



**Financial Assistance Award**

**DENALI COMMISSION**  
 510 "L" Street, Suite 410  
 Anchorage, Alaska 99501  
 (907) 271-1414 (phone)  
 (907) 271-1415 (fax)  
 www.denali.gov

<b>Award Number</b>	0103-DC-2003-116 – Amendment #1
<b>Award Title</b>	Nome Hospital Conceptual Design
<b>Performance Period</b>	Sept. 30, 2003 to Sept. 30, 2006
<b>Authorizing Resolution</b>	03-02
<b>Recipient Organization &amp; Address</b>	
Norton Sound Health Corporation P.O. Box 966 Nome, AK 99762 Phone: (907) 677-0657 Fax: (907) 715-9492	
<b>Recipient DUNS #</b>	01-018-9223
<b>TIN #</b>	92-0041488

<b>Authority</b> 112 Stat 1854	<b>CFDA Number</b> 90.100
<b>Denali Commission Finance Officer Certification</b>	<i>JRP</i>

Current Obligations		Cumulative Obligations	Denali Commission	Other Contributors	Totals
FY04 Base	\$ 1,500,000.00	Current Funding	\$ 1,500,000.00	\$0	\$ 1,500,000.00
	\$ -	Funding From Prior Periods	\$500,000	\$120,000	\$ 620,000.00
<b>Total Current Funding</b>	<b>\$ 1,500,000.00</b>	<b>Funding Totals</b>	<b>\$2,000,000</b>	<b>\$120,000</b>	<b>\$ 2,120,000.00</b>

This Financial Assistance Award approved by the Federal Co-Chair of the Denali Commission is issued in triplicate and constitutes an obligation of federal funding. By signing the three documents, the Recipient agrees to comply with the Award provisions indicated below and attached. Upon acceptance by the Recipient, two signed Award documents shall be returned to the Federal Co-Chair of the Denali Commission and the Recipient shall retain the third document. If not signed and returned without modification by the Recipient within 30 days of receipt, the Federal Co-Chair may unilaterally terminate this Award.

Special Award Conditions and Attachments  
 Line Item Budget  
 OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations  
<http://www.whitehouse.gov/omb/circulars/a133/a133.html>

**Administrative Requirements (check one)**  
 OMB Circular A-102, Grants and Cooperative Agreements with State and Local Governments  
<http://www.whitehouse.gov/omb/circulars/a102/a102.html>  
 OMB Circular A-110, Uniform Administrative Requirements for Grants and Agreements with Institutions of Higher Education, Hospitals, and Other Nonprofit Organizations  
<http://www.whitehouse.gov/omb/circulars/a110/a110.html>

**Cost Principles (check one)**  
 OMB Circular A-87, Cost Principles for State, Local and Indian Tribal Governments  
[www.whitehouse.gov/omb/circulars/a087/a087-all.html](http://www.whitehouse.gov/omb/circulars/a087/a087-all.html)  
 OMB Circular A-122, Cost Principles for Nonprofit Organizations  
[www.whitehouse.gov/omb/circulars/a122/a122.html](http://www.whitehouse.gov/omb/circulars/a122/a122.html)  
 OMB Circular A-21, Cost Principles for Educational Institutions  
<http://www.whitehouse.gov/omb/circulars/a021/a021.html>  
 48 CFR 31.2, Contracts with Commercial Organizations

<b>Signature of Authorized Official - Denali Commission</b> <i>[Signature]</i>	<b>Typed Name and Title</b> Jeffrey B. Staser, Federal Co-Chair	<b>Date</b> 4/1/05
<b>Signature of Authorized Official - Norton Sound Health Corporation</b> <i>[Signature]</i>	<b>Typed Name and Title</b> Joe Cladouhos, President/CEO	<b>Date</b> 4-8-05

***Award Conditions to the Financial Assistance Award  
Between the Denali Commission and  
Norton Sound Health Corporation (NSHC)  
For the Nome Hospital Conceptual Design  
Project No. 0103-DC-2003-I16, Amendment #1  
April 2005***

**All changes to the award conditions are noted below.**

***1. Scope of Work***

The Commission shall provide an additional \$1,500,000 to NSHC specifically for conceptual design of the new Nome Hospital. Up to \$500,000 has previously been provided to NSHC for pre-design activities for the new Nome Hospital. It is understood by the parties that NSHC has interest in developing other health facility space in Nome that will support the health services proposed in the new Nome Hospital. These other facility improvements may be eligible for future Commission health facility funding as competitive project selection allows, but are not part of this project.

The Commission will authorize conceptual design funding of \$1,500,000 upon:

- a. Successful completion of the pre-design elements funded with the initial \$500,000 in project funding; and
- b. Approval of the Program of Requirements (POR) and any amendments to the IHS Project Justification Document (PJD) and site selection and Evaluation Report by Indian Health Service (IHS) Headquarters; and
- c. Recommendation by the Commission's Health Steering Committee in the event non-IHS beneficiary space is proposed (as discussed below).

The conceptual design funding shall be for the new facility space approved in the POR, not to include any supporting structural facilities (existing or proposed). Conceptual, schematic and final design of hospital space to serve non-IHS beneficiaries may be an eligible project cost under the following circumstances.

- The additional space is approved through the IHS PJD process (notwithstanding the type of beneficiary, but based upon total population served by the new Nome Hospital).
- The additional space is reviewed and recommended by the Commission's Health Steering Committee as appropriate for the total population served by the new Nome Hospital.

If NSHC proposes facility space in excess of what is deemed appropriate by IHS and the Commission's Health Steering Committee NSHC will be responsible for providing the associated design and construction costs.

The Commission anticipates that the following key milestones will be achieved:

- Pre-Design
  - Program verification and regional travel March-April 2005
  - Site Development Plan and Concepts May-June 2005
- POR Approval April 2005
- Design
  - Schematics August – November 2005
  - Design Development Complete Summer 2006
  - Construction Documents Complete Summer 2007
- Pre-Construction
  - Staging Pad Summer 2005
  - Building Pad and Piling Procurement Summer-Fall 2006
  - Piling Placement Spring 2007
- Construction
  - Steel Procurement and Erection Spring – Summer 2007
  - Begin Core and Shell Summer 2008

The Commission also anticipates that NSHC will meet all additional requirements and responsibilities as articulated in the *Agreement for the Nome Hospital Design between the Indian Health Service and the Norton Sound Health Corporation*.

It is understood by the Commission and NSHC that the IHS will be funding the construction of the new hospital and consequently the IHS must be a participant and subject matter reviewer of all new Nome Hospital work products produced with Commission funding. This understanding will be formalized through separate Agreement between NSHC, and the IHS. The Commission reserves the right to establish a project oversight committee through its Health Steering Committee, to serve as subject matter reviewers of all other project work products (ancillary facilities, non-IHS beneficiary space, etc.) if the IHS is unable to fulfill this role.

All Commission funding is intended for use for the scope of work identified in the Award document only.

**There are no other changes to the original Financial Assistance Award, as amended.**

# An Agreement for the Nome Hospital Design between the Indian Health Service and the Norton Sound Health Corporation

May 2004

## I. PARTIES

This document constitutes an Agreement between the Indian Health Service (a Federal agency) hereafter referred to as IHS and the Norton Sound Health Corporation (a regional Tribally managed non-profit health care organization) hereafter referred to as NSHC.

## II. PURPOSE

The Denali Commission is providing up to \$500,000 in funding to NSHC to undertake conceptual planning and design studies for the new facility. These funds will be used to identify appropriate hospital programmatic space requirements, layout and configuration of the building, permitting and environmental clearance, and site layout / construction development concerns. Completing this early stage of planning and design in advance of future IHS funding will accelerate the overall project schedule once the remaining design and construction funds are appropriated.

The design will build upon the elements of the IHS funded planning process. Applicable elements of the pre-design phase identified in the prior planning agreement between NSHC and IHS that are not already prepared under the planning process will be completed as a part of the conceptual design. Additional funding from the Denali Commission or other funding partners is anticipated to complete all remaining hospital design phases, including utility extensions, any major improvements required for utilities, and site access.

This agreement is to clarify the role of the parties to this agreement in the preparation of design documents. It is expected that future Congressional funding will be provided through an IHS line item appropriation to fund the project construction, and provide staffing, and medical equipment for the facility. When IHS project funding becomes available, the NSHC intends to submit a P.L. 93-638, Title V project funding agreement to the IHS for construction, equipment, and cultural arts. Any IHS approved funds for staffing will be added to the NSHC's funding agreement (FA), as funds are allocated.

## III. RESPONSIBILITIES OF THE PARTIES

NSHC shall collaborate with IHS staff on work products to insure that final products comply with applicable IHS health services, facility, and land requirements and ensure that final documents meet or exceed State of Alaska building codes.

NSHC shall ensure that design documents are prepared consistent with the IHS approved Program of Requirements (POR). Should facilities and accompanying health programs be detailed in the design documents which are outside of the scope of the approved POR, NSHC will highlight and clearly identify those items. Schematic and final design documents shall provide breakout narratives to quantify the impacts of POR deviations, explain the basis for the cost impact of construction and annual health program service delivery, and how NSHC will support the construction cost. Design, Construction, and

healthcare services outside the scope of the approved POR will not be supported with IHS funding.

NSHC agrees to complete the NEPA requirements during the design phase activities per 42 CFR Part 36, Tribal Self-Governance Amendments of 2000; Final Rule, Subpart N.

NSHC owns and operates the current facility and will own and operate the new facility.

NSHC agrees to provide license to use design documents, including supporting studies, background information, and CAD files prepared in the design process in future IHS-funded design activities for the Nome Hospital at no cost to the IHS and without limitation on reuse or adaptation for any future design activities associated with this site.

The State of Alaska Fire Marshall shall be the designated AHJ and will provide plan review and approval. NSHC will specify and determine appropriate building and architectural and engineering standards (including health and safety) which shall be in conformity with nationally recognized standards for comparable projects.

Schematic and Final design documents will be subject to timely (not more than 5 weeks) review and approval by the IHS. Code and program deviations found during the government review process will be addressed by NSHC before final acceptance of the documents by the IHS. The IHS will be invited to provide advisory and code based review of intermediate formal submittals.

The selection of Architect/Engineering (A/E) consultant services shall follow a competitive process in which both qualification and cost shall be incorporated as selection criteria. The selection will be generally consistent with the Brooks Act process and NSHC written policies. The IHS will be invited to participate in the A/E selection process, as a non-voting member, in order to be an informed advocate of the project.

The IHS will be provided a summary of NSHC A/E selection process and copy of formal project design submittals for review and comment. Copies of the A/E responses to review comments will also be provided to the IHS. The IHS will be invited to participate in project design review meetings. Acceptance of the final design project submittal is subject to IHS HQ formal written approval.

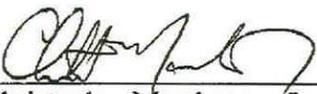
The IHS shall provide technical assistance to NSHC in performing the scope of work covered by this agreement. This technical assistance shall consist of providing review and comment of studies and design-related documents, prepared by NSHC and its consultants, solely to NSHC. IHS will not communicate directly with NSHC's consultants and subcontractors or seek to direct their work, either verbally or in writing, unless such communication has been expressly authorized by NSHC in writing.

The IHS shall continue to generate annual cost estimates using the IHS Cost Estimating System on the IHS POR approved portion for this project up until the Office of Management Budget (OMB) freezes the project budget. Any costs elements identified in

IHS project budget that are funded through the Denali Commission will be deducted from IHS's project budget. The IHS will consult with NSHC on the overall project budget prior to its submission each year.

IN THE WITNESS WHEREOF, the parties have subscribed their names,

6/4/04  
Date

  
Christopher Mandregan, Jr., MPH  
Director Alaska Area Native Health Service, IHS

6-11-2004  
Date

  
Joe Cladouhos  
President/CEO  
Norton Sound Health Corporation