
177	Stairs and Landing										
178	Landing										
179	4x12 PT	104	BF	\$0.85	\$88	0.056	5.8	\$390		\$478	\$478
180	4x12 PT Ledger	40	BF	\$0.85	\$34	0.056	2.2	\$148		\$182	\$182
181	2x10 Joists & Blocking	184	BF	\$0.85	\$156	0.056	10.3	\$692		\$848	\$848
182	Stairs										
183	4x12 PT	288	BF	\$0.85	\$245	0.056	16.1	\$1,082		\$1,327	\$1,327
184											
185	Foundations										
186	Excavation For Posts & Sills	4	CY			0.429	1.7	\$114	\$60	\$174	\$174
187	NSF Sand Fill	7	TONS	\$100.00	\$720	0.286	2.1	\$141	\$72	\$933	\$933
188	Sills 3x12 PT	342	BF	\$0.85	\$291	0.060	20.5	\$1,377		\$1,668	\$1,668
189	Posts 4x6 PT	48	BF	\$0.85	\$41	0.060	2.9	\$195		\$236	\$236
190	Hardware	8	SETS	\$35.00	\$280	1.000	8.0	\$538		\$818	\$818
191											
192	06200 Finish Carpentry										
193	Misc Trim, Interior	600	LF	\$3.00	\$1,800	0.040	24.0	\$1,613		\$3,413	\$3,413
194	T1-11 Cedar Siding, 5/8"	3,265	SF	\$2.15	\$7,020	0.023	75.1	\$5,046		\$12,066	\$12,066
195	Exterior Trim	871	LF	\$3.00	\$2,612	0.030	26.1	\$1,754		\$4,366	\$4,366
196											
197	06402 Interior Architectural Woodwork										
198	Base Cabinets	19.5	LF	\$170.00	\$3,315	0.314	6.1	\$380		\$3,695	\$4,249
199	Countertops, Plastic Laminate	19.5	LF	\$28.00	\$546	0.100	2.0	\$124		\$670	\$771
200	Wall Cabinets	24.0	LF	\$120.00	\$2,880	0.314	7.5	\$467		\$3,347	\$3,849
201	Vanities	10	LF	\$75.00	\$750	0.100	1.0	\$62		\$812	\$934
202	Shelving, 7' High, 24" Wide Shelves	17	LF	\$105.00	\$1,785	0.229	3.9	\$243		\$2,028	\$2,332
203											
204											
205	Subtotal: 06 - WOOD AND PLASTIC: Cost based on 3,000 SF				\$28,381		398.4	\$26,667	\$132	\$55,180	\$56,763
206	Average Unit Price for this division is: \$18.92 per SF										
207	Average Labor Rate for this division: \$66.94 per hour										

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P	
				Unit	Total	Units	Totals					
208												
209	07 - THERMAL & MOISTURE PROTECTION											
210												
211	07210 Building Insulation											
212	Vapor Retarders											
213	Air Barrier	3,265	SF	\$0.16	\$522	0.004	13.1	\$880		\$1,402	\$1,402	
214	Vapor Retarder, 6 Mil	3,265	SF	\$0.08	\$261	0.006	19.6	\$1,317		\$1,578	\$1,578	
215												
216	Building Insulation											
217	Sound Insulation	2,842	SF	\$0.34	\$966	0.003	8.5	\$529		\$1,495	\$1,719	
218	Rigid Insulation Under T1-11 Sheathing	3,265	SF	\$0.50	\$1,633	0.007	22.9	\$1,425		\$3,058	\$3,517	
219												
220	07610 Sheet Metal Roofing	3,319	SF									
221	Standing Seam Metal Roofing, 22Ga	3,319	SF	\$5.50	\$18,255	0.057	189.2	\$12,769		\$31,024	\$35,678	
222	Ice & Water Shield	3,319	SF	\$0.78	\$2,589	0.007	23.2	\$1,566		\$4,155	\$4,778	
223	Furring	3,319	SF	\$0.60	\$1,991	0.019	63.1	\$4,259		\$6,250	\$7,188	
224	Insulation 6" XPS, R30	19,915	BF	\$0.60	\$11,949	0.002	39.8	\$2,686		\$14,635	\$16,830	
225	Flashings	220	LF	\$3.00	\$660	0.057	12.5	\$844		\$1,504	\$1,730	
226												
227	07620 Sheet Metal Flashing and Trim											
228	Base Flashing	220	LF	\$2.00	\$440	0.040	8.8	\$594		\$1,034	\$1,189	
229	Misc Flashings	110	LF	\$2.00	\$220	0.040	4.4	\$297		\$517	\$595	
230	Facia Flashing	220	LF	\$10.00	\$2,200	0.086	18.9	\$1,276		\$3,476	\$3,997	
231												
232	07841 Through-Penetration Firestop Systems	3,000	SF	\$0.10	\$300					\$300	\$300	
233												
234	07920 Joint Sealants	3,000	SF	\$0.05	\$150	0.003	9.0	\$605		\$755	\$755	
235												
236												
237												
238	Subtotal: 07 - THERMAL & MOISTURE PROTECTION: Cost based on 3,000 SF					\$42,136		433.0	\$29,047		\$71,183	\$81,256
239	Average Unit Price for this division is: \$27.09 per SF											
240	Average Labor Rate for this division: \$67.08 per hour											

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
241											
242	08 - DOORS AND WINDOWS										
243											
244	08110 Steel Doors and Frames										
245	HM Insulated 3'0"x7'0" Dbl	2	PAIR	\$800.00	\$1,600	8.000	16.0	\$1,075		\$2,675	\$2,675
246	HM Door, 3'0"x7'0"	1	EA	\$400.00	\$400	4.000	4.0	\$269		\$669	\$669
247	Insul. HM Frame	2	EA	\$220.00	\$440	4.000	8.0	\$538		\$978	\$978
248	HM Frames	17	EA	\$190.00	\$3,230	4.000	68.0	\$4,569		\$7,799	\$7,799
249	Add For Vision Lites	13	EA	\$85.00	\$1,105					\$1,105	\$1,105
250											
251	08211 Flush Wood Doors										
252	Solid Core Wood Flush Door 3x7	16	EA	\$450.00	\$7,200	1.500	24.0	\$1,613		\$8,813	\$8,813
253											
254	Vinyl Windows	400	SF	\$55.00	\$22,000	0.143	57.2	\$3,844		\$25,844	\$25,844
255											
256	08710 Door Hardware										
257	Int Hardware Sets	19	EA	\$750.00	\$14,250	4.000	76.0	\$5,107		\$19,357	\$19,357
258	Ext Hardware Set	2	EA	\$1,900.00	\$3,800	6.000	12.0	\$806		\$4,606	\$4,606
259											
260	08800 Glazing	57	SF	\$35.00	\$1,990	0.143	8.1	\$544		\$2,534	\$2,534
261											
262											
263											
264											
265											
266											
267											
268											
269											
270											
271											
272											
273	Subtotal: 08 - DOORS AND WINDOWS: Cost based on 3,000 SF					\$56,015		273.3	\$18,365	\$74,380	\$74,380
274	Average Unit Price for this division is: \$24.79 per SF										
275	Average Labor Rate for this division: \$67.20 per hour										

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
276											
277	09 - FINISHES										
278											
279	09250 Gypsum Board										
280	GWB 5/8" Walls	9,779	SF	\$0.50	\$4,890	0.019	185.8	\$12,485		\$17,375	\$19,981
281	GWB 5/8" Ceilings	3,000	SF	\$0.50	\$1,500	0.020	60.0	\$4,032		\$5,532	\$6,362
282	Tape & Finish	12,779	SF	\$0.12	\$1,534	0.021	268.4	\$18,035		\$19,569	\$22,504
283	Suspended GWB Ceilings	460	SF	\$2.60	\$1,196	0.057	26.2	\$1,760		\$2,956	\$3,399
284	Soffiting	144	SF	\$3.00	\$432	0.086	12.4	\$833		\$1,265	\$1,455
285											
286	09512 Acoustical Tile Ceilings										
287	Acoustical Suspended Ceilings	2,540	SF	\$2.20	\$5,588	0.023	58.4	\$4,372		\$9,960	\$11,454
288											
289	09650 - Resilient Flooring										
290	Sheet Vinyl Flooring	285	SF	\$5.00	\$1,425	0.029	8.3	\$526		\$1,951	\$2,244
291	VCT	175	SF	\$2.25	\$394	0.029	5.1	\$323		\$717	\$825
292	Resilient Base	847	LF	\$0.65	\$550	0.019	16.1	\$1,020		\$1,570	\$1,806
293											
294	09680 Carpet										
295	Carpet, Comm'l Glue Down	2,444	SF	\$3.33	\$8,139	0.019	46.4	\$2,940		\$11,079	\$12,741
296											
297	09720 Wall Coverings										
298	FRP	575	SF	\$2.00	\$1,150	0.025	14.4	\$896		\$2,046	\$2,353
299											
300	09910 Painting										
301	Paint	9,664	SF	\$0.18	\$1,740	0.021	202.9	\$13,101		\$14,841	\$17,067
302	Paint Exterior	3,265	SF	\$0.22	\$718	0.021	68.6	\$4,429		\$5,147	\$5,919
303	Paint Doors & Frames	25	EA	\$5.00	\$125	1.500	37.5	\$2,421		\$2,546	\$2,928
304											
305											
306											
307											
308	Subtotal: 09 - FINISHES: Cost based on 3,000 SF					\$29,381		1,010.5	\$67,173	\$96,554	\$111,038
309	Average Unit Price for this division is: \$37.01 per SF										
310	Average Labor Rate for this division: \$66.48 per hour										

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
311											
312	10 - SPECIALTIES										
313											
314	10101 Visual Display Surfaces										
315	Marker Board	2	EA	\$768.00	\$1,536	2.000	4.0	\$249		\$1,785	\$2,053
316	Tack Board	2	EA	\$50.00	\$100	0.500	1.0	\$62		\$162	\$186
317											
318	10431 Signs										
319	Exterior Letters	1	LS	\$1,500.00	\$1,500					\$1,500	\$1,725
320											
321	Interior Architectural Signage										
322	Room Signage	21	EA	\$60.00	\$1,260	0.250	5.3	\$330		\$1,590	\$1,829
323	ADA Signage	4	EA	\$85.00	\$340	1.000	4.0	\$249		\$589	\$677
324											
325	10520 Fire-Protection Specialties										
326	FEC	2	EA	\$175.00	\$350	1.000	2.0	\$124		\$474	\$545
327	FE Bracket Mounted	1	EA	\$55.00	\$55	0.500	0.5	\$31		\$86	\$99
328											
329	10801 Toilet and Bath Accessories										
330	Toilet Paper Dispenser	2	EA	\$19.95	\$40	0.500	1.0	\$62		\$102	\$117
331	Soap Dispensers	2	EA	\$28.10	\$56	0.500	1.0	\$62		\$118	\$136
332	Seat Cover Dispenser	2	EA	\$28.00	\$56	0.250	0.5	\$31		\$87	\$100
333	Shower Curtain Rod	1	EA	\$32.20	\$32	0.650	0.7	\$44		\$76	\$87
334	Shower Curtain W/ Hooks	1	EA	\$28.00	\$28	0.250	0.3	\$19		\$47	\$54
335	Paper Towel/Waste - Recessed	2	EA	\$234.00	\$468	1.500	3.0	\$187		\$655	\$753
336	Grab Bar, Handicap, 36" X 54"	2	EA	\$95.00	\$190	1.500	3.0	\$187		\$377	\$434
337	Sanitary Napkin Disposal, Surface Mounted	1	EA	\$30.00	\$30	0.500	0.5	\$31		\$61	\$70
338	Mirror 18" X 30"	2	EA	\$55.00	\$110	0.500	1.0	\$62		\$172	\$198
339	Under Lavatory Guard	2	EA	\$27.00	\$54	0.250	0.5	\$31		\$85	\$98
340	Janitor Shelf W/ Mop/Broom Holder, 34"	1	EA	\$226.00	\$226	0.743	0.7	\$44		\$270	\$311
341											
342											
343	Subtotal: 10 - SPECIALTIES: Cost based on 3,000 SF				\$6,431		29.0	\$1,805		\$8,236	\$9,472
344	Average Unit Price for this division is: \$3.16 per SF										
345	Average Labor Rate for this division: \$62.24 per hour										

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
346											
347	11 - EQUIPMENT										
348											
349	11132 Projection Screens										
350	Pull Down Screens	1	EA	\$600.00	\$600	1.960	2.0	\$124		\$724	\$833
351											
352	11451 Residential Appliances										
353	Hood/Microwave Oven	1	EA	\$1,369.00	\$1,369	2.000	2.0	\$124		\$1,493	\$1,717
354	Undercounter Dishwasher	1	EA	\$750.00	\$750	1.500	1.5	\$93		\$843	\$969
355	Refrigerator/Freezer	1	EA	\$1,549.00	\$1,549	1.500	1.5	\$93		\$1,642	\$1,888
356	Range, 30" 4 Burner	1	EA	\$999.00	\$999	2.000	2.0	\$124		\$1,123	\$1,291
357	Residential Dryer	1	EA	\$575.00	\$575	1.500	1.5	\$93		\$668	\$768
358	Residential Washer	1	EA	\$650.00	\$650	1.500	1.5	\$93		\$743	\$854
359											
360											
361											
362											
363	Subtotal: 11 - EQUIPMENT: Cost based on 3,000 SF					\$6,492		12.0	\$744	\$7,236	\$8,320
364	Average Unit Price for this division is: \$2.77 per SF										
365	Average Labor Rate for this division: \$62.00 per hour										
366											
367	12 - FURNISHINGS										
368											
369	12484 Floor Mats and Frames	96	SF	\$25.00	\$2,400	0.057	5.5	\$342		\$2,742	\$3,153
370											
371	12491 Horizontal Louver Blinds										
372	Horz. Louver Blinds	400	SF	\$3.00	\$1,200	0.029	11.6	\$780		\$1,980	\$1,980
373											
374											
375											
376											
377											
378	Subtotal: 12 - FURNISHINGS: Cost based on 3,000 SF					\$3,600		17.1	\$1,122	\$4,722	\$5,133
379	Average Unit Price for this division is: \$1.71 per SF										
380	Average Labor Rate for this division: \$65.61 per hour										

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
381											
382	13 - SPECIAL CONSTRUCTION										
383											
384	13851 Fire Alarm (Addressable)										
385	FA Control Panel	1	EA	\$3,000.00	\$3,000	16.000	16.0	\$1,135		\$4,135	\$5,996
386	Smoke Detectors	15	EA	\$95.00	\$1,425	1.000	15.0	\$1,064		\$2,489	\$3,609
387	Heat Detector	4	EA	\$75.00	\$300	1.000	4.0	\$284		\$584	\$847
388	Horn Strobes WP	1	EA	\$150.00	\$150	1.000	1.0	\$71		\$221	\$320
389	Horn Strobes	10	EA	\$100.00	\$1,000	1.000	10.0	\$709		\$1,709	\$2,478
390	Manual Station	2	EA	\$65.00	\$130	1.000	2.0	\$142		\$272	\$394
391	Key Pad	2	EA	\$225.00	\$450	1.000	2.0	\$142		\$592	\$858
392	ID Detector	3	EA	\$75.00	\$225	1.000	3.0	\$213		\$438	\$635
393	Wiring	1,330	LF	\$1.00	\$1,330	0.086	114.4	\$8,114		\$9,444	\$13,694
394											
395	13915 Fire-Suppression Piping		NONE								
396											
397											
398											
399											
400											
401											
402											
403											
404											
405	Subtotal: 13 - SPECIAL CONSTRUCTION: Cost based on 3,000 SF					\$8,010		167.4	\$11,874	\$19,884	\$28,831
406	Average Unit Price for this division is: \$9.61 per SF										
407	Average Labor Rate for this division: \$70.93 per hour										
408											
409	14 - CONVEYING		NONE								
410											
411											
412											
413	Subtotal: 14 - CONVEYING: Cost based on 3,000 SF										
414	Average Unit Price for this division is: \$0.00 per SF										
415	Average Labor Rate for this division: \$0.00 per hour										

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
416											
417	15 - MECHANICAL										
418											
419	15010 General Conditions										
420	Submittals	40	HRS	\$5.00	\$200	1.000	40.0	\$1,856		\$2,056	\$2,056
421	Supervision	14	WEEKS			20.000	277.1	\$16,072	\$866	\$16,938	\$16,938
422	Materials Control	14	WEEKS			20.000	277.1	\$8,036	\$953	\$8,989	\$8,989
423	Bond and Insurance (1%)	1	LS	\$2,000.00	\$2,000					\$2,000	\$2,000
424	Tools and Equipment (1% of Labor)	1	LS						\$800	\$800	\$800
425											
426	Demolition										
427	Misc Mech Demo	1	LS			24.000	24.0	\$1,576		\$1,576	\$2,049
428											
429	15080 Mechanical Insulation										
430	Piping Insulation										
431	Fiberglass Pipe Insulation, 1" Thick W/ ASJ										
432	Domestic Hot/Cold Water										
433	3/4" Pipe, Fittings	100	LF	\$1.80	\$180	0.070	7.0	\$500		\$680	\$986
434	1" Pipe, Fittings	85	LF	\$2.16	\$184	0.073	6.2	\$443		\$627	\$909
435	1-1/4" - 1/2" Pipe, Fittings	60	LF	\$2.23	\$134	0.076	4.6	\$329		\$463	\$671
436	Hydronic										
437	3/4" Pipe, Fittings	180	LF	\$1.80	\$324	0.070	12.6	\$901		\$1,225	\$1,776
438	1" Pipe, Fittings	65	LF	\$1.84	\$120	0.073	4.7	\$336		\$456	\$661
439	1-1/4" - 1-1/2" Pipe, Fittings	30	LF	\$2.23	\$67	0.076	2.3	\$164		\$231	\$335
440	2" Pipe, Fittings	30	LF	\$2.44	\$73	0.080	2.4	\$172		\$245	\$355
441	VTR	2	EA	\$20.00	\$40	1.400	2.8	\$200		\$240	\$348
442											
443	Equipment Insulation										
444	With Equipment										
445											
446	Ductwork Insulation										
447	Glass Fiber, Flexible Ductwrap, .75 Lb, FSK										
448	2" Thick (Typ For O/A Ducts, Round)	1	LS	\$750.00	\$750	8.000	8.0	\$572		\$1,322	\$1,917
449											
450											

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
451	15140 Domestic Water Piping										
452	Domestic HW/CW Supply, Type L Copper										
453	1/2" Pipe, Fittings	100	LF	\$1.54	\$154	0.099	9.9	\$650		\$804	\$1,045
454	3/4" Pipe, Fittings	100	LF	\$2.20	\$220	0.105	10.5	\$690		\$910	\$1,183
455	1" Pipe, Fittings	85	LF	\$3.10	\$264	0.118	10.0	\$657		\$921	\$1,197
456	1-1/4" - 1-1/2" Pipe, Fittings	60	LF	\$5.00	\$300	0.154	9.2	\$604		\$904	\$1,175
457	3" Pipe, Fittings	45	LF	\$17.25	\$776	0.286	12.9	\$847		\$1,623	\$2,110
458	Sterilization	1	LS	\$75.00	\$75	7.800	7.8	\$512		\$587	\$763
459											
460	15150 Sanitary Waste and Vent Piping										
461	Vent, Above Grade, Polypropylene										
462	1-1/2" - 2" Pipe & Fittings	60	LF	\$1.88	\$113	0.258	15.5	\$1,018		\$1,131	\$1,470
463	Below Grade DWV, Cast Iron No-Hub										
464	1-1/2" - 2" Pipe & Fittings	65	LF	\$7.12	\$463	0.366	23.8	\$1,563		\$2,026	\$2,634
465	3" Pipe & Fittings	65	LF	\$9.60	\$624	0.384	25.0	\$1,642		\$2,266	\$2,946
466	4" Pipe & Fittings	120	LF	\$12.25	\$1,470	0.419	50.3	\$3,304		\$4,774	\$6,206
467	Trenching	250	LF	\$1.00	\$250	0.100	25.0	\$1,682	\$875	\$2,807	\$2,807
468											
469	15155 Drainage Piping Specialties										
470	Floor Drains										
471	2", Cast Iron Body, Ni-Bronze Grate	3	EA	\$110.00	\$330	1.330	4.0	\$263		\$593	\$771
472	Floor Sink, 3", Enameled CI Body	1	EA	\$150.00	\$150	1.500	1.5	\$99		\$249	\$324
473	Floor Cleanouts	1	EA	\$116.00	\$116	1.000	1.0	\$66		\$182	\$237
474	Vent Thru Roof, 4"	2	EA	\$65.00	\$130	1.000	2.0	\$131		\$261	\$339
475	Trap Primer	2	EA	\$60.00	\$120	1.500	3.0	\$197		\$317	\$412
476	Grease Trap, Grease Trap, X GPM	50	GPM	\$65.00	\$3,250	0.200	10.0	\$657		\$3,907	\$5,079
477											
478	15181 Hydronic Piping										
479	Pipe & Fittings, Copper Type L										
480	3/4" Pipe	180	LF	\$5.49	\$988	0.156	28.1	\$1,846		\$2,834	\$3,684
481	1" Pipe	65	LF	\$7.71	\$501	0.176	11.4	\$749		\$1,250	\$1,625
482	1-1/4" Pipe	45	LF	\$10.67	\$480	0.206	9.3	\$626		\$1,106	\$1,106
483	1-1/2" Pipe	30	LF	\$13.74	\$412	0.230	6.9	\$453		\$865	\$1,125
484	2" Pipe	30	LF	\$21.24	\$637	0.283	8.5	\$558		\$1,195	\$1,554
485	Fittings	1	LS	\$185.08	\$185	27.840	27.8	\$1,870		\$2,055	\$2,055

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				Unit	Total	Units	Totals				
486											
487	Hydronic Specialties										
488	Auto Air Vent, High Capacity	1	EA	\$575.00	\$575	1.330	1.3	\$85		\$660	\$858
489	Air Separator	1	EA	\$850.00	\$850	8.000	8.0	\$525		\$1,375	\$1,788
490	Expansion Tanks										
491	Diaphragm Type Expansion Tank, 3 Gal	1	EA	\$432.30	\$432	1.000	1.0	\$66		\$498	\$647
492	DHW Expansion Tank	1	EA	\$65.00	\$65	1.000	1.0	\$66		\$131	\$170
493	Strainer	1	EA	\$220.00	\$220	2.000	2.0	\$131		\$351	\$456
494	Relief Valve, ASME	2	EA	\$135.00	\$270	2.000	4.0	\$263		\$533	\$693
495	Pressure Gauges	2	EA	\$65.00	\$130	0.500	1.0	\$66		\$196	\$255
496	Thermometers	2	EA	\$45.00	\$90	0.500	1.0	\$66		\$156	\$203
497	Pump, Equipment Flex Connector	1	EA	\$150.00	\$150	1.000	1.0	\$66		\$216	\$281
498	Glycol System										
499	Mixing Tank	1	EA	\$850.00	\$850	6.000	6.0	\$394		\$1,244	\$1,617
500	Propylene Glycol	15	GAL	\$9.00	\$135	3.204	48.0	\$3,153		\$3,288	\$4,274
501	Valves, Piping, Feed Reg, Controls	1	LS	\$400.00	\$400	4.000	4.0	\$263		\$663	\$862
502											
503	15185 Hydronic Pumps										
504	Main Heating Circ Pump, 100 GPM, 1.5 HP	1	EA	\$1,200.00	\$1,200	6.000	6.0	\$394		\$1,594	\$2,072
505											
506	15191 Fuel Oil Piping										
507	Fuel Tank, 1,500 Gal Diked, Incl Level Gauge,										
508	Valves, Fittings, Vent	1	EA	\$7,300.00	\$7,300	40.000	40.0	\$2,627		\$9,927	\$12,905
509	FOS, FOR Piping, 1/2" - 3/4" Type K	125	LF	\$2.08	\$260	0.049	6.1	\$401		\$661	\$859
510	FOS, FOR Piping, 1" Type K	65	LF	\$3.20	\$208	0.129	8.4	\$552		\$760	\$988
511	Day Tank/Pump Pkg, 100 Gal	1	EA	\$2,200.00	\$2,200	8.000	8.0	\$525		\$2,725	\$3,543
512	Fuel Filter	1	EA	\$22.00	\$22	0.500	0.5	\$33		\$55	\$72
513	Fuel Filter/Water Separator	1	EA	\$50.00	\$50	0.500	0.5	\$33		\$83	\$108
514	Oil Safety Valve, 1/2"	2	EA	\$26.00	\$52	0.500	1.0	\$66		\$118	\$153
515	Fusible Gate Valve, 1/2"	2	EA	\$22.90	\$46	0.500	1.0	\$66		\$112	\$146
516	Solenoid Valve	2	EA	\$80.00	\$160	1.000	2.0	\$131		\$291	\$378
517	Fusible Check Valve, 1/2"	3	EA	\$22.00	\$66	0.500	1.5	\$99		\$165	\$215
518	6" Drip Pan Under Burner	1	EA	\$27.95	\$28	0.750	0.8	\$53		\$81	\$105
519											
520											

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				Unit	Total	Units	Totals				
521											
522	15410 Plumbing Fixtures										
523	Water Closet, Flush Valve	2	EA	\$613.16	\$1,226	8.000	16.0	\$1,051		\$2,277	\$2,960
524	Wall Hung Lavatory, ADA	2	EA	\$474.00	\$948	8.000	16.0	\$1,051		\$1,999	\$2,599
525	Staff Shower	1	EA	\$465.00	\$465	12.000	12.0	\$788		\$1,253	\$1,629
526	Mop Sink, Terrazzo Drop-In Basin	1	EA	\$809.00	\$809	8.000	8.0	\$525		\$1,334	\$1,734
527	Hose Bibb, T-Handle	2	EA	\$25.00	\$50	4.000	8.0	\$525		\$575	\$748
528	Washer Wall Box, Flush Mtd	1	EA	\$45.00	\$45	4.000	4.0	\$263		\$308	\$400
529	GD-1: Garbage Disposal	1	EA	\$385.00	\$385	8.000	8.0	\$525		\$910	\$1,183
530	Kitchen Sink	1	EA	\$560.00	\$560	8.000	8.0	\$525		\$1,085	\$1,411
531											
532	15441 Domestic Water Pumps										
533	Domestic Water Pump, Bronze, Frac HP	1	EA	\$420.00	\$420	4.000	4.0	\$263		\$683	\$888
534											
535	15486 Fuel-Fired Water Heaters										
536	Domestic Water Heater	1	EA	\$1,850.00	\$1,850	8.000	8.0	\$525		\$2,375	\$3,088
537											
538	15487 Heat Exchangers										
539											
540	15510 Heating Boilers and Accessories										
541	15512 Cast-Iron Boilers										
542	Boilers - Cast Iron Oil Fired, 263 MBH	1	EA	\$3,100.00	\$3,100	17.143	17.1	\$1,123		\$4,223	\$5,490
543	Boiler Trim, Foundation, Specialties	1	LS	\$1,150.00	\$1,150	12.000	12.0	\$788		\$1,938	\$2,519
544											
545	15550 Breechings, Chimneys, and Stacks										
546	Stack and Flue Vents										
547	Pressure Stack, 8"	16	LF	\$41.50	\$664	0.308	4.9	\$322		\$986	\$1,282
548	Fittings, 8"	3	EA	\$200.00	\$600	0.615	1.8	\$118		\$718	\$933
549	Roof Support Assy, Penetration, Curb	1	EA	\$240.00	\$240	0.769	0.8	\$53		\$293	\$381
550	Stack Cap, Supports	1	EA	\$160.00	\$160	0.410	0.4	\$26		\$186	\$242
551											
552	15725 Modular Indoor Air-Handling Units										
553	Component Air Handlers, Incl Mix Box, Coils, Existing-modify	1	LS	\$850.00	\$850	10.000	10.0	\$696		\$1,546	\$2,164
554											

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Line No.	Description	Qty	UNITS	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
555											
556	15764 Convection Heating Units										
557	(Typ Assy Includes Fittings, AAV, Ctrl Valve,										
558	Isolation Valves, Bal Valve)										
559	Baseboard Radiation										
560	No. Of Units (Zones)	8	EA	\$75.00	\$600	2.000	16.0	\$1,051		\$1,651	\$2,146
561	Enclosure, 24"	170	LF	\$20.00	\$3,400	0.200	34.0	\$2,233		\$5,633	\$7,323
562	Fintube, 3/4", 1 Row	79	LF	\$13.50	\$1,067	0.200	15.8	\$1,038		\$2,105	\$2,737
563											
564	15766 Cabinet Unit Heaters										
565	Cabinet Unit Heaters	2	EA	\$893.00	\$1,786	4.000	8.0	\$525		\$2,311	\$3,004
566											
567	15767 Propeller Unit Heaters										
568	None										
569											
570	15815 Metal Ducts										
571	Low Velocity Duct, Incl Allowance For Waste, Supports and Joints										
572	Allow For Modification	1	LS	\$2,500.00	\$2,500	40.000	40.0	\$2,783		\$5,283	\$7,396
573											
574	15820 Duct Accessories										
575	Allow	1	LS	\$500.00	\$500	12.000	12.0	\$835		\$1,335	\$1,869
576											
577	15830 Fans										
578	Exhaust Fans										
579	Small Toilet Rooms Fans	3	EA	\$200.00	\$600	4.000	12.0	\$835		\$1,435	\$2,009
580	Boiler Room Ventilation	1	LS	\$1,200.00	\$1,200	6.000	6.0	\$418		\$1,618	\$2,265
581	Kitchen Range Hood W/ Fan	1	EA	\$400.00	\$400	3.000	3.0	\$209		\$609	\$853
582											
583	15855 Diffusers, Registers, and Grilles										
584	Modify Existing	1	LS	\$250.00	\$250	8.000	8.0	\$557		\$807	\$1,130
585											
586											
587											
588											

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				Unit	Total	Units	Totals					
589												
590	15900 HVAC Instrumentation and Controls											
591	Controls	1	LS	\$10,000.00	\$10,000					\$10,000	\$10,000	
592												
593	15950 Testing, Adjusting, and Balancing											
594	Balance Hydronic System	1	LS	\$200.00	\$200	6.625	6.6	\$454		\$654	\$883	
595	Balance Air Systems	1	LS	\$200.00	\$200	16.000	16.0	\$1,101		\$1,301	\$1,756	
596	Commissioning, Startup	3,000	SF			0.007	21.0	\$1,445		\$1,445	\$1,951	
597												
598												
599												
600												
601												
602												
603	Subtotal: 15 - MECHANICAL: Cost based on 3,000 SF					\$70,649		1,483.7	\$85,273	\$3,494	\$159,416	\$195,473
604	Average Unit Price for this division is: \$65.16 per SF											
605	Average Labor Rate for this division: \$57.47 per hour											
606												
607	16 - ELECTRICAL											
608												
609	16010 Basic Electrical Requirements											
610	Field Engineering: Submittals, Shop & Record											
611	Dwgs, Operating Instructions, O&M Manuals	40	HRS	\$5.00	\$200	1.000	40.0	\$1,856		\$2,056	\$2,056	
612	Supervision	14	WEEKS			20.000	277.1	\$16,072	\$866	\$16,938	\$16,938	
613	Materials Control	14	WEEKS			20.000	277.1	\$8,036	\$953	\$8,989	\$8,989	
614	Bond and Insurance	1	LS	\$1,200.00	\$1,200					\$1,200	\$1,200	
615	Tools and Equipment	1	LS						\$500	\$500	\$500	
616												
617	16055 Electrical Demolition											
618	Misc Demo	1	LS			24.000	24.0	\$1,615		\$1,615	\$1,615	
619												
620	16060 Grounding and Bonding											
621	Modify Existing	1	LS	\$250.00	\$250	6.000	6.0	\$426		\$676	\$879	
622												
623	16075 Electrical Identification											
		1	LS	\$50.00	\$50					\$50	\$65	

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				Unit	Total	Units	Totals				
624											
625	16140 Wiring Devices										
626	Receptacles: Complete Assemblies	105	EA								
627	Duplex 20A 125V	90	EA	\$3.50	\$315	0.150	13.5	\$957		\$1,272	\$1,654
628	GFCI Receptacles	12	EA	\$8.45	\$101	0.150	1.8	\$128		\$229	\$298
629	WP GFCI Receptacles	2	EA	\$23.45	\$47	0.250	0.5	\$35		\$82	\$107
630	Special Purpose Receptacles	1	EA	\$19.30	\$19	0.330	0.3	\$21		\$40	\$52
631	Add For:										
632	3/4in. EMT	2,625	LF	\$0.72	\$1,890	0.040	105.0	\$7,447		\$9,337	\$12,138
633	3/4in. EMT CONN	210	EA	\$0.75	\$158	0.086	18.1	\$1,284		\$1,442	\$1,875
634	3/4in. EMT CPLG	210	EA	\$2.10	\$441					\$441	\$573
635	3/4in. EMT STRAP 1-H	315	EA	\$0.23	\$72	0.030	9.5	\$674		\$746	\$970
636	#12 THHN	8,505	LF	\$0.13	\$1,106	0.005	42.5	\$3,014		\$4,120	\$5,356
637	UTILITY BOX 2-1/2 D 1/2 KO	105	EA	\$1.33	\$140	0.220	23.1	\$1,638		\$1,778	\$2,311
638	1G SS RECEPTACLE PLATE	105	EA	\$3.00	\$315	0.030	3.2	\$227		\$542	\$705
639	1in. x10 S-TAP SCREW	525	EA	\$0.02	\$11	0.025	13.1	\$929		\$940	\$1,222
640											
641	16420 Enclosed Controllers										
642	Fractional To 1/4 HP	3	EA	\$65.00	\$195	1.000	3.0	\$213		\$408	\$530
643	Wiring: Nom. 3/4" EMT 3#10, 1N	100	LF	\$1.17	\$117	0.094	9.4	\$667		\$784	\$1,019
644	Starter/Disconnects 0.5 HP	1	EA	\$250.00	\$250	3.000	3.0	\$213		\$463	\$602
645	Wiring: Nom. 3/4" EMT 3#10, 1N	80	LF	\$2.88	\$230	0.094	7.5	\$532		\$762	\$991
646	Starter/Disconnects 1 HP	1	EA	\$250.00	\$250	3.000	3.0	\$213		\$463	\$602
647	Wiring: Nom. 3/4" EMT 3#10, 1N	80	LF	\$2.88	\$230	0.094	7.5	\$532		\$762	\$991
648											
649	16441 Switchboards										
650	MDP - Modify Existing	1	LS	\$1,500.00	\$1,500	12.000	12.0	\$851		\$2,351	\$3,056
651											
652	16442 Panelboards										
653	Modify and Use Existing	1	LS	\$1,750.00	\$1,750	16.000	16.0	\$1,135		\$2,885	\$3,751
654											
655	Feeders & Subfeeds										
656	100 Amp: 1-1/4" RGS, 4#2, 1#8	100	LF	\$5.63	\$563	0.214	21.4	\$1,518		\$2,081	\$2,705
657											
658											

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				Unit	Total	Units	Totals					
659												
660	16511 Interior Lighting											
661	4' Fluor, Ind. Strip, 2L	12	EA	\$105.00	\$1,260	1.250	15.0	\$1,064		\$2,324	\$3,021	
662	4' Fluor, 2x4 Sfc Lens, 4L	24	EA	\$145.00	\$3,480	1.250	30.0	\$2,128		\$5,608	\$7,290	
663	Compact Fluorescents	4	EA	\$115.00	\$460	1.000	4.0	\$284		\$744	\$967	
664	Occupancy Sensors	5	EA	\$90.00	\$450	1.250	6.3	\$447		\$897	\$1,166	
665	Exit Sign, LED	4	EA	\$74.00	\$296	1.000	4.0	\$284		\$580	\$754	
666	Emerg. Batt Wall Pack	4	EA	\$175.00	\$735	1.000	4.2	\$298		\$1,033	\$1,343	
667	Switches	20	EA	\$17.81	\$356	0.529	10.6	\$752		\$1,108	\$1,440	
668	Wiring: 3/4" Cond, 3-#12, Gnd	1,800	LF	\$0.96	\$1,728	0.080	144.0	\$10,213		\$11,941	\$15,523	
669												
670	16521 Exterior Lighting											
671	Wall Mtd 70W HPS	4	EA	\$180.00	\$720	2.000	8.0	\$567		\$1,287	\$1,673	
672	Wall Mtd 150W HPS	2	EA	\$385.00	\$770	2.500	5.0	\$355		\$1,125	\$1,463	
673	Wiring: 3/4" Cond, 3-#12, Gnd	210	LF	\$0.96	\$202	0.080	16.8	\$1,192		\$1,394	\$1,812	
674	Photocell	1	EA	\$70.00	\$70	1.000	1.0	\$71		\$141	\$183	
675												
676	16715 Voice and Data Communication Cabling											
677	New TTB and Rack	1	LS	\$1,500.00	\$1,500	8.000	8.0	\$567		\$2,067	\$2,687	
678	Outlets, Incl Cat 5e Wiring, Conduit	25	EA	\$65.00	\$1,625	2.000	50.0	\$3,546		\$5,171	\$6,722	
679	Design, Test System	1	LS	\$940.00	\$940					\$940	\$1,222	
680												
681												
682												
683												
684												
685												
686												
687												
688												
689												
690												
691	Subtotal: 16 - ELECTRICAL: Cost based on 3,000 SF					\$25,992		1,244.5	\$72,001	\$2,319	\$100,312	\$121,016
692	Average Unit Price for this division is: \$40.34 per SF											
693	Average Labor Rate for this division: \$57.86 per hour											

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				Unit	Total	Units	Totals				
694											
695	A1 - New Foundation Under Existing Building										
696											
697	Demo Existing Pilings, Foundation Pads and Walkways	1	LS			40.000	40.0	\$2,637	\$1,500	\$4,137	\$4,964
698	Disconnect and Reconnect Utilities	1	LS	\$120.00	\$120	30.000	30.0	\$1,977	\$240	\$2,337	\$2,804
699	Debris Handling & Disposal	10	TONS	\$75.00	\$750	0.857	8.6	\$567	\$200	\$1,517	\$1,820
700											
701	Move Bldgs Off Foundations/Replace	3,000	SF			0.325	975.0	\$64,267	\$11,250	\$75,517	\$90,620
702	Self Refrigerated Piling Foundations 14" 35' Embedment	20	EA	\$8,375.00	\$167,500	25.429	508.6	\$33,524	\$16,000	\$217,024	\$260,429
703											
704	Mob/Demob Pile Driver	1	EA	\$15,000.00	\$15,000	96.000	96.0	\$6,328	\$3,600	\$24,928	\$29,914
705											
706											
707											
708											
709											
710											
711											
712											
713											
714											
715											
716											
717											
718											
719											
720	General Requirements	8%									\$31,244
721	General Contractor Overhead & Profit	10%									\$42,180
722	General Contractor Bond & Insurance	2.5%									\$11,599
723											
724	Subtotal: A1 - New Foundation Under Existing Building: Cost based on 3,000 SF										
725	Average Unit Price for this division is: \$158.52 per SF										
726	Average Labor Rate for this division: \$65.91 per hour										

APPENDIX: FACILITY CONDITION AND NEEDS ASSESSMENT

BUILDING INSPECTION

Property Name: Noatak High School

Attendees: _____

Inspection Date and Time: 06/28/07 03:53

Inspector: Patrick Lovelace

Building History

Building Age: *year*

Age of additions/renovations: *year*

Monthly Operation and Maintenance Bill: _____

Cost of Rent/lease/mortgage each month: _____ Responsible party: _____

Facility Owner: _____

QUICK OVERVIEW

Rating key

1	Like new/minor repair
2	Major Repair
3	Replacement needed

2 General Condition

Comments: Building has been well maintained. Building shows wear for an average school of its age and location. Exterior of building needs various repairs to siding, including patching holes and painting.

1 Electrical System

Comments: Square D components are up to date and has the ability for increased amperage. Building is being feed from a main distribution panel in the Maintenance Shop. Building also is on a backup generator, located in the Maintenance Shop.

2 HVAC System

Comments: Building has two heating systems, forced air and radiant heat. Both systems are fueled by number 2 heating oil. Forced air heat duct work is located in the floor joist, under the building, insulated and enclosed with marine grade plywood. Radiant heat system is has insulated copper pipe with fin tube registers located around the perimeter, under the windows.

2 Plumbing

Comments: 1" cooper main with 1/2" distribution piping, ABS drain piping run in the insulated space under the floor joist to an metal insulated buried line.

3 Foundation

Comments: Treated wood piles. No thermo exchanger was found around this buildings foundation.

2 Roof and Supports

Comments: Low pitched metal roof with metal and wood framing. Roof members were not visible during inspection, due to a fire rated drywall covering visible above a drop ceiling. Water damage was visible in multiple location of the building, origin was undetermined.

DETAILED REPORT

GROUNDS

Driveway/Parking N/A Asphalt Concrete Gravel

- Appears Serviceable** Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Eroded* Sealant Needed* Poor Drainage* Surfaced raised* Settled*
 No cracks found Common cracks Major Cracks* Trip Hazards*

Comments: Areas surrounding the building need additional fill and regariding.

Walkways N/A Concrete Paver/Tile Gravel

- Appears Serviceable** Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Eroded* Poor Drainage* Surfaced raised* Trip Hazards*
 No cracks found Common cracks Major crack* Settled surface*

Comments: Poor grading of gravel walkways, creating trip hazards and pooling of water.

Retaining Walls N/A

Locations: Concrete Stone Brick

- Appears Serviceable** Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Moisture penetration* No drainage openings*
 No cracks found Common cracks Major cracks (1)

Comments:

Decks/Porch N/A Wood Waterproofed Coating Concrete

- Locations: (A) Front (B) Rear (C)
 Appears Serviceable Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Deck is on grade unable to inspect* Piers need Posts Need
 Cracks Moisture Uneven* Flashing Steps* Screens* Railings

Comments: Decks connect building to middle school by covered walk way. Deck also connects to the Maintenance Shop by an uncovered walkway.

Fences/Gates N/A Wood Chain Link

- Appears Serviceable** Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Posts are attached to pile foundations and not buried. Blocks are Boards are
 No cracks Common Cracks Major cracks (2) Fence height at
 Gate(s) need Self closing devise is Post rusted/leaning*

Comments: Large holes and damaged areas in fencing around playground. Fencing around perimeter of building to prevent access under building is damaged in multiple places.

Detailed Report Key:

- | | |
|---|---|
| (1) Recommend evaluation by a structural/geo-technical engineer | (4) This item is a safety hazard - correction is needed |
| (2) Recommended evaluation and repair by contractor | (5) Upgrades are recommended for safety enhancement |
| (3) Refer to qualified termite report for further information | * This item warrants attention/repair or monitoring |

EXTERIOR

Exterior Stairs N/A **Type: Wood with metal grating Locations:**

- Appears Serviceable** Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Moisture Uneven

- Railings Serviceable** Railings Opening in rails too large (5)

Comments: Spacing of vertical rails do not comply with code, but allow easy clearing of snow buildup. Steps are uneven and not ADA compliant.

Exterior Walls N/A **Structure: Wall Covering: Rough sawed wood siding**

- Appears Serviceable** Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 No cracks found Common cracks* Major cracks (1) Cracks/openings need repair (2)
 Moisture stains/damage* Damaged Nailing Defects* Soil contact (3)

Comments: See pictures for examples of damaged and stained areas.

Notice: Wall insulation type and value in not verified; UFFI insulation or hazard are not identified; Conditions inside the wall cannot be judged; Lead paint testing is not performed

Trim / Eaves, Fascia, Soffits N/A **Wood** **Metal** **Vinyl**

- Appears Serviceable** Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Moisture stains at multiple locations Flashings/Trim: Not visible at

Comments: Multiple repairs needed on siding, corner boards and trim. Holes, pealed paint, damaged siding noted.

Chimney(s) N/A **Location: Material:**

- Appears Serviceable** Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Chimney/brick/mortar is: Settlement Spark screen present Rain cap/screen recommended
 Cracks/Separations sealing needed at Unlined Flue(2) Cracks in chimney cap*
 Ash dump door is: Damage/Deterioration/Defect*

Comments:

Notice: The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue.

Sprinklers N/A

- Not inspected* Non-operational (2) Control Box Location:
 Appears Serviceable Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Valve Head Line Adjust spray away from
 Anti-siphon valves needed* Areas of inadequate spray coverage* Adjust heads*

Comments: Sprinkler system in kitchen was not tested, but was informed by building maintenance that the system does get tested on a regular schedule.

Notice: Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained and grove systems not tested.

Hose Faucets N/A

- Faucets are not tested** **Appears Serviceable**
 Some inoperative/corroded (2) Leaks (2) Missing handle(s)* Broken handle(s)*

Comments:

Gutters & Downspouts N/A Full Partial None Installed

- Appears Serviceable** Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Drains blocked* Debris filled* Add gutters & downspouts for drainage* Add splash blocks*
 Route downspouts away from building* Roof/gutters not draining properly* Subsurface drains not tested*

Notice: Gutters and subsurface drains are not water tested for leakage or blockage; regular maintenance is required to avoid water problems at roof and/or foundation.

FOUNDATION

Grading N/A Slope: Level Minor Moderate Steep Stair stepped

Drainage of site/slope at foundation is proper based on visual observation Not fully visible*

Improper soil slope toward foundation* Soil/pavement high at foundation Earth to wood contact (3)*

Trees planted too close to structure* Overgrown landscaping* Poor Drainage/Erosion*

Comments: multiple large pools of standing water and uneven ground surround the school. There are gravel paths and road ways leading around the school grounds with uneven patches of dirt and standing water.

Notice: This inspection does not include geological conditions or site stability information. For info consult a geologist or soils engineer.

Slab-on-grade **Crawlspace** **Basement** **N/A** **Piling Foundation**

Foundation: Poured Concrete Masonry Block Brick Stone Piers Wood Not visible*

Columns: Concrete Steel Wood Masonry Block Brick Not visible*

Entered crawl space No access* Partial access* Viewed from access opening only*

Door **Cover:** OK Damaged* Missing*

Foundations: Visible Partially visible* Not visible at*

Appears Serviceable Not Functional* Unsafe* Worn* Not fully visible* Near end of life*

No cracks found Cracks No moisture present Exposed footing*

Further evaluation needed (1) Settlement was noted at several locations (1, 2)

Comments: Foundation was viewed from an open crawl space under the building.

Ventilation: **Serviceable** **N/A** **Vents**

Comments:

Notice: All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.*

Floor Construction: Joists Trusses Concrete Not visible Other

Wood Frame: N/A Conventional wood frame Truss Other

Appears Serviceable Not Functional* Unsafe* Worn* Not fully visible* Near end of life*

Framing: Missing Damaged Moisture Earth-to wood contact

Joists Beams Post Columns Anchor bolts Shear panels Insulation

Debris under building* Engineer recommended (1)

Vapor Retarder: N/A Installed Not installed* Not visible* Loose* Installed incorrectly*

Sump pump: N/A Serviceable Not functional* Pump not tested* Sump pump needed*

Comments: Floor construction is covered up by plywood sheathing for insulation and protection. Assumed heavy wood timber framing on wood pile foundation with wood joists and wood subflooring. General condition of floor is good with exception to some minor repair to the carpet and vinyl floor coverings.

Basement Stairs: N/A Serviceable Uneven rise (2, 4) Uneven run (2, 4) loose steps (2, 4)

Railings Stairs too steep (2, 4, and 5) Ceiling is

Comments:

ROOF

Roof style: Metal roof with low grade pitch and gable ends

How inspected: Walked Viewed from ladder* Viewed from ground* With binoculars *

Inspection is limited* Not fully visible due to: Height Weather Snow Type Debris

Roof Covering is:

Appears Serviceable Not Functional* Unsafe* Worn* Not fully visible* Near end of life (2)

General condition good with signs of weathering and aging-regular maintenance and inspection advised

Typical Maintenance recommended Moisture stained/damaged* Weathering* Aging* Cracking*

Burnt through (2) Holes/openings (2) Exposed (2) Deteriorated membrane*(2) Moss covered

Loose Displaced Damaged Improper Installation Missing Insufficient pitch

Fasteners Blistering Dented Rusted Deteriorated paint Evidence of prior patching/repair

Comments: Multiple water spots were seen in the ceilings of the class room, which may indicate a previous roof leak. No active leaking was noted at the time of inspection. Weather was sunny and dry, previous days were sunny and dry.

Exposed Flashings N/A

Appears Serviceable Not Functional* Unsafe* Worn* Not fully visible* Near end of life*

Separation(s)/improper at: Roof* Wall* Drip edge* Vent pipes* Skylight* Other*

Vent caps appear serviceable Needs repair* Missing caps* Rusty flashing* Mastic Covered*

Damaged flashing* Improper flashing at No visible flashing at

Skylights appear serviceable Cracked (2) Damaged (2) Defect (s) Non professional skylight*

Comments: Flashing needs to be repainted along with siding.

Notice: This report is an opinion of the general quality and condition of the roof. The inspector cannot, and does not, offer an opinion or warranty as to whether the roof has leaked in the past, or may be subject to future leakage. Determining the presence of asbestos or hazardous materials is beyond the scope of the inspection. Roofs, skylights and flashing are not water tested for leaks. Tenting a home for fumigation may cause damage to roofs – recommend reinspection for damage after tenting is completed.

PLUMBING

Main Line N/A **Type: Copper Size: 1" Pressure: not tested**

- Pressure is above 80psi – recommended AM PM
 Appears Serviceable Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Main valve location: Mechanical Room 157 Not located* Operational Not operational (2)
 Not inspected* Excessive corrosion on valve (2) Copper pipe not protected from concrete*
 Water softener installed (water quality not tested*) Leaks at main valve (2) Leaks at water conditioner (2)

Comments:

Supply Lines N/A **Type: Copper, 1/2"**

- Appears Serviceable** Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Leaks Noise in pipes (2) Pipes lack support Insulated: N/A Yes No

Comments: Valves on washing machine may need repacing.

Notice: Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion. Water quality testing or testing for hazards such as lead is not part of this inspection. Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

Waste Lines N/A **Type: ABS schedule 40**

- Appears Serviceable** Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Lack proper support All vents/traps not fully visible* Leaks Open waste line (2)
 Trap Insufficient fall for adequate drainage (2)

Comments: Waste line in Mechanical room 157 is not connected to floor drain.

Notice: City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined. Be advised that some ABS plastic piping systems have experienced documented problems.

Fuel system N/A **Shut off location: Mechanical Room 157 Fuel Type: #2 Oil**

- Appears Serviceable** Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Corroded Under strain Improper pipe Exposed plastic pipe Not 6" above grade
 No shutoff valve Improper union Lack proper support

Comments:

Notice: Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.

Water Heaters N/A **Type:** **Capacity:**

- Appears Serviceable** Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 Rust flakes in burner chamber* Burner flame appears improper (2) Heater leaks
 Water shut off valve installed Recommend protecting heater from physical damage*
 Corrosion Temperature pressure relief valve installed Vent flue piping
 Insufficient clearance to combustibile material (2) Seismic straps Thermal blanket
 Unit needs a catch pan with an exterior routed drain line* Enclosure Firewall

Comments:

Notice: Estimate of remaining life is not part of this inspection. Solar systems are not part of the inspection. Hot water recirculating pumps/systems are not part of this inspection

HEATING

Description N/A **Approximate BTU's Unit A 186,300 BTU/Hr Unit B** **Unit C**

Location A Mech 157 Location B Location C

Heating Type: Forced Air Heating Type: Heating Type:

Fuel Type: #2 Oil Fuel Type: Fuel Type:

Comments: 230,000 Input BTU/Hr, 1.65 GPH nozzle orifice, ¾ HP motor, 1212DD Blower, 120 volt, 70-100 temp rise, max temp 200. Installed on wooden subfloor. Should be installed on noncombustible surface. Radiant Heat system was feed from another building and was not inspected.

Notice: If a fuel burning heater is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements

Condition N/A Not inspected

Appears Serviceable Not Functional* Unsafe* Worn* Near end of life*

Did not respond to normal controls (2) Damage Deterioration

Comments:

Notice: Inspector does not light pilots. If pilots are Off, a full inspection is not possible. It is suggested that heating systems be activated and fully inspected prior to close of transaction.

Venting N/A Back venting (2) Unable to fully inspect vent pipe*

Appears Serviceable Damage (2) Not accessible*

Improper materials used for vent pipe Improper vent rise Vent lacks clearance from combustibles (2, 4)

Soot Rust Improper elbow angle Vent terminates near window/opening (2)

Comments:

Combustion Air N/A Air Supply 6" roof vent

Appears Serviceable Damage* Deterioration* Defects*

Recommend sealing platform Combustion and return air sources are too close or mixing (2)

Comments: Combustion Air intake was covered up with a plastic bag.

Burners N/A Closed system unable to inspect

Unusual flame pattern (2) Burner flame appears typical Damage

Rust flakes in burn chamber (2) Chamber

Comments:

Notice: The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures. Some furnaces are designed in such a way that inspection is almost impossible. Safety devices are not tested.

Distribution N/A Type: Metal duct

Appears Serviceable Not fully visible* Ducts: under flooring Low air volume (2)

Zone valve did not operate Asbestos-like material (4) Insulation Circulating pump Fitting leaks

Radiator: Inoperative Cold Leaks

Convactor: Inoperative Cold Leaks

Comments: May need to be cleaned.

Notice: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can only be performed by laboratory testing and is beyond the scope of this inspection.

HEATING & AIR CONTINUED

Normal Controls

- Unable to inspect* Utilities off* Thermostat
 Appears Serviceable Damage* Deterioration* Defects*
 Controls Gauges Switch Leaks Corrosion Expansion tank

Notice: Thermostats are not checked for calibration or timed functions. Adequacy, efficiency, or even heat distribution of the system through the house is not part of this inspection

Air Filter

- N/A Missing* Wrong size* Unable to inspect*
 Appears serviceable Suggest changing Cleaning filter* No filter hold-down*

Comments:

Notice: electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.

Heating Notes

- N/A
 Recommend complete system evaluation (2) Unable to locate heat in all room*
 Suggest cleaning & servicing Fuel tank leak (2, 4) Unusual noise (2) Air leaks High Low
 Undercut doors off carpet* Condensate lines Termination location:

Comments:

Notice: Verification of the location or condition of underground fuel storage tanks is not part of this inspection. Environmental risks, if any, are not included.

Cooler & Air

- N/A **Location(s)** **Type:**
Power: 120V 240V One speed fan only*
 Appears Serviceable Not Functional* Unsafe* Worn* Near end of life*
 Unusual noise (2) Not level* Pads Unit Float valve Pump Leaks*

Comments:

- No power-unable to test* Warm air only (2) Air temp below 65(unable to test due to damage potential)
 Air temp differential is incorrect (2) Coil damaged Recommend servicing and checking refrigerant*

Power: Electrical disconnect present Gas (not inspected*) No disconnect present (2)

Improper conduit (2) Improper/Absent grounding (2) No conduit (2) Junction box Cover

Heat pump auxiliary heat not functional (2)

Condensate: Condensate line installed Not visible Termination location: No trap in line*

Refrigerant lines: Insulation installed Ice on unit (2) Insulation damaged/deteriorated*

Ice on lines (2) Not fully visible Leaks at Damaged (2)

Notice: Inspector does not perform tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is no part of the inspection.

ELECTRICAL

Service N/A Overhead Underground # of conductors

120V 240V Amps 100 Amps not determined

Appears serviceable Defects* Deterioration* Unsafe* Near end of lifespan*

Loose connections at Damaged connections at

Frayed wires (2) Improper splices (2) Improper tap (2) Conductors too close to

Wires touch trees-contact power company (4)* Ground present Ground loose

Ground clamp/system not visible* More than 6 breakers w/o main shutoff (2)

Main disconnect inspected at: No drip loop in service wires (2)

Comments: Service feed from Maintenance Shop and has backup generator power.

Main Panel N/A Panel rating 100 amps Not verified

Appears serviceable Defects* Deterioration* Unsafe* Near end of lifespan* Not accessible*

Power off at main. No inspection performed.

Comments: 1 ph, 3 wire Square D. This is a sub panel feed from a main panel.

Notice: Six or fewer breakers usually do not require a main breaker; however this may indicate minimal electrical capacity. If the service amps are less than 100, upgrade may be need for larger appliances.

Conductors N/A **Service Wire:** **Branch Wire:**

Wiring Methods:

Sub-Panels N/A Locations:

Locked-not inspected* Inaccessible-not inspected*

Panel Notes N/A Breakers Fuses

Appears Serviceable Not Functional* Unsafe* Worn* Near end of life*

Improper wiring Breaker off # Two wires to one breaker Overfusing-breaker too large

Aluminum wiring at 120V (check by electrician (2)) Antioxidant not visible on aluminum connections

Neutral and ground wires connected at sub-panel (2) Direct tap Unprotected openings (2)

Missing 240V-split branch couplers* Fused neutral wires (2) Outdated (2) Cover openings

Comments:

Wiring Notes Sample of switches and outlets tested appear to be serviceable

Grounding and polarity of receptacles within 6" of plumbing fixtures

Furnishings prevent testing 3 prong outlets not properly grounded (2, 4) Reverse polarity at (2, 4)

Outlet not operational (2) at Light not operational at (2)

Not exterior rated Missing/damaged cover plates (2, 4,*) Exposed splices (2, 4)

Improper wiring (2, 4) Extension cord used at wiring (2, 4) Closet light subject to hazard Doorbell

GFCI(s) operational GFCI(s) not operational (2, 4) GFCI(s) recommended at (5):

Comments:

INTERIOR

Doors (Entry) N/A

Serviceable Damage* Deterioration* Defects*

Hardware Operational Doorbell Weather stripping serviceable

Comments: hollow metal doors fire rated

Doors (Interior) N/A Frames not square-may indicate movement (1)

Serviceable Damaged jamb* Needs adjustment at

Hardware: Operational Missing* Loose* Not operational*

Doors: Rub at Stick at Damaged at

Tempered glass Not tempered Unable to determine if tempered glass

Tracks: Serviceable Deteriorated Won't latch Screens

Comments: Wood with insert lights

Windows: N/A **Type:** Vinyl Security bars

Sample serviceable Won't lock Broken* at Stains* Damage* at Screens

Comments: Newer windows in good condition

Notice: Determining condition of all insulated windows is not possible due to temperature, weather, and lighting variations.

Interior Walls N/A Drywall Plaster Paneling

Serviceable Needs Repair at

Furnishing prevent full inspection Recommend evaluation by engineer (1)

Comments: nicks, dings and holes need patch and paint

Notice: the condition of walls behind wallpaper, paneling and furnishings cannot be judged.

Ceilings N/A Drywall Acoustic Spray Plaster

Serviceable

Comments: Many ceiling tiles have water damage

Notice: Determining whether acoustic sprayed ceiling contain asbestos is beyond the scope of this inspection.

Floors N/A Carpet Vinyl Wood Tile

Serviceable Damage* Deterioration* Cracked tiles Uneven

Furnishings prevent full inspection* Loose carpet noted* Floor squeaks*

Comments: carpet worn

Notice: Determining odors and stains is not included. Floor damage may be hidden by furnishings. Wood flooring below carpet is not inspected.

Fireplaces N/A **Locations:**

Gas Fans/blowers Remove or block damper if gas log is used*

Comments:

Notice: Recommend installing safety spacer on damper when gas logs are present. Wood and ash not moved for inspection-recommend clearing debris for further inspection.

Interior Features **N/A**

Ceiling fans: **Operational** Fans
Interior stairs: **Serviceable** Uneven Other
Stair handrails: **Serviceable** Too wide*(5) Other
Counters: **Serviceable** Damage to Deterioration to
 Central vacuum Security system Intercom
Comments: lockers in good condition

Smoke Detector **N/A** **Locations: throughout building**

Responds Not tested* Did not respond* at None found (5)
 Couldn't test Indicator light on Suggest additional detectors (5)*
Comments: mixed smoke and heat detectors. Look to be in serviceable condition

Attic **N/A** **Full** **Partial** Roof frame: Truss Rafter

How inspected Entered Access Limited view Ceiling frame: Truss Rafter
 Appears Serviceable Not Functional* Unsafe* Worn* Not fully visible* Near end of life*
 No stains visible Small stains* Moderate stains (2) Major stains (2) Unable to determine leakage*
 Sagging framing (1, 2) Broken framing (1, 2) Trusses Framing appears undersized*(1)
Vents: Provided None* Blocked* Minimal* Poor ventilation* Missing wind resistant straps (2)
Power ventilator: Operational N/A Not inspected* Not Operational* Screens
Insulation Type: No insulation* Poor coverage* Compressed* Wrong side up*
 Approximate depth:
Air/vapor retarded: N/A Installed Vent pipe
Comments: not assessable. Ceiling covered with drywall. No other access to attic

KITCHEN

Sinks **N/A** Dishes blocking access-no inspection
 Serviceable Minor wear Heavy wear* Chipped* Loose* Slow draining*
 Recommend sealing at sink to counter connection* No hot water* Hot/Cold reversed (4)*
Faucet: **Serviceable** Non-operational (2) Defective (2)
Plumbing under sink: **Serviceable** Improper piping (2)
Below sink: Moisture stains* Moisture damage* Restricted view*
Comments:

Kitchen (general) **N/A** Counters: **Tile** **Laminate**
 Counters **Floor** **Lights** **Serviceable** Grout* Caulking* Handles*
 Doors Drawers Minor* Moderate* Heavy wear* Cracks* Damage*
Tiles: Minor cracked* Moderate damage* Heavy damage* Missing*
Cabinets: **Serviceable** Minor wear* Moderate damage* Heavy wear* Heavy damage*
Comments:

Disposal **N/A**
 Unusual noise* Splash guard damaged* Not inspected* Not fully visible*
Wiring: Serviceable Improper (2, 4) Loose wire clamp* Missing wire clamp*
 Switch in hazardous location (2, 4) Exposed wire splices (2, 4) Missing junction box cover* Power off*
Comments:

Range/Cooktop **N/A** **Gas** **Electric** **Combination** **Electric Ignition**
 Not tested* Not inspected*
Comments:

BATHROOMS

Locations: A only one restroom B C D E

Toilet N/A

Serviceable A B C D E

Loose at floor* A B C D E Loose toilet tank* A B C D E

Recommend new wax seal (2) A B C D E Cracked tank* A B C D E

Water runs continually in tank* A B C D E Rust in Tank* A B C D E

Does not flush properly* A B C D E Moisture around toilet (2) A B C D E

Comments: good working order. Only one toilet, may want to increase number of toilets for number of occupants.

Sink N/A

Serviceable A B C D E Hot & Cold reversed*(4) A B C D E

Sink cracked* A B C D E Corrosion* A B C D E

Faucet serviceable A B C D E Faucet leaks* A B C D E

Low water volume A B C D E Corrosion at supply A B C D E

Drain serviceable A B C D E Stopper non-functional A B C D E

Rusted/Corroded drain A B C D E Improper drain trap A B C D E

Counter & Cabinet

Serviceable A B C D E Damage* A B C D E

Deteriorations* A B C D E Grout needed* A B C D E

Moisture below sink A B C D E

Comments: only one sink, may want to increase number of sinks for number of occupants.

Vent/Heat N/A

Serviceable A B C D E

Comments:

Bathtub N/A

Serviceable A B C D E

Damaged* A B C D E Hot & Cold reversed (4) A B C D E

Faucet serviceable A B C D E Drain serviceable A B C D E

Drain stopper missing* A B C D E Slow draining* A B C D E

Grout needed tub to wall* A B C D E

Comments:

Shower N/A

Serviceable A B C D E

Damaged* A B C D E Grout or Caulking Needed* A B C D E

Cracked tiles* A B C D E Moisture damage to walls (2, 3) A B C D E

Low volume (2) A B C D E Slow draining* A B C D E

Leaks (2) A B C D E Diverter non-functional (2) A B C D E

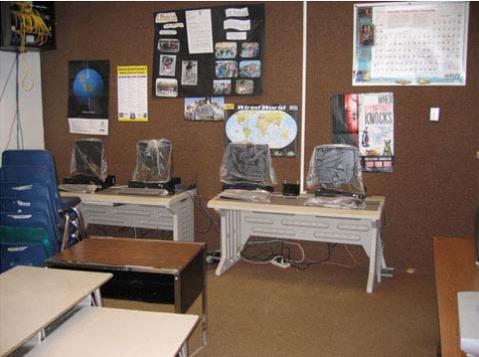
Shower head drip (2) A B C D E Corrosion* A B C D E

Doors difficult to operate* A B C D E Broken glass* A B C D

Comments: only one shower. This is the main shower currently being used by the teacher dorms located adjacent.

Notice: Determining whether shower pans are watertight is beyond the scope of this inspection.

Facility Photos



Facility Photos



APPENDIX: STUDENT'S ASSESSMENT

LIST OF COMMUNITY BUILDINGS TO BE ASSESSED

- Municipal Offices
- Tribal Offices
- Community Hall
- Recreational / Cultural Center
- Day Care
- Youth Center
- Public Safety / Holding Cell
- Fire Hall
- Heavy Equipment Shop & Yard
- Early Childhood Building
- Head start Building
- Elementary Building
- Old High School Building
- Post-Secondary / Adult Learning Building
- Health Facilities
- Emergency Shelter(s)
- National Guard Armory
- Church Buildings

Building Worksheet

1. Name of Building: old clinic - Tribal Office

2. Owner of the Building or Structure: Noatak Village Council

3. Owner of the land under the building: Noatak Village Council
Is this land leased OR owned fee simple title OR unable to determine

4. Year constructed and renovated General Condition of Building

5. Total Dimensions of Building: Length: 44 ft. 2 in. (ft.) Width: 26 ft (ft.)
AND OR Total Building Square Footage: 1144 sq. ft. 312

6. Functional Spaces [office spaces, conference rooms, and other useful spaces, excluding common areas such as bathrooms, mechanical, hallways, etc.]

Functional Space 1: Name of Space main lounge room
Length: 17 ft. 3 in. (ft.) X Width: 14 ft 8 in (ft.) = Total Sq. Ft. 247

Northern Magagement Building Inventory

Functional Space 1: Name of Space Gretchen's office

Length: 12 ft, 4 in (ft.) X Width: 11 ft, 5 in (ft.) = Total Sq. Ft. _____

What program or service is operated in this space? Name it and Describe it:

What entity provides this program or service?

Functional Space 2: Name of Space storage room #1

Length: 9 ft, 6 in (ft.) X Width: 7 ft, 5 in (ft.) = Total Sq. Ft. _____

What program or service is operated in this space? Name it and Describe it:

What entity provides this program or service?

- Boiler room length - 6ft 8in width - 6ft 2in
- Bathroom length - 6ft 1in width - 6ft
- Storage room #2 length - 11ft 4in width 7ft 5in
- Public Computer room length - 9ft, 5in width - 7ft 5in

Functional Space 10: Name of Space Margie's room

Length: 13 ft. (ft.) X Width: 9 ft, 5 in (ft.) = Total Sq. Ft. _____

Total Functional Space Square Footage: _____

7. Common Space [mechanical, hallways, entryways, storage, etc.]:

Total Building Sq. Footage (from #2) _____

Minus (-) Total Functional Space Square Footage (from #3) _____

Total Common Space Square Footage _____

ADD DIGITAL PHOTOS OF EXTERIOR AND EACH FUNCTIONAL SPACE BELOW LABEL EACH

Alice's office - 12 ft 4 in width - 11 ft 5 in

LIST OF COMMUNITY BUILDINGS TO BE ASSESSED

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- Fire Hall
- Heavy Equipment Shop & Yard
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- Elementary Building
- Old High School Building
- Post-Secondary / Adult Learning Building
- Health Facilities
- Emergency Shelter(s)
- National Guard Armory
- Church Buildings

Building Worksheet

1. Name of Building: I.R.A. - Noatak

2. Owner of the Building or Structure: Noatak Village Council

3. Owner of the land under the building: Noatak Village Council
Is this land leased OR owned fee simple title OR unable to determine

4. Year constructed 1969 and renovated 1980 General Condition of Building

In poor shape

5. Total Dimensions of Building: Length: 72ft. 2 in. (ft.) Width: 36ft. (ft.)
AND OR Total Building Square Footage: 2592 sq. ft. 2.11

6. Functional Spaces [office spaces, conference rooms, and other useful spaces, excluding common areas such as bathrooms, mechanical, hallways, etc.]

Functional Space 1: Name of Space Carols office
Length: 8 (ft.) X Width: 7ft. 10 in. (ft.) = Total Sq. Ft. 56.8

Northern Magagement Building Inventory

Functional Space 1: Name of Space Water and Sewer Office

Length: 7ft. 10in. (ft.) X Width: 6ft. 2in. (ft.) = Total Sq. Ft. 42.6

What program or service is operated in this space? Name it and Describe it:

What entity provides this program or service?

Functional Space 2: Name of Space VICKY'S office

Length: 7ft 10in. (ft.) X Width: 6ft. 3in. (ft.) = Total Sq. Ft. 42.6

What program or service is operated in this space? Name it and Describe it:

What entity provides this program or service?

- Stella's office - length - 7ft. 9in width - 6ft. 3in = 47.4
- Sarah's office - length - 7ft. 11in width - 7ft. 3in = 51.9
- Hilda's office - length 9ft. 6in width 7ft. 10in = 68.1
- Wanda's office length 9ft. 5in width 7ft 9in = 75.05
- Kitchen room - length 12ft. 9in width 10ft = 120

Functional Space 10: Name of Space Entrance

Length: 17 ft (ft.) X Width: 10 ft. 7in. (ft.) = Total Sq. Ft. _____

Total Functional Space Square Footage: _____

7. Common Space [mechanical, hallways, entryways, storage, etc.]:

Total Building Sq. Footage (from #2) _____

Minus (-) Total Functional Space Square Footage (from #3) _____

Total Common Space Square Footage _____

ADD DIGITAL PHOTOS OF EXTERIOR AND EACH FUNCTIONAL SPACE BELOW LABEL EACH

- Storage room - length - 35ft 7in. width - 31ft. 5in = 1085
- Herbert's room = length - 11ft. 3in width - 7ft. 9in = 86.9
- Computer room - length - 7ft 9in. width - 6ft. 2in = 47.4
- Janitor room length - 9ft. width - 6ft. 3in = 54
- Porter room length - 9ft. width - 5ft. = 45

LIST OF COMMUNITY BUILDINGS TO BE ASSESSED

- Municipal Offices
- Tribal Offices
- Community Hall
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- Day Care
- Youth Center
- Public Safety / Holding Cell
- Fire Hall
- Heavy Equipment Shop & Yard
- Early Childhood Building
- Head start Building
- Elementary Building
- Old High School Building
- Post-Secondary / Adult Learning Building
- Health Facilities
- Emergency Shelter(s)
- National Guard Armory
- Church Buildings

Building Worksheet

1. Name of Building: High School Building
2. Owner of the Building or Structure: the Borough
3. Owner of the land under the building: the Borough NWABSD
Is this land leased OR owned fee simple title OR unable to determine
4. Year constructed 1980 and renovated General Condition of Building
still in use
5. Total Dimensions of Building: Length: 60ft. 5in (ft.) Width: 52ft. 4in (ft.)
AND OR Total Building Square Footage: _____ sq. ft.
6. Functional Spaces [office spaces, conference rooms, and other useful spaces, excluding common areas such as bathrooms, mechanical, hallways, etc.]

Functional Space 1: Name of Space H.S. Computer
Length: 21 (ft.) X Width: 16ft. 2in. (ft.) = Total Sq. Ft. _____

Northern Magagement Building Inventory

Functional Space 1: Name of Space Suseff's Room

Length: 40 ft. (ft.) X Width: 24ft. 9 in. (ft.) = Total Sq. Ft. _____

What program or service is operated in this space? Name it and Describe it:

What entity provides this program or service?

Functional Space 2: Name of Space Stan's Room

Length: _____ (ft.) X Width: _____ (ft.) = Total Sq. Ft. _____

What program or service is operated in this space? Name it and Describe it:

What entity provides this program or service?

- H.S. Library length - 16ft. 7in. width - 8ft. 4in
- mechanical length - 16ft. 7in. width - 5ft. 9in.
- Bathroom length - 16ft. 7in. width - 11ft.
- Sr. store Room length - 16ft. 7in. width - 11ft.

Functional Space 10: Name of Space _____

Length: _____ (ft.) X Width: _____ (ft.) = Total Sq. Ft. _____

Total Functional Space Square Footage: _____

7. Common Space [mechanical, hallways, entryways, storage, etc.]:

Total Building Sq. Footage (from #2) _____

Minus (-) Total Functional Space Square Footage (from #3) _____

Total Common Space Square Footage _____

ADD DIGITAL PHOTOS OF EXTERIOR AND EACH FUNCTIONAL SPACE BELOW LABEL EACH

LIST OF COMMUNITY BUILDINGS TO BE ASSESSED

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- Elementary Building
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- Post-Secondary / Adult Learning Building
- Health Facilities
- Emergency Shelter(s)
- National Guard Armory
- Church Buildings

Building Worksheet

1. Name of Building: middle school / elementary building

2. Owner of the Building or Structure: NWABSD

3. Owner of the land under the building: AW

Is this land leased OR owned fee simple title OR unable to determine

4. Year constructed 1979 and renovated General Condition of Building

still in use

5. Total Dimensions of Building: Length: 64 (ft.) Width: 51 (ft.)
AND OR Total Building Square Footage: 3264 sq. ft.

6. Functional Spaces [office spaces, conference rooms, and other useful spaces, excluding common areas such as bathrooms, mechanical, hallways, etc.]

Functional Space 1: Name of Space Gymnasium
Length: 76ft. 10in (ft.) X Width: 56ft. 9in (ft.) = Total Sq. Ft. _____

Northern Management Building Inventory

Functional Space 1: Name of Space _____
 Length: _____ (ft.) X Width: _____ (ft.) = Total Sq. Ft. _____
 What program or service is operated in this space? Name it and Describe it:

What entity provides this program or service?

Functional Space 2: Name of Space _____
 Length: _____ (ft.) X Width: _____ (ft.) = Total Sq. Ft. _____
 What program or service is operated in this space? Name it and Describe it:

What entity provides this program or service?

- Kitchen length - 29ft. 6in. width - 19ft. 7in
- Boys room length - 20ft. 3in. width 17ft. 5in.
- Girls room length - 20ft. 3in. width 17ft. 5in.
- wood shop length 31ft. 5in. width 21ft. 7in.
- AIRRES room length 27ft. 5in. width 19ft. 5in.

Functional Space 10: Name of Space _____
 Length: _____ (ft.) X Width: _____ (ft.) = Total Sq. Ft. _____

Total Functional Space Square Footage: _____

7. Common Space [mechanical, hallways, entryways, storage, etc.]:

Total Building Sq. Footage (from #2) _____

Minus (-) Total Functional Space Square Footage (from #3) _____

Total Common Space Square Footage _____

ADD DIGITAL PHOTOS OF EXTERIOR AND EACH FUNCTIONAL SPACE BELOW
LABEL EACH

- Tanya's room - length 27ft. 5in. width 19ft. 9in.
- Erin's room - length 27ft. 5in. width 19ft. 9in.
- Elementary 2nd lab length - 29ft. 5in. width 22ft. 6in.
- Elementary library length 37ft. width 17ft. 7in.
- STAFF lounge length 32ft. 3in. width 14ft. 2in.
- Margaret's class length 29ft. 5in. width 22ft. 4in.
- Haidi's class length 29ft. 5in. width 22ft. 5in.
- Velmas class length 31ft. 4in. width 29ft. 4in.
- Boys room length 10ft. 10in. width 9ft. 7in.
- Girls room length 10ft. 10in. width 9ft. 7in.
- Rachel's room length 29ft. 4in. width 22ft. 5in.
- Janet's room length 10ft. 1in. width 9ft. 4in.
- Boiler room length 19ft. 9in. width 13ft. 11in.

- small cn. A1 length 14ft. 8in. width 6ft. 3
- small cn. A2 length 14ft. 8in. width 6ft. 3
- printing office length 14ft. 11in. width 7ft. 10in.
- main office length 14ft. 11in. width 9ft. 10in.
- office bathroom length 9ft. 7in. width 6ft. 11in.

APPENDIX: FACILITY/COMMUNITY MEETING & PLANNING REPORT

**MULTI-USE FACILITY
Preliminary Study
Native Village of Noatak
Community Meeting
May 7, 2007**

Northwest Arctic Borough

I met with Mayor Martha Whiting and she expresses full support of the project so that other communities can use this as a pilot project. At this point a letter of commitment for services/programs provided by the Borough isn't likely. I will discuss later that the Borough representative (Billy Lee) of a possible program that can be housed in this facility; Emergency Operations Center. The assistance of Annabelle Alvieta (sp?) will continue as a participant and with any grant writing assistance as needed. The Borough will also write a letter of support when needed.

Northwest Arctic Borough School District

Dr. Norman Eck, Superintendent of Schools in the Northwest Arctic Borough provided operations and management budget figures for the Noatak Elementary, Middle, High Schools and the Teacher Housing units. The total cost on an average year is approximately \$320,000 per year. This is not broken into individual areas as would be helpful. He indicated that the teacher's units would continue to be used when the new school is completed.

- Fuel \$39,000
- Electricity \$134,000
- Water & Sewer \$36,000

Dr. Eck is in full support of the community looking at possibilities of utilizing this facility for the community.

NANA Regional Corporation

President Marie Greene will also support what the community wants. Little time was spent with her due to conflicting meetings she had previously scheduled. The Native Village of Noatak should continue to keep NANA Regional Corporation up to speed on the progress and seek her support. It is important that all regional organizations play a roll in the process so when the NVN begins the fundraising campaign the Northwest Arctic Leadership Team is well aware and can utilize their lobbying efforts with the State of Alaska and the Federal Government.

Maniilaq Association

President/CEO Helen Bolen indicated full support of the Native Village of Noatak and the potential multi-use facility study. Maniilaq Association along with the Denali Commission and other granting agencies have built clinics in most of the villages in their service area. The facilities were constructed to support programs and services that Maniilaq provides and currently are not at capacity. Although in the future if the need is there Maniilaq would consider the possibility of looking to the multi-use facility for

services. It has been a goal of the Maniilaq Board of Directors to move programs and services to the villages so long as there is adequate place to provide such services. It was indicated that the NVN could utilize the Planning Department as a resource in soliciting grants and funding.

Noatak Schools

I met with the Principal of the Noatak Schools to discuss the construction of the new school and what time frame they are working with.

1. Elementary School: There are two phases at this time for the entire construction of the school. The Alaska State Legislature is still in session and there are hopes that the additional funds to be included in the budget on the Senate side and then onto the House side for reconsideration. The Department of Education removed full funding of the project due to bonding issues in urban Alaska.
2. Middle School: The middle school is in the initial stage of construction.
3. High School: The high school is in the initial stage of construction as well.

At this time UIC is awaiting the permit application for gravel to move forward in the project. The State of Alaska is still reviewing the permit application.

When Mr. Lovelace travels to Noatak the Maintenance Operator Michael Adams and the principal will both participate in the inspection to provide adequate assessment of the current school. Mr. Adams will be going to work for UIC in the construction of the school to participate in all phases of construction.

The first phase is expected to be completed by August of 2008.

Community Meeting

The community meeting began at 5:15pm in the Noatak Middle School; there were approximately 15 people in attendance representing the community of Noatak, the Noatak IRA, NANA Regional Corporation, Maniilaq, Northwest Arctic Borough and NANA Pacific. Spring, Summer and Fall is prime subsistence hunting and gathering time for the community of Noatak, therefore this would be an average amount of individuals attending meetings as such. The meeting lasted approximately two and one half hours with everyone participating and providing information that met the needs of the preliminary study.

Vision

The community of Noatak has been working on their Community Comprehensive Plan since June of 2006 and the Planning Committee/IRA Council will be meeting on May 8, 2007 to adopt the draft plan. It was decided that the vision of multi-use facility will remain the same vision in the comprehensive plan so that all the goals and objectives the community accomplishes remains the same with what the community came up with.

Noatak is a unique community that promotes excellence in our Inupiaq culture and way of life.

Programs and Services

1. **Emergency Operations Center (EOC)** The EOC is a possible tenant of the multi-use facility in Noatak. This operation would be a central location that would assist in emergency situations natural disasters such as erosion, severe weather conditions. Noatak lies in pristine wilderness and there is potential environmental impact from fuel spills, chlorine spill that includes erosions, fuel spills, aircraft disasters and pandemic flu.

With sever weather conditions in rural Alaska, Noatak can serve as a central location for the Red Dog mine which is approximately 40 miles Northwest of Noatak. The mine employs nearly 500 employees and travel between the mine and Anchorage occurs weekly and almost daily in region.

2. **Boys and Girls Club** The community expressed great need for a Boys and Girls Club in Noatak, currently the kids do not have a place to use for extra curricular activities. The Boys and Girls Club gives children between the ages of five and 18 a safe haven to participate in activities. The Native Village of Noatak is currently looking into starting the program but is in need of a facility.
3. **Indian Child Welfare Act** Children's safety is very important to the community and ICWA provides necessary protection of children. This program is a federally funded program and plays a vital role in the community. The requirement of confidentiality is important and the multi-use facility would serve this purpose.
4. **Education Program** The Red Dog mine is located near the community of Noatak and gives opportunity for access to jobs. The education program gives the necessary resources to technical training and post-secondary education.
5. **IGAP** is a service that provides environmental protection and trains local community members on ways to protect the environment. It is vital to the community that the lands, water and air is environmentally safe so that they can continue to hunt and fish to sustain their traditional foods.
6. **Indian Reservation Roads Program** the inventory of roads in the community was recently completed, in order to give access to new roads for development, improvement of current roads for safety and possibly a docking ramp down river, the Native Village of Noatak needs to have space to continually improve their roads system.
7. **Basic Services** The Native Village of Noatak owns and operates the public utilities system, having on central location for operations is beneficial to the community as a one-stop shop.
8. **Public Assistance** There are several needed programs in Noatak for the community members with little resources to provide daily necessities for families. Utilizing the multi-use facility for energy assistance, ATAP, and other state services would give community members the resources to assist when no other means is available such as jobs.
9. **Public Safety** The community has a part-time Village Public Officer provided by Maniilaq Association and is in need for a full-time officer. Currently the Village

Safety Public Officer Program is managed out of Kodiak (KANA) and lacks local control. Sometime in July/August the State of Alaska Public Safety Summit will be held in Kotzebue and it was recommended that the Native Village of Noatak participate in the summit. The multi-use facility would be an appropriate location for the community, especially of the Boys and Girls Club was located in the same building. This would also show support for the program by having space for the public safety officer.

10. **Community Gathering Place** On occasion the Northwest Arctic Leadership Team, Regional Boards and Assembly's meet in Noatak. The Community also hosts evenings of gathering for various events and need is important to continue hosting such activities.
11. **Conference Room** The community has several boards and commission in Noatak and is in need of a central meeting area, the Native Village of Noatak Tribal Council, the Noatak Lions Club, the Advisor School Council, the Noatak Planning Committee, the Student Council and other regional organizations such as the Subsistence Committee for the Red Dog mine, NANA, Maniilaq, School District and the Northwest Arctic Borough.

Management

It was decided that the management of the multi-use facility remain with the Native Village of Noatak. Noatak is an unincorporated community, therefore does not have a municipality under the auspices of the State of Alaska.

Sustainability

Tribal Administrator Herbert Walton will be checking in on the contract support monies from the Federal Government, in addition the process of applying for in in-direct cost rate amendment will begin. When a Tribe does not have a negotiated rate with the Federal Government, it sometimes is around 10% of their Annual Funding Agreement, in some cases the rate could be up to 26% and possibly more, depending on the need. This rate, once negotiated runs on a three-year cycle and has equal risk factors when applying. It should be studied carefully before submitting. The budget of the Noatak IRA will be reviewed to see where they can start putting funds aside to build a

Economic Development

1. **Processing Plant** was briefly discussed but acceptable by the community. Also, Noatak is prime caribou hunting for people from all over the state and lower 48, Noatak receives an influx of hunters every fall and could use this opportunity that would benefit the community greatly.
2. **Arts and Crafts** local artists are many and can use this facility as a resource to promote and sell their products
3. **Deli/Restaurant** would be a business that the community could thrive on, there is no such business at this time, and during the hunting season this could be a booming business.
4. **Accommodations** the only place for visitors to stay is at local homes and the school if need be. There is no B&B located in Noatak.

5. **Tourism** is another opportunity, for hunters, canoe drifters and bird watcher.

Overall the community of Noatak is taking the right approach for the community as a whole. The opportunity that is at arms reach would improve programs and services.

APPENDIX: NOATAK PRESENTATION

Noatak Multi-Use Facility Feasibility Study & Strategic Plan Native Village of Noatak

*“Paid for in part with Mini-Grant Assistance made available through the State
Department of Commerce, Community, and Economic Development “*



Multi-Use Facility

What is a multi-use facility?



Feasibility Study & Strategic Plan Objectives

- Which buildings would be best to renovate and/or expand;
- Which Programs/Services/Functions would be best to consolidate;
- Cost Estimates to Construct and Maintain Facility;
- Strategy on how to proceed toward design construction.

Feasibility Study & Strategic Plan Methodology

- Student /Teacher/NVN Facility Identification
- Steering Committee Coordination
- Stakeholder Assessment/Partnership Assessment, & Community Involvement
- Programmatic Needs Assessment and Identification
- Facility Comparison and Selection
- Facility Assessment, including operations and maintenance;
- Facility Construction Assessment;
- Implementation Plan Development;

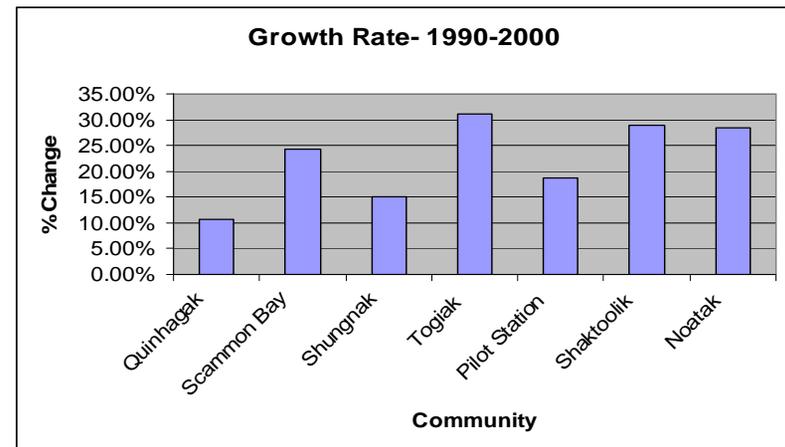
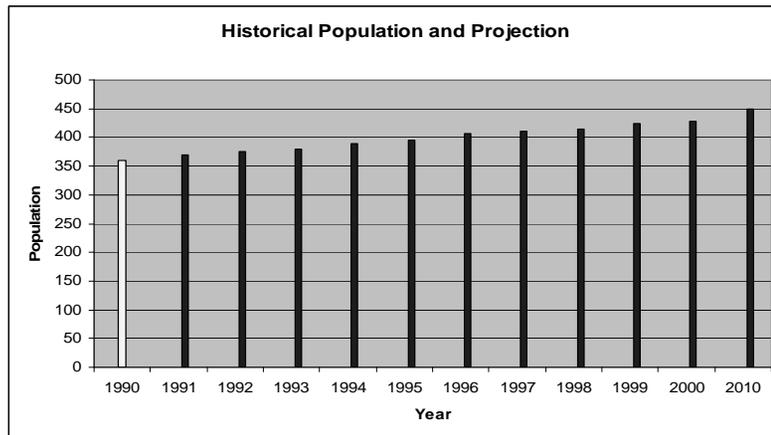
Community Vision- M-U Facility

Vision: To develop a self sustaining facility while preserving Noatak's Inupiaq way of life. The M-U Facility will be a gathering place for the people in order to reinforce the community's values, including:

- Our community has a strong connection to the Inupiaq culture and way of life.
- Our community works well together in times of need.
- Our residents provide well-being for our families through the subsistence lifestyle.
- Our community holds strong family ties.
- Our community recognizes the importance of sustainability for the future of our children.

Population Growth and Comparison

(source Noatak Community Plan & State of Alaska Web-Site)



Project Partners & Stakeholder Assessment

- *Northwest Arctic Borough*
- *Northwest Arctic Borough School District*
- *NANA Regional Corporation*
- *Maniilaq Association*
- *Other?*

Potential Program to be consolidated

- Emergency Operations Center
- Boys and Girls Club
- Indian Child Welfare Act (ICWA)
- Education Program
- IGAP
- Indian Reservation Roads Program
- Basic Services
- Public Assistance

Potential Tenants & Perceived Needs

Tenant	Office Needs	Sources of Funding
NVN	7	Grant funding from a variety of sources. 4 administrative and 3 programmatic.
NANA	2	NANA Regional Corporation funding.
Maniilaq Association	3	Grant funding.
Northwest Arctic Borough	2	Grant funding.

Programatic Needs Assessment

Type of Space Needs	Sq Ft/ Unit	#	Total (Sq Ft)	Description
Office	125	14	1750	Square footage is an estimate only.
Private Consultation/Meeting/ Room	250	1	250	Programs may need a small space for a classroom, meeting, or consultation.
Community Meeting	1000	1	1000	Stakeholders expressed the desire for a large space to accommodate large meetings.
Storage	300	1	300	Storage unit for program and administrative needs.
Other	500	1	500	Other (mechanical, restroom, hallways, kitchen).
Total Preliminary Square Footage Assessment			3800 sq ft	

Available Facilities for Consideration

Facility Information	Old Clinic/Tribal Office	I.R.A. Noatak	High School Gymnasium Building	High School	Elementary School
Year Built	unavailable	1969	1980	1979	1979
Year Renovated	unavailable	1980			
Owner/Operator	NVN	NVN	NWABSD	NWABSD	NWABSD
Square Feet	1144 sq ft	2592 sq ft	10500 sq ft	3600 sq ft	8250
Function	Tribal Offices	Municipal Offices	Education	Education	Education
Comments	Too small for program consolidation.	In poor shape.	In use.	In use.	In use.

Site Selection Assessment Matrix

Category	Old Clinic/Tribal Office	I.R.A. Noatak	High School Gymnasium Building	High School	Elementary School
Road access	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Available land for expansion	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
Sufficient physical size	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
	No. Facility is too small for consideration.	This particular facility can service Noatak IRA programs only.	Facility exceeds the expressed needs	The high school and the maintenance facility could serve the needs.	Facility actually exceeds the expressed needs
Physical Condition	Like new/minor repair.	Needs to be replaced. Bad foundation and poorly maintained.	Major repair needed, but acceptable.	Major repair needed, but acceptable.	Major repair need, but acceptable.
Other location comments				Does not have thermal siphons on the foundation.	
Parcel ID & land owner	Noatak IRA	Noatak IRA	NW Arctic Borough School District	NW Arctic Borough School District	NW Arctic Borough School District
Local select	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				

IRA Facilities Operations and Maintenance (Existing & Estimated)

Building	Square Feet	% of Total Sq Feet	Fuel Cost	Electricity	Water and Sewer	Maintenance	Total Annual Utilities per unit	Total Average Monthly O& M
IRA Office	2800	40%	\$24,155	\$4,544	n/a	\$9,200	\$37,899	\$3,158
Old Clinic	1700	24%	\$17,418	\$3,166	n/a	\$8,300	\$28,884	\$2,407
Jail House	2500	35%	\$1,300	\$1,000	n/a	\$500	\$2,800	\$233
Total	7000	100%	\$42,873	\$8,710	n/a	\$18,000	\$69,583	\$5,799

School Operations and Maintenance

Building	Sq Ft	% of Total Sq Ft	Fuel Cost	Power	Water and Sewer	Upkeep	Total Annual Utilities per unit	Total Average Monthly O& M
Elementary School	8250	24%	\$9,380	\$32,230	\$8,659	\$26,698	\$76,968	\$6,414
High School/ Gymnasium School	10500	31%	\$11,939	\$41,020	\$11,020	\$33,980	\$97,959	\$8,163
High School	3600	10%	\$4,093	\$14,064	\$3,778	\$11,650	\$33,586	\$2,799
Teacher Housing (Large Building)	6000	17%	\$6,822	\$23,440	\$6,297	\$19,417	\$55,977	\$4,665
Teacher Housing (Duplex)	2625	8%	\$2,985	\$10,255	\$2,755	\$8,495	\$24,490	\$2,041
Principal Quarters	1200	3%	\$1,364	\$4,688	\$1,259	\$3,883	\$11,195	\$933
Maintenance Shop	2125	6%	\$2,416	\$8,302	\$2,230	\$6,877	\$19,825	\$1,652
Total	34300	100%	\$39,000	\$134,000	\$36,000	\$111,000	\$320,000	\$26,667

Monthly O&M Costs- Based on Sq ft

- Existing IRA Office
 - \$3,200 (est)
 - 2592 sq ft
- Elementary School:
 - \$6,400 (est)
 - 8250 sq ft
- High School
 - \$2,700 (est)
 - 3600 sq ft

Recommended Facility: Noatak High School

- Size of the facility is not excessively larger than existing.
- Consider the maintenance building if space needs exceeds sq footage AND if concrete tenant commitments can be secured.
- Comparable operations and maintenance costs to existing Noatak IRA building.
- Northwest Arctic Borough School District is supportive of the Noatak IRA.
- Facility condition is the best available in the community.
- Commercial grade doors and other building components.
- Facility is structurally sound.
- Facility has potential for expansion with other Northwest Arctic School District programs.

Facility Condition and Needs Assessment- Summary

Overall Condition.

There are major repairs needed but this overhaul is both financially (O&M and retrofit) and structurally feasible.

1. *Electrical System.* The electrical system needs major repairs.
2. *HVAC System.* The HVAC system needs major repairs.
3. *Plumbing.* The plumbing system needs major repairs.
4. *Foundation.* The foundation needs to be reviewed by a qualified structural engineer. It is likely, however, that the foundation is sufficient for projected needs.
5. *Roof and Supports.* The roof and support system needs major repairs.

Operations: Finance & Governance

- Owner/operator of the proposed Multi-Use Facility will be the NVN.
- NWABSD- Current owner. Need a transfer of title for facility only.
- NVN would be responsible for all operations, including transfer agreement.

Multi-Use Facility Conceptual Cost Estimate – Budgetary Assumptions

Construction Cost Estimate Assumptions	
1	The facility to be renovated is the Noatak High school and possible maintenance building approximately 3-4000 sq ft facility.
2	800-1000 sq ft meeting facility.
3	Retrofitted to the highest energy efficiency standard possible
4	Small consultation/meeting room.
5	10-12 individual office spaces approximately 150-300 sq ft each.
6	Kitchen facility to be incorporated into the facility.
7	Storage facility.
9	Compliant with all building codes involved with Denali Commission and other USG funding (ADA, Fire Code, etc).
9	Electrical, mechanical, plumbing, siding/roofing, and other building systems would be replaced and/or improved.
10	Use of local labor to the maximum extent practical.
11	Community is not accessible to river barging- only air.
12	Based on 2008 procurement and 2008 construction.
13	Labor rates based on Davis Bacon 60 hours/week.
14	Weather, logistics, and construction time window has been considered.
15	Assumes open competitive bid process.
16	Materials storage area will be designated near the building.
17	Local contractor with limited room and board.

Conceptual Construction Cost Estimate

Division	Basic Bid	Estimated Cost-Budget (\$)
1	General Requirements	\$549,216
2	Site Work	\$146,974
3	Concrete	
4	Masonry	
5	Metals	\$19,990
6	Wood and Plastic	\$56,763
7	Thermal and Moisture Protection	\$81,256
8	Doors and Windows	\$74,380
9	Finishes	\$111,038
10	Specialties	\$9472
11	Equipment	\$8320
12	Furnishings	\$5133
13	Special Construction	\$28831
14	Conveying	
15	Mechanical	\$195,473
16	Electrical	\$121,016
Subtotal		\$1,407,862
Estimating Contingency (10%)		\$140,786
Escalation for Inflation (12mths @6%)		\$92,919
Total Estimated Cost-Basic Bid		\$1,641,567
Other Costs and Alternates New Foundation		\$554,519
Other Costs and Alternates Subtotal		\$554,519
Total Estimated Project Cost		\$2,196,087

Potential Donors

- State of Alaska DCCED /Denali Commission
- Rasmuson Foundation
- Indian Community Development Block Grant (ICDBG)
- Community Development Block Grant
- Traditional Lending Options
- Corporate Giving

Project Sustainability

- Business Plan

- Energy

- Considerations

Implementation Phase

1. *Refine Strategic Plan*
2. *Initiate the Design Process*
3. *Facility Business Plan*
4. *Fundraising/Capital Campaign*
5. *Final Design*
6. *Project Management/Construction*
7. *Commissioning/Operations*

Project Strengths and Weaknesses

Strengths

- *Motivated Community leadership*
- *Identified and available facilities.*
- *Growing, healthy community.*
- *Involvement of regional stakeholders.*
- *Good renovation option.*
- *Already available resources.*
- *Reasonable cost.*
- *Other?*

Weaknesses

- *Lack of an ideal facility (programmatic needs vs. available facility)*
- *Planning for sustainability.*
- *Availability of funding.*
- *Distressed community listing.*
- *Exceeding O & M costs.*
- *Lack of concrete commitment from regional stakeholders.*
- *Other?*

Recommendations

- Construct to the highest energy efficient rating possible.
- Consider constructing according to Department of Energy (DOE) Leadership in Energy and Environmental Design (LEED) methodology for efficiency rating and as a marketing tool.
- Secure long term leases from potential tenants.
- Procure only one portion of the school (High School vs. elementary school vs other)
- Establish a multi-use facility steering committee.
- Finalize and adopt a community plan.
- Consolidate community and programs that have synergistic possibilities.
- Establish a dialogue with potential donors, such as the Denali Commission, Rasmusson Foundation, State of Alaska and other similar entities.
- Solidify local support and secure commitments from tenants, including NANA, Northwest Arctic Borough, and Maniilaq Association.
- Review other site alternatives in the community.
- Allocate sufficient resources for maintenance and renewal during the business plan development phase.
- Identify available workforce data, including names, contact information, and respective trades and skills for use of local labor.
- Identify heavy equipment availability in the community.
- Identify other construction plans for the community.



Discussion & Questions