

## **ALAKANUK MULTI-USE FACILITY BUSINESS PLAN**

JUNE 2007

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Additional assistance was provided by Mr. Ray Phillip of Alakanuk, with technical assistance from Northern Management, A Division of CE2 Engineers, Inc.



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## **1. Executive Summary**

### **1.1. Planning Process**

Northern Management coordinated with the Native Village of Alakanuk to hire a local Multi-Use facility planning coordinator to assist with facility documentation and assessment. Mr. Ray Phillip of Alakanuk served in this capacity. All assessment data and facility photos were documented by the local planning coordinator and uploaded directly into the online business plan.



Additional planning sessions with the Native Village of Alakanuk were held telephonically (November, 2006) and on-site (December, 2006). The on-site planning session consisted of representatives from all of the major organizations in the community, including the City, Tribe, school, local churches, and Office of Children's Services (State of Alaska), and covered the following issues:

- Building Assessments
- Needs Identification
- Phasing strategies
- Site issues
- Operations & Maintenance issues
- Partnering & Funding

In addition, the Tribal Council also met with Athena Logan at DCCED's offices in Anchorage to review the Multi-Use Facility Grant's requirements as well as technical assistance available via this program. An additional on-site session was held on March 28, 2007 to review the findings and recommendations of the planning process, discuss the preferred sites, and layout a plan for next steps.

## **1.2. Recommendations**

Based on a review of the options available to the community, program space needs, available lots, and plans for construction of a new facility, the following recommendations are made:

- 1) Relocation of the existing Tribal Hall away from the imminent threat posed by rapid erosion is a high priority; the recommended site to relocate to is Site 3, provided the City is willing to expand the lot into Tract 1a. However, relocation of this facility is not going to be inexpensive, as a new foundation will have to be constructed above the recommended flood level, and the facility will require substantial rehab post-relocation. To reduce costs, the Tribe may consider only relocating the Tribal Offices portion of the Tribal Hall to this site.
- 2) Planning and design of a new, phased multi-purpose facility should begin now, and the recommended location is Site 1. This site can potentially be expanded in the future pending negotiations with homeowners adjacent to the site. A suggested program space plan totally approximately 3,780 SF and additional phasing is presented in this study. Community meeting space would be a future phase/expansion of this project.
- 3) The City and/or Tribe, in conjunction with the Village Corporation, should pursue funding to complete a feasibility study of the existing elementary school, to determine to what extent the new facility can be utilized by the community after it is vacated by the school district in the next decade after a new school is constructed. Most likely, both future community meeting space, and a new store, could be co-located in the existing elementary school.

## **2. Community Overview**

Alakanuk is a Yup'ik Eskimo village that was incorporated in 1969 as a second class city. There are no roads connecting Alakanuk with other population centers in the region. Alakanuk is active in commercial fishing and subsistence. The sale, importation and possession of alcohol are banned in the village.

Alakanuk has a seasonal economy. Seventy-six residents hold commercial fishing permits, however, poor fish returns since 1998 have significantly affected the community. Many have gill net permits, and set net fishermen sell their salmon to Seattle fish buyers. Government employment and retail businesses provide limited year-round employment. Moose, salmon, seal, beluga whale and rabbit provide food sources. Some residents trap. Many residents travel to Emmonak to attend social events and to shop.

Alakanuk is a Yup'ik word meaning "wrong way," aptly applied to a village on this maze of watercourses. The village was first reported by G.R. Putnam of the U.S. Coast & Geodetic Survey in 1899. It was originally settled by a Yup'ik shaman named Anguksuar and his family. A Catholic mission school was built near the village. A post office was established in 1946. In 1948, the school was relocated to St. Mary's, and many families moved from the old school site to Alakanuk. It incorporated as a second-class city in 1969.

A federally-recognized tribe is located in the community -- the Village of Alakanuk.

### **2.1. Location**

Alakanuk is located at the East entrance of Alakanuk Pass, the major southern channel of the Yukon River, 15 miles from the Bering Sea. It lies approximately 62.7 degrees North Latitude and 164.6 degrees West Longitude (Sec. 14, T030N,R082W, Seward Meridian). It lies 8 miles south of Emmonak, approximately 162 air miles northwest of Bethel. It is located in the Bethel recording district. The area encompasses 32.4 sq miles



of land and 8.7 sq miles of water. Alakanuk is the longest village on the lower Yukon - the development stretches over a 3 mile area along the Pass. Approximately 25 homes along the bank are being threatened by erosion.

The climate of Alakanuk is subarctic, averaging 60 inches of snowfall and 19 inches of total precipitation per year. Temperatures range from between - 25 to 79 degrees Fahrenheit. Heavy winds are frequent during the fall and winter. The Yukon River is used as an ice road during freeze-up, from November through May.

## **2.2. Population Served**

As of the census of 2000, there were 652 people, 139 households, and 118 families residing in the city. The population density was 7.8/km<sup>2</sup> (20.2/mi<sup>2</sup>). There were 160 housing units at an average density of 1.9/km<sup>2</sup> (4.9/mi<sup>2</sup>). The racial makeup of the city was 1.99% White, 95.40% Native American, 0.15% Asian, and 2.45% from two or more races.

There were 139 households out of which 59.7% had children under the age of 18 living with them, 57.6% were married couples living together, 12.9% had a female householder with no husband present, and 15.1% were non-families. 10.8% of all households were made up of individuals and 2.9% had someone living alone who was 65 years of age or older. The average household size was 4.69 and the average family size was 5.19.

In the city the population was spread out with 44.6% under the age of 18, 12.9% from 18 to 24, 21.9% from 25 to 44, 13.7% from 45 to 64, and 6.9% who were 65 years of age or older. The median age was 20 years. For every 100 females there were 111.0 males. For every 100 females age 18 and over, there were 109.9 males.

## **2.3. Services Provided**

**City of Alakanuk,** The City operates the water and piped sewer system and the central watering point. The City Council is the policy-making body for the utility. The City owns and operates the Public Safety Building and Laundry Mat and Sauna. City owns and operates a total of 44,000 gal of Bulk Fuel.

*City of Alakanuk; PO Box 167 Alakanuk, Alaska 99554 P: 907-238-3313 F: 907-238-3620*

**Village of Alakanuk**, owns the Alakanuk Health Clinic Facility and leases the clinic to Yukon Kuskokwim Heath Corporation. The Tribe operates the Courts, EPA Department; a Temporary Assistance Program; The Tribe provides Bingo for the Community as well as Dance and other entertainment activities. *Village of Alakanuk; PO Box 149 Alakanuk, Alaska 99554 P: 907-238-3419 F: 907-238-3429*

**Association of Village Council Presidents Regional Housing Authority**, provides Regional Housing Assistance and other programs to the community; *AVCPRHA: PO Box 767 Bethel, Alaska 99559 P: 907-543-7300 F: 907-543-3596; [www.avcphousing.org](http://www.avcphousing.org)*

**Yukon Kuskokwim Health Corporation**, leases the Health Clinic Facility from the Alakanuk Tribal Council. YKHC operates the Community Helath Clinic providing Aids/Practitioners for Alakanuk and operates the regional hospital and numerous health programs in Bethel; *YKHC PO Box 528 Bethel, Alaska 99553; P: 907-543-6000; [www.ykhc.org](http://www.ykhc.org)*

**Alaska Village Electric Cooperative**, which operates and manages the power plant and associated bulk fuel tanks (117,029 gal) in Alakanuk. *AVEC: 4831 Eagle River, Alaska 99503 P: 907-561-1818 F: 907-562-4086; [www.avec.org](http://www.avec.org)*

**Lower Yukon School District**, which operates the local school grades K-12; The school owns and operates 132,000 gal of Bulk Fuel. *LYSD: 2550 Denali St. Ste 1000; Anchorage, Alaska 99503 P: 866-254-2855 (toll free); [www.lysd.net](http://www.lysd.net)*

**Office of Children's Services**, does not have an office in Alakanuk, but periodically sends out OSC social workers to aid the ICWA Program/workers in Alakanuk. Office of Children's Services strongly supports the Indian Child Welfare Act and continues to build federal ICWA into all levels of OCS Child Welfare. *OCS: 313 Willow Street Bethel, Alaska 99559 P: 907-543-3141 F: 907-543-4131; <http://hss.state.ak.us/ocs/Offices/local.htm>*

## **2.4. Current Infrastructure**

The City operates the water and piped sewer system and the central watering point. Approximately 90% of homes are connected. There is a sewage lagoon available for individuals to dump their honeybuckets. The City

Council is the policy-making body for the utility. Water is derived from the Alakanuk Slough, is treated, stored in a tank, and piped to most of the community. In 1998, 83 homes, the school and teachers' housing were connected to a new piped system. New facilities include a water treatment plant, heated 300,000-gal. water storage tank, vacuum sewage plant, sewage lagoon, arctic piping, and household plumbing.

The landfill is reported as inactive. Electricity is provided by AVEC. There is one school located in the community, attended by 211 students. Local hospitals or health clinics include Alakanuk Health Clinic and Pearl E. Johnson Sub-Regional Clinic in Emmonak. Alakanuk Health Clinic is a Primary Health Care facility. Alakanuk is classified as an isolated village, it is found in EMS Region 7A in the Yukon/Kuskokwim Region. Emergency Services have coastal and air access. Emergency service is provided by a health aide.

## **2.5. Transportation Available**

There are no roads connecting Alakanuk to other population centers in the region. However, Alakanuk provides a 2,200' long by 55' wide State-owned gravel airstrip. An airport relocation project is underway, due to erosion. Grant Aviation, Hageland Aviation and Tanana Air Service offer passenger flight service. Alakanuk is accessible from the Yukon River by river boat and by barge from the Bering Sea. During the winter, residents make use of snowmachines and use ice roads for local travel.

## **2.6. Community Buildings Inventory & Assessment**

*Please note that all measurements and square footages are approximate and are only meant for general planning and discussion purposes, and not for engineering purposes. More detailed building assessments are available by clicking on the web links at the bottom of this section, and include additional photos.*

Functional Space	Functional Space Square Footage	Prorated Common Space Percentage	Prorated Common Space Sq. Footage	Total Sq. Footage	Name of Building (Existing Building, or 'Non-Existent')
General Shopping Space	1,501	100.00%	99	1,600	Annex Store
<b>#1</b>	<b>1,501</b>	<b>100.00%</b>	<b>99</b>	<b>1,600</b>	<b>Annex Store</b>
Conference Room	726	64.25%	276	1,002	City Hall
Administrator's Office	110	9.73%	42	152	City Hall
Secretary Office	100	8.85%	38	138	City Hall
Kitchen/Break Room	110	9.73%	42	152	City Hall
Storage Room	84	7.43%	32	116	City Hall
<b>#2</b>	<b>1,130</b>	<b>100.00%</b>	<b>430</b>	<b>1,560</b>	<b>City Hall</b>
Shop	1,008	100.00%	0	1,008	City Shop
<b>#3</b>	<b>1,008</b>		<b>0</b>	<b>1,008</b>	<b>City Shop</b>
Office	140	13.15%	96	236	Clinic
Break Room	10	0.94%	7	17	Clinic
Janitor Room	15	1.41%	10	25	Clinic
Storage Room	50	4.69%	34	84	Clinic
Supply Room	110	10.33%	75	185	Clinic
Patient Waiting Area	300	28.17%	205	505	Clinic
Examining Room 1	110	10.33%	75	185	Clinic
Examining Room 2	110	10.33%	75	185	Clinic
Examining Room 3	110	10.33%	75	185	Clinic
Examining Room 4	110	10.33%	75	185	Clinic
<b>#4</b>	<b>1,065</b>	<b>100.00%</b>	<b>727</b>	<b>1792</b>	<b>Clinic</b>
Councilors Office 1	221	3.63%	79	300	Elementary
Councilors Office 2	275	4.52%	99	374	Elementary
Classroom 1	625	10.26%	224	849	Elementary
Classroom 2	667	10.95%	239	906	Elementary
Classroom 3	667	10.95%	239	906	Elementary
Classroom 4	667	10.95%	239	906	Elementary
Classroom 5	667	10.95%	239	906	Elementary
Classroom 6	575	9.44%	206	781	Elementary
Classroom 7	725	11.91%	260	985	Elementary
Classroom 8	725	11.91%	260	985	Elementary
Copy/Teacher Room	275	4.52%	99	374	Elementary
<b>#5</b>	<b>6,089</b>	<b>100.00%</b>	<b>2,183</b>	<b>8,272</b>	<b>Elementary</b>
Classroom 1	744	8.17%	485	1,229	High school
Classroom 2	416	4.57%	271	687	High school
Classroom 3	1,152	12.64%	750	1,902	High school
Classroom 4	480	5.27%	313	793	High school
Classroom 5	960	10.54%	625	1,585	High school
Gym/Basket Ball Court	3,577	39.26%	2,330	5,907	High school
Office	403	4.42%	263	666	High school
Kitchen/Storage	1,380	15.14%	899	2,279	High school
<b>#6</b>	<b>9,112</b>	<b>100.00%</b>	<b>5,936</b>	<b>15,048</b>	<b>High School</b>

Office	190	9.90%	52	242	Headstart
Classroom	912	47.52%	248	1,160	Headstart
Kitchen	171	8.91%	46	217	Headstart
Kitchen Storage	171	8.91%	46	217	Headstart
Supply Storage	152	7.92%	41	193	Headstart
Indoor Playground	323	16.83%	88	411	Headstart
<b>#7</b>	<b>1,919</b>	<b>100.00%</b>	<b>521</b>	<b>2,440</b>	<b>Headstart</b>
Washing Room	726	85.82%	48	774	Laundry Mat
Drying Room	120	14.18%	8	128	Laundry Mat
<b>#8</b>	<b>846</b>	<b>100.00%</b>	<b>56</b>	<b>902</b>	<b>Laundry Mat</b>
Shopping Space*	3,312	100.00%	118	3,430	Native Store
<b>#9</b>	<b>3,312</b>	<b>100.00%</b>	<b>118</b>	<b>3,430</b>	<b>Native Store</b>
Reception Area*	180			180	Public Safety
Office*	70			70	Public Safety
Observation Room*	130			130	Public Safety
Holding Cell 1*	18			18	Public Safety
Holding Cell 2*	18			18	Public Safety
Holding Cell 3*	30			30	Public Safety
<b>#10</b>	<b>446</b>			<b>446</b>	<b>Public Safety</b>
Mail Loading Dock	630	55.02%	918	1,548	Post Office
Mail Dispensing	116	10.13%	169	285	Post Office
Clerk/Customer Area	169	14.76%	246	415	Post Office
Mail Pickup	230	20.09%	335	565	Post Office
<b>#11</b>	<b>1,145</b>	<b>100.00%</b>	<b>1669</b>	<b>2,814</b>	<b>Post Office</b>
Armory*	1,200	30.77%	0	1,200	Armory 1
Armory*	1200	30.77%	0	1,200	Armory 2
Armory*	1500	38.46%	0	1,500	Armory 3
<b>#12</b>	<b>3,900</b>	<b>100.00%</b>	<b>0</b>	<b>3,900</b>	<b>Armory</b>
Storage Room 1	28	0.82%	13	41	Tribal/Bingo Hall
Storage Room 2	28	0.82%	13	41	Tribal/Bingo Hall
Storage Room 3	112	3.29%	52	164	Tribal/Bingo Hall
Bingo/Dance Hall	1904	55.98%	877	2,781	Tribal/Bingo Hall
Bingo Caller Room	70	2.06%	32	102	Tribal/Bingo Hall
Tribal Court					
Administrator's Office	196	5.76%	90	286	Tribal/Bingo Hall
Tribal Council Office	332	9.76%	153	485	Tribal/Bingo Hall
Test/Office Room	63	1.85%	29	92	Tribal/Bingo Hall
Snack/Supply Room	63	1.85%	29	92	Tribal/Bingo Hall
Child & Family Care Service	484	14.23%	223	707	Tribal/Bingo Hall
UAF Research Office	121	3.56%	56	177	Tribal/Bingo Hall
<b>#13</b>	<b>3,401</b>	<b>100.00%</b>	<b>1,567</b>	<b>4,968</b>	<b>Tribal/Bingo Hall</b>
Sanctuary	762	92%	301	1,063	Assembly of God
Office	64	8%	25	89	Assembly of God
<b>#14</b>	<b>826</b>	<b>100%</b>	<b>326</b>	<b>1,152</b>	<b>Assembly of God</b>
	35,700		13,632	49,332	

More Info:

[Alakanuk Annex Store](http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukAnnexStore.pdf)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukAnnexStore.pdf>)

[Alakanuk City Hall](http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukCityHall.pdf)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukCityHall.pdf>)

[Alakanuk Assembly of God Church](#)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukAssemblyofGodChurch1.pdf>)

[Alakanuk City Shop](#)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukCityShop1.pdf>)

[Alakanuk Clinic](#)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukClinic1.pdf>)

[Alakanuk Elementary School](#)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukElementarySchool1.pdf>)

[Alakanuk Highschool](#)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukHighschool1.pdf>)

[Alakanuk Headstart](#)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukHeadstart2.doc>)

[Alakanuk Native Store](#)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukNativeStore1.pdf>)

[Alakanuk Police Department](#)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukPoliceDepartment1.pdf>)

[Alakanuk Postal Office](#)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukPostalOffice1.pdf>)

[Alakanuk Tribal Council](#)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukTribalCouncil1.pdf>)

[Alakanuk Armory](#)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukArmory.pdf>)

[Alakanuk Laundry Mat](#)

(<http://www.northernmanagement.us/PublicFolders/DocMeister/Alakanuk/AlakanukLaundry1.pdf>)

**Facilities Inventory & Assessment – Facility Photos**

Church: Assembly of God



Armory



High School



City Shop (Tan Building)



Annex Store



Clinic



City Hall



Headstart



Laundry Mat



Post Office



Native Store



Elementary



Police Building



Tribal/Community Hall



Below is a general description of each facility, and in bullets, any current issues with the facility that were brought up by facility occupants or operators during the public planning session.

### **Alakanuk Annex Store**

Alakanuk Annex Store is 1,600 SF, constructed in 1968 and owned by Alakanuk Native Corporation. The store provides groceries and other goods to the community. The general condition of the building is extremely poor. The building needs to be expanded due to overcrowding of stock and the floor is a safety hazard in certain areas in need of repair. Alakanuk Annex Store also lacks a handicapped access ramp.

Based on public comment:

- A new store is required, as the existing building, due to its age, cannot economically be renovated and/or expanded to meet the needs of a modern commercial retail facility
- A lot adjacent to the Annex Store is currently being developed for a possible replacement store

### **Alakanuk Native Store**

Alakanuk Native Store was constructed in 1968 and is owned by the Alakanuk Native Corporation. The store is 3,430 SF and is just under 50 years old. The store provides groceries, hardware, lumber, gas, stove oil and propane to the residents of Alakanuk. The building is in poor condition in need of a new floor, walls and new tile due to erosion.

Analysis:

- One recommendation for both the Alakanuk Annex Store and the Alakanuk Native Store is to combine the facility in a consolidated building in order to better meet the needs of the community
- The Elementary School is under consideration by the village corporation as a possible future location for the stores after a new facility is constructed after 2009

### **Alakanuk City Office [aka "City Hall"]**

The City Office is owned by the City of Alakanuk. The building is 1,560 SF and provides a 110 SF Administrative office, a 100 SF Secretary's office, and a 726 SF Conference Room as well as storage room and kitchen/break room. This is where the City administers the official business of the City of Alakanuk.

According to public comments:

- The City Office is in need of cosmetic repairs and minor renovations, but is otherwise functional and adequate for its needs
- The building is used for City meetings, but lacks sufficient space for public hearings
- The community might consider consolidating City offices and public safety functions in the Laundromat when and if the Laundromat is shut down or significantly scaled back due to lack of demand
- Order of magnitude cost for repairs and renovation to the existing City building is less than \$25,000

#### **Alakanuk Assembly of God Church**

The Assembly of God Church is 1,152 SF and was constructed in 1967. The Church is owned by the Alaska District for the Assembly of God and provides a 762 SF Sanctuary for worship services as well as a 64 SF office space. The building is in adequate condition, but in need of repairs to the tiles, carpet, flooring and insulation, and ceiling. The church also needs a new rug and new windows installed [2006].

Analysis:

- Like many of the facilities in Alakanuk, the Assembly of God Church has outgrown itself; current capacity is only 60-70 parishioners
- There is no Sunday school space
- The office is too small
- There are plumbing issues
- Additional parking area is needed
- Order of magnitude cost for needed repairs is less than \$25,000

#### **Alakanuk City Shop**

The City Shop is a 1,008 SF shop owned by the City of Alakanuk. The city shop provides vehicle machinery and repair for the community of Alakanuk.

Based on public comment received:

- The City Shop requires electrical upgrades
- A new roll-up door is needed

- Other minor repairs and renovations
- The order of magnitude cost of these upgrades is estimated to be less than \$25,000

### **Alakanuk City Clinic**

The City Clinic is 1,792 SF and is owned by the City of Alakanuk and operated by the Yukon Kuskokwim Health Corporation. The clinic was constructed in 2000 and is in excellent condition. The clinic provides a 300 SF patient waiting room, four 110 SF medical exam rooms, a medical storage room, break room, tele-conference room, supply room and janitor's room. The clinic provides mental health care to the community of Alakanuk.

#### **Analysis:**

- While the clinic is in excellent condition, and was constructed recently, the facility's greatest drawback is its small size;
- Due to its small size, not all of the exam rooms are available for exams, but rather serve as equipment storage
- By Denali Commission standards, based on the growing population of the village, a larger clinic is required to meet the long term health care needs of the community
- The existing lot is too small to support an expansion of the existing facility, therefore, for the community's long term planning, an alternative site must be identified

### **Alakanuk Elementary School**

Alakanuk Elementary School is an 8,727 SF school that is owned by the Lower Yukon School District. The school was constructed in 1974 and is in good condition. Every room in the school is a classroom that provides education to the elementary students of Alakanuk.

#### **Analysis:**

- The Lower Yukon School District is in the process of planning a new, consolidated High School/Elementary School for Alakanuk that will accommodate the number of students - construction is estimated to commence in 2009
- The existing facility, while well-maintained, is over-capacity

- The village corporation is very interested in utilizing the facility after the new school is online, however, a feasibility study will need to be completed to address providing heat and power to the Elementary School as the existing heat supply and back-up generation will be cut off - these mechanical systems are located in a modular building and currently provide heat to both the Elementary School and High School
- Before accepting ownership of the facility, the extent to which Asbestos is present needs to be determined and if present, what Asbestos abatement work will be required, along with the cost
- Other local public bodies would also, most likely, have to support the transfer of the facility to the village corporation; one strategy identified to build public support for a
- Future possible uses of the Elementary School include:
  - Future Community Hall
  - New Store & Office Space

### **Alakanuk High School**

Alakanuk High School is a 15,048 SF building that was constructed in 1974 and is owned by the Lower Yukon School District. The school is in good condition and well maintained. The school provides a 3,577 SF gymnasium and a 1,380 SF kitchen/storage. The school has 4 classrooms and each classroom is used to educate the high school students of Alakanuk.

#### **Analysis:**

- Like the Elementary School, the community of Alakanuk has out-grown its High School, which is now over-capacity
- The High School is likely to be demolished after construction of the new High School and Elementary School

### **Alakanuk Headstart**

The Alakanuk Headstart is a 2,440 SF building owned by the Alakanuk Parent Committee. Alakanuk Headstart provides educational activities to pre-school children.

#### **Analysis:**

- The building itself is in good condition, but suffers from an unstable foundation

- The lot upon which the facility is constructed is too small to allow for expansion
- Future, long term needs for the facility include: instituting a *Parents as Teachers Program*, adding additional storage space, additional office space, a garage for the Headstart vehicle, and indoor gym space

### **Alakanuk Police Department**

Alakanuk Police Department was constructed in 1975 and is owned by the City of Alakanuk. The building provides three 3x6 holding cells. The building is in poor condition and in need of a new floor, windows, doors, and a safe to secure weapons. The building contains a 130 SF Observation Post, a 70 SF Office, and a 180 SF Reception Area that serve the public safety needs of Alakanuk.

#### Analysis:

- The existing Public Safety facility is too small at 446 SF to meet the demands placed on it by the large size of this village
- There are no separate detention facilities for youth, to keep them separate from adult detainees
- There is an immediate need for a weapons cache, bars, improved security measures, and cell doors

### **Alakanuk Post Office**

The Alakanuk Post Office was constructed in 2000 and is owned by the United States Postal Service. It is 2,814 SF and is in excellent condition. The Post Office receives and delivers mail to the community and contains a mail loading dock, a mail dispensing and pick up area, clerk and customer service area and storage areas.

### **Alakanuk Tribal Council/Bingo Hall**

The Alakanuk Tribal Council/Bingo Hall as seen from the edge of the river, which is now a stone's throw from the building; the building will eventually succumb to erosion and fall into the river (below).



The Alakanuk Tribal Council/Bingo Hall was constructed in 1985 and is owned by the Alakanuk Tribal Council. An addition to the building was subsequently added to afford more space. The building is a combined 4,968 SF and the general condition of the building is poor. Two beams on the east side need to be replaced as well as all floor tiles and finishes. A handicapped ramp needs to be installed. The river bank gets closer each year to the existing building which causes the moving ice to strike the building every winter. This encroachment of the river is cause for relocation and/or abandonment of the entire building. The Tribal Council/Bingo Hall provides office space for the Alakanuk Tribal Council, the Tribal Court Administrative Services, a Bingo and Dance Hall, a Child and Family Care Service Program, and UAF Research Program. The building also provides storage rooms for equipment, office supplies, and snacks.

**Additional analysis:**

- The Tribal/Bingo Hall was discussed at length during the public session, and it was agreed upon that the dealing with the building's imminent demise due to river erosion was a top priority
- Any relocation of the existing building will be difficult, and would require cutting the building into two pieces; because of the building's age, the process of relocating the facility may result in additional damage to the facility; the order of magnitude costs of relocating the existing facility, building a new foundation system above the recommended flood level, and renovating the facility range from

\$350,000 to \$500,000; the community may want to minimize costs and choose to relocate just the program offices

- There was support for converting the Tribal Hall into a Teen Center after a new multipurpose facility is constructed
- In addition to accommodating space for the Tribal Court, Tribal Council administration, Child & Family Care Services, UAF Research, additional space is necessary for: EPA, BIA IRR Roads, NAHASDA, JOM/ABE, as well as EPA Storage Space for recyclables, a separate conference room, and public gathering space between 3,000-4,000 SF for public functions
- The State of Alaska Office of Children's Services (OCS) requires space for its Alakanuk operation

### **Alakanuk Armory**

The Armory is owned by the United States Government. There are three buildings belonging to the Armory. The buildings are in excellent condition and well maintained and total 3,900 SF. All repairs and renovation to the Armory are completed by the U.S. Government.

### **Alakanuk Laundry**

The Alakanuk Laundry facility is owned by the City of Alakanuk and provides laundry machines for the Alakanuk community. The laundry facility's portion of the building occupies 782 SF and is operating with less than adequate washers and dryers.

Based on public comments received:

- The building is plagued with electrical issues
- Washers and dryers date back to 1999
- With increasing numbers of residents utilizing piped water and sewer, the facility may see reduced usage over the next 10 years, and the City may be forced to shut the facility down when it can no longer afford to subsidize service to the minority of residents utilizing the facility
- Order of magnitude costs for repairs and renovations is less than \$100,000

- The structure is otherwise in good shape, has a solid and reliable foundation, and in the future could be used for other public purposes, such as a future Public Safety facility and/or City Complex

## **2.7. Community Buildings Strategy**

Based on a detailed review of all existing structures in Alakanuk, there is both the opportunity and potential to utilize some existing structures to meet future needs and reduce the total square footage of new construction required in Alakanuk. Both the Elementary School, and the Laundromat (if and when it is ever closed), have the potential to be converted to meet community facility space needs. In the case of the Elementary School, the size of the facility could readily accommodate the combined square footage of both stores in the community, as well as provide additional meeting area space. However, a feasibility study of the building needs to be completed to determine the soundness of the structure, ascertain the presence of asbestos, analyze fuel and heating costs for the building, address the process for transferring ownership of the facility to a single entity in the community, and address the mechanical systems for the facility, which are likely to be severed once the new school comes online and the existing High School is demolished.

Similarly, the existing Laundromat occupies a building which has a solid foundation, and could potentially be used to house municipal functions, including public safety, when and if the decision to pull the plug on the laundromat is ever made. Economics may force the closure of the Laundromat as residents more and more utilize their own washers and dryers.

Currently, the Tribe's offices and meeting hall are jeopardized by encroachment of the river, and may very well succumb to the ice and river in the near future. This will create a serious hardship for the Tribe. While the community recognizes the dire need to relocate the facility, there is also concern that this will divert limited resources from addressing the community's long term facility space needs. Relocating the Tribe's offices will require cutting the facility into two, and moving the facility in pieces. There are however a scarcity of suitable lots to relocate to. Site 3 (see site selection section for locations) is recommended for purposes of relocating the existing structure.

For the short term, the Tribe will need to continue operating out of whatever portion of the building survives the relocation, but a new, code compliant facility is required to operate the Tribe's social, environmental, and other programs out of. In addition to the program spaces outlined in the Facility Program Space Plan, the community may want to consider converting the multi-purpose room in the first phase of the project into Municipal office space so that municipal and tribal offices are co-located in the same building. Co-locating the staff of the City and Tribe could foster better coordination and cooperation between the two entities.

Left for future phases is community meeting space. This space can be added to the multi-purpose room, or, if the multi-purpose room is converted into municipal office space, added to the opposite end of the building. The community's goal is to have 3,000 SF of community meeting space, however, this will likely have to be funded and/or constructed in phases. Once a new Multi-Use facility is constructed and the Tribe's programs have a new home, there was general support for converting the existing, relocated structure into a Teen Center. For a discussion about relocation sites, see section 3.6 below (Site Selection).

### 3. Facility Description

#### 3.1. Description and Services Provided

##### Conceptual Layout



The community reviewed the conceptual layout for the facility, including future phases. Based on community input, the following changes to the design concept need to be made during the design phase:

1. The facility will expand from right to left, not left to right - future phases should be shown to the left of the facility
2. The layout should be flipped such that all bathrooms are located near the back end of the lot to reduce the length of service lines
3. The conference/training area could double as a cultural display area and it was suggested that the Multi-purpose room really be a cultural room with a focus on cultural preservation

## Alakanuk Multi-Use Facility Space Program

Function	Approximate SF	Cumulative SF	Phase 1, 2 or 3
Tribal Administrator	140	140	1
Tribal Finance	220	360	1
Tribal Court (2-3 personnel)	220	580	1
Child & Family Care Services Program	220	800	1
UAF Research Program	110	910	1
Office of Children's Services (OCS)	110	1,020	1
Environmental Programs	110	1,130	1
BIA IRR Roads Program	110	1,240	1
NAHASDA	110	1,350	1
JOM/ABE	110	1,460	1
Storage Space	110	1,570	1
Multi-Purpose Room, Training/Conference Room, OR Optional Municipal Offices	1165	2,735	1
Common Areas: Phase 1 (Mechanical, Bathrooms, Hallways, etc.)	1,045	3,780	1
Future Multi-Purpose Room Expansion	924	4,704	2
Future Multi-Purpose Room Expansion	924	5,628	3

### Description and Services Provided

The above Facility Space Program breaks the development of the new Multi-Use Facility into fundable phases, with the primary emphasis being the development of core program spaces to continue to provide essential social service, and other tribal services. The site plan and facility design will accommodate the expansion of the facility as funding permits to include a large meeting area. It is possible that this meeting area will actually be addressed if the community decides to take over the Elementary School after a new school is constructed in the community.

During the actual design phase of this project, the Facility Space Program may be adjusted as an actual facility layout is developed and additional input is sought from service providers.

### **3.2. Cost of Major Components**

Phase 1 construction costs are based on \$400/SF @ 3,780 SF, or \$1,512,000 for Phase 1. Due to economies of scale, completion of Phases 2 and 3 at the same time as Phase 1 would bring the overall per square foot costs down. These costs include the cost of design and permitting of the facility. Depending on the flexibility of the funding source, the construction documents produced should cover all phases up front, as opposed to phasing the design of the facility.

### **3.3. Funding for Major Components**

Alakanuk is part of the Yukon Delta Fisheries Development Association, a CDQ group representing the Lower Yukon villages. The Tribe should pursue funding for the next phase of this project from YDFDA for design and permitting of the facility.

Its unclear whether the Denali Commission will decide to continue the Multi-Use Facility program, whose construction grants can fund up to \$1 million of the total construction costs. If the program is discontinued, it will be extremely difficult for the Tribe to secure construction funding for Phase 1. The other primary funding source available to the Tribe is HUD ICDBG funding, however these grants are capped at \$600,000 per grant, which is less than 50% of the total construction cost for Phase 1. The Tribe would either have to drastically cut the scope/square footage of Phase 1, or secure gap financing from an entity such as the Rural Community Assistance Corporation, who in turn may require a loan guarantee from USDA's Community Facilities program.

While the Rasmuson Foundation is a potential resource, the Rasmuson Foundation is not a primary funding source, and typically only gets involved at the tail end of funding.

The City of Alakanuk remains a potential resource as well via the State Community Development Block Grant program. However, the City will have to be current with its general liability, worker's compensation, IRS payroll

taxes, etc. in order to be compliant and eligible to participate in the State CDBG program.

More Info:

[Multi-Use Budget Worksheet \(http://spreadsheetmeister.bizware.com/sheet\\_view.php?id=564\)](http://spreadsheetmeister.bizware.com/sheet_view.php?id=564)

### **3.4. Phasing of a Larger Project**

Phase 1 of this project consists of 3,780 SF. Phases 2 and 3 consist of the addition of meeting area space/community gathering space consisting of 924 SF additions each. Phases 2 and 3 could be consolidated into one Phase 2 if sufficient funds could be secured.

### **3.5. Site Selection**

Three primary locations were identified during the planning process: Site 1, Site 2, and Site 3. Site 1 is located in the community core area, in the general vicinity of other public buildings in Alakanuk. Site 2 is located adjacent to the new Water Treatment Plant, while Site 3 is located behind the Catholic church near the new Alakanuk Subdivision.

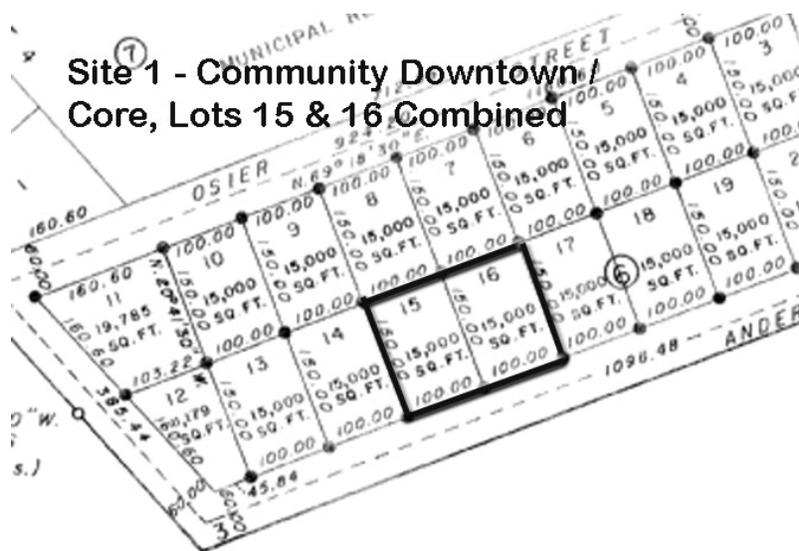
Based on a review of the site control issues, environmental hazards, site constraints, development costs, and overall community development objectives, the preferred site would be Site 1, located near the community core/downtown area.

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#### **SITE I - Tract B, Block 6, Lots 15 & 16 in Community Core Area**

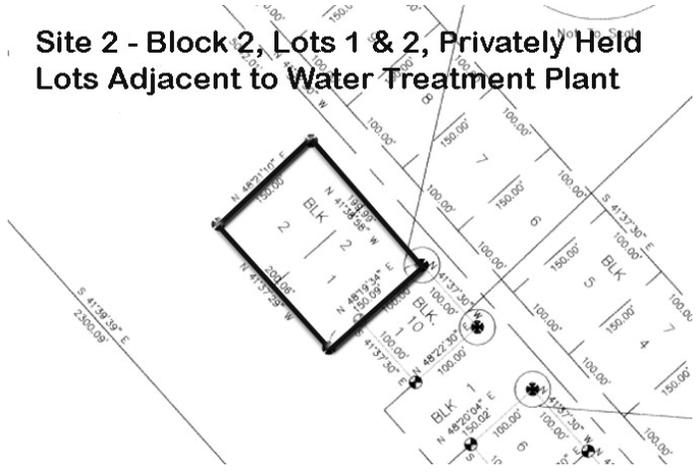
Site 1 is located in the community core area, adjacent to other public facilities and infrastructure. Construction of a multi-purpose facility on this site would require securing site control over two lots, and amending the recorded plat to merge those two lots. Site 1 is less than 150 ft. from the water/sewer utilidor, and moreover, that utilidor is accessible from the rear of the lot so that the public does not have to cross over the utilidor in order to access the facility. Site 1 is also not in the immediate path of erosion of the river. Based on a review of the State of Alaska DNR Recorder's Office website, the City of Alakanuk owns these lots. An image of the plat for this

site appears below. While the two lots identified can accommodate the new facility, it was suggested that the occupants of structures 146 and 147 be consulted to determine their willingness to relocate their homes to a quieter area to allow for future expansion.



**SITE II - Tract G, Block 2, Lots 1 & 2**

Site 2 is located on two individual lots immediately adjacent to the new Water Treatment Plant. Site 2 is readily accessible to water/sewer, centrally located, and economic to develop. However, a review of public DNR records suggest that both lots are privately held, and as such, securing site control could be more challenging and costly than Site 1. If these lots were available for public use, and provided the City or Tribe could get site control over them, the community may want to consider zoning these industrial for other infrastructure needs, such as a Heavy Equipment yard and shop, vs. zoning it for community/public buildings. Based on discussions with the community at large, the current land owner is not inclined to sell his/her lots.



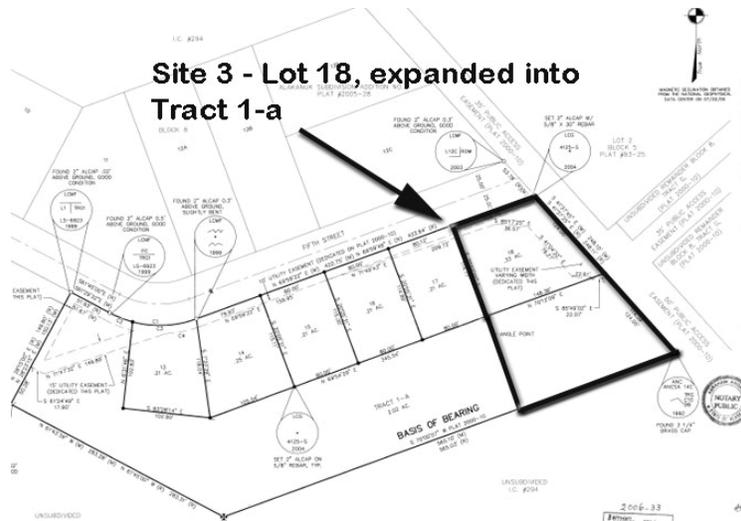
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**SITE III - Alakanuk Subdivision,**

Site 3 (a general area) was identified by members of the Tribal Council as a possible site for location of the future facility or relocation of the existing facility. This is the area in the general vicinity of the Catholic Church. A specific lot number was not recommended. The area behind the church (structures #85, #87, and #88 below), in the "Unsubdivided Remainder," Alakanuk Native Corporation, Tract G, Block 8, lacks sufficient space within the unsubdivided area to accommodate a large building, and would require a new subdivision be platted, as well as new road access.

Lot 18 (Alakanuk Subdivision 2005) - the land behind the utilidor in the image below as the road (Fifth Street) makes a gentle curve (bottom right of image), is developable but too small a lot to accommodate a new facility of 5,000 SF or more or even the existing Tribal Hall. Lot 18 could be expanded into Tract 1-A, which would then have to be resubdivided.





However, the biggest issue with this general location is the fact that it lies in the direct path of erosion of the river, and could conceivably, in 10 years or longer, succumb to the river. Because any new Multi-purpose facility will have to be funded with public money, funding agencies may balk at investing in such a site. For that reason, and that reason alone, Site 3 is not an ideal location for a new facility.

However, because available lots are limited in Alakanuk, *the Tribe might consider relocating the existing Tribal Hall, or some salvageable portion of it, to this general location*, in order to preserve Site 1, for instance, for new construction.

It appears that the City of Alakanuk also owns Lot 18 and the surrounding parcels.

### 3.6. Water & Sewer

The preferred site, Site 1, for construction of a new facility is less than 150 feet from the main utilidor, and could be readily serviced with water and sewer at a reasonable cost.

## **4. Legal Authority and Issues**

### **4.1. Ownership**

Regardless of the funding source used to fund construction of a new facility (whether municipal or tribal), the facility would be owned by the Alakanuk Tribal Council and rent agreements negotiated with the various other entities that may operate out of the building.

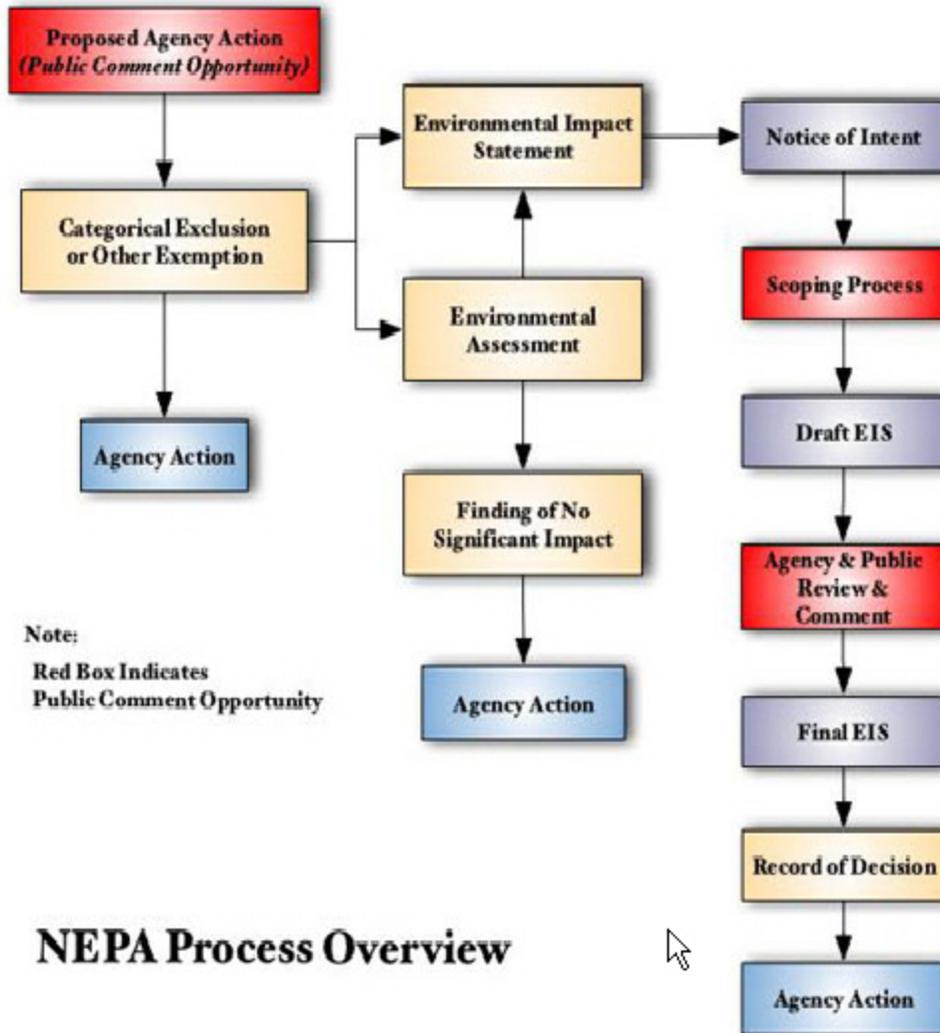
In the event the City of Alakanuk became a funding partner with the Tribe, a Memorandum of Agreement would be negotiated between the two parties to clarify the issue of ownership and coordinate the administration of project funding, with a 3rd party project accountant tracking all revenues using a separate project EIN number.

### **4.2. Special Permits, Licenses and Regulations**

Because federal funding will most likely be used to construct the multi-use facility, the federal NEPA process must be followed.

Proposed actions require an appropriate NEPA process. There are three choices:

1. A categorical exclusion (CATEX) can be used when no significant impact on the natural or human environment can be easily demonstrated without the use of detailed analyses.
2. A environmental assessment (EA) which can used when analyses are required to demonstrate that the proposed action will not produce a significant impact on the natural or human environment. A finding of no significant impact (FONSI) is the final decision-making document.
3. A environmental impact statement (EIS) must be used when the proposed action will produce a significant impact on the natural or human environment. The final decision-making document for an EIS is a record of decision (ROD). This is not likely to be required for this project.



In addition to the NEPA process, the project will have to undergo a Coastal Zone determination as the project lies in the Coastal Zone Management District.

During the design and permitting phase, the State Fire Marshall will also have to review the proposed construction documents. The review process may require modifications to the plans.

## **5. Management Structure**

### **5.1. Organizational Chart**

The Tribal Administrator will serve as the Property Manager for this facility. All custodians and maintenance personnel will report to the Tribal Administrator. The Tribe will be operating various programs from the facility, including:

- Tribal Operations, Records Management, Finance & Administration
- Tribal Court
- Child & Family Care
- EPA Environmental Services
- BIA Indian Reservation Roads
- NAHASDA Tribal Workplan [AVCPRHA]
- Johnson O'Malley

In addition to operating its own programs, other agencies/organizations will also be occupying or using the building, over which the Tribe has no direct supervisory, management or oversight role. These include:

- Office of Childrens Services (State of Alaska)
- University of Alaska Fairbanks (Research Program)
- Other tenants occupying the building in the future

### **5.2. Staffing and Training**

In order for the Tribe to strengthen its project readiness capacity, the Tribe needs stability in its key positions - Tribal Administrator & Tribal Finance, to move forward with the complex process of multi-use facility project development.

While the Tribe can rely to an extent on external assistance, that assistance will come at a significant expense if local staff do not shoulder their share of the project implementation responsibility.

The Administration for Native Americans is an excellent source of funding to build capacity, train key staff, and plan for future project development.

In addition, some regional housing authorities in the State have access to community development expertise and grantwriting assistance, and they have provided that assistance to their member tribes. RuRAL CAP is another statewide non-profit that is active in community development capacity building, and may be a resource for the Tribe.

## 6. Summary of Financial Data

### 6.1. Expenses

#### 6.1.1. Operations and Maintenance Expenses

Operation and Maintenance Expense	Annual Estimate
Personnel	\$16,063
Utilities	\$23,390
Materials and Equipment	\$1,800
Other	\$6,000
<b>Total Annual Expenses</b>	<b>\$47,253</b>

Personnel	Totals from Detail Below
Administrative Personnel	\$4,836
Maintenance Personnel	\$4,001
Custodial Personnel	\$7,225
Other Personnel	\$0
<b>Personnel Total</b>	<b>\$16,063</b>

Utilities	Unit	Cost per Unit	x Units per Year	= Annual Cost
Electricity	month	\$389	12	\$4,670
Fuel Oil	gal	\$6	3000	\$16,920
Water	month	\$75	12	\$900
Sewer	month	\$75	12	\$900
Other -		\$0	0	\$0
<b>Utility Total</b>				<b>\$23,390</b>

Materials and Equipment	Monthly Cost	Annual Cost
Maintenance & Repair Materials	\$50	\$600
Custodial Cleaning Supplies	\$50	\$600
Office Materials and Supplies	\$50	\$600
Other -	\$0	\$0
Other -	\$0	\$0
<b>Materials &amp; Equipment Total</b>		<b>\$1,800</b>

Other	Unit	Cost per Unit	x Units per Year	= Annual Cost
Building Insurance	Annual	\$3,500	1	\$3,500
Liability Insurance	Annual	\$2,500	1	\$2,500
Other -	Monthly	\$0	1	\$0
Other -	Annual	\$0	0	\$0
Other -	Annual	\$0	0	\$0
<b>Other Expense Total</b>				<b>\$6,000</b>

Personnel Expenses Detail	Hours per Week	x Weeks per Year	= Annual Hours	x Hourly Rate	= Annual Wages	+ Payroll Taxes 8.15%	+ Employee Benefits 3.00%	= Annual Cost	Totals
<b>Administrative Personnel</b>									<b>\$4,836</b>
Facility Manager	5	48	240	\$18.13	\$4,351	\$355	\$131	\$4,836	
Bookkeeper	0	0	0	\$0.00	\$0	\$0	\$0	\$0	
Other Position A -	0	0	0	\$0.00	\$0	\$0	\$0	\$0	
Other Position B -	0	0	0	\$0.00	\$0	\$0	\$0	\$0	
<b>Maintenance Personnel</b>									<b>\$4,001</b>
Public Works	5	48	240	\$15.00	\$3,600	\$293	\$108	\$4,001	
Position B -	0	0	0	\$0.00	\$0	\$0	\$0	\$0	
<b>Custodial Personnel</b>									<b>\$7,225</b>
Janitor	10	52	520	\$12.50	\$6,500	\$530	\$195	\$7,225	
Position B -	0	0	0	\$0.00	\$0	\$0	\$0	\$0	
<b>Other Personnel</b>									<b>\$0</b>
Position A -	0	0	0	\$0.00	\$0	\$0	\$0	\$0	
Position B -	0	0	0	\$0.00	\$0	\$0	\$0	\$0	
<b>Personnel Subtotal</b>									<b>\$16,063</b>

### 6.1.2. Repairs and Replacement (R&R) Expenses

Repair and Replacement Expense	Number of Items	(multiplied by) Cost to Replace	(divided by) Useful Life in Years	(equals) Annual Estimate
<b>Equipment</b>				
Boilers & Furnaces	1	\$5,000	15	<b>\$333</b>
Water Heaters	1	\$2,250	10	<b>\$225</b>
Roofing	1	\$30,000	20	<b>\$1,500</b>
Flooring	1	\$7,500	7	<b>\$1,071</b>
Other Equipment -	0	\$0	1	<b>\$0</b>
Other Equipment -	0	\$0	1	<b>\$0</b>
<b>Furnishings</b>				
All Furnishings provided by programs & tenants separately				<b>\$0</b>
				<b>\$0</b>
				<b>\$0</b>
<b>Annual Repair and Replacement Total</b>				<b>\$3,130</b>

### 6.1.3. Capital Replacement Expenses

<b>Capital Replacement Expense</b>		
Facility Cost:	<b>\$1,512,000</b>	
Inflation Rate:	2.4%	
Expected Life in Years:	40	
Future Value of Facility (Cost with inflation):	<b>\$3,934,981</b>	(formula for future value of an asset)
Percent Local Cash Required for Replacement:	25%	
25% Capital Replacement Amount:	<b>\$983,745</b>	(future value multiplied by % local cash required)
Expected Interest Rate:	4.0%	
<b>Annual Capital Replacement Expense</b>	<b>\$10,352</b>	(capital replacement amount multiplied by expected interest rate)

Capital Replacement Worksheet

<b>Capital Replacement Fund</b>				
<b>Year</b>	<b>Start of Year Balance</b>	<b>Annual Deposit</b>	<b>Interest Earnings</b>	<b>End of Year Balance</b>
1	\$0	\$10,352	\$0	\$10,352
2	\$10,352	\$10,352	\$414	\$21,119
3	\$21,119	\$10,352	\$845	\$32,316
4	\$32,316	\$10,352	\$1,293	\$43,961
5	\$43,961	\$10,352	\$1,758	\$56,072
6	\$56,072	\$10,352	\$2,243	\$68,667
7	\$68,667	\$10,352	\$2,747	\$81,767
8	\$81,767	\$10,352	\$3,271	\$95,390
9	\$95,390	\$10,352	\$3,816	\$109,558
10	\$109,558	\$10,352	\$4,382	\$124,292
11	\$124,292	\$10,352	\$4,972	\$139,617
12	\$139,617	\$10,352	\$5,585	\$155,554
13	\$155,554	\$10,352	\$6,222	\$172,128
14	\$172,128	\$10,352	\$6,885	\$189,366
15	\$189,366	\$10,352	\$7,575	\$207,293
16	\$207,293	\$10,352	\$8,292	\$225,937
17	\$225,937	\$10,352	\$9,037	\$245,327
18	\$245,327	\$10,352	\$9,813	\$265,492
19	\$265,492	\$10,352	\$10,620	\$286,465
20	\$286,465	\$10,352	\$11,459	\$308,276
21	\$308,276	\$10,352	\$12,331	\$330,959
22	\$330,959	\$10,352	\$13,238	\$354,550
23	\$354,550	\$10,352	\$14,182	\$379,084
24	\$379,084	\$10,352	\$15,163	\$404,600
25	\$404,600	\$10,352	\$16,184	\$431,136
26	\$431,136	\$10,352	\$17,245	\$458,734
27	\$458,734	\$10,352	\$18,349	\$487,436
28	\$487,436	\$10,352	\$19,497	\$517,286
29	\$517,286	\$10,352	\$20,691	\$548,330
30	\$548,330	\$10,352	\$21,933	\$580,616
31	\$580,616	\$10,352	\$23,225	\$614,193
32	\$614,193	\$10,352	\$24,568	\$649,113
33	\$649,113	\$10,352	\$25,965	\$685,430
34	\$685,430	\$10,352	\$27,417	\$723,199
35	\$723,199	\$10,352	\$28,928	\$762,480
36	\$762,480	\$10,352	\$30,499	\$803,331
37	\$803,331	\$10,352	\$32,133	\$845,817
38	\$845,817	\$10,352	\$33,833	\$890,002
39	\$890,002	\$10,352	\$35,600	\$935,955
40	\$935,955	\$10,352	\$37,438	\$983,745

## 6.2. Revenues

Revenue Source	Monthly Rate	# of Units	Subtotals	Annual Estimate
<b>Lease Revenue</b>				\$ -
<b>Rental Revenue</b>				\$ 61,091
Tribal Council Office Rent	\$ 850	2	\$ 20,400	\$ 20,400
Tribal Court	\$ 678	1	\$ 8,138	\$ 8,138
Child and Family Services	\$ 678	1	\$ 8,138	\$ 8,138
UAF Research Program	\$ 339	1	\$ 4,069	\$ 4,069
Office of Children's Services	\$ 339	1	\$ 4,069	\$ 4,069
Environmental Program	\$ 339	1	\$ 4,069	\$ 4,069
BIA IRR	\$ 339	1	\$ 4,069	\$ 4,069
NAHASDA	\$ 339	1	\$ 4,069	\$ 4,069
JOM	\$ 339	1	\$ 4,069	\$ 4,069
<b>Other Revenue</b>				\$ 1,200
User Fees	\$ 100	1	\$ 1,200	
<b>Total Annual Revenue</b>				<b>\$ 62,291</b>

<b>Revenue</b>	
Lease Revenue	\$0
Rental Revenue	\$62,291
Other Revenue	\$1,200
<b>Total Revenue</b>	<b>\$63,491</b>
<b>Expenses</b>	
Operation and Maintenance Costs	\$47,253
Repair and Replacement Costs	\$3,130
Capital Replacement Account	\$10,352
<b>Total Expense</b>	<b>\$60,735</b>
<b>Net Operating Income (Loss)</b>	<b>\$2,756</b>

## 6.3. Sustainability

Alakanuk's existing Tribal Offices face imminent threat due to constant erosion, and ice-scouring during each spring's break-up. The Tribe, and programs housed in the Tribe's facility, provide critical health and human

services to the residents of Alakanuk, as well as jobs necessary to survive in the cash economy. The loss of the existing facility will pose a great hardship on the community, and efforts must begin now to relocate existing programs and services to a secure, safe, and modern, code-compliant facility. A site has been identified by the community for just such a facility.

Current, as well as future operations and maintenance of this facility hinge primarily on the federal programs operated by the Tribe and regional service providers. The OMB Cost Principles permit the payment of rent from these federal funds, either as a direct cost or indirect cost, depending on the Tribe's indirect cost policy.

The business plan is based on relatively high fuel/energy prices, incorporates renewal and replacement into the operating budget, and includes capital costs for future replacement.

## 7. Project Readiness

### 7.1. Project Readiness Table

Project Readiness Table	
PROJECT CAPACITY INDICATORS	
ITEM	CURRENT STATUS
Personnel, Finance, Property, and Procurement Policies & Procedures Adopted	Incomplete
Finance & Procurement Systems Certified by CPA	Incomplete
Tribe: Annual budget adopted and tracked using fund accounting software	To Be Determined
Tribe: Positive cash flow, and positive unrestricted fund balance	To Be Determined
Tribe: Minimal changeover in key personnel (Tribal Administrator & Chief Financial Officer) in last 12 months	No
Tribe: Relationship with a financial institution and ability to secure a line of credit or loan for at least \$100,000 for project cash flow	To Be Determined
If expended in excess of \$500k, OMB A-133 Audit in Progress/Current	To Be Determined
Tribe: General Liability, Worker's Compensation Insurance Current	Status Uncertain
City: General Liability, Worker's Compensation Insurance Current	Status Uncertain
Tribe: No federal debts, including no IRS back-taxes	Status Uncertain
City: No federal debts, including no IRS back-taxes	Status Uncertain
Tribe: Project Checking Account Established	No
Tribe: Separate Tax I.D. Number Established	No
Tribe: 3rd Party Project Accountant Identified or Solicited	No

PROJECT SPECIFIC READINESS	
ITEM	CURRENT STATUS
Business Plan	Completed
Site Control	Pending
Site Plan	Pending
Coastal Zone Determination	Pending
SHPO/NEPA Completed	Pending
Design	Pending
Fire Marshall Approval	Pending
Flood Elevation Confirmed	Pending
Cost Estimate & Global Project Budget	Pending
Matching Funds Identified	Pending

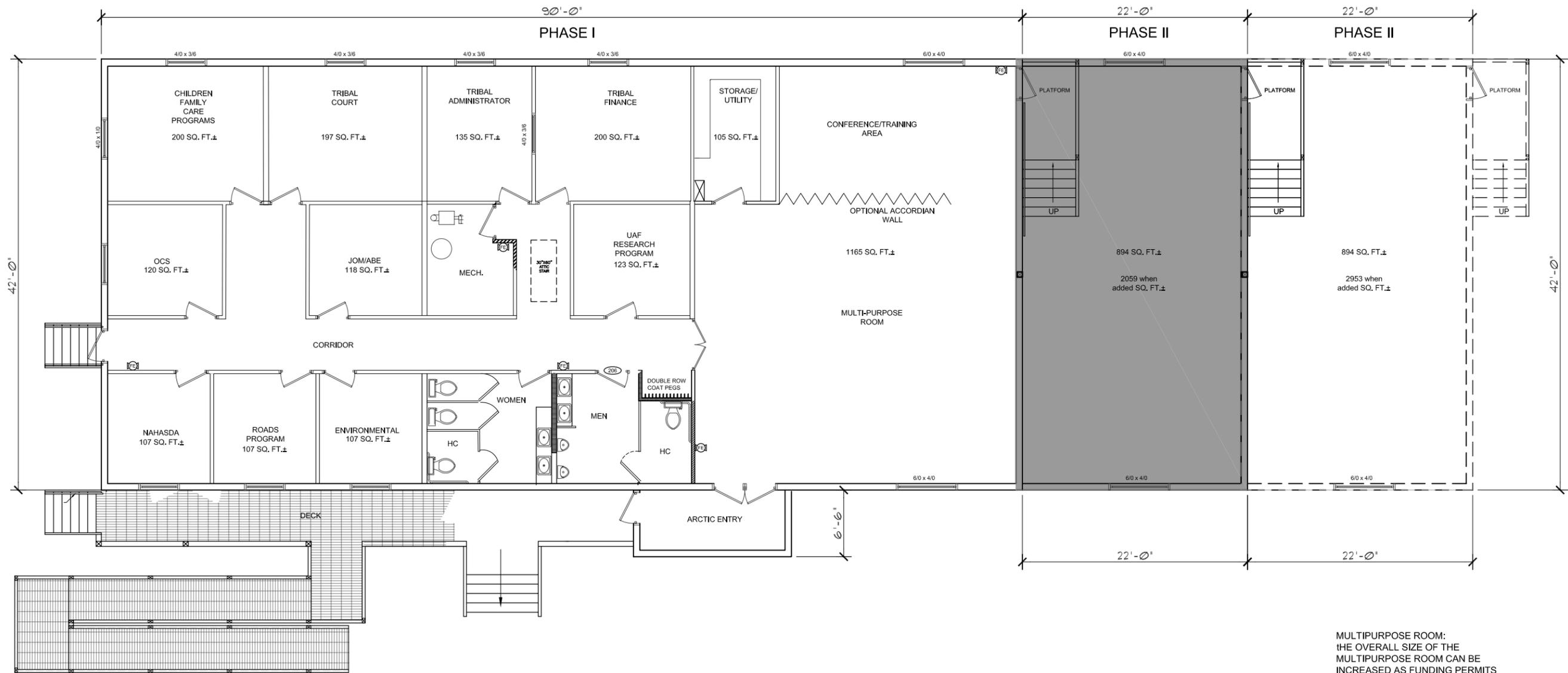
## 7.2. Next Steps

Next Major Steps			
Step:	Who:	By When:	Status:
Closeout DCCED Conceptual Planning Grant	Alakanuk Tribal Council	June 31, 2007	PENDING
Apply for Planning, Design, Permitting Funding from YDFDA	Alakanuk Tribal Council	Sept. 1, 2007	PENDING
Determine Eligibility for HUD Imminent Threat Funding to Relocate Existing Facility	Alakanuk Tribal Council	Sept. 1, 2007	PENDING
Quitclaim Deed Site 1 to Tribal Council	City of Alakanuk	Sept. 1, 2007	PENDING
Consult with adjacent homeowners to determine willingness to relocate in the future to allow for further expansion of the site or other community development related uses of the land	Alakanuk Tribal Council	Dec. 2007	PENDING

Focus on Capacity Building & Project Readiness	Alakanuk Tribal Council	2008	PENDING
Pursue Mini-Grant funding to determine feasibility of utilizing Elementary School in the Future for Public/Priv	Alakanuk Tribal Council	Fall 2007	PENDING

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G:\ACAD\Alakanuk\multipurpose building preliminary.dwg, 3/6/2007 4:01:38 PM, flash, Adobe PDF



MULTIPURPOSE ROOM:  
THE OVERALL SIZE OF THE  
MULTIPURPOSE ROOM CAN BE  
INCREASED AS FUNDING PERMITS  
IN PHASE II AND PHASE III

**1 FLOOR PLAN**  
A-1 3/16" = 1'-0"

RECORD DRAWING CERTIFICATE  
THESE DRAWINGS REFLECT RECORDED  
INFORMATION OBTAINED DURING  
CONSTRUCTION. INFORMATION PROVIDED  
HEREIN IS ACCURATE TO THE BEST OF MY  
KNOWLEDGE.  
NAME \_\_\_\_\_ DATE \_\_\_\_\_

SCALE:  
AS SHOWN  
BASED ONE INCH ON  
ORIGINAL DRAWING  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALE ACCORDINGLY

CONSTRUCTION RECORD
FIELD BOOK
STAKING
FOREMAN
AS-BUILT
INSPECTOR

ALAKANUK NATIVE COMMUNITY  
MULTIPURPOSE FACILITY

FLOOR PLAN  
ALAKANUK, ALASKA



REVISION	BY	DATE

Project No. \_\_\_\_\_ Date \_\_\_\_\_  
Designed by LAW Drawn by LAW  
Approved by \_\_\_\_\_

Sheet No. **A-1**  
SHEET OF

### Building Worksheet

1. **Name of Building:** Alakanuk. Annex Store

2. **Owner of the Building or Structure:** Alakanuk. Native Corporation

3. **Owner of the land under the building:** Alakanuk. Native Corporation  
Is this land leased \_\_\_ (or) owned fee simple title  X  (or) unable to determine \_\_\_\_\_

4. **Year constructed** 1968 **and renovated** \_\_\_\_\_ **General Condition of Building**  
Building needs a new floor and could be expanded due to over crowded stock. This is a public building and a handy-cap ramp should be in place.

5. **Total Dimensions of Building:** Length: 80(ft.) **Width:** 20(ft.)  
AND OR **Total Building Square Footage:** 1,600 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: General Shopping Space  
Length: 79(ft.) Width: 19(ft.) = Total Sq. Ft. 1,501

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

Store sells dry-goods, clothing and groceries.

**What entity provides this program or service?**

Alakanuk. Native Corporation

**Total Functional Space Square Footage:** 1,501

<b>7. Common Space [mechanical, hallways, entryways, storage, etc.]:</b>	
Total Building Sq. Footage (from #5)	1,600
<b>Minus (-)</b> Total Functional Space Square Footage (from #7)	1,501
<hr/>	
Total Common Space Square Footage	99

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

Exterior



Groceries and dry-goods isles



Clothing isles



### Building Worksheet

1. **Name of Building:** Alakanuk. Armory Building 1

2. **Owner of the Building or Structure:** U.S. Government

3. **Owner of the land under the building:** U.S. Government

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

4. **Year constructed** \_\_\_ **and renovated** \_\_\_ **General Condition of Building**

I wasn't able to enter buildings to take measurements and photos, I was able to measure and take photos of exterior only. The argument was that these are Federal Buildings only open to members of the D.O.D. Buildings are well maintained and look to be in excellent condition.

5. **Total Dimensions of Building:** Length: 20 (ft.) Width: 60(ft.)

And (or) **Total Building Square Footage:** 1,200sq. ft.

1. **Name of Building:** Alakanuk. Armory Building 2

2. **Owner of the Building or Structure:** \_\_\_\_\_

3. **Owner of the land under the building:** \_\_\_\_\_

Is this land leased \_\_\_ (or) owned fee simple title  X  (or) unable to determine \_\_\_\_\_

4. **Year constructed** \_\_\_ **and renovated** \_\_\_ **General Condition of Building**

5. **Total Dimensions of Building:** Length: 30(ft.) Width: 40(ft.)

And (or) **Total Building Square Footage:** 1,200 sq. ft.

1. **Name of Building:** Alakanuk. Armory Building 3

2. **Owner of the Building or Structure:** \_\_\_\_\_

3. **Owner of the land under the building:** \_\_\_\_\_

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: 30(ft.) Width: 50(ft.)

AND OR **Total Building Square Footage:** 1,500sq. ft.

**Total Functional Space Square Footage:** 3,900

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

Total Building Sq. Footage (from #5) \_\_\_\_\_

**Minus (-)** Total Functional Space Square Footage (from #7) \_\_\_\_\_

Total Common Space Square Footage

3,900

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

Exterior



**Building Worksheet**

**1. Name of Building:** Alakanuk. Assembly of God Church

**2. Owner of the Building or Structure:** AK. District

**3. Owner of the land under the building:** Auk. Assembly of God Church  
**Is this land leased** \_\_\_ **(or) owned fee simple title**  X  **(or) unable to determine** \_\_\_\_\_

**4. Year constructed** 1967 **and renovated** \_\_\_\_\_ **General Condition of Building**  
Building needs new floor, rug and sealing needs to be repaired. Other then that, building is in good condition. New walls and windows installed also.

**5. Total Dimensions of Building:** Length: 48(ft.) Width: 24(ft.)  
**AND OR Total Building Square Footage:** 1,152 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: Sanctuary  
Length: 33(ft.) Width: 22(ft.) = Total Sq. Ft: 762

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

Place where everyone sits to pray. All benches are in good condition.

**What entity provides this program or service?**

Alakanuk. Assemble of God Church

**Functional Space 2:**  
Name of Space: Office  
Length: 8(ft.) Width: 8(ft.) = Total Sq. Ft. 64

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

Pastor's Office room.

**What entity provides this program or service?**

Alakanuk. Assembly of God Church

**Total Functional Space Square Footage:** 826

**7. Common Space [mechanical, hallways, entryways, storage, etc.]:**  
Total Building Sq. Footage (from #5) 1,152

*Minus (-)* Total Functional Space Square Footage (from #7)

---

826

Total Common Space Square Footage

326

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

Exterior



Interior



## Building Worksheet

1. **Name of Building:** Alakanuk City Hall
2. **Owner of the Building or Structure:** Alakanuk. City
3. **Owner of the land under the building:** Alakanuk. City  
Is this land leased \_\_\_ OR owned fee simple  X  OR unable to determine \_\_\_\_\_
4. **Year constructed 1975 and renovated \_\_\_\_\_ General Condition of Building**  
Building is under construction
5. **Total Dimensions of Building:** Length: 40(ft.) Width: 39(ft.)  
AND OR Total Building Square Footage: 1,560sq. 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: Storage Room  
Length: 12 (ft.) Width: 7(ft.) = Total Sq. Ft. 4

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

Storage of office supplies and equipment.

### What entity provides this program or service?

Alakanuk. City Hall

### Functional Space 2:

Name of Space: Conference Room  
Length: 33(ft.) Width: 22 (ft.) = Total Sq. Ft. 726

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

Meetings and conference room

### What entity provides this program or service?

Alakanuk. City

### Functional Space 3:

Name of Space: Kitchen/Break Room  
Length: 10(ft.) Width: 11(ft.) = Total Sq. Ft. 110

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

Kitchen/Break Room

**What entity provides this program or service?**

Alakanuk. City

**Functional Space 4:**

Name of Space: Administrator's Office

Length: 10(ft.) Width: 11(ft.) = Total Sq. Ft. 110

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

System Administrator's Office

**What entity provides this program or service?**

Alakanuk. City

**Functional Space 5:**

Name of Space: Secretary Office

Length: 10(ft.) Width: 10(ft.) = Total Sq. Ft. 100

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

System Administrator's Secretary Office and Employee/Guest help desk.

**What entity provides this program or service?**

Alakanuk. City

**Total Functional Space Square Footage: 1, 130**

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

Total Building Sq. Footage (from #5)	1,560
<b>Minus (-) Total Functional Space Square Footage (from #7)</b>	<b>1,130</b>

---

Total Common Space Square Footage 430

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

Exterior



Kitchen/Break room



Administrator's Office



Secretary's Office



Conference Room



### Building Worksheet

- 1. **Name of Building:** Alakanuk. City Shop
- 2. **Owner of the Building or Structure:** Alakanuk. City Hall
- 3. **Owner of the land under the building:** Alakanuk. City  
Is this land leased \_\_\_ (or) owned fee simple title  X  (or) unable to determine \_\_\_\_\_

4. **Year constructed \_\_\_\_\_ and renovated \_\_\_\_\_ General Condition of Building**

5. **Total Dimensions of Building:** Length: 42(ft.) Width: 24(ft.)  
AND OR **Total Building Square Footage:** 1,008 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: Alakanuk. City Shop  
Length: 42(ft.) Width: 24(ft.) = Total Sq. Ft. 1,008

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

City Machinery and vehicle shop

**What entity provides this program or service?**

Alakanuk. City

**Total Functional Space Square Footage:** 1,008

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

Total Building Sq. Footage (from #5) \_\_\_\_\_

**Minus (-)** Total Functional Space Square Footage (from #7) \_\_\_\_\_

---

Total Common Space Square Footage 1,008

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

Exterior



Interior

## Building Worksheet

1. **Name of Building:** Alakanuk. Clinic Building
2. **Owner of the Building or Structure:** Yukon Kuskokwim Health Corporation
3. **Owner of the land under the building:** YKHC  
Is this land leased \_\_\_ (or) owned fee simple title  X  (or) unable to determine \_\_\_\_\_
4. **Year constructed** 2000 **and renovated** \_\_\_\_\_ **General Condition of Building**  
Building is in excellent condition.
5. **Total Dimensions of Building:** Length: 64(ft.) Width: 28(ft.)  
And (or) **Total Building Square Footage:** 1,792 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: Office  
Length: 14(ft.) Width: 10(ft.) = Total Sq. Ft. 140

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

Secretary and Staff Office/Teleconference Room

**What entity provides this program or service?**

YKHC

**Functional Space 2:**

Name of Space: Break Room  
Length: 5(ft.) Width: 5(ft.) = Total Sq. Ft. 10

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

Break Room

**What entity provides this program or service?**

YKHC

**Functional Space 3:**

Name of Space: Janitor Room  
Length: 5(ft.) Width: 3(ft.) = Total Sq. Ft. 15

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

Cleaning Appliances storage room

**What entity provides this program or service?**

YKHC

**Functional Space 4:**

Name of Space: Med. Storage Room

Length: 5(ft.) Width: 10(ft.) = Total Sq. Ft. 50

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

Storage of all Medicine

**What entity provides this program or service?**

YKHC

**Functional Space 5:**

Name of Space: Patient Waiting Area

Length: 20(ft.) Width: 15(ft.) = Total Sq. Ft. 300

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

Patient waiting area.

**What entity provides this program or service?**

YKHC

**Functional Space 6:**

Name of Space: Patient/Health providers room\*4

Length: 11(ft.) Width: 10(ft.) = Total Sq. Ft. 440

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

Place where patient goes to be seen by Health-Aid

**What entity provides this program or service?**

YKHC

**Functional Space 7:**

Name of Space: Supply Room

Length: 11(ft.) Width: 10(ft.) = Total Sq. Ft. 110

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

Med. Supply Room

What entity provides this program or service?

YKHC

Total Functional Space Square Footage: 1,065

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

Total Building Sq. Footage (from #5)	1,792
<b>Minus (-) Total Functional Space Square Footage (from #7)</b>	<b>1,065</b>
<hr/>	
Total Common Space Square Footage	727

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

Exterior



Clinic Office



Patient Waiting Area



Patient Rooms



## Building Worksheet

1. **Name of Building:** Alakanuk. Elementary School
2. **Owner of the Building or Structure:** Lower Yukon School District
3. **Owner of the land under the building:** LYSD

**Is this land:** Leased \_\_\_\_\_ Owned fee simple title  X  Unable to determine \_\_\_\_\_

4. **Year constructed:** 1974 **renovated:** \_\_\_\_\_

### General Condition of Building:

Building is in excellent condition and well maintained. Every room is a class room.

5. **Total Dimensions of Building:** Length: 94 Width: 88  
**And (or) Total Square Footage of Building:** 8,272
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:** School Counselors Room 1  
Length: 17(ft.) Width: 13(ft.) = Total Sq. Ft. 221

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

School Counselors room

**What entity provides this program or service?** LYSD

### Functional Space 2:

**Name of Space :** School Councilors Room 2  
Length: 11ft

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

Same as above.

**What entity provides this program or service?** LYSD

### Functional Space 3:

**Name of Space:** Kindergarten Class Room  
Length: 25(ft.) Width 25(ft.) = Total Square Ft: 625

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

**What entity provides this program or service?** LYSD

**Functional Space 4:**

**Name of Space:** Class Room 1

Length:29(ft.)Width23(ft.)=TotalSq.Ft.667

**What entity provides this program or service?** LYSD

**Functional Space 5:**

**Name of Space:** Class Room 2

Length:29(ft.)Width:23(ft.)=TotalSq.Ft.667

**What entity provides this program or service?** LYSD

**Functional Space 6:**

**Name of Space:** Class Room 3

Length: 29(ft) Width: 23(ft) =Total Sq. Ft. 667

**What entity provides this program or service?** LYSD

**Functional Space 7:**

**Name of Space:** Class Room 4

**What entity provides this program or service?** LYSD

**Functional Space 8:**

**Name of Space:** Class Room 5

Length:23(ft.)Width25(ft.)=TotalSq.Ft.575

**What entity provides this program or service?** LYSD

**Functional Space 9:**

**Name of Space:** Class Room 6

Length: 25(ft.) Width: 29(ft) = Total Sq. Ft 725

**What entity provides this program or service?** LYSD

**Functional Space 10:**

**Name of Space:** Class Room 7

Length:TotalSq.Ft.725

**What entity provides this program or service?** LYSD

**Functional Space 11**

**Name of Space:** Copy Room

Length: 11(ft.) Width: 25(ft.) =Total Sq. Ft. 275

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

Room is used for storage of supplies; it has a copy machine and scanner used by teacher.

**What entity provides this program or service? LYSD**

**Total Functional Space Square Footage 6,089**

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

Total Building Sq. Footage (from #5)	8,272
<b>Minus (-) Total Functional Space Square Footage (from #7)</b>	<b>6,089</b>
<hr/>	
Total Common Space Square Footage	2,183

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

Exterior



### Building Worksheet

1. Name of Building: \_\_\_\_\_ Auk, Head start Building \_\_\_\_\_

2. Owner of the Building or Structure: \_\_\_\_\_ Auk, Parent Comity \_\_\_\_\_

3. Owner of the land under the building: \_\_\_\_\_ Auk, Parent Comity \_\_\_\_\_  
Is this land leased \_\_\_\_\_ OR owned fee simple title  OR unable to determine \_\_\_\_\_

4. Year constructed \_\_\_\_\_ and renovated \_\_\_\_\_ General Condition of Building  
Building needs to be leveled at the south side, cracks in the kitchen walls and squeaky floors are the result of shifting building.

5. Total Dimensions of Building: Length: \_\_\_\_\_ 61 \_\_\_\_\_ (ft.) Width : \_\_\_\_\_ 40 \_\_\_\_\_ (ft.)  
AND OR Total Building Square Footage: \_\_\_\_\_ 2,440 \_\_\_\_\_ 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 \_\_\_\_\_ Kitchen Storage Room \_\_\_\_\_  
Length: \_\_\_\_\_ 9 \_\_\_\_\_ (ft.) X Width : \_\_\_\_\_ 19 \_\_\_\_\_ (ft.) = Total Sq. Ft. \_\_\_\_\_ 171 \_\_\_\_\_

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

What entity provides this program or service?  
Parent Comity

Functional Space 2: Name of Space \_\_\_\_\_ Kitchen Room \_\_\_\_\_  
Length: \_\_\_\_\_ 9 \_\_\_\_\_ (ft.) X Width : \_\_\_\_\_ 19 \_\_\_\_\_ (ft.) = Total Sq. Ft. \_\_\_\_\_ 171 \_\_\_\_\_

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

What entity provides this program or service?  
Parent Comity

Functional Space 3: Name of Space \_\_\_\_\_ Office \_\_\_\_\_  
Length: \_\_\_\_\_ 10 \_\_\_\_\_ (ft.) X Width : \_\_\_\_\_ 19 \_\_\_\_\_ (ft.) = Total Sq. Ft. \_\_\_\_\_ 190 \_\_\_\_\_

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

What entity provides this program or service?  
Parent Comity

Functional Space 4: Name of Space \_\_\_\_\_ Class Room \_\_\_\_\_

Length: \_\_\_ 48 \_\_\_ (ft.) X Width : \_\_\_ 19 \_\_\_ (ft.) = Total Sq. Ft. \_\_\_\_\_ 912 \_\_\_\_\_

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

Class activities

What entity provides this program or service?

Parent Comity

Functional Space 5: Name of Space \_\_\_\_\_ Gross Motor \_\_\_\_\_

Length: \_\_\_ 17 \_\_\_ (ft.) X Width : \_\_\_ 19 \_\_\_ (ft.) = Total Sq. Ft. \_\_\_\_\_ 323 \_\_\_\_\_

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

Indoor Playground

What entity provides this program or service?

Parent Comity

Functional Space 6: Name of Space \_\_\_\_\_ School supply and storage room \_\_\_\_\_

Length: \_\_\_ 8 \_\_\_ (ft.) X Width : \_\_\_ 19 \_\_\_ (ft.) = Total Sq. Ft. \_\_\_\_\_ 152 \_\_\_\_\_

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

School supplies and toy storage

What entity provides this program or service?

Parent Comity

Functional Space 7: Name of Space \_\_\_\_\_ Furnace and plumbing room \_\_\_\_\_

Length: \_\_\_ 12 \_\_\_ (ft.) X Width : \_\_\_ 4 \_\_\_ (ft.) = Total Sq. Ft. \_\_\_\_\_ 48 \_\_\_\_\_

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

Furnace, water heater and plumbing room

What entity provides this program or service?

Parent Comity

Total Functional Space Square Footage: \_\_\_\_\_ 1,967 \_\_\_\_\_

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

Total Building Sq. Footage (from #5) \_\_\_\_\_ 2,440 \_\_\_\_\_

**Minus (-)** Total Functional Space Square Footage (from #7) \_\_\_\_\_ 1,919 \_\_\_\_\_

Total Common Space Square Footage \_\_\_\_\_ 521 \_\_\_\_\_

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

Exterior



Food storage and Kitchen



Office Room



**Class room and Gross Motor**



**School toys and storage**



## Building Worksheet

1. **Name of Building:** Alakanuk. High School
2. **Owner of the Building or Structure:** Lower Yukon School District
3. **Owner of the land under the building:** LYSD  
Is this land leased \_\_\_ (or) owned fee simple title  X  (or) unable to determine \_\_\_\_\_
4. **Year constructed** 1974 **and renovated** \_\_\_\_\_ **General Condition of Building**  
Building is in excellent condition and well maintained.
5. **Total Dimensions of Building:** Length: 152 (ft.) Width: 99(ft.)  
AND OR **Total Building Square Footage:** 15, 048 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: Soc. Studies Class Room  
Length: 24(ft.) Width: 31(ft.) = Total Sq. Ft. 744

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

Class Room pretty self-explanatory.

**What entity provides this program or service?**

LYSD

### Functional Space 2:

Name of Space: Office Room  
Length: 13(ft.) Width: 31(ft.) = Total Sq. Ft.403

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

Principal, Secretary and staff office.

**What entity provides this program or service?**

LYSD

### Functional Space 3:

Name of Space: Home Ecc. Class Room  
Length: 32(ft.) Width: 13 (ft.) = Total Sq. Ft. 416

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

Class Activities.

**What entity provides this program or service?**

LYSD

**Functional Space 4:**

Name of Space: Science Class Room

Length: 32(ft.) Width: 36(ft.) = Total Sq. Ft. 1,152

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

Science Class Room

**What entity provides this program or service?**

LYSD

**Functional Space 5:**

Name of Space: Arts and Crafts Class Room

Length: 32(ft.) Width: 15(ft.) = Total Sq. Ft. 480

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

Arts and Crafts Class Room

**What entity provides this program or service?**

LYSD

**Functional Space 6:**

Name of Space: Gymnasium/Basket/Volley Ball/ Phys. Ed.

Length: 73(ft.) Width: 49(ft.) = Total Sq. Ft. 3,577

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

Basket Ball, Volley Ball, Physical Education Gym.

**What entity provides this program or service?**

LYSD

**Functional Space 7:**

Name of Space: Kitchen and Storage

Length: 46(ft.) Width: 30(ft.) = Total Sq. Ft. 1,380

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

Kitchen and storage room measurements are added together for they are the same size.

**What entity provides this program or service?**

LYSD

**Functional Space 8:**

Name of Space: Class Room

Length: 30(ft.) Width: 32(ft.) = Total Sq. Ft. 960

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

Multi-purpose Class Room.

**What entity provides this program or service?**

LYSD

**Total Functional Space Square Footage: 9,112**

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

Total Building Sq. Footage (from #5) 15,048

*Minus (-)* Total Functional Space Square Footage (from #7) 9,112

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Total Common Space Square Footage 5,936

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

Exterior





Office



Gym



Class Room 1



Kitchen and Food Storage







### Building Worksheet

- 1. **Name of Building:** Alakanuk. Laundry-Mat
- 2. **Owner of the Building or Structure:** Alakanuk. City Hall
- 3. **Owner of the land under the building:** Alakanuk. City  
Is this land leased \_\_\_ (or) owned fee simple title  X  (or) unable to determine \_\_\_\_\_
- 4. **Year constructed** \_\_\_ **and renovated** \_\_\_ **General Condition of Building**  
Facilities washers and dryer machines could be updated.
- 5. **Total Dimensions of Building:** Length: 34(ft.) Width: 23(ft.)  
And (or) **Total Building Square Footage:** 782 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: Laundry Room  
Length: 33(ft.) Width: 22(ft.) = Total Sq. Ft. 726

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

Laundry Washing Machines

**What entity provides this program or service?**

Alakanuk. City

**Functional Space 2:**

Name of Space: Laundry Drying Room  
Length: 6(ft.) Width: 20(ft.) = Total Sq. Ft. 120

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

Laundry Dryers

**What entity provides this program or service?**

Alakanuk. City

**Total Functional Space Square Footage:** 846

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

Total Building Sq. Footage (from #5)	782
<b>Minus (-) Total Functional Space Square Footage (from #7)</b>	<b>726</b>

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Total Common Space Square Footage

56

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

Exterior



Laundry Washing Room



Laundry Dryers



### Building Worksheet

- 1. **Name of Building:** Alakanuk. Native Store
- 2. **Owner of the Building or Structure:** Alakanuk. Native Corporation
- 3. **Owner of the land under the building:** Alakanuk. Native Corporation  
Is this land leased \_\_\_ (or) owned fee simple title  X  (or) unable to determine \_\_\_\_\_

4. **Year constructed** 1968 **and renovated** \_\_\_\_\_ **General Condition of Building**  
Building is approaching 50 year mark. Walls, sealing tiles are beginning to warp; needs a new floor.

5. **Total Dimensions of Building:** Length: 70(ft.) Width: 49(ft.)  
And (or) **Total Building Square Footage:** 3, 430 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: Gen. Shopping Area  
Length: 69(ft.) Width: 48(ft.) = Total Sq. Ft. 3,312

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

Store sells Dry-goods, groceries, hardware, lumber and gas/stove oil/propane.

**What entity provides this program or service?**

Alakanuk. Native Corporation.

**Total Functional Space Square Footage:** 3,312

<b>7. Common Space [mechanical, hallways, entryways, storage, etc.]:</b>	
Total Building Sq. Footage (from #5)	3,430
<b>Minus (-)</b> Total Functional Space Square Footage (from #7)	3,312
<hr/>	
Total Common Space Square Footage	118

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

Exterior



General shopping area



**Building Worksheet**

1. **Name of Building:** Alakanuk. Police Department

2. **Owner of the Building or Structure:** Alakanuk. City

3. **Owner of the land under the building:** Alakanuk. City  
Is this land leased \_\_\_ (or) owned fee simple title  X  (or) unable to determine \_\_\_\_\_

4. **Year constructed 1975 and renovated \_\_\_\_\_ General Condition of Building**  
Building needs new floor, windows, doors and a safe for weapons storage.

5. **Total Dimensions of Building:** Length: \_\_\_\_\_(ft.) Width : \_\_\_\_\_(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: Reception Area  
Length: 10(ft.) Width: 18(ft.) = Total Sq. Ft.180

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

Place where prisoners are allowed to dwell under supervision of Police Officer.

**What entity provides this program or service?**

Alakanuk. City

**Functional Space 2:**

Name of Space: Office  
Length: 10(ft.) Width: 7(ft.) = Total Sq. Ft. 70

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

Office includes a desk for police paperwork, computer, printer and phone for emergency calls.

**What entity provides this program or service?**

Alakanuk. City

**Functional Space 3:**

Name of Space: Observation Post  
Length: 13(ft.) Width: 10(ft.) = Total Sq. Ft. 130

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

Place where jail guard observers prisoners.

**What entity provides this program or service?**

Alakanuk. City

**Functional Space 4:**

Name of Space: Holding Cell 1

Length: 3(ft.) Width: 6(ft.) = Total Sq. Ft. 18

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

Place where prisoners are held.

**What entity provides this program or service?**

Alakanuk. City

**Functional Space 5:**

Name of Space: Holding Cell 2

Length: 3(ft.) Width: 6 (ft.) = Total Sq. Ft. 18

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

Place where prisoners are held.

**What entity provides this program or service?**

Alakanuk. City

**Functional Space 6:**

Name of Space: Holding Cell 3

Length: 5(ft.) Width: 6(ft.) = Total Sq. Ft. 30

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

Place where prisoners are held.

**What entity provides this program or service?**

Alakanuk. City

**Total Functional Space Square Footage: \_\_\_\_\_**

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

Total Building Sq. Footage (from #5)	_____
<b>Minus (-) Total Functional Space Square Footage (from #7)</b>	446
<hr/>	
Total Common Space Square Footage	_____

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

Exterior



Reception Area



Office



Jail Guard Observation Post



Jail Cells 1,2 and 3



## Building Worksheet

- 1. Name of Building:** Post Office
- 2. Owner of the Building or Structure:** United States Postal Services
- 3. Owner of the land under the building:** United States Postal Service  
Is this land leased \_\_\_ (or) owned fee simple title  X  (or) unable to determine \_\_\_\_\_
- 4. Year constructed** 2000 **and renovated** \_\_\_\_\_ **General Condition of Building**  
Building is in excellent condition.
- 5. Total Dimensions of Building:** Length: 67(ft.) Width: 42(ft.)  
AND OR **Total Building Square Footage:** 2,814 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: Mail Loading Dock  
Length: 18(ft.) Width: 35(ft.) = Total Sq. Ft. 630

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

U.S. Postal Services.

**What entity provides this program or service?**

U.S. Government

### Functional Space 2:

Name of Space: Mail Dispensing Room

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

Area where mail is distributed.

**What entity provides this program or service?**

U.S. Government

### Functional Space 3:

Name of Space: Clerk and customer service room  
Length: 13(ft.) Width: 13(ft.) = Total Sq. Ft. 169

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

Customer service room.

**What entity provides this program or service?**

U.S. Government

**Functional Space 4:**

Name of Space: Mail Pickup Area

Length: 23(ft.) Width: 10(ft.) = Total Sq. Ft. 230

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

Place where Auk. Residents pick up their mail.

**What entity provides this program or service?**

U.S. Government

**Total Functional Space Square Footage: 1,145**

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

Total Building Sq. Footage (from #5)	2,814
<b>Minus (-) Total Functional Space Square Footage (from #7)</b>	<b>1,145</b>
<hr/>	
Total Common Space Square Footage	1,669

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

Exterior



Resident Mail Pickup Area



Customer Service Counter



Mail Loading Dock



Mail Distributing Room and Office



**Building Worksheet**

**1. Name of Building:** Alakanuk. Tribal Council/Bingo Hall

**2. Owner of the Building or Structure:** Alakanuk. Tribal

**3. Owner of the land under the building:** Alakanuk. Tribal  
**Is this land leased** \_\_\_ (or) **owned fee simple title**  X  (or) **unable to determine** \_\_\_\_\_

**4. Year constructed** 1985 **and renovated** \_\_\_\_\_ **General Condition of Building**  
2 beams on East-side of Building needs to be replaced, floor needs new tiles, and handy-cap ramp is needed. River bank gets closer and closer each year so the entire building needs to be moved and is exposed to moving ice each year it floods and there is nothing to stop ice from hitting the building.

**5. Total Dimensions of Building:** Length: 108 (ft.) Width: 46(ft.)  
And (or) **Total Building Square Footage:** 4,968 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: Storage Room 1  
Length: 4 (ft.) Width: 7 (ft.) = Total Sq. Ft. 28

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

Storage of equipment

**What entity provides this program or service?**

Alakanuk. T.C.

**Functional Space 2:**  
Name of Space: Storage Room 2  
Length: 4 (ft.) Width: 7 (ft.) = Total Sq. Ft. 28

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

Storage of electrical equipment

**What entity provides this program or service?**

Alakanuk. T.C.

**Functional Space 3:**  
Name of Space: Bingo/dance hall

Length: 34(ft.) Width: 6 (ft.) = Total Sq. Ft. 1,904

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

Bingo/meeting/dance/conference room.

**What entity provides this program or service?**

Alakanuk. T.C.

**Functional Space 4:**

Name of Space: Bingo Caller Room

Length: 5(ft.) Width: 14(ft.) = Total Sq. Ft. 70

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

Bingo caller's office

**What entity provides this program or service?**

Alakanuk. T.C.

**Functional Space 5:**

Name of Space: Tribal Court Administrator's Office

Length: 14(ft.) Width: 14(ft.) = Total Sq. Ft. 196

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

Tribal Court/Tribune. Judge, Secretary and book keeper's office.

**What entity provides this program or service?**

Alakanuk. T.C.

**Functional Space 6:**

Name of Space: Storage Room

Length: 14(ft.) Width: 8(ft.) = Total Sq. Ft. 112

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

Storage room for office equipment.

**What entity provides this program or service?**

Alakanuk. T.C.

**Functional Space 7:**

Name of Space: Alakanuk. T.C. Office  
Length: 24(ft.) Width: 14(ft.) = Total Sq. Ft. 332

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

Tribal Administrator/Secretary/Store and service Office.

**What entity provides this program or service?**

Alakanuk. T.C.

**Functional Space 8:**

Name of Space: Test/Office Room  
Length: 7 (ft.) Width: 9(ft.) = Total Sq. Ft. 63

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

Test room and Office

What entity provides this program or service?

Alakanuk. T.C.

**Functional Space 9:**

Name of Space: Snack and Office Supply Room  
Length: 7(ft.) Width: 9(ft.) = Total Sq. Ft. 63

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

Snack food and Office equipment storage room.

**What entity provides this program or service?**

Alakanuk. T.C.

**Functional Space 11**

Name of Space: Child and Family Care Service Rm.  
Length: 22(ft.) Width: 22(ft.) = Total Sq. Ft. 484

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

Child and Family Care Service Program Office

**What entity provides this program or service?**

Alakanuk. T.C.

**Functional Space 12**

Name of Space: UAF Research Office

Length: 11(ft.) Width: 11(ft.) = Total Sq. Ft. 121

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

UAF Research Coordinator's office

**What entity provides this program or service?**

University of Alaska Fairbanks

**Total Functional Space Square Footage: 3,401**

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

Total Building Sq. Footage (from #5) 4,968

**Minus (-)** Total Functional Space Square Footage (from #7) 3,401

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Total Common Space Square Footage 1,567

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

Exterior



Bingo/Meeting/Dance Hall



Auk. Tribal Court Office



Auk. Tribal Administrator/Secretary/Store Office



Auk. Child and Parent Services Office



UAF Research Office



**Alakanuk Tribal Council**  
 P.O. BOX 149  
 Alakanuk, Alaska 99554  
 Phone: (907) 238-3419 Fax: (907) 238-3429

Resolution No. 2007 07-03 - 20

**A Resolution Adopting the Multi-Use Facility Business Plan**

WHEREAS, the Alakanuk Tribal Council is the recipient of a Multi-Use Facility Conceptual Planning grant from the State of Alaska; and

WHEREAS, the Alakanuk Tribal Council and retained the services of Northern Management to prepare the Multi-Use Facility Business Plan; and

WHEREAS, the plan has been prepared and completed and the Alakanuk Tribal Council needs to adopt the business plan in order to comply with the terms of its grant and to qualify for new grants;

NOW THEREFORE, BE IT RESOLVED, that the Alakanuk Tribal Council adopts the general findings/recommendations of the business plan and proposed program space plan as documented in the plan.

**CERTIFICATION**

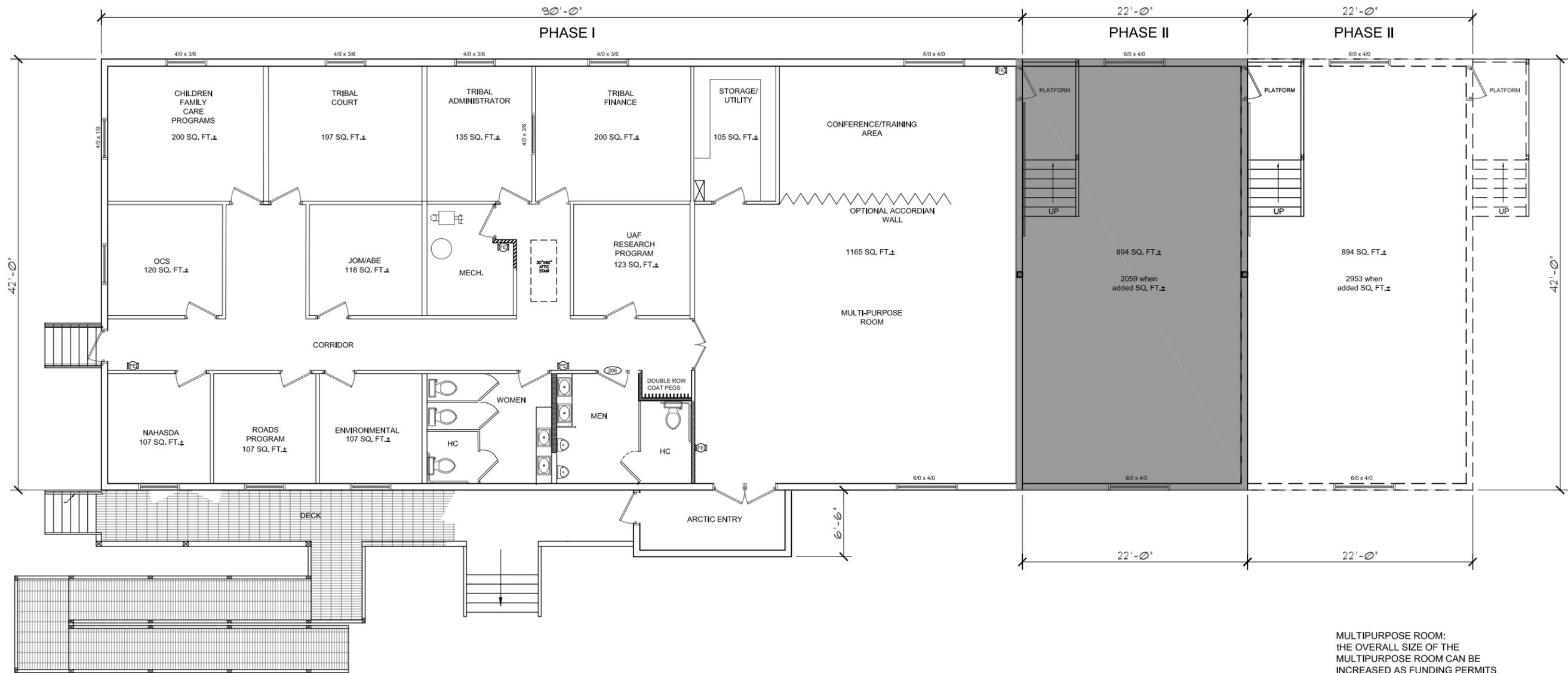
The foregoing resolution was duly adopted by the Alakanuk Tribal Council on this 14th day of April, 2007, at a meeting at which a quorum was present with a vote of 4 ( ) in favor and 0 ( ) opposed and 0 ( ) abstaining pursuant to the authority vested in the Alakanuk Tribal Council. Said resolution is effective as of the date of adoption.

President: *Dennis B. King*

Attest:

Secretary: *Shirley R. Rasmussen*

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MULTIPURPOSE ROOM:  
THE OVERALL SIZE OF THE  
MULTIPURPOSE ROOM CAN BE  
INCREASED AS FUNDING PERMITS  
IN PHASE II AND PHASE III

**1 FLOOR PLAN**  
A-1 3/16" = 1'-0"

RECORD DRAWING CERTIFICATE  
THESE DRAWINGS REFLECT RECORDED  
INFORMATION OBTAINED DURING  
CONSTRUCTION. INFORMATION PROVIDED  
HEREIN IS ACCURATE TO THE BEST OF MY  
KNOWLEDGE.  
NAME \_\_\_\_\_ DATE \_\_\_\_\_

SCALE:  
AS SHOWN  
BARS ONE INCH ON  
ORIGINAL DRAWING  
0 1' 2'  
IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALE ACCORDINGLY

CONSTRUCTION RECORD	
FIELD BOOK	
STAKING	
FOREMAN	
AS-BUILT	
INSPECTOR	

ALAKANUK NATIVE COMMUNITY  
MULTIPURPOSE FACILITY  
**FLOOR PLAN**  
ALAKANUK, ALASKA



REVISION	BY	DATE

Project No. \_\_\_\_\_ Date \_\_\_\_\_  
Designed \_\_\_\_\_ LAW \_\_\_\_\_  
Drawn \_\_\_\_\_ LAW \_\_\_\_\_  
Approved \_\_\_\_\_

Sheet No. **A-1**  
SHEET \_\_\_\_\_ OF \_\_\_\_\_