

**Documents**

100% Construction Documents Level Submittal  
Project Manual Dated: July 2010  
Structural Plans Dated: July 29, 2010  
Mechanical & Electrical Plans Dated: July 30, 2010  
Architectural Plans Dated: August 1, 2010  
Civil Plans Dated: August 2, 2010

**Notes and Assumptions**

- 1 Based on 2012 procurement/2012 construction.
- 2 Labor rates based on Davis Bacon, 50 hours/week.
- 3 Materials storage area will be designated near the building.
- 4 Weather, logistics and construction time window has been considered.
- 5 Local Contractor.
- 6 Sitework and foundation work by others.
- 7 Per owners direction the fire alarm system was moved to an alternate.  
This fire alarm system may be a requirement for occupancy permit.
- 8 Revisions made per instructions from Charlene Nollner January 2012.

**Gakona Cultural/Social Services/Training Center**  
**Addition Project**  
**Prepared for Gakona Village by Estimations**

**Construction Cost Estimate**  
**Construction Documents Submittal**  
**January 16, 2012**

Description	Estimated Cost	Totals
<b>Building Construction</b>		
<b>A Substructure</b>		<b>\$0</b>
A10 Foundations	-	
A20 Basement Construction	-	
<b>B Shell</b>		<b>\$98,239</b>
B10 Superstructure	37,390.00	
B20 Exterior Closure	42,022.00	
B30 Roofing	18,827.00	
<b>C Interiors</b>		<b>\$66,153</b>
C10 Interior Construction	18,131.00	
C20 Stairs	-	
C30 Interior Finishes	48,022.00	
<b>D Services</b>		<b>\$141,133</b>
D10 Conveying	-	
D20 Plumbing	-	
D30 HVAC	52,091.00	
D40 Fire Protection	-	
D50 Electrical	89,042.00	
<b>E Equipment</b>		<b>\$2,798</b>
E10 Equipment	-	
E20 Furnishings	2,798.00	
<b>F Special Construction and Demolition</b>		<b>\$6,826</b>
F10 Special Construction	-	
F20 Selective Building Demolition	6,826.00	
<b>G Sitework</b>		<b>\$0</b>
G10 Site Preparation	-	
G20 Site Improvements	-	
G30 Site Mechanical Utilities	-	
G40 Site Electrical Utilities	-	
G90 Other Site Construction	-	
<b>Z Other Costs</b>		<b>\$125,279</b>
Z10 General Requirements, Overhead & Profit	125,279.00	
<b>Subtotal:</b>		<b>\$440,428</b>
<b>Z Other Costs</b>		<b>\$33,166</b>
Z20 Estimating Contingency		\$26,426
Z30 Escalation For Inflation	5 Mths @ 3.5%	\$6,740
		6.0%
		1.4%
<b>Total Estimated Cost - Basic Bid:</b>		<b>\$473,594 &lt;&lt;&lt;&lt;&lt;</b>



November 5, 2012

The Honorable Sean Parnell, Governor  
State of Alaska  
P.O. Box 110001  
Juneau, Alaska 99811-0001

Dear Governor Parnell

I would like to personally thank you for attending the Governors family picnic this summer in Glennallen. This was a special time to share the beauty of the Copper Basin with you.

The Ahtna Region would also like to thank you for the site visit to our Villages by your staff member John Moller on October 24, 2012. It is exemplary of your administration that attention is dedicated to rural communities and regions such as ours.

We discussed many projects and issues with you and your staff and we are summarizing the highest ranked projects in our area that we feel can make a big difference. We request that you consider adding these projects to the Governor's budget.

These projects are as follow:

1. Gakona Community Hall Expansion \$473,594
2. Construction Cost Shortfall on Mentasta Clinic building. \$300,000
3. Kluti-Kaah Multi-Purpose Building completion \$2,000,000
4. Gulkana Pellet Fuel Plant \$1,800,000

We believe these projects provide multiple needed benefits to the community in the areas of health care, energy, youth healthy choices, elders services, and healthy families.

In addition, these projects have well-developed and supported plans, a solid cost estimate, the permits are in place, site control secured, other matching funds are secured and the projects can be completed within 12 months of funding award.

We will be happy to provide further details of these projects to your staff if needed.

Sincerely,

A handwritten signature in black ink that reads "Michelle Anderson". The signature is written in a cursive, flowing style.

Michelle Anderson,  
President

Cc: Karen Rehfeld, Director, Office of Management and Budget, State of Alaska  
John Moller, Rural Affairs Advisor and Special Assistant to the Governor, State of  
Alaska  
Nicolas Jackson, Chairman of the Board, Ahtna Incorporated  
Darin Gene, President, Gakona Village Council  
Nora David, 1<sup>st</sup> Chief, Mentasta Lake Village Traditional Council  
Tonilee Jackson, President Native Village of Kluti-Kaah  
Eileen Ewan, President, Native Village of Gulkana

**Native Village of Gakona**  
**P. O. Box 102**  
**Gakona, AK 99586**  
907-822-5777 fax 822-5999

**RESOLUTION NUMBER 13-01**

**RESOLUTION DEDICATING CASH AND MAKING ASSURANCES  
TOWARDS THE CONSTRUCTION OF THE GAKONA  
GATHERING PLACE PROJECT**

**WHEREAS**, The Native Village of Gakona is a federally recognized Indian Tribe, governed by the Gakona Village Council, which is responsible for exercising the inherent right of Self-determination for the Tribe, and

**WHEREAS**, it is the Gakona Village Council's mission, purpose and vision to improve the health and welfare of the residents of Gakona, and

**WHEREAS**, the Gakona Village Council is planning to construct and operate the Gakona Gathering Place, onto the Buster Gene Memorial Facility, which will provide essential cultural, social and job training services to the residents of Gakona, and

**WHEREAS**, the Gakona Village Council has determined that the current community facility isn't large enough to host the Council's cultural and social events; and has found that there are no structures suitable within the village to provide safe and useful facility space for the cultural, social and job training programs, and

**WHEREAS**, the Gakona Village Council has hired a professional design firm to develop the site plans, building plans, and cost estimate of \$473,594, and

**WHEREAS**, the Gakona Village Council previously established the Buster Gene Memorial Facility within the Native Village of Gakona, with a long-term lease described as: More or less Two (2) Acres adjacent to Lot 4 of Plat 83-12, Gakona Subdivision, Chitina Recording District, Alaska, located within Lot 4, US Survey 5560, Sec. 10, T 6 N, R 1 E, Copper River Meridian, and

**WHEREAS**, the Gakona Gathering Place will be built as an addition to the Buster Gene Memorial Facility, as it was planned for during construction of the original facility's heating system, water lines and electrical supply, in order to be able to handle the new additions operations load, and

**WHEREAS**, the Gakona Village Council previously acquired a \$50,000 State of Alaska Legislative Grant, which was originally intended for, but not used in the construction of the Buster Gene Memorial Facility, but was granted an extension for the new addition of the Gakona Gathering Place. The State of Alaska Legislative Grant has been spent on ground work and the foundation for the planned addition of the Gakona Gathering Place, and

**WHEREAS**, the Gakona Village Council also recently spent \$50,000 of Gakona Tribal Funds on the Gakona Gathering Place project site work, and

**Resolution Number 11-09 (continued – page two)**

**WHEREAS**, Ahtna Incorporated, the regional Native Corporation, has donated \$10,000 to the Native Village of Gakona to use as they desire, and

**WHEREAS**, GVC had dedicated the Ahtna, Inc. donation to be used for the construction of the Gakona Gathering Place, and

**WHEREAS**, the Gakona Village Council has established with a firm commitment of the following Project funding sources for the Gakona Gathering Place Project:

Gakona Tribal Funds	(spent)	50,000
Ak. Legislative CIP Grant	(spent)	50,000
Ahtna, Inc. donation		<u>10,000</u>
Total:		\$ 110,000

**THEREFORE BE IT RESOLVED**, that the Gakona Village Council hereby certifies that it has firm funding commitments in the amount of \$110,000 for construction of the Gakona Gathering Place from the following sources:

**THEREFORE BE IT FURTHER RESOLVED**, that the Gakona Village Council land within the Native Village of Gakona described as: More or less Two (2) Acres adjacent to Lot 4 of Plat 83-12, Gakona Subdivision, Chitina Recording District, Alaska, located within Lot 4, US Survey 5560, Sec. 10, T 6 N, R 1 E, Copper River Meridian, and that the Gakona Village Council hereby dedicates use of this land parcel for the planned Gakona Gathering Place addition with a long-term land lease of the subject parcel with Ahtna, Inc.

**THEREFORE BE IT FURTHER RESOLVED**, the Gakona Village Council certifies that it has undertaken a thorough investigation of all existing building space in Gakona Village that could be suitable for establishment of the planned Gakona Place and has found that there are no structures suitable to provide safe, useful facility space for the Council's planned cultural/social services and training programs, and

**THEREFORE BE IT FURTHER RESOLVED**, the Gakona Village Council hereby authorizes the request for funding in the amount of \$363,594 and authorizes Darin Gene, President, to sign all application forms.

This resolution was duly adopted by the Gakona Village Council at a meeting held at the Council office in Gakona, Alaska on the 23<sup>th</sup> day of January 2013, by the following vote: Ayes 5, Nays 0, Abstain 0.

ATTEST:

  
\_\_\_\_\_  
Darin Gene, President

  
\_\_\_\_\_  
Virginia Gene, Secretary/Treasurer