

SENT VIA EMAIL & CERTIFIED MAIL

July 15, 2010

Mr. Jeff Jolly, Contracting Officer III
Department of Administration
Division of General Services
550 West 7th Avenue, Suite 1970
Anchorage, AK 99501

Subject: Letter of Interest Regarding the Nome State Office Building

Dear Mr. Jolly,

The City of Nome (the City) is hereby formally responding to the State of Alaska's Request for Information / Letters of Interest in building a new Nome State Office Building. The City is very interested in entering into a binding agreement or contract on a government to government basis with the State of Alaska to design, bid, build and then lease with the option to purchase a new State Office Building in the City of Nome. The City feels that a government to government partnership on this project is in both the best interest of the State and the local community of Nome given the impacts such a project can have on a small community.

Given the unique nature of this public / private sector partnership, it would be the intent of the City to contract the construction and management of the building to Nanuaq, LLC (a subsidiary of Sitnasuak Native Corporation) who is also the majority land holder in the proposed project. Nanuaq, LLC would act as the Construction Manager / General Contractor on the project pulling together the long term financing, design and construction aspects of the project. In doing so, the up front capital costs of such a project will not be a burden on the State or local residents.

Included in this response and described below are three sample building options that are all located on blocks C and D of Front Street, well within the specified 3.5 mile radius of the post office. The building options all have outlines of the proposed parking spaces and building options as they relate to the flood zone area(s). All of the options listed and shown in Attachments A, B and C would additionally be constructed as Leed Certified buildings, be ADA compliant and could be ready within a 10 month period from the date that the State and City approve the completed construction documents.

Sample Building Options

Option A:

This option is a 3-story 60,000 SF building with a 5,000 SF penthouse for mechanical equipment. The building has a covered drop off area as well as 75 parking spaces. This option requires occupying / vacating Lanes Way, along with occupying lots 9, 12A, and 13A, Blk D for a 45 space parking lot and lots 1-4 of Blk C for the building, covered drop off and 30 space parking lot.

Option B:

This option is a 3-story 49,200 SF building with a 5,000 SF penthouse for mechanical equipment. The building has a covered drop off area as well as 75 parking spaces. This option does not require occupying or vacating Lanes Way. Lots 9, 12A and 13A of Blk D will be occupied for a 45 space parking lot and lots 1-4 of Blk C for the building, covered drop off and 30 space parking lot.

Option C:

This option is a 3-story 59,200 SF building with a 5,000 SF penthouse for mechanical equipment. The building has a covered drop off area as well as 75 parking spaces. This option does not require occupying or vacating Lanes Way. Lots 9, 12A and 13A of Blk D will be occupied for a 45 space parking lot and lots 1-4 of Blk C for the building, covered drop off and 30 space parking lot.

Additionally, the City has attached letters of support from the individual land owners for this project. Should you require additional information or have questions, please contact me at 907.443.6600 or manager@ci.nome.ak.us.

Sincerely,
CITY OF NOME



Josie Bahnke
City Manager

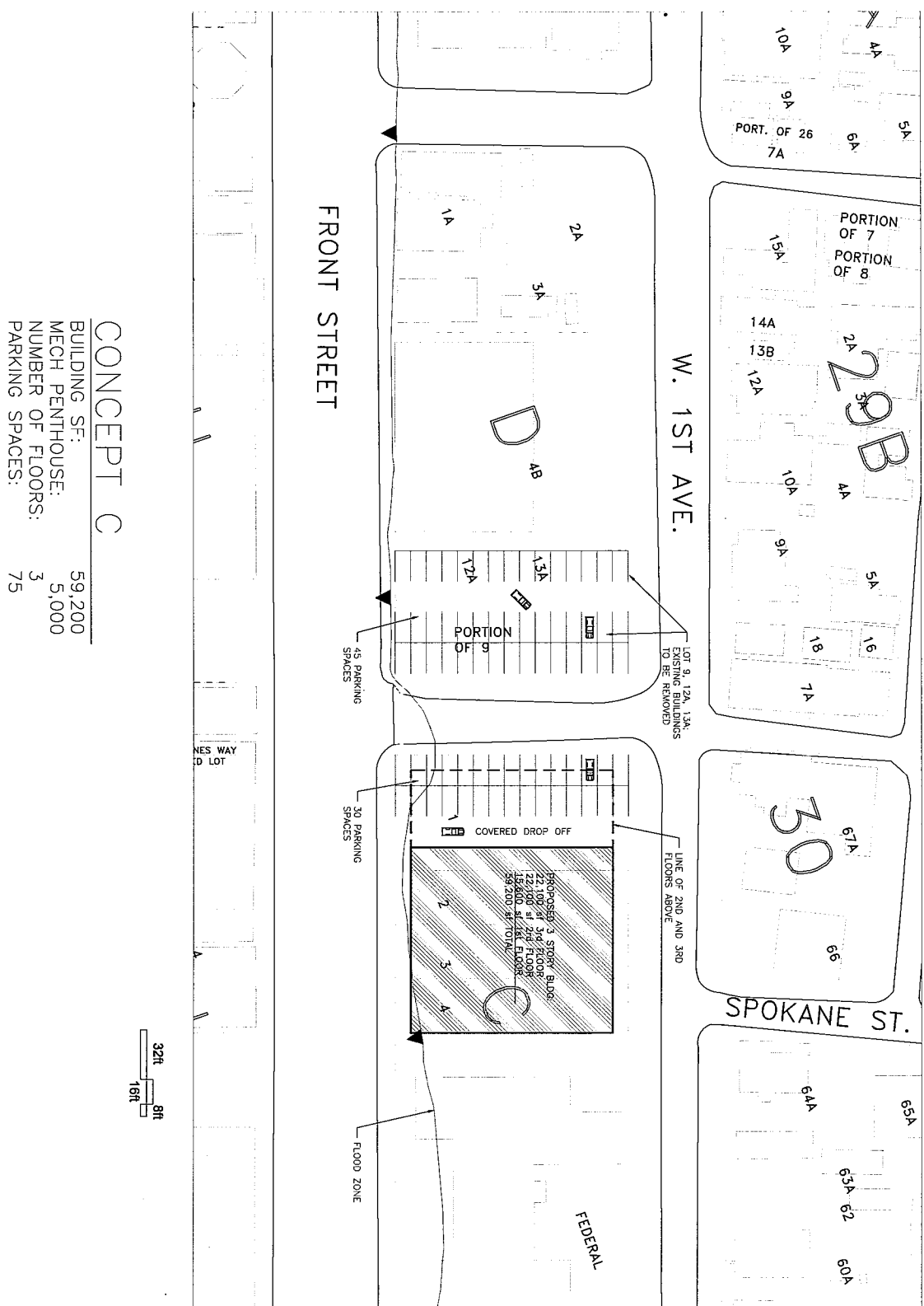
cc: Denise Michels, Mayor
Nome Common Council
Trudy Soboscienski, CEO, Sitnasuak Native Corporation
John Handeland, Utility Manager, Nome Joint Utility System
Mitch Erickson, Director, Chamber of Commerce
Leo von Scheben, Commissioner, DOT & PF



General Notes																			
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Project Name and Address NOME STATE OFFICE BUILDING CONCEPT B		Project JULY 8, 2010 Date (NSC = 11-07 (on 3422))	
Project Name and Address CITY OF NOME PROPOSAL		Sheet B	



CONCEPT C	
BUILDING SF:	59,200
MECH PENTHOUSE:	5,000
NUMBER OF FLOORS:	3
PARKING SPACES:	75

General Notes	
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> Project Name and Address CITY OF NOME PROPOSAL </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> Project Name and Address NOME STATE OFFICE BUILDING CONCEPT C </div> <div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-between;"> <div> Project Date JULY 8, 2010 Time 1:02P - 1:42P (on 34023) </div> <div style="font-size: 2em; font-weight: bold; text-align: center;">C</div> </div> </div>	
No.	Revision/Issue
Date	

Sitnasuak Native Corporation

Post Office Box 905 • Nome, Alaska 99762
(907) 443-2632 • Fax: (907) 443-3063

July 15, 2010

Leo von Scheben, P.E., L.S., M.B.A.
Commissioner, Department of Transportation
State of Alaska
3132 Channel Drive
PO Box 112500
Juneau, AK 99811-2500

RE: New Nome State Office Building

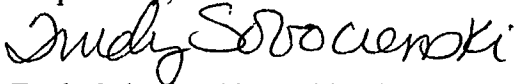
Dear Mr. Scheben,

Sitnasuak Native Corporation and its subsidiary, Nanuaq, Inc. are committed to working with the City of Nome in the development of a new State office building on Front Street in Nome, Alaska. The current Front Street property, owned by Sitnasuak Native Corporation, combined with a vacated Lanes Way, and two additional privately owned lots would provide the greatest benefit to Nome and its local businesses. Maintaining State offices on Front Street will ensure the local economy remains in the commercial business section of Nome.

I hope that we can continue to discuss this issue to find a solution that addresses the needs of the State of Alaska and local economy of Nome. You can reach me at your convenience at tsobocienski@snc.org or 907-387-1215.

Thank you for your time.

Respectfully,



Trudy Sobocienski, President/CEO
Sitnasuak Native Corporation



July 15, 2010

Department of Administration
State of Alaska
10th Floor State Office Building
PO Box 110000
Juneau, Alaska 99811

RE: Letters of Interest – Nome New State Office Building

The Nome Chamber of Commerce would like to voice its support for the public/private partnership between the City of Nome and the Sitnasuak Native Corporation in providing land along Front Street for the proposed new State office building. This win-win situation would combine the Front Street lot owned by Sitnasuak, a vacated Lanes Way and two additional lots along Front Street into one large lot. The new site was be adjacent to the Sitnasuak Office building, a building already occupied by State departments.

Front Street was designed to handle the traffic flow that the proposed new State office building would create. An historic monument outside the Bering Strait Native Corporation office building (Old Federal Building) reads "Front Street has been the business district of Nome since the gold rush". We fully support this public/private partnership.

If you have any question on this matter, feel free to call me at (907) 443 – 3879.

Sincerely,

Mitch Erickson

Executive Director

Nome Centennial Celebration ♦ 1898 - 1998

Mark Sackett
Soap & Suds
PO Box 1294
Nome Alaska 99762

July 12, 2010

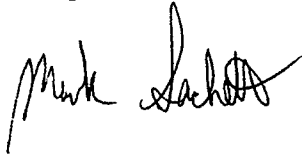
Sitnasuak Native Corporation
PO Box 905
Nome, Alaska 99762

To Whom It May Concern:

I support Sitnasuak Native Corporation and its subsidiary Nanuaq, LLC in the development of a new state office building on Front Street in Nome, Alaska. I believe that the current Front Street property owned by Sitnasuak Native Corporation is the location that provides the greatest benefit to the continued economic well being of Nome and its local businesses. I own neighboring property that will enhance the development of the Sitnasuak Front street site by providing additional space for building development, parking and/or other use. In support of that, I am committed to negotiate in good faith to sell my property to Sitnasuak, should they and/or the City of Nome be selected to execute this project.

Sincerely,

Mark Sackett
Landowner/Proprietor

A handwritten signature in black ink, appearing to read "Mark Sackett", written in a cursive style.

James D. West Sr. Trust

James D West Jr. – Trustee

Box 967

Nome, Alaska 99762

Sitnasuak Native Corporation

Box 905

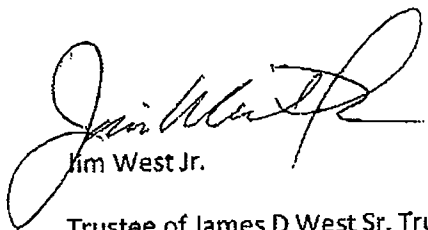
Nome, Alaska 99762

July 15, 2010

To Whom it may concern:

I support the efforts of the City of Nome and SNC in the development of a new state office building on Front Street in Nome, Alaska. Snc has the location that provides the greatest benefit to the continued economic well being of Nome and its local businesses. I own neighboring property that will enhance of the front street site location for development or parking and or other uses. I will committed to negotiate in good faith to sell my property should Snc or the City of Nome be selected to execute this project.

Sincerely,



Jim West Jr.

Trustee of James D West Sr. Trust