

**Agency: Commerce, Community and Economic Development****Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Grandview Homeowner's Association****Federal Tax ID: 92-0135607****Project Title:****Project Type: Maintenance and Repairs**

# Grandview Subdivision Homeowner's Association - Honey Bear Lane Resurfacing and Drainage Improvements

**State Funding Requested: \$218,000****House District: Anchorage Areawide (16-32)**

One-Time Need

**Brief Project Description:**

This project will resurface and make drainage improvements to the section of Honey Bear Lane that is heavily travelled by Chugach State Park traffic.

**Funding Plan:**

Total Project Cost:	\$252,000
Funding Already Secured:	(\$34,000)
FY2013 State Funding Request:	<u>(\$218,000)</u>
Project Deficit:	\$0

*Funding Details:*

*The Homeowner's Association funded \$17,000 from a combination of annual dues and special assessment for capital improvements on the Chugach State Park Access Route. The improvements included regrade of the entire route, some gravel surface course brush clearing and sign installation. The remainder of the funding secured is in the form of committed volunteer labor and equipment for small parts of the work and for all Engineering required.*

**Detailed Project Description and Justification:**

The community has made a significant financial and volunteer contribution commitment to this project. The funds committed are approximately 7% of the total project cost and the value of the community contribution through small equipment and labor matches that financial commitment.

This project includes resurfacing, culvert replacement and ditching improvements to the 4,300 ft section of the subdivision road, "Honey Bear Lane", that leads to a Chugach State Park access point. The road is within the Municipality of Anchorage Right of Way and is part of a 6,000 ft road system that is maintained by the Grandview Homeowner's Association.

Grandview is a subdivision located in Bear Valley in Anchorage. The Grandview Subdivision is not located within any Road Service Area. In recent years, as part of ongoing development in an adjacent subdivision, the developer was required to construct a neighborhood access point for the Chugach State Park as well as provide an easement to access the Park at the top of our road system on Honey Bear Lane. During the past three years, the summer traffic to the trailhead outnumbers the traffic that is generated by the 10 occupied homes during the summer months by at least 50% based on

informal counts. The subdivision road was not originally constructed to withstand the greatly increased traffic volume created by the new State Park access point. The road that has lasted 25 years with minimal maintenance has become impossible for the Homeowner's Association to maintain in the past year or two from a financial perspective. Restoring the road that was once able to be maintained to a drivable condition with neighborhood labor and equipment has put an unfair financial burden on our neighborhood, considering that the State Park traffic is the major contributor to the wear and tear. The proposed improvements will provide a surface that will last for many years.

In the interest of providing matching funds, the Homeowner's association will commit to continue to maintain the road, including the CSP access point parking spaces ,as well as provide all of the Engineering required to design and construct the road and perform small parts of the work that do not require large equipment.

### Project Timeline:

The timeline to construct the Project is one month after a contractor has been chosen. The design can be completed in early summer, prior to State funding and the expenditures of the State funds can occur in late summer 2012 if the budget is approved by early or mid summer.

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

Grandview Homeowner's Association

### Grant Recipient Contact Information:

Name: Sean Holland  
 Title: President, Grandview Homeowner's Association  
 Address: 16110 Honey Bear Circle  
 Anchorage, Alaska 99516  
 Phone Number: (907)644-8807  
 Email: hollandsinak@yahoo.com

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

		Unit cost	Extended
<b><u>State Funded</u></b>			
<b>Mobilization</b>			
Mob Excavator	1 ea	1,000.00	1,000.00
Mob Roller	1 ea	1,000.00	1,000.00
Mob Grader	1 ea	1,000.00	1,000.00
<b>Install 24" Culverts</b>			
	5 ea		
	200 lf	25.00	5,000.00
bedding	50 cy	31.00	1,550.00
excavator w/ op	24 hr	140.00	3,360.00
labor	24 hr	30.00	720.00
compactor	24 hr	10.00	240.00
<b>Ditching</b>			
	7,200 lf		
Grader	8 hr	140.00	1,120.00
Excavator	8 hr	140.00	1,120.00
Dump Truck	8 hr	100.00	800.00
Laborer	8 hr	30.00	240.00
<b>Remove Large Rocks</b>			
Grader	9 hr	140.00	1,260.00
Labor	16 hr	30.00	480.00
<b>Shim Grade</b>			
	640 cy	32.00	20,480.00
Grader	16 hr	140.00	2,240.00
Laborer	16 hr	30.00	480.00
Roller	16 hr	100.00	1,600.00
<b>6" CASC</b>			
	2000 cy	32.00	64,000.00
Grader	24 hr	140.00	3,360.00
Laborer	24 hr	30.00	720.00
Roller	24 hr	100.00	2,400.00
Water Truck	20 hr	80.00	1,600.00
<b>High Float</b>			
	10,000 sy	8.00	80,000.00
Contingency	20 %		39,154.00
			<b>\$ 234,924.00</b>

**Donated**

Predesign

Site Visit/Study	4 hrs	65	260
Concept development	8 hrs	65	520
Permitting	16 hrs	65	1040

Design

Topo Survey	16 hrs	65	1040
Develop Profile	8 hrs	65	520
Revise Typical Section	2 hrs	65	130
Quantify	4 hrs	65	260

Procure

Prepare bid Package	40 hrs	65	2600
Evaluate and Negotiate Bids	8 hrs	65	520

Construction

Survey Layout	32 hrs	65	2080
Inspection	40 hrs	65	2600

Install Signs

labor	24 hrs	20	480
pick up truck	8 hrs	10	80
air compressor	8 hrs	8	64

Install Speed Bumps

labor	32 hrs	20	640
pick up truck	32 hrs	10	320

Clear Brush

labor	120 hrs	20	2400
Pick up truck	40 hrs	10	400
Chain Saw	120 hrs	8	960

Seed ditches

labor	20 hrs	20	400
			<b>\$ 17,314.00</b>

Total Project Cost \$ 252,238.00

1/31/12

To:  
Senator Cathy Giessel  
State Capitol, RM 7  
Juneau, AK 99801  
Representative Michael Hawker  
State Capitol, RM 502  
Juneau, AK 99801

From: Sean Holland  
Grandview Subdivision  
16110 Honey Bear Cir.  
Anchorage, AK 99516

Subject: **Grandview Homeowner's Association - Resurfacing and Drainage Improvements of Chugach State Park Access on Honey Bear Lane**

Dear Senator Giessel and Representative Hawker,

Thank you for your public service and we hope that the Legislative session is going well.

I am writing to you on behalf of the Grandview Homeowner's Association which is located in your district. Grandview is a subdivision located in Bear Valley in Anchorage. We are writing you once again this year to request your support for a Capital Project that we have requested under the subject title.

Based on recommendations from Mr. Hawker's staff last year after the project failed to be funded, the Association agreed to fund \$17,000 from our budget to make the required improvements on the road, this matches the value of volunteer labor and equipment rental that was previously committed increasing the local contribution to over 15% of the requested State funds for the Project.

The Homeowner's Association is not within any Road Service Area, the residents of the 10 occupied homes maintain approximately 6,000ft of road through: Volunteer plowing, brush clearing, pot hole filling, minor re-grading, snow fence installation and drainage improvements with small equipment. Road Maintenance fees that are charged annually, and by special assessment if necessary, to sand the road, push back snow banks and clear snow drifts when they get too large to accomplish with trucks and small equipment and re-grading of the road when necessary.

This Homeowner's Association has been self-sufficient for over 25 years.

In recent years, as part of ongoing development in an adjacent subdivision, the developer was required to construct a trail head as well as provide an easement to access Chugach State Park at the top of our road system on Honey Bear Lane. This trailhead has gained popularity since the ADN featured it as an alternative to Glenn Alps in 2007. As users of this trailhead, we agree that maintaining access to the park is very important and are comforted in knowing that we will always have access from our neighborhood. The trail head is within the Municipality of Anchorage's (MOA) Right of Way so the Chugach State Park (CSP) cannot install a fee box or provide any assistance to issues at the trailhead and the MOA, with tight budgets, has little interest in what is essentially a CSP trailhead. The neighborhood has installed a kiosk that contains information regarding the trail, the trailhead, recent bear sightings etc. We also maintain

the trail by marking the trail and cleaning up trash and plowing the parking spots at the trailhead when practical.

During the past three years, the summer traffic to the trailhead outnumbers the traffic that is generated by the 10 occupied homes during the summer months by at least 50% based on informal counts. The road that has lasted 25 years with minimal maintenance has become impossible for us to maintain in the past year or two from a financial perspective. Restoring the road that we were once able to maintain to a drivable condition would put an unfair financial burden on our neighborhood, considering that the State Park traffic is the major contributor to the wear and tear.

The Homeowner's Association is requesting your assistance in securing funds to perform a maintenance project on only the 4,300 lf of 6,000lf road that is directly affected by the CSP traffic. In the interest of providing a major contribution for a project that will greatly benefit the neighborhood, the Grandview Home Owner's Association will: Continue to provide the maintenance service that we do currently without requesting additional funds to do so. This maintenance not only includes keeping the road to the trailhead clear of snow and travelable but also includes plowing the State Park parking spots when practical. Provide any Professional Engineering Services that may be required to design and/or construct the project. Perform small parts of the work that do not require large equipment with labor and equipment from the neighborhood.

We are proposing a maintenance project that includes resurfacing, drainage improvements and a high float asphalt surface for the section of our roads that leads to the CSP access point. The estimate to build this project is \$235,000. The estimate was prepared based on a conceptual design by a Professional Engineer and input from local contractors. The estimate does not include any overhead or management fee that may be charged if the money is filtered through a State or Local agency. I have attached a detailed estimate for the cost.

Sincerely,

/s/Sean Holland

Grandview Subdivision

907 644-8807