

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Kenaitze Indian Tribe****Federal Tax ID: 92-0069243****Project Title:****Project Type: New Construction and Land Acquisition**

Kenaitze Indian Tribe - Dena'ina Health and Wellness Center

State Funding Requested: \$20,000,000**House District: 33 / Q**

One-Time Need

Brief Project Description:

Funding for construction of a new health and wellness center in Kenai.

Funding Plan:

Total Project Cost:	\$28,000,000
Funding Already Secured:	(\$3,000,000)
FY2012 State Funding Request:	<u>(\$20,000,000)</u>
Project Deficit:	\$5,000,000
<i>Funding Details:</i>	
Federal Funds (HUD ICDBG/USDA Loan)	\$ 4,250,000
Private Grants (Murdock Trust/Rasmuson Fdn)	\$ 750,000
Total	\$5,000,000

Detailed Project Description and Justification:

Kenaitze Indian Tribe has received an Indian Health Service Joint Venture Construction Program award to build and operate a healthcare facility in Kenai, Alaska. The Dena'ina Health and Wellness Center will provide medical, dental and behavioral health services to over 3,000 Alaska Native and American Indian people, 51% of whom are low and moderate income. All State of Alaska sponsored programs, including community mental health services, will be open to the public. Key benefits include bringing more than \$200 million in federal funding to the community over the next 20 years; new jobs through the hiring of local contractors and construction personnel; the employment of over 100 permanent and sustainable healthcare staff, with at least 50 new full-time positions being filled during the first five years of operation; and, improved access to healthcare for under-served population.

The Dena'ina Health and Wellness Center is one of only three projects nationwide selected by the Indian Health Service for the highly competitive Joint Venture Construction Program in FY 2011. Under the joint venture, Kenaitze Indian Tribe will design, construct and equip the new facility. In exchange, the Indian Health Service will fund the operation and maintenance costs of the facility for a minimum of 20 years.

The Dena'ina Health Clinic was established in 1972 as a primary care clinic. The health and dental clinics are currently located in a commercial strip mall, which the Tribe has been leasing for the past 20 years. Although the number of patients using all Tribal services increased 57% from 2001 to 2009, the available facility space is 65% below the level recommended by Indian Health Service. The overarching challenge with the existing facilities is that they offer no room to grow and

adequate space is not available in the community to rent or purchase.

In 2009, Kenaitze Indian Tribe started the planning and design process to build the 52,000 square foot Dena'ina Health and Wellness Center to be located on over 3 acres of tribally-owned land in the townsite historic district in the City of Kenai. The facility will be centrally located near many of our low and moderate income residents and situated next door to our Tyotkas Elder Center. The close proximity between patients and providers will enhance care for Elders, who are some of our most vulnerable patients.

The new facility will bring all our health programs under one roof and facilitate the integration of multidisciplinary treatment teams using the patient-centered medical home model of care. This will enable the Tribe to better serve the health care needs of our community and help put our customers in the center of care. This project is widely supported in the community and we have received several formal letters of support from community organizations and public bodies, including a resolution from the City of Kenai (see attachments).

Project Timeline:

Please see attached Summary Project Schedule and Project Budget.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Kenaitze Indian Tribe with funding through the Indian Health Service Joint Venture Agreement

Grant Recipient Contact Information:

Name: Jaylene Peterson-Nyren
 Title: Executive Director
 Address: 150 North Willow
 Kenai, Alaska 99611
 Phone Number: (907)283-3633
 Email: jpnnyren@kenaitze.org

Has this project been through a public review process at the local level and is it a community priority? Yes No

Dena'ina Health & Wellness Center

Help us make a difference

Project Summary

The Kenaitze Indian Tribe (KIT) has been awarded an Indian Health Service (IHS) Joint Venture Project Award to build and operate a healthcare facility in Kenai, Alaska. The Dena'ina Health and Wellness Center one of only three projects nationwide selected by IHS for the highly competitive joint venture construction program (JVCP) in FY 11. Under the JVCP, KIT will design and construct the new facility. In exchange, IHS will fund the operation and maintenance costs of the facility for a minimum of 20 years.

The new "Dena'ina Health and Wellness Center" will provide integrated medical, dental, and behavioral health services to more than 3,000 Alaska Native and American Indian residents of central Kenai Peninsula. All State of Alaska sponsored programs, including Community Mental Health services, will be open to the public.



Project Highlights

- ◆ Location: Kenai, Alaska
- ◆ Facility Size: 52,000 square feet
- ◆ Project Budget: \$28 million

Funding Status

- ◆ KIT Contribution: \$3M
- ◆ Unmet Need: \$25M

Request from State of Alaska

- ◆ \$20M in FY2012

Contact Information

Jaylene Peterson-Nyren
Executive Director
150 N. Willow Street, Suite 33
Kenai, AK 99611
Tel. (907) 283-3633
Fax (907) 283-3052
jpsyren@kenaitze.org

Key Benefits

- ◆ Job creation— Over 100 permanent and sustainable healthcare jobs
- ◆ Economic impact— Brings more than \$200 million in federal funding to the community over the next 20 years
- ◆ Improved access to healthcare for underserved population
- ◆ Integrated patient centered model of care



Project Status as of February 2011

PROJECT BUDGET

Line	Phase and Item	Firm / Org.	Amount	Notes	
1	Planning and Design Phase (Based on 52,000 sf)	52,000			
2	Land Acquisition	KIT	\$300,000		
3	Project Planning and Administration	KIT	125,400		
4	Survey	Integrity	\$6,000		
5	Initial Programming	Innova	\$110,000		
6	Initial Design Effort	RIM	\$53,000		
7	Geotech	DOWL HKM	\$13,000		
8	DOWL HKM PM/CA	DOWL HKM	\$115,000		
9					
10	Design	Architects Alaska	\$1,622,400		Based on 8% Construction Cost
11					
12	Fire Marshall Review	A/E	\$125,000		
13	Environmental (SSER, EA, Permits)	DOWL HKM	\$40,000		
14	SubTotal		\$2,509,800		
15	Construction Phase (Based on 52,000 sf)			\$/sf	
16	Construction Contract	general contractor	\$20,280,000	\$390	Based on \$350/sf and 52,000sf
17	FF&E materials	KIT	\$2,600,000	\$50	Based on \$50/sf and 52,000sf
18	FF&E management	Radixos	\$60,000		
19	IT Procurement and Consultation	TBD	\$175,000		
20					
21					
22					
23					
24	Design Team CA	A/E TBD	\$275,000		
25	Owner Team CA	DOWL HKM	\$200,000		
26	Special Inspections & Testing	TBD	\$75,000		
27	SubTotal		\$23,665,000	\$455	
28	Contingencies				
29	Design Phase Estimating Contingency		\$1,014,000		5% of line 16
30	Construction Phase Clarifications & Unknowns		\$608,400		3% of line 16
31	Construction Phase Owner Requested Upgrades		\$202,800		1% of line 16
32	SubTotal		\$1,825,200		
33					
34	Total		\$28,000,000	\$538	
	Notes				
	1. All cost information is preliminary and/or estimated				



Dena'ina Health and Wellness Center Summary Project Schedule



4-Feb-2011

ID	Task Name	Resource Names	Start	Finish	Duration	Half 2, 2010					Half 1, 2011					Half 2, 2011					Half 1, 2012					Half 2, 2012				
						J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
1	Planning		12/1/10	6/15/11	175.75 days																									
2	POR Negotiations	KIT/IHS	12/1/10	2/6/11	60 days																									
3	Plat & Local Permits	DOWL/KIT	2/14/11	6/15/11	109 days																									
4																														
5	Design		12/20/10	11/28/11	307 days																									
6	Concepts	A/E	12/20/10	2/13/11	50 days																									
7	Schematics	A/E	2/14/11	4/10/11	50 days																									
8	Design Development	A/E	4/11/11	6/12/11	56 days																									
9	65%Construction Documents	A/E	6/12/11	8/14/11	56 days																									
10	98% Permit & Bid Documents	A/E	8/14/11	10/12/11	53 days																									
11	Final Construction Documents	A/E	11/4/11	11/28/11	21 days																									
12																														
13																														
14	Construction via Lump Sum		8/14/11	5/1/13	559 days																									
15	Contractor Selection Process	DOWL/KIT	10/12/11	11/20/11	35 days																									
16	Construction	GC	11/28/11	4/15/13	450 days																									
17	Owner Procured FF&E	KIT/TBD	8/14/11	12/26/11	120 days																									
18	Transition	KIT	4/15/13	5/1/13	14 days																									
19	Occupancy		5/1/13	5/1/13	0 days																									



DEPARTMENT OF HEALTH & HUMAN SERVICES

Public Health Service

Indian Health Service
Rockville MD 20852

APR 14 2010

RECEIVED

Executive Director Jaylene Peterson-Nyren
P.O. Box 988
Kenai, AK 99661-0988

APR 19 2010

BY: 

Dear Executive Director Peterson-Nyren,

I am pleased to advise you that your application for the Joint Venture Construction Program (JVCP) at Kenai, Alaska, was rated by the review team among the top applications for the FY 2011 JVCP. Accordingly, you are invited to proceed with the next phase of the FY 2011 JVCP, which includes the completion of planning documents. Please note however that the Joint Venture Agreement (JVA) may not be established before the beginning of fiscal year 2011, October 1, 2010. Likewise, Notice to Proceed on project construction may not start until after the JVA has been signed by IHS.

The preparation of the planning documents for your project consists of the Program Justification Document (PJD), the Program of Requirements (POR) and the Site Selection Evaluation Report (SSER). The documents should be delivered to the Alaska Area Indian Health Service (AAIHS) office by September 30, 2010 or sooner, so that they can be sent to Headquarters for approval.

While these documents are being prepared, the Tribe and the IHS will work together on the JVA that, among other things, outlines the responsibilities and authorities of each party. To assist in this activity, the AAIHS will provide the model agreement to the Tribe for their use in preparing the document. Once the agreement is signed by both parties, the Tribe will be able to proceed with the design of this much-needed facility. (During this phase, the IHS' role will be limited to the review of concept drawing, schematic drawing, and final plan in accordance with the approved POR.)

IHS CONTACTS:

IHS Headquarters
CDR John Longstaff, P.E.
Telephone: 301-443-1068
FAX: 301-443-1810
E-Mail: john.longstaff@ihs.gov

Alaska Area NHS
CDR Kelly Leseman
Telephone: 907-729-3540
FAX: 907-729-5690
E-Mail: kelly.leseman@ihs.gov

Sincerely Yours,



Gary J. Hartz, P.E.
Director
Office of Environmental Health and Engineering



"Village with a Past, City with a Future"

210 Fidalgo Avenue, Kenai, Alaska 99611-7794
Telephone: (907) 283-7535 / FAX: (907) 283-3014
www.ci.kenai.ak.us

January 24, 2011

RECEIVED
JAN 24 2011

Kenaitze Indian Tribe
Dena'ina Health and Wellness Clinic
P.O. Box 988
Kenai, AK 99611

RE: ***CITY OF KENAI RESOLUTION NO. 2011-05***
Support of Kenaitze Indian Tribe Dena'ina Health and Wellness Clinic

Enclosed please find a copy of the City of Kenai Resolution No. 2011-05 supporting the Tribe's Dena'ina Health and Wellness Clinic.

At its meeting of January 19, 2011, the Kenai City Council unanimously passed Resolution No. 2011-05.

If you have any questions, please contact me at 283-8231.

CITY OF KENAI

Carol L. Freas
City Clerk



Suggested by: Mayor Porter

CITY OF KENAI

RESOLUTION NO. 2011-05

A RESOLUTION OF THE COUNCIL OF THE CITY OF KENAI, ALASKA, IN SUPPORT OF THE KENAITZE INDIAN TRIBE'S DENA'INA HEALTH AND WELLNESS CLINIC.

WHEREAS, the Kenaitze Indian Tribe has a long history of providing needed services within the Kenai community and has been recognized as an important partner in providing for the well-being of the Alaska Native and American Indian residents; and,

WHEREAS, the Kenaitze Indian Tribe's health and dental clinics are located in a commercial strip mall, which the Tribe has been leasing for the past 20 years. Although the number of patients using all Tribal services increased by 57% from 2001 to 2009, the clinic size is 65% below the level recommended by Indian Health Service; and,

WHEREAS, due to the efficient administration of Tribal healthcare dollars, these services are made available at no cost for some of our most vulnerable citizens; and lacking a new facility, Kenaitze Indian Tribe's ability to provide primary care services in the central Kenai Peninsula will be compromised severely; and,

WHEREAS, Kenaitze Indian Tribe and the Indian Health Service are planning a joint venture project to build and operate a new state of the art facility in Kenai to provide integrated medical, dental and behavioral health services to over 3,000 Alaska Native and American Indian people, 51% of whom are low and moderate income; and,

WHEREAS, the Dena'ina Health and Wellness Clinic is one of only three projects nationwide selected by the Indian Health Service for the Joint Venture Construction Program in FY 2011. Under the joint venture, Kenaitze Indian Tribe will design, construct and equip the new facility; in exchange, the Indian Health Service will provide funding for the operation and maintenance of the facility for a minimum of 20 years; and,

WHEREAS, the Dena'ina Health and Wellness Clinic's economic impact includes bringing more than \$200 million in federal funding to the community over the next 20 years, new jobs through the hiring of local contractors and construction personnel, the employment of over 100 full-time health care professional staff, with at least 20 new positions being filled during the first year of operation, and, as new employees spend their earnings locally, the benefit will trickle throughout the community.

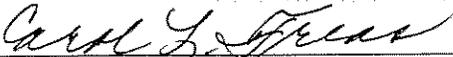
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, that the City of Kenai supports the Kenaitze Indian Tribe's Dena'ina Health and Wellness Clinic.

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, this 19th day of January, 2011.



PAT PORTER, MAYOR

ATTEST:



Carol L. Freas, City Clerk

Holy Assumption Orthodox Church
1106 Mission Avenue
Kenai, AK 99611-8017
(907) 283-4122

Re: New Dena'ina Health and Wellness Clinic Project

To whom it may concern,

The Holy Assumption Orthodox Church (1895) in Kenai is one of the oldest Orthodox Church in Alaska. The Chapel of St. Nicholas was built in 1906 and is part of the National Historic Landmark. Our Church has a history with the Kenaitze people that predates Alaska becoming part of the United States and is still used today.

The Kenaitze Indian Tribe plans to construct their new clinic near the Church. We feel that the New Dena'ina Health and Wellness Clinic project will bring much needed improvements to the delivery of health care in our area. The Holy Assumption Russian Orthodox Church supports the new clinic project as it will improve the lives of many of our members, neighbors, and our shared community in general.

Sincerely,

A handwritten signature in blue ink that reads "Rev. Fr. + Thomas Andrew" followed by a long horizontal line.

Father Thomas Andrew
Holy Assumption Orthodox Church

Southcentral Foundation

October 25, 2010

Ms. Jaylene Peterson-Nyren, Executive Director
Kenaitze Indian Tribe
P.O. Box 988
Kenai, AK 99611

Dear Ms. Peterson-Nyren:

Southcentral Foundation is pleased to support construction of Kenaitze Indian Tribe's new Dena'ina Health and Wellness Clinic.

Southcentral Foundation is a regional Native health care provider with facilities to serve IHS beneficiaries and others in Anchorage and the Matanuska Susitna Borough. As the provider to the largest number of IHS beneficiaries in the state, we are aware of the increasing demand for our services and actively support the efforts of other tribal health organizations to improve health care in the area. We believe Kenaitze's project and vision for quality health care will be another great step in assuring the Alaska Natives enjoy the wellness and quality of life to which they are entitled.

At present, the Kenaitze Indian Tribe's health and dental clinics are located in a commercial strip mall which the tribe has been leasing for the past 20 years. This space has failed to keep up with the growth in the number of patients which increased 57% from 2001 to 2009. The available facility space is now 65% below the level recommended by the Indian Health Service while Native population is projected to grow even faster in the next 20 years. Lacking a new facility, the Kenaitze Tribe's ability to provide primary care services in the central Kenai Peninsula will be compromised severely.

The new Dena'ina Health and Wellness Clinic will be a state of the art 46,000 square foot facility providing integrated medical, behavioral health, dental and wellness care through a patient centered medical home model (PCMH). An integrated health care facility will enable Kenaitze Indian Tribe to directly address the health care needs in the community and help put our people in the center of care. Southcentral Foundation and Kenaitze Indian Tribe are both committed to providing the best possible health care for our people. Southcentral Foundation wholeheartedly supports Kenaitze Indian Tribe as they pursue their vision of building a new health clinic in Kenai, Alaska.

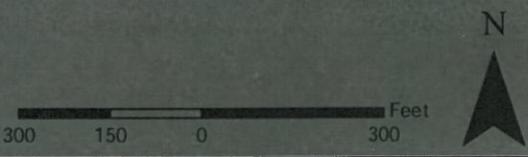
Sincerely,

SOUTHCENTRAL FOUNDATION


Katherine Gottlieb, MBA
President/CEO

4501 Diplomacy Drive, Suite 200 • Anchorage, Alaska 99508
(907) 265-4900 • Fax (907) 265-5925





	Proposed Dena'ina Wellness Center Site
	Parcels

Site Map	
Kenaitze Dena'ina Health and Wellness Clinic	
	
December 22, 2009	WO: D60447



