

**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: \$300,500**

**House District: 7 / D**

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:	(\$80,000)
FY2012 State Funding Request:	<u>(\$300,500)</u>
Project Deficit:	\$231,775

*Funding Details:*

*FY2009 \$40,000 per AS37.05.316*

*\$20,000 revenue share grants in FY2009 & FY2010*

*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 Cemetary for use by of the Pleasant Valley and Two Rivers communities. The total request is for phase 1 of the project, which is the minimum requirements to get the facility operational is \$191,500.

Pleasant Valley Community Association (PVCA) 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 Mushers 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 is already 603 donated man hours donated by individuals in the planning and preliminary construction of this Center and Cemetary. The projects recieved \$53,275 in donations up to this point in the project.

*For use by Co-chair Staff Only:*

\$150,000  
Approved

**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 Rd  
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

*For use by Co-chair Staff Only:*

10:26 AM 5/27/2011

# *Pleasant Valley Community Association (PVCA)*

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**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
<b>Assets (Cemetery)</b>					
1	Property	Donated land - [1]	38500	250	
2	Level Property	3000 yds of fill dirt	20000	12000	100
3	Gravel Road Installed		5000	2000	20
4	Concrete Pad for Pavilion		2500	1500	30
5	Well & Well House	60 ft well and pressure tank	4500	2500	40
6	Sprinkler System	\$4k for sprinkler, \$2.8K for installed pipe	6800	1875	28
7	Grass Seed & Fertilizer		1200	2400	120
8	Chain Link Fence		16000		
9	Electric service	[2]	4000	500	10
10	Cemetery Sign		3000	1500	75
<b>Total</b>			<b>101500</b>	<b>24525</b>	<b>423</b>
<b>Assets (Community Center)</b>					
1	Connex	two concrete approaches	7500	1000	10
2	Landscaping	gravel, culvert, driveway	20000	1000	10
3	Foundation & Pad	rebar, compaction, radiant heat pipe, rough-in utilities	41000	5500	110
4	32'x84 Bldg	bought & moved	75000	20000	30
5	Boiler/Manifold/Hot Water Tank		10000		
6	1000 Fuel Tank	plumb and pipes installed	2500	1250	20
<b>Total</b>			<b>156000</b>	<b>28750</b>	<b>180</b>
<b>Total Asset Value - [3]</b>			<b>310775</b>		
<b>Needed to Complete Project</b>					
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		
<b>Total</b>			<b>300500</b>		
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,	3 toilets ea & 2 lavs (includes fixtures)	25000
	Radiant floor heating system	Install	3000
	install janitor closet		2000
	install mechanical room	manifold installation work	5000
4	installation of double wall and insulation	for energy efficient & green bldg	20000
	45'x32' meeting room	sheetrock, texture, acid etch floor	25000
	Arctic Entryway		15000
	Remodel Office	small meeting area, file cabinets, carpet, computer & phone system, safe(for cemetery records), desk, chair	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
	<b>Total</b>		<b>308000</b>

## Estimated Projected Monthly Expenses

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

## 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
<b>Total</b>			<b>191500</b>

## 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
<b>Total</b>			<b>109000</b>

## 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
<b>Total</b>		<b>1220</b>

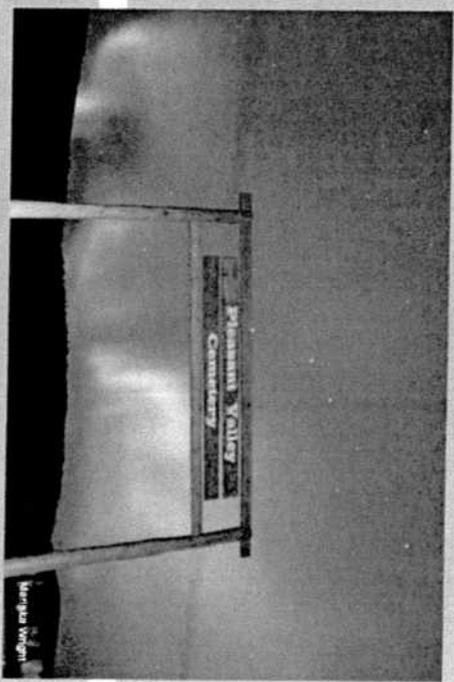
THESE ARE PHOTOS OF OUR  
NEW COMMUNITY CENTER.  
BY SEPTEMBER 2010,  
WE'LL HAVE OUR NEW



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](mailto:PLEASANTVALLEYCOMMUNITY@GMAIL.COM)

# PLEASANT VALLEY COMMUNITY ASSOCIATION

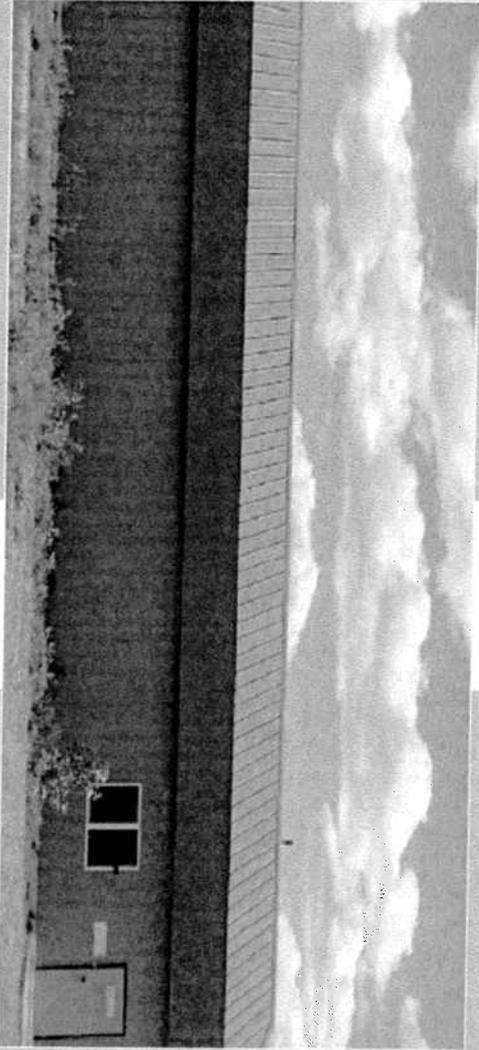


NEIGHBORS SERVING  
NEIGHBORS

TO MAKE OUR  
COMMUNITY GREAT!

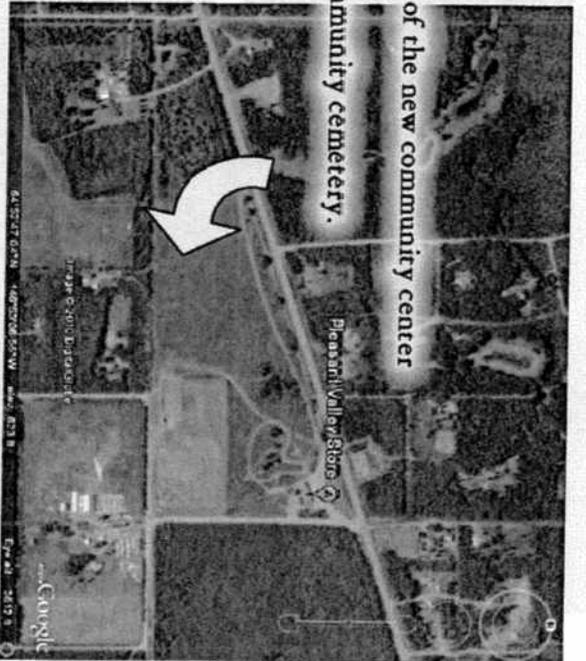
## PVCA BOARD MEMBERS

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



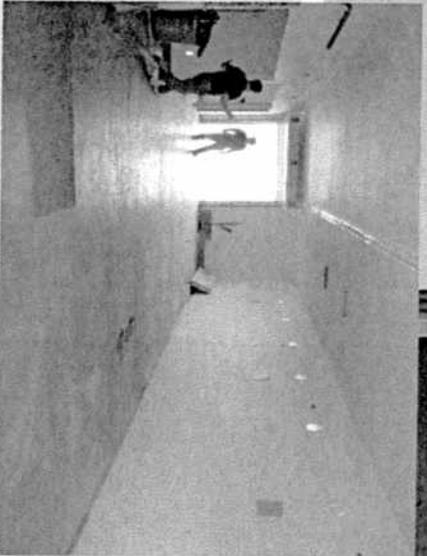
# FROM A DREAM... TO REALITY

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



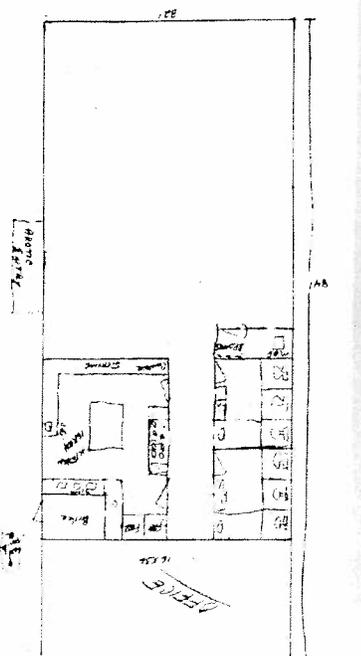
Here's where the commercial kitchen will be located.

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!!!!



Pleasant Valley Community Center

These are the tentative plans for our new community center.