

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Chugach School District****Federal Tax ID: 92-0057727****Project Title:****Project Type: New Construction and Land Acquisition**

Chugach School District - Construction Teacher Housing in Chenega Bay

State Funding Requested: \$500,000**House District: 5 / C**

One-Time Need

Brief Project Description:

Replace dilapidated teacher housing that architects and construction engineers have determined to be beyond renovation/repair. Over 25 years old, the original low-cost teacher housing facilities were built for a 20-year lifespan in moderate climates. Wall and foundational wood rot make renovation costs surpass reconstruction costs.

Funding Plan:

| | |
|-------------------------------|--------------------|
| Total Project Cost: | \$920,022 |
| Funding Already Secured: | (\$13,181) |
| FY2012 State Funding Request: | <u>(\$500,000)</u> |
| Project Deficit: | \$406,841 |

Funding Details:

2010-11 School Year; Local School District Funds secured and already used for concept design and construction estimate.

Travel to from site \$1600 x 4 trips = \$6,400

Time: \$200/day 20 days = \$4,000

RIM Architect Contracted Services = \$2,781

Total local funds already spent = \$13,181

Detailed Project Description and Justification:

Over 25 years old, the current low cost teacher housing facilities in Chenega Bay were built for a 20-year lifespan in moderate climates. Wall and foundational wood rot along with roofing that has rusted away make renovation impossible. The expense of any attempt to renovate would surpass reconstruction costs as determined by architects and construction engineers. These two teacher housing units are older than the other housing in Chenega Bay and no other housing facilities are available in which current teachers may reside.

The rain forest conditions of Prince William Sound are far from moderate and consequently these facilities have deteriorated beyond repair. Preventative maintenance staff worked diligently for years to prolong the life of these homes. Preventative maintenance efforts include the rusted roofing that requires ongoing patching along with wood rot at the Southern exterior wall that required a complete rebuild of that wall. During the wall rebuild, foundational beams were exposed and found to have extensive wood rot that was compromising the complete floor structure upon which the entire house is built. At that time, architects and construction experts informed us that renovation of the housing was not possible. It is clear that with the walls and foundation deterioration, renovation costs would surpass the costs of re-construction.

Many avenues for funding this project have been explored. We learned that while the Alaska Department of Education has a process for preventative maintenance and construction of school facilities, they do not allow teacher housing projects to be funded in their Capital Improvement Project process. We also learned that the Alaska Department of Education does not have emergency funds for emergency projects such as this. The Denali Commission did have a process for teacher housing project funding, but that funding source is no longer available. As an REAA, we have no borough or local governmental agency to which we can turn for support with this type of project. As an REAA, we are also not allowed to incur any debt for this project.

North Pacific Rim Housing Authority provided us with information about the Alaska Housing Finance Corporation program that we are continuing to explore. We understand this AHFC program includes a combination of grant funding and a repayable loan. It appears that our inability to incur debt makes us ineligible to be a direct recipient of this funding as well.

The design concept for this project is to demolish the two current stand alone homes and construct one duplex facility. This design will not only contain construction costs. The new energy efficient residences will be constructed in the same location as the current homes.

The project will follow the Alaska Department of Education Capital Improvement Project process.

1. Concept Design Services (\$10,400 completed & paid)
2. Cost Estimate (\$2,781 completed & paid)
3. Construction Design Services and final Cost Estimate
4. Bid Documents – 21 days with 10 day protest period
5. Final Bid Tabulations, Construction Contract, Construction Schedule, Performance Bond, Fire Marshal Review, and permitting
6. Construction Management with approved change order log
7. Close out documents, release of liens, contract termination

The Chenega IRA Council, through their CAPSIS request, is approving a request for \$500,000 of the total \$920,022. The Chugach School District must find other sources of funding to make up the deficit in construction costs.

Project Timeline:

A more detailed time-line & expenditure table is attached:

| | | |
|------------------|----------------|----------------|
| Site Work | 60,152 | May 2012 |
| Substructure | 29,203 | May-June 2012 |
| Superstructure | 70,896 | May-June 2012 |
| Exterior Closure | 83,280 | June-July 2012 |
| Roof Systems | 24,904 | June-July 2012 |
| Interior Const. | 66,722 | July-Aug. 2012 |
| Mechanical | 74,217 | June-Aug.2012 |
| Electrical | 38,706 | June-Aug.2012 |
| Equipment | 9,930 | June-Aug.2012 |
| Demolition etc. | 331,873 | May-June 2012 |
| Mnage/Contin. | 116,958 | May-Aug.2012 |
| TOTAL | 906,841 | |

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

Chugach School District

Grant Recipient Contact Information:

Name: Bob Crumley
Title: Superintendent, Chugach School District
Address: 9312 Vanguard Drive #100
Anchorage, Alaska 99507
Phone Number: (907)522-7400
Email: bcrumley@chugachschoools.com

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

Chugach School District

Resolution Number 11-04

CAPIS Project - Chenega Teacher Housing Project

WHEREAS, Chenega Teacher housing is far beyond its anticipated lifespan; and

WHEREAS, teacher housing projects are not supported through the state EED Capital Improvement Project process; and

WHEREAS, the Chugach REAA must rely upon the state for all financial facility support; and

WHEREAS, Chugach has developed a well thought out plan to replace the current dilapidated teacher housing; and

WHEREAS, teacher housing conditions directly impact our ability to hire and retain the quality teachers we need for our students;

THEREFORE, the Chugach School District Board of Education hereby resolves to support the Chenega Bay Teacher Housing CAPIS project.

It is recommended by the Superintendent that the board pass this as presented.

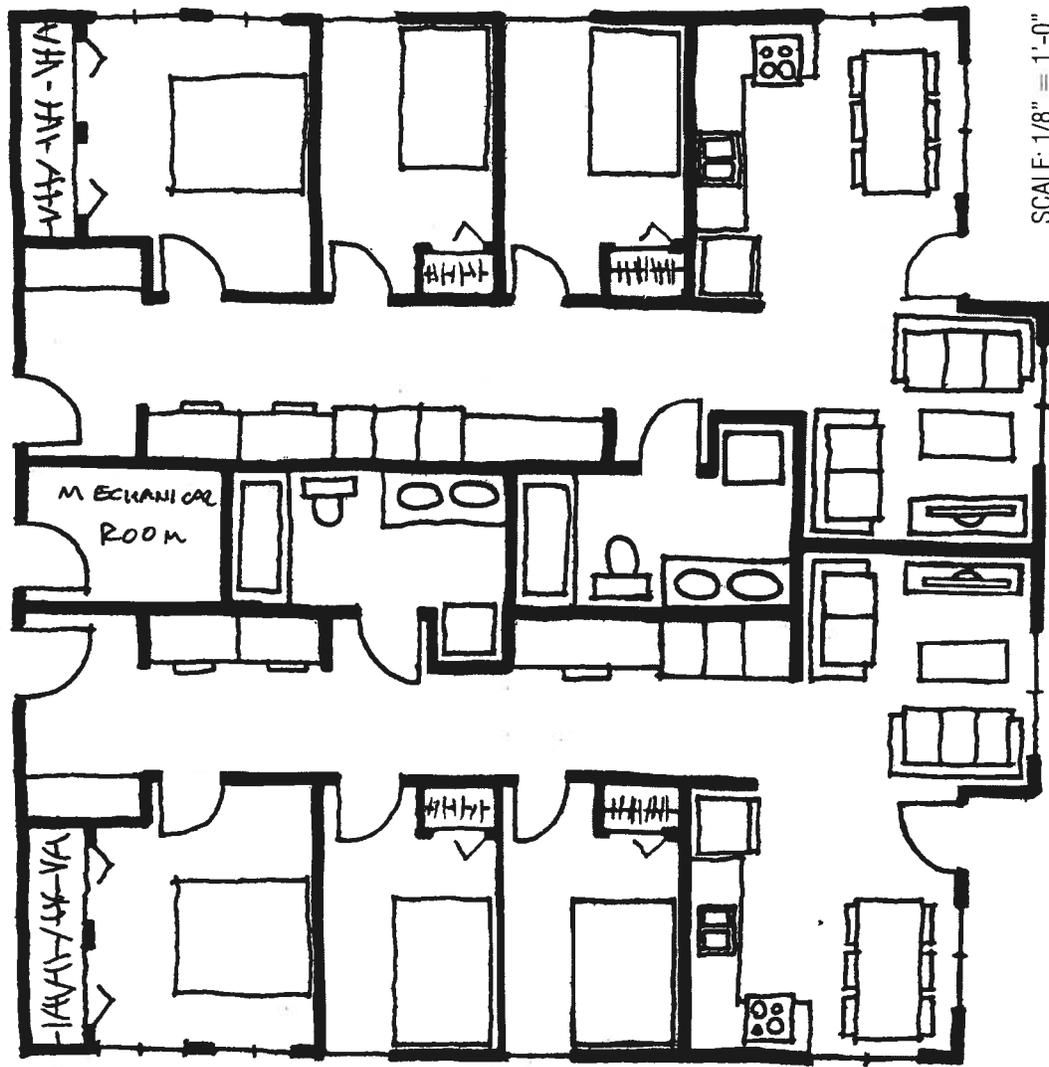
PASSES, APPROVED AND ADOPTED BY THE CHUGACH SCHOOL DISTRICT OF PRINCE WILLIAM SOUND, AT ANCHORAGE, ALASKA THIS 27th DAY OF JANUARY, 2011

| Board Member | Approve/Yea | Reject/Nay | Abstain |
|---------------------|--------------------|-------------------|----------------|
| Charlene Arneson | X | | |
| Terry Bender | | | |
| Thelma Vlasoff | X | | |
| Roselene Vlasoff | X | | |
| Katherine Kompkoff | | | |

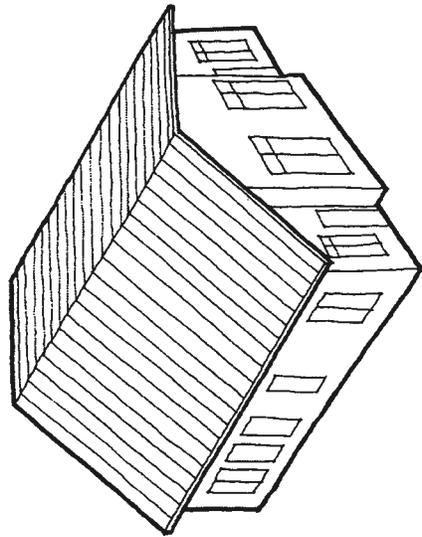
ATTESTED: Patrick Meeker

DATE: 01/27/11

TITLE: Board Assistant



SCALE: 1/8" = 1'-0"



Conceptual Studies

01.18.2010

Chenega Teacher Duplex Housing

Chugach School District

CONCEPTUAL DESIGN COST SUMMARY

| | Material | Labor | Total |
|---|-------------------|-------------------|----------------------|
| 01 - SITE WORK | | | |
| Site Preparation and Improvements | \$ 13,201 | \$ 20,363 | \$ 33,564 |
| Site Mechanical | 12,926 | 9,696 | 22,622 |
| Site Electrical | 1,442 | 2,524 | 3,966 |
| 02 - SUBSTRUCTURE | 14,967 | 14,236 | 29,203 |
| 03 - SUPERSTRUCTURE | 46,210 | 24,686 | 70,896 |
| 04 - EXTERIOR CLOSURE | 54,908 | 28,372 | 83,280 |
| 05 - ROOF SYSTEMS | 15,508 | 9,396 | 24,904 |
| 06 - INTERIOR CONSTRUCTION | 35,268 | 31,454 | 66,722 |
| 07 - CONVEYING SYSTEMS | 0 | 0 | 0 |
| 08 - MECHANICAL | 39,127 | 35,090 | 74,217 |
| 09 - ELECTRICAL | 18,767 | 19,939 | 38,706 |
| 10 - EQUIPMENT | 8,590 | 1,340 | 9,930 |
| 11 - SPECIAL CONSTRUCTION | 0 | 0 | 0 |
| SUBTOTAL: | \$ 260,914 | \$ 197,096 | \$ 458,010 |
| 12 - GENERAL REQUIREMENTS | | | 331,873 |
| SUBTOTAL: | | | \$ 789,883 |
| 13 - CONTINGENCIES | | | 116,958 |
| TOTAL ESTIMATED CONSTRUCTION COST (BID SPRING 2012): | | | \$ 906,841 |
| COST PER SQUARE FOOT: | | | \$ 512.34 /SF |
| GROSS FLOOR AREA: | | | 1,770 SF |



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www.rimarchitects.com

January 11, 2011

Dave Wilson
Project Manager
7521 Florence Circle
Anchorage, AK 99507

RE: Chugach School District Duplex Teacher Housing
RIM Architects Project No. 101072
CONCEPT FEE PROPOSAL

Dear Dave:

Thank you for the opportunity to provide a Concept Design study for a Duplex Unit to support teacher housing in Chenega, Alaska.

I have included with this fee proposal costs to prepare a budgetary cost estimate. See attached RIM fee proposal dated January 11, 2011 and fee proposal from HMS dated January 10, 2011. These fees are on a time-and-material basis not to exceed the costs outlined in the fee spread sheet.

The concept design will be for Architectural elements only and do not include any engineering effort during this phase of work.

Please review this proposal and give me a call if you have any questions. We are ready to proceed on this work as soon as you give us approval to move forward. We are scheduled to begin the concept design the beginning of next week and I have scheduled a meeting with HMS on the 20th of January in order to complete the budgetary cost estimate by January 24, 2011.

Again, thank you for giving us the opportunity to work on this project.

Sincerely,

RIM Architects

Matthew Vogel, Architect
Principal

Attachments



4. Terms (Continued)

Additive Bid Items or Alternates:

Our fee proposal does not include preparing estimates for additive bid items or alternates (except those included in Section 2 Fee Breakdown) that require re-measurement of work items included in the Base Bid cost estimate. We reserve the right to renegotiate our fee should alternates become necessary beyond one or two minor alternates or additive bid items.

Reimbursable Expenses:

This fee proposal does not provide for long distance phone calls, site visits, meetings with the owner, or any other unforeseen expenses unless listed in Section 2. Fee Breakdown. Any such items, if required, will be charged on a time-and-expense basis at our current rate schedule.

Penalty/Bonus Condition:

This proposal is made on the understanding that we will not be entering into an agreement with the client that includes a penalty/bonus condition dependent on the outcome of the bid. Should such a clause be required, we reserve the right to modify our proposal or possibly withdraw from the project.

Additional Insured:

Any requirements to name additional insureds on our insurance policies may be subject to additional fees should fees be added to our policy by our carrier.

Payment Terms:

Payment shall be made within (45) days of invoice date. Delayed payment beyond that period is subject to a 1.5% fee per month. Payment is not subject to you being paid by your client.

Prepared By:

A handwritten signature in cursive script, appearing to read 'Ehsan Mughal', is written above a horizontal line.

Ehsan Mughal, Principal
EM/rb

**Chugach School District
New Teacher Housing Project Timeline & Expenditure Schedule**

Project Timeline and Expenditure Schedule:

The project management plan for this Chenega Teacher Housing project is already underway and follows the Alaska Department of Education Capital Improvement Project process.

1. Concept Design Services including travel and time (\$10,400 completed & paid)
2. Cost Estimate – Completed by RIM Architects (\$2781 completed & paid)
3. Construction Design Services and final Cost Estimate
4. Bid Documents – 21 days with 10 day protest period
5. Final Bid Tabulations, Construction Contract, Construction Schedule, Performance Bond, Fire Marshal Review, and permitting
6. Construction Management with approved change order log
7. Close out documents, release of liens, contract termination

Project construction cost estimate provided by RIM Architects of Anchorage is in the table below.

| | Material | Labor | Total | Timeline |
|--------------------------------------|----------|--------------|----------------|----------------|
| Site Work | 27,569 | 32,583 | 60,152 | May 2012 |
| Substructure | 14,967 | 14,236 | 29,203 | May-June 2012 |
| Superstructure | 46,210 | 24,686 | 70,896 | May-June 2012 |
| Exterior Closure | 54,908 | 28,372 | 83,280 | June-July 2012 |
| Roof Systems | 15,508 | 9,396 | 24,904 | June-July 2012 |
| Interior Construction | 35,268 | 31,454 | 66,722 | July-Aug. 2012 |
| Mechanical | 39,127 | 35,090 | 74,217 | June-Aug.2012 |
| Electrical | 18767 | 19,939 | 38,706 | June-Aug.2012 |
| Equipment | 8,590 | 1,340 | 9,930 | June-Aug.2012 |
| Demolition, Barging, Ge Requirements | | | 331,873 | May-June 2012 |
| Contingency | | | 116,958 | May-Aug.2012 |
| | | TOTAL | 906,841 | |

Some items that need improvement.

- When north facing wall was replaced, the carpenters warned that the bad rot continued on east and west walls (can be seen from one end) and would need to be replaced in the future.
- Failed to put all trim back on, causing wall to leak badly.
- Water collected the floor and filled up the insulation, causing the plastic barrier to balloon down full of water. We popped it to let the water out.
- Roof leaks around chimney and is rusted badly in places
- Unable to lock many windows allowing cold air in. (We tape blankets and garbage bags on some to keep heat in.)
- Heat pours out of the bottom of the heater and along heating vents under the house.
- The house is settling (possibly due to rot in eastern floor) causing a piling to push up the floor in the laundry room.
- Obvious rot under the house and on west porch.
- Carpet and floor is rotten in baby's room along replaced wall.
- Both doors have large cracks under them allowing cold air in. We put towels in front of them.
- The carpet has been ripped up in the hallway, exposing small, sharp barbs. (not good for crawling babies)
- Flooring is coming up in laundry room.
- Both outside water fixtures do not work
- Toilet has bad mold in it and metal pieces are falling apart (both on seat and in toilet itself).
- Toilet leaks badly around the base, even after replacing the ring many times.
- Overall wear on the house: dogs scratched out some dry wall, lots of holes in walls, badly stained carpet, tar is splattered all over laundry room.
- East porch is having heaving/settling problems, making it uneven.



Water damage from leaky walls and roof. Mold and mildew.



Teacher housing # 2. Has rot and water damage through out building.



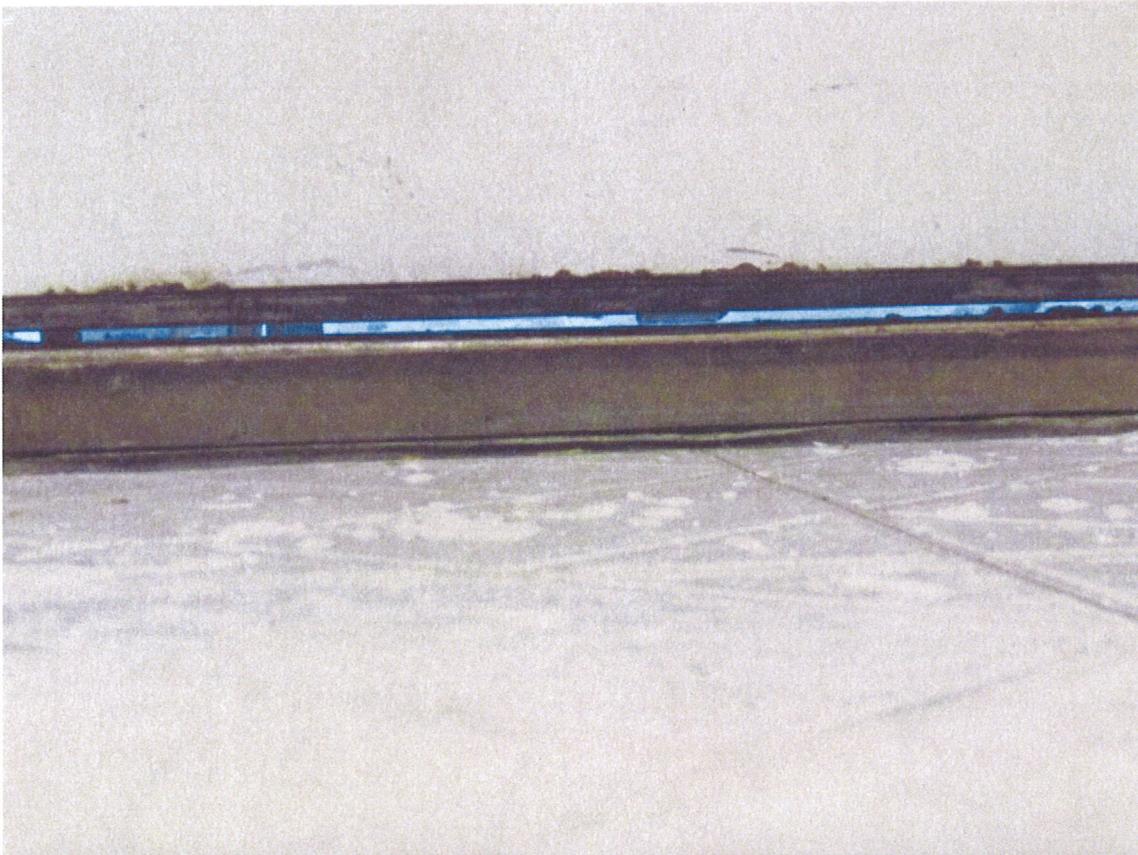
Water damage in the attic and insulation.



Tiles won't stay fastened due to moisture coming in from the crawl space.



Rot on the out side of the foundation



Water leaking in from the rusted out metal roofing.