

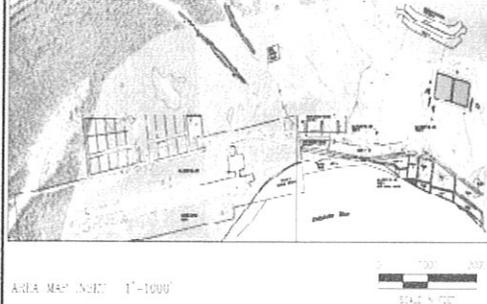
Multi-Facility Building Renovation Proposal

Native Village of Kalskag
P.O. Box 50
Kalskag, Alaska 99607

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by: Bonnie Persson-Tribal Administrator





Community Map UPPER KALSKAG

SW 1/4 Sec 32, T48N, R107W, S42E, W. 1ND 27
 E1/4 Sec 34 - 36 of published SAC 33 original layout
 Survey of West Township 47' 30" 1029N 107' 30" 3216W MD 271

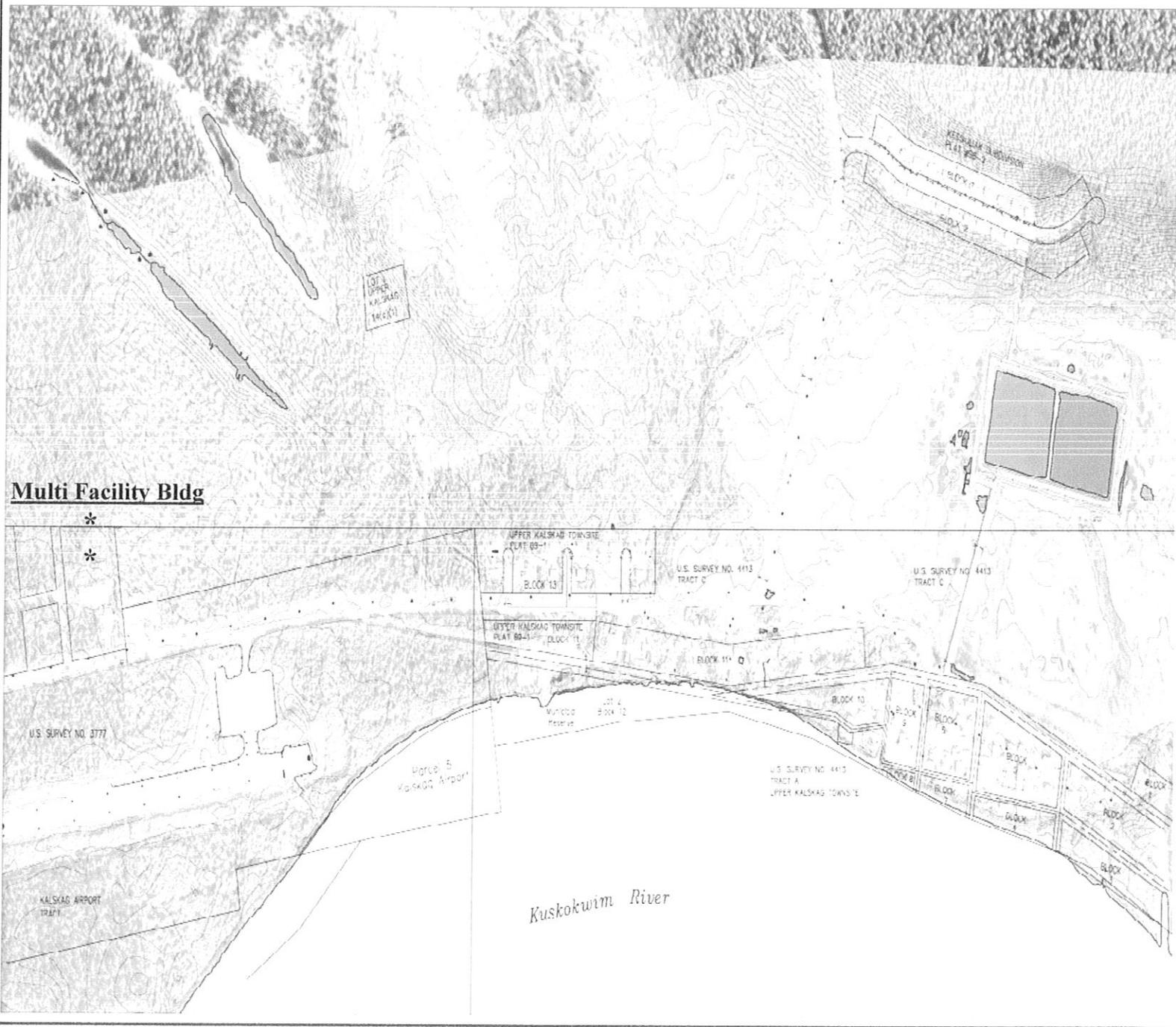
TOWNSHIP: WESTERN MOUNTAIN (T 47)
 RANGE: 107 West Range (R 107) W. 1ND 27
 COUNTY: KUSKOKWIM COUNTY, ALASKA

LEGEND



SCALE: 1" = 200'
 Date of Photographs: August 15, 1999
 Map and Aerial Imagery courtesy of USGS, courtesy of
 Photogrammetric Unit, Alaska Dept. of Natural Resources, 1/1999

AIRIA MAP INSET 1"=1000'



Native Village of Kalskag
Renovation proposal of the Multi Facility Building
By: Bonnie Persson Tribal Adminsitrator

SUMMARY

The Kuskokwim River flows in front of the village of Kalskag and where the Portage Mountain Range begins its growth to the Yukon. We are the 4th generation people in our village with very few elders left to guide us through sometimes rough times. Kalskag has so much potential and we have an obligation to the people, to the economy, to the surrounding villages, to be self-sufficient. We believed back then and still today that the Multi Facility Building will bring that change. It is an eye sore, an ingrown toe nail to our people since 1984 (19 years) and its time for a change. We saw that change, when the U.S Postal Service completed their promise to renovate their portion of the building this bright fall season of September 2008. Therefore, we are once again submitting this proposal to the Governor's Office of Management and Budget and our representatives, Lyman Hoffman and Mary Sattler Nelson in hopes for that change.

The Kalskag Multi Facility Building with 8,296 square foot was designed in 1984 under the then current 1982 Uniform Building Code. The facility was to be multi-use for the local post office, village council meeting rooms, police and fire, mayoral offices, clinic, and itinerant health care provider apartments. Construction was started but fell short of completion and funds to complete the work were unavailable. The building was never occupied and construction ceased, and the building was secured and enclosed. Considering its years without use or care, the Kalskag Multi Facility Building is in good condition.

In the year 2000, the City Council of Kalskag with the support of the Tribal Council and the community continued to redefine the needs of the community and search and re-apply for renovation funds but was only denied. Again, in 2005, with the ownership of the land and the Multi Facility Building transferred to the Native Village of Kalskag Tribal Council we once again moved forward on a proposal to Denali Commission. Our application with technical assistance from Agnew::Beck LLC referred by the Alaska Mental Health Trust Authority Rural Technical Assistance we were able to submit our application. We had also invested Traditional Council Funds to hiring Kumin and Associates Architects to complete an on-site survey, master plan and cost estimate for the renovated facility. Kumin and Associates was our primary liaison between the Traditional Council and the United States Postal Service, as the Postal Service was our primary partner in this. Through a lengthy process; in development, building partnerships, finalizing the community comprehensive and business plans, the conceptual facility plan with the funding application. We were very disappointed that the Denali Commission Multi Use Facility program declined our proposal to assist with the design efforts. The funding requested for the design was a budget of \$80,000 of a total of \$135,500 in which we secure 41% from local sources and project partners.

We had high expectation that the renovation proposal would be approved, the dedication and long hours of the Tribal and City Council committed to finalize the proposal, only when reality came to a closure when the President of the Native Village Julia Dorris received the letter of denial. To receive that letter of denial on the Kalskag Multi Facility Building renovation was like losing the heart and soul of the community. It was heart broken for the community but, under the circumstance we are now therefore re-submitting the proposal with minor changes to management and asking for the proposal made from Kumin and Associates Inc. be used as a base for the Multi Facility Building renovation for the Native Village of Kalskag. We are asking for the construction cost estimate for the Multi Facility Building in the amount of \$1,310,571 to complete the final phase of construction.

INTRODUCTION

Kalskag, a Yup'ik Eskimo village influenced by the Roman Catholic Church located on the north bank of the Kuskokwim River, 2 miles upriver from Lower Kalskag. It lies 30 miles west of Aniak, 99 miles northeast of Bethel and 348 miles west of Anchorage. Kalskag is semi-arctic with influences from the Bering Sea with snowfall averaging 60 inches, with total precipitation of 19 inches per year. The temperatures range from -55 to 87. The Kuskokwim River is ice-free from mid-June through October. The Kuskokwim River affords easy access by skiff in the summer and snow machines in winter. Barges deliver cargo and bulk fuel and propane to businesses. The Tribal Administration is responsible for the administering of funding sources originating for the: ICWA program, IGAP program, TANF program, MFR-Mechanical Fuels Reduction program, Tribal Allocations, Winter trails exist to all surrounding communities ie; Russian Mission, Holy Cross, Piamuit, Aniak, and all the villages in between to Bethel.

Lower Kalskag our closest neighbor is connected by a State of Alaska maintained 4.2 miles of gravel road and we share a State owned 3,200' long by 75' wide gravel airstrip located near the Multi Facility Building. Today, subsistence activities are an important component of our life style. The village was a fish camp known as "Kessiglik." Around 1900, residents of "Kalthagamute" began to move to the village. In 1930, the BIA established a government school, and by 1932, residents of neighboring communities relocated to Kalskag. Most cash income in Kalskag is derived from employment at the school, City or clinic. Some trap or work as BLM firefighters.

The existing functional multi-purpose building located near the airport, near the High School and situated between Kalskag and Lower Kalskag, lies only 3 miles apart. It could be renovated to house Tribal Offices, VPSO/TPO offices, Fire Department Offices, bunk rooms, laundry facilities and a Community Hall with a kitchen where the residence can once again bring closer together the traditions of the community. The Complications of leaving the building half finished includes higher maintenance and replacement costs, higher completion costs and eventually a loss of investment as we continue to have the building unoccupied.

The Native Village of Kalskag, and the City of Kalskag have a joint resolution that places the completion of the Multi Facility Building on the Community Priority List. This resolution was signed after the completion of the Comprehensive Community Plan that was established in 2006. (**Attached A- Comprehensive Community Plan**) Kalskag currently have no system of law enforcement, inadequate Tribal Office Facilities, a working Fire Truck without a site, Certified Emergency Response Teams, Certified HAZMAT Tribal members, Volunteer Search and Rescue which all do not have the infrastructure in place to adequately manage and employ these functions appropriately.

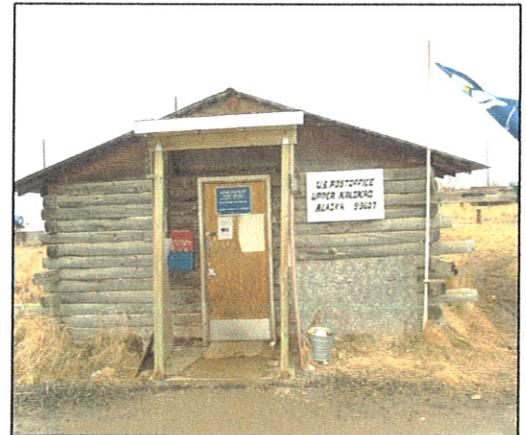
The completion of the multi-facility building can make these conditions dissolve and make it possible for our Community to build and assist our neighboring village of Lower Kalskag. The population combined for Kalskag and Lower Kalskag is 498. (*Source DCED Website, 2000 & 1990 US Census*) and both villages share a general store, fuel station, AVEC station, and High School and Elementary school

The completion of the Multi Facility Building is vital to rekindling these traditions and bringing back a sense of purpose to the community and its surrounding neighbors. The ongoing need to accomplish the project still remains the same and the request to complete the renovation of the Multi Facility Building for the community.

In September 14, 2000 Richard S. Armstrong, Principal Mechanical Engineer of Kumin Associates, Inc., Tim Geiermann and Bill of-Broadway, Jerry Soukup-USPS completed a Conditional Survey for the Kalskag Post Office Facility to be occupying one portion of the building. (**Attached B: written report: mma 00-1037/K0206.00**).

In May 20, 2004 Kumin Associates, Inc was hired by the Native Village of Kalskag to do an Architectural Concept Narrative in which: (**Attached C: Architectural concept narrative OPTION 1 and OPTION 2**.)

- (Option 1) proposed a conservative design with minimal alternation to existing construction.
- (Option 2) proposed an efficient design which group similar functions. It proposes a slightly innovative design yet is considerate of the existing walls.



In June 8, 2005 Kumin Associates, Inc was hire by the Native Village of Kalskag to complete a Construction Cost Estimate. (**Attached D: HMS #05064 construction cost estimate done by Kumin Associates, Inc. in June 8, 2005.**)

In October 2005, The Tribal Council, City Council and many other interested parties met, discuss and plan the renovation process with the technical and guidance assistance from Agnew::Beck LLC referred by the Alaska Mental Health Trust Authority Rural Technical Assistance Program. The Tribal Council in joint session with the City held public

meetings to help define the needs of the community and the size and scope of a new facility.

In March 2006, the Multi Facility Proposal was submitted.

- **Attached E1:** *The City of Kalskag under ordinance #06-002 authorizing the disposal of Lot 1, Block 1, located with Tract D, of the Upper Kalskag Town site , US survey 4413 to the Native Village of Kalskag for the purpose of the Multi Facility Building,*
- **Attached E2:** *The City of Kalskag under resolution #06-002) authorizing the disposal of the Multi Facility Building to the Native Village of Kalskag.*

In June 11, 2007, W. Hunter Roop, Real Estate Project Manager signed an acceptance letter for the lease agreement for the US Postal Service. From that point forward, the U.S Postal Service started the renovation process of the 1,022 square foot of the Multi Facility Building thus leaving 7,274 square foot remaining. (**Attached F:** *U.S. Postal Service Lease agreement*).

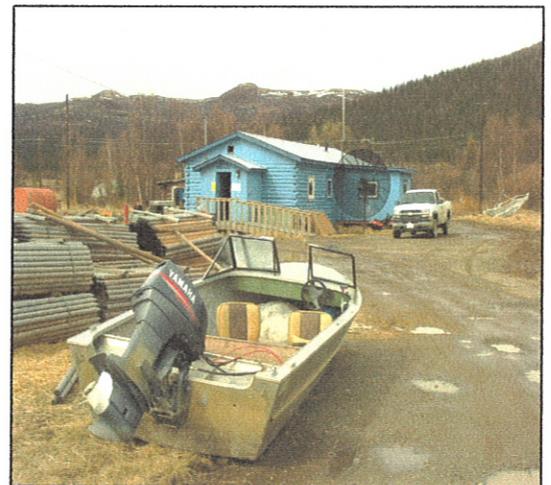
In the fall of September 2008, the U.S. Postal Service renovation project was completed in the Multi Facility Building. The U.S. Postal Service opened their doors for business within 2 days after the final inspection. This was a long time coming, and the people have rebuilt their hope of completing the remaining 7,274 square foot for their use and needs.

NEEDS

The 8,296 square foot Multi Facility Building was erected in 1984. Today, we have finally retired our 20 X 40 log cabin that house the U.S Postal Service for many years in our village. The Native Village of Kalskag Tribal Council is asking for the construction cost estimate for the Multi Facility Building in the amount of \$1,310,571 using Kumin and Associates, June 11, 2005 Construction Cost Estimate and the Architectural concept narrative OPTION 1 or OPTION 2 as the base to complete the remaining facility excluding the U.S. Postal Service portion for the people's needs.

The Native Village of Kalskag Tribal Office has been renting and stationed in a log building that was built in the 70's which does not have adequate space for the current programs nor does it have room to grow. The inefficiencies, such as lack of water and sewer impact our operations on a daily basis. The lack of space and privacy impacts employee moral and also impact our service and assistance to our Tribal members. The Native Village of Kalskag is not able to expand services or work effectively for our members. We are in need of a facility so that we can build the basic infrastructure in our community.

Our Traditional dancing and singing plays a major role in the Preschool, Elementary and High Schools Curriculum.



Dancing and Dances are important as it gives us purpose; it gives respect and acknowledgement to ceremonial functions and provides a sense of security for tribal elders and a sense of belonging to tribal youth. Having a community center would bring together the youth and the elders as well as other functions to build a healthy environment.

A bunk house can be used for conference trainers, out of town visitors in for memorial potlatches or training as facilities are null in both communities. We recommend trainers or visitors to bring sleeping bags, food, and necessities as they maybe sleeping in our Tribal Office floor without water and sewer.

A Potlatch is a big feast and celebration typically given during the holidays and special events. Historically, potlatches were held where tribes operated, where they traded for things they didn't have, where names and stories were shared and where weddings and births were celebrated and where people danced and feasted. Having a kitchen adjacent to the community hall would support this event.

Memorial potlatches are very important in our community, where a memorial feast is given by the family to those that they have lost after a period of one year after the death. The family prepares a feast and invites the whole community to join the family in celebration and to acknowledge, thanks and gift giving. Having the kitchen adjacent to the community hall would support this event.

The Native Village of Kalskag has been without a VPSO/TPO for nearly 10 years due to lack of housing, offices, and holding facilities. Having the infra structure located between the two village would only be beneficial to both communities. With both communities at a high of 498 residences, we can only expect growth and with growth, comes crime.

Like many villages, Kalskag have a volunteer Search and Rescue team that are called out in rain, snow or blizzard to search for missing persons that are lost. They inkind their equipment, fuel, food, and dispatch and assist any village or family that calls upon them no matter the time.

The village of Kalskag, including Lower Kalskag is growing in population and homes and businesses are expanding. Kalskag owns a fire truck that is parked by the river front that is used by the volunteer fire community members. Dispatch and reaction to fire calls are word of mouth or an announcement by a home VHF system for a call for help. A minor fire outbreak can cause a disaster in the community if we do not react immediately.

An afterschool program that could provide concentrated homework help as well as snacks. Otherwise these children go home to an empty home to wait for their parents or older sibling to come home. Having an after school program will help our school district in maintaining the State of Alaska standard of education levels in the schools.

Kalskag is fortunate to have more then 50% of the housing units with drinking water, laundry facilities, or even sewage system that is working. Those that are not fortunate are

- Establish a Community Hall
We will be able to generate revenue to assist with the cost of the operation of the facility.
- Establish a washetteira for community members to get clean drinking water, take showers, and have laundry access.
We will be able to generate revenue to assist with the cost of the operation of the facility.
- Establish a ADEC approved kitchen for concessions and rental activities.
We will be able to generate revenue to assist with the cost of the operation of the facility.
- Establish a Conference room for workshops, training and community events.
We will be able to generate revenue to assist with the cost of the operation of the facility.
- Establish and provide an after school program for 20-25 youths.
- Establish a bunk rooms for visitors to stay during meetings, conferences, training and school festivities.
We will be able to generate revenue to assist with the cost of the operation of the facility.

EVALUATION

The Native Village of Kalskag will monitor the number of visitors to the Multi Facility Building for each year to assure facility use is used at a maximum capacity.

The Native Village of Kalskag will track the number of events held and users use the Multi Facility Building and concurrently encourage future leasers.

- Events and attendance
- Meeting Rooms - # of rentals
- Conferences - # of attendees
- Classroom - # of programs and attendees
- Laundry facility - # of attendees

All students who enrolled in the afterschool program will sign in and will be tutored.

All fire and police reports will be tracked and reported to the Council.

All search and rescue reports will be tracked and reported to the Council.

At the end of each year, the Tribal Office Administration will conduct an exit poll of users to get their satisfaction level of the new facility. A building Manager will be hire to encourage sustainability, maintenance, security, management and support after time set by Tribal Council.

SUSTAINABILITY

The U.S. Postal Services is leasing 1,140 SQ feet for an annual rent of \$6,888.00 with a 20 year fixed term and four 5 year renewal options effective September 1, 2008

- | | |
|------------------------|----------------------------------|
| (a) First 5 years R/O= | 110% of the base rate in year 20 |
| (b) Second 5 year R/O= | 110% of the base rate in year 25 |
| (c) Third 5 year R/O= | 110% of the base rate in year 30 |
| (d) Fourth 5 year R/O= | 110% of the base rate in year 35 |

Conventions and meetings or training seminars will be \$300.00 per ½ day with a 5 hour maximum. A full day is \$600.00.

Use of the kitchen will be \$150.00 per ½ day with a 5 hour maximum and \$300 per full day.

Office space rental will be set at \$15.00 per square foot.

Rental fees for sound equipment and peripherals will \$30.00 per day.

There will be a refundable cleaning deposit of \$150.00 per day.

Staff time will be charged at \$25.00 per hour to set up or take down tables and chairs and to act as a parking attendant.

Use of showers will be \$3.00.

Locks and towels will be \$1.00 per day.

Hauling water will be \$0.50 per gallon.

Bunk house fee per individual will be \$50.00 per night.

Native Village of Kalskag
Traditional Council
PO Box 50
Kalskag, AK 99607

RESOLUTION NO: 2008-09-03

AUTHORITY TO PARTICIPATE IN THE STATE OF ALASKA CAPITAL PROJECTS

A RESOLUTION of the Native Village of Kalskag authorizing participation in the Capital Projects and committing to facility operation, using the 2005-06 planning process with minor modifications.

WHEREAS, the Traditional Council of the Native Village of Kalskag wishes to provide a Multi-Use Facility for the community of Kalskag (hereinafter the "Council and the "Community"); and

WHEREAS, the Traditional Council wishes to respond to the Capital Projects Request for Proposal, with its 2005-2006 planning documents using Kumin and Associates outline specifications for the renovations of the Kalskag Community Center.

NOW THEREFORE BE IT RESOLVED THAT the Traditional Council endorses the Multi-Use Facility proposal and commits to fulfilling the responsibilities and duties assigned to the Council in the proposal.

BE IT FURTHER RESOLVED THAT the Traditional Council commits to sustaining the facility and the programs to be offered within it.

BE IT FURTHER RESOLVED THAT the Traditional Council commits to an "open door" policy that assures the facility will provide service to all who seek and can pay for such services.

BE IT FURTHER RESOLVED THAT the President of the Traditional Council is hereby authorized to negotiate and execute any and all documents required for granting and managing funds on behalf of this organization.

BE IT FURTHER RESOLVED THAT the President is also authorized to execute subsequent amendments to said grant agreement to provide for adjustments to the project within the scope of services or tasks, based upon the needs of the project.

PASSED AND APPROVED BY A CONSTITUTED QUORUM OF THE TRADITIONAL COUNCIL on this ____ day of September, 2008 by a vote of ____ in favor, ____ opposed, and ____ abstaining.

IN WITNESS THEREOF:

By: 

President, Julia Dorris

Attest: 

Secretary, Denise Reed

ATTACHMENTS

- A KALSKAG COMMUNITY COMPREHENSIVE PLAN
- B CONDITION REPORT FOR THE UNITED STATES POSTAL SERVICE REGARDING KALSKAG COMMUNITY CENTER.
- C ARCHITECTURAL CONCEPT NARRATIVE DONE BY KUMIN AND ASSOCIATES, INC.

OPTION #1
OPTION #2
- D. CONSTRUCTION COST ESTIMATE DONE BY KUMIN AND ASSOCIATES, INC
- E. 1 AN ORDINANCE AUTHORIZING THE DISPOSAL OF CERTAIN CITY LANDS.
2 AN ORDINANCE AUTHORIZING THE DISPOSAL OF REAL PROPERTY.
- F KALSKAG COMMUNITY RENOVATION OUTLINE SPECIFICATIONS PREPARED BY KUMIN ASSOCIATES INC.
- G UNITED STATES POSTAL SERVICE LEASE AGREEMENT
- H DEPARTMENT OF THE TREASURY-IRS TAX EXEMPT DIVISION
- I RESOLUTION NO: 2008-09-03 CAPITAL PROJECT PARTICIPATION

These Attachments
are too voluminous
to pdf. They are
filed in the OMB
physical file.
Kari
10-2-08