

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Pleasant Valley Community Association****Federal Tax ID: 262878182****Project Title:****Project Type: New Construction and Land Acquisition**

Pleasant Valley Community Association - Community Center

State Funding Requested: \$105,000**House District: Fairbanks Areawide (1-5)**

One-Time Need

Brief Project Description:

Construction of designed Community Center for use of, but not limited to, Two Rivers and Pleasant Valley.

Funding Plan:

Total Project Cost:	\$612,275
Funding Already Secured:	(\$282,100)
FY2015 State Funding Request:	(\$105,000)
Project Deficit:	\$225,175

*Funding Details:**FY2009 \$40,000 per AS 37.05.316**\$20,000 revenue share grants in FY2009 & FY2010**FY 11 \$202,100**230,775 Assessed value through donations of property and equipment of individuals totaling***Detailed Project Description and Justification:**

These funds will be used to construct a Community Center and Cemetery for use by of the Pleasant Valley and Two Rivers communities. The total request is to finish phase 1 & 2 of the project. Also, this funding will be used for the early planning and development of and medical first responder capability. These monies will allow the Pleasant Valley Community Association (PCVA) to complete the kitchen, restrooms, office and mechanical rooms. PCVA would also be able to install some needed acoustics in the main meeting room.

Pleasant Valley Community Association will serve as a center where residence of the surrounding areas can gather for a multitude of reasons, just to list a few:

Senior and Youth Center

Fitness Center

Weddings, receptions, anniversaries

Classes (educational, vocational, social, recreational)

Dog Musers meetings, clinics and activities

Funerals, Memorial Services

Dinners, Banquets, Programs

As these communities north of Fairbanks grow the need for developing a strong sense of community grows as well. There have been thousands of man hours donated over three years by individuals in the planning and preliminary construction of this Center and Cemetery. The projects received over \$60,000 in donations up to this point in the project.

Project Timeline:

Upon receiving the total requested funding the project will take one year to complete and become operational.

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

Pleasant Valley Community Association

Grant Recipient Contact Information:

Name: Ed Anders
Title: President
Address: 7785 Chena Hot Springs Road
Fairbanks, Alaska 99712
Phone Number: (907)488-6547
Email:

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

Pleasant Valley Community Association (PVCA)

Purpose: Promoting the healthy growth and the development of the community known as Two Rivers and Pleasant Valley. This includes the establishment of a community center and a cemetery.

PVCA received a 501C(3) Certification of Incorporation (nonprofit corporation) December 20, 2007, Alaska entity # 113065 known as Pleasant Valley Community Association.

PVCA applied for and received a project development and design grant; FY2009 Designated Legislative Grant per AS37.05.316 in the amount of \$40,000. PVCA also received two revenue share grants, 2009 and 2010 for \$20,200 each year. With this money, we have created a two acre cemetery and started a community center (in 2010, bought a 32'x84' building at auction, prepared a foundation and moved the building). Local gifts and much volunteer labor have help with these two endeavors.

Community Center Possible Uses

Senior & Youth Center	Dog Musers meetings, clinics & activities
Fitness Center	Community Meetings (handicap accessible)
Voting Precinct	Funeral, Memorial Services
Weddings, receptions, anniversaries	Dinners, Banquets, Programs
Classes (educational, vocational, social & recreational)	Meals on wheels
	Clinics/Programs (animals, gardening)
PVCA office (1st 16'x32')	Mobile library

Beneficial Reasons for Community Center

- No other meeting facility in the community (area residents can't afford the required school insurance)
- Handicap accessible - one level, no steps, 36" entry doors
- Heated sidewalks on demand
- Green built
- Safe, super insulated, efficient building with an arctic entry and radiant floor heat
- Will be built debt free
- Rent will pay for utilities

Future volunteer labor for the Community Center Project will be provided by members and residents of the community who have expressed their desire to participate in the finishing of the community center. At present we have 38 families that have paid to join our Association.

Work on the Community Center's priority list will start in the spring of 2011.

PVCA met with the Steese Volunteer Fire Department chief regarding the possibility of EMT / fire department services being housed at our location. Since that time we have changed our building design but we are still interested in their services for our community and the State Park area.

PVCA Assets & Debts				
		Material	Donated Labor Dollars	Donated Hours
Assets (Cemetery)				
1	Property	Donated land - [1]	38500	250
2	Level Property	3000 yds of fill dirt	20000	12000
3	Gravel Road Installed		5000	2000
4	Concrete Pad for Pavilion		2500	1500
5	Well & Well House	60 ft well and pressure tank	4500	2500
6	Sprinkler System	\$4k for sprinkler, \$2.8K for installed pipe	6800	1875
7	Grass Seed & Fertilizer		1200	2400
8	Chain Link Fence		16000	
9	Electric service	[2]	4000	500
10	Cemetery Sign		3000	1500
	Total		101500	24525
Assets (Community Center)				
1	Connex	two concrete approaches	7500	1000
2	Landscaping	gravel, culvert, driveway	20000	1000
3	Foundation & Pad	rebar, compaction, radiant heat pipe, rough-in utilities	41000	5500
4	32'x84 Bldg	bought & moved	75000	20000
5	Boiler/Manifold/Hot Water Tank		10000	
6	1000 Fuel Tank	plumb and pipes installed	2500	1250
	Total		156000	28750
	Total Asset Value - [3]		310775	
Needed to Complete Project				
1	Pay off land for Community Center		38500	
2	Remodel Office	small meeting area, file cabinets, carpet, computer & phone system, safe(for cemetery records), desk, chair	12000	
3	Installation of two ADA compliant bathrooms	3 toilets ea & 2 lavs (includes fixtures)	25000	
4	Mechanical Room	manifold installation work	5000	
5	Security System		15000	
6	Installation of DEC-Compliant Kitchen	DEC commercial approve	30000	
7	Janitor Closet		2000	
8	Installation of double-wall and insulation	for energy efficient & green bldg	20000	
9	45'x32' meeting room	sheetrock, texture, acid etch floor	25000	
10	Arctic Entryway		15000	
11	Radiant floor heating system	Install	3000	
12	Windows	energy efficient, Green	20000	
13	Lighting	energy efficient	10000	
14	Furnishings	tables, stackable chairs, trash containers, etc	10000	
15	Exterior handicap accessible walkway	Heated slab, roof expansion	15000	
16	Landscaping	leveling, gravel and or asphalt	25000	
17	Installation of underground utilities	septic, electric, water	30000	
	Total		300500	
1 - donated dollars = lawyer				
2 - pole, anchor, breaker panel & installation donated				
3 - Total Material Value+Total Donated Dollars for Assets Cemetery and Assets Community Center				

PVCA Community Center Construction Priority List

1	Pay off Land for Community Center		38500
2	Finish outside exterior		7500
3	Install two ADA compliate bathrooms, Radiant floor heating system install janitor closet install mechanical room	3 toilets ea & 2 lavs (includes fixtures) Install manifold installation work	25000 3000 5000
4	Installation of double wall and insulation 45'x32' meeting room Arctic Entryway Remodel Office	for energy efficient & green bldg sheetrock, texture, acid etch floor small meeting area, file cabinets, carpet, computer & phone system, safe(for cemetery records), desk, chair	20000 25000 15000 12000
	Windows	energy efficient, Green	20000
	Lighting	energy efficient	10000
5	Furnishings	tables, stackable chairs, trash containers, etc	10000
6	Exterior handicap accessible walkway	Heated slab, roof expansion	15000
7	Landscaping	leveling, gravel and or asphalt	25000
8	Installation of underground utilities	septic, electric, water	30000
9	Security System		15000
10	Installation of DEC-Compliant Kitchen	DEC commercial approve	30000
	Total		308000

Estimated Projected Monthly Expenses

1	Electricity	300
2	Fuel	300
3	Phone & Internet Provider	120
4	Insurance	300
5	Maintence	200
	Total	1220

PVCA Community Center Construction - Phase 1

Get Doors Open for Use

1	Pay off Land for Community Center		38500
2	Installation of double wall and insulation	for energy efficient & green bldg	20000
3	Install mechanical room	set boiler & manifold installation work	5000
4	Radiant floor heating system	Install	3000
5	Windows	energy efficient, Green	20000
6	Installation of underground utilities	septic, electric, water	30000
7	Installation of two ADA compliant bathrooms	3 toilets ea & 2 lavs (includes fixtures)	25000
8	Lighting	energy efficient	10000
9	45'x32' meeting room	sheetrock, texture, acid etch floor	25000
10	Arctic Entryway		15000
	Total		191500

PVCA Community Center Construction - Phase 2

Finish Community Bldg.

1	Remodel Office	small meeting area, file cabinets, carpet, computer & phone system, safe(for cemetery records), desk, chair	12000
2	Exterior handicap accessible walkway	Heated slab, roof expansion	15000
3	Installation of DEC-Compliant Kitchen	DEC commercial approve	30000
4	Furnishings	tables, stackable chairs, trash containers, etc	10000
5	Janitor Closet		2000
6	Landscaping	leveling, gravel and or asphalt	25000
7	Security System		15000
	Total		109000

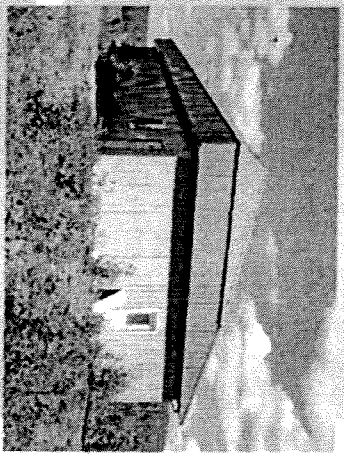
PVCA Community Center Construction - Phase 3

Includes future growth and expansion to encompass fire protection, ambulance service and community transportation.

Estimated Projected Monthly Expenses

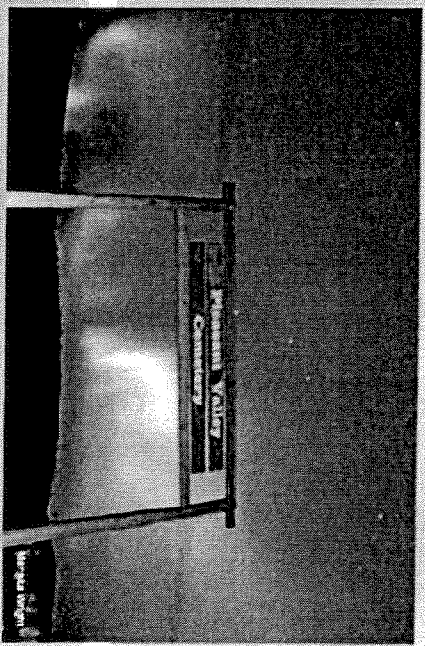
1	Electricity	300
2	Fuel	300
3	Phone & Internet Provider	120
4	Insurance	300
5	Maintenance	200
	Total	1220

THESE ARE PHOTOS OF OUR
NEW COMMUNITY CENTER.
BY SEPTEMBER 2010,
WE'LL HAVE OUR NEW



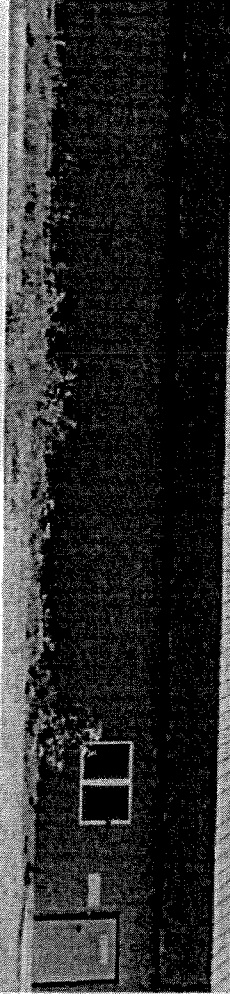
BUILDING ON LOCATION
(WEST OF THE PLEASANT VALLEY CEMETERY ON ANDERS AVE).
TO MAKE THIS DREAM A REALITY, WE'RE GONNA NEED A LOT OF
HELP FROM YOU—OUR NEIGHBORS. TO VOLUNTEER, CONTACT
ANY ONE OF OUR BOARD MEMBERS. (SEE THE LIST BELOW)
OR, EMAIL US AT PLEASANTVALLEYCOMMUNITY@GMAIL.COM

PLEASANT VALLEY COMMUNITY ASSOCIATION



PVCA BOARD MEMBERS

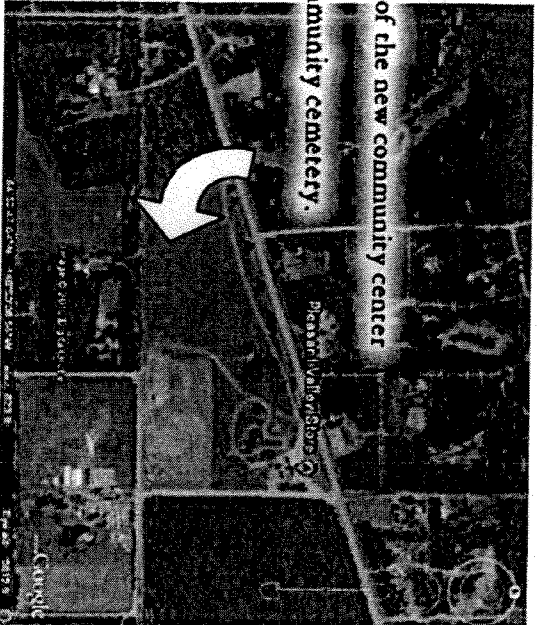
- WAYNE SHEA-PRESIDENT
- ED ANDERS-VICE PRESIDENT
- ILA SHOEN-SECRETARY
- BOB SUGDEN-TREASURER
- CURTIS SIMS-TRUSTEE



NEIGHBORS SERVING
NEIGHBORS

TO MAKE OUR
COMMUNITY GREAT!

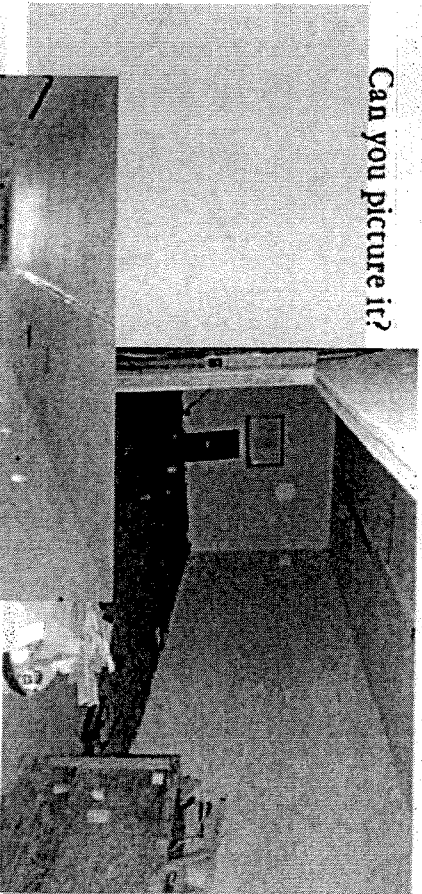
FROM A DREAM... TO REALITY



This is the location of the new community center and community cemetery.

Here's where the commercial kitchen will be located.

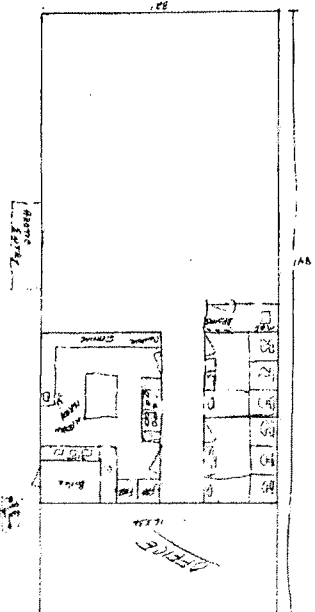
Can you picture it?



This is just one half of the new building's interior!!!

Who would have thought just 3 short years ago that we would have come so far! In December 2007, the Pleasant Valley Community Association was incorporated as a non-profit (501.C.3) entity. We began dreaming and planning and talking with our neighbors. We hoped to bring to reality a community cemetery. As the dreaming continued, we realized this dream was much bigger than any of us originally thought. We discussed the need for a community gathering place—a community center. Crazy?!? You bet it was crazy! This is the interior of Alaska. We are just a small community. Where would we ever be able to come up with the resources to procure land and build a community center? But, we pressed on, we asked for help from our neighbors, the legislature, and local businesses. And, now, the dream is becoming a reality. Last summer, the cemetery was opened. And by September 2010, the building will be moved to it's new home. There's a great deal of work needed to turn this empty building into a community center. We will need carpenters, electricians, plumbers, masons. If you can paint, scrub, clean—we need you, too! We hope to have the interior of the building

completed during the winter of 2010-2011. Join us!!!!



These are the tentative plans for our new community center.