



P.O. Box 281 • Nome, Alaska 99762  
phone 907.443.6663 fax 907.443.5349

March 7, 2012

The Honorable Sean Pamell  
Office of the Governor  
P.O. Box 110001  
Juneau, AK 99811-0001

Sent via email

Dear Governor Pamell:

Thank you for engaging with us over the past year regarding the proposed State Office Building in Nome. Also, thank you for including an installment of funding for the project in your proposed budget. We appreciate your efforts and your support for the project.

As you know, the City has been very concerned about the possibility that the facility might be developed at a location other than on Front Street. Based on this concern, in the first half of 2010 the Nome City Council adopted formal resolutions identifying its preferred Front Street site, encouraging the State to solicit a "build-to-suit" proposal for its development.

Our interest in this regard is so great that we decided to back-up those resolutions by partnering with the State to achieve our preferred location. We proposed as much in response to a Department of Administration issued Request for Information (RFI) procurement process as far back as July of 2010.

Since that time, our partnering has included direct discussion with the site owner, including a public City Council work session last fall in which we discussed a general outline of an arrangement for acquisition and development of our preferred site. It was agreed that the Mayor should work with the State and the site owner to develop final terms and to bring the necessary agreements back to the City Council for approval.

Consistent with that direction, I have continued to work with the site owner and expect very soon to have a signed agreement for site acquisition and development to State specifications (subject to City Council approval), to form the basis for negotiation of an agreement with the State. The result would be development precisely to State requirements, with the design and construction components for completion of the project procured through an RFP process.

Under this approach, we would propose to deliver an optimally-located and efficiently acquired new Nome State Office Building, custom-built to the State's scope and specifications, at a cost that reflects the fair market value of the land, as determined by the State, and a facility cost at or below an engineer's estimate, also as determined by the State.

The Nome City Council's identification of the site on Front Street was fully consistent with the State Procurement Code under AS 36.30.850(b)(5), reflecting recognition of the unique nature of particular parcels of "real property or interest in real property." Likewise, that same provision will allow the State to acquire the site and development on a build-to-suit basis directly from the City of Nome.

*"There's no place like Nome"*

[www.nomealaska.org](http://www.nomealaska.org)

We understand that the Department of Administration is preparing to issue yet another RFI relating to the State's needs in Nome. If we must, we will respond again; however, we believe it is in the public interest, and will save the State considerable time and money, to deal directly with the City of Nome instead.

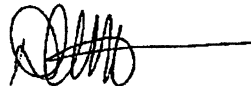
We are respectfully requesting to partner in the solution by engaging in a meaningful dialogue that accomplishes development on the City of Nome's selected site, with the State directing the scope and quality of the project, and the City having meaningful participation in the development details and, per the above procurement methodologies and approaches, we will accomplish the goal together with the greatest efficiency and cost certainty.

It is our understanding that AHFC has played a comprehensive facilitation role on the State's behalf on similar projects in the past, combining AHFC's unique project management and financing expertise to benefit the project, and that they have the staff and resources to do so efficiently. Could a partnership between AHFC, acting on the State's behalf, and the City of Nome be considered? If so we would propose a face-to-face meeting with your representative, AHFC and the City.

With the clock winding down on the current Legislative Session, we understand that time is of the essence; however, if we meet no later than March 20, 2012 we still have time to adequately define the project for Legislative approval.

We are prepared to do our part to meet both the State's goals and the City's goals and we respectfully request your consideration of this approach.

Respectfully,  
CITY OF NOME

A handwritten signature in black ink, appearing to read 'Denise Michels', followed by a horizontal line extending to the right.

Denise Michels  
Mayor

cc: Senator Donny Olson  
Representative Neal Foster



P.O. Box 281 • Nome, Alaska 99762

phone 907.443.6663 fax 907.443.5349

SENT VIA EMAIL & CERTIFIED MAIL

July 15, 2010

Mr. Jeff Jolly, Contracting Officer III  
Department of Administration  
Division of General Services  
550 West 7<sup>th</sup> 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 Sifnasuak 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.

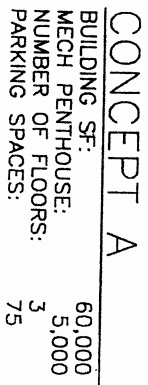
Additionally, the City has attached letters of support from the individual land owners for this project. Should you require additional information or have questions, please contact me at 907.443.6600 or [manager@ci.nome.ak.us](mailto:manager@ci.nome.ak.us).

Sincerely,  
CITY OF NOME

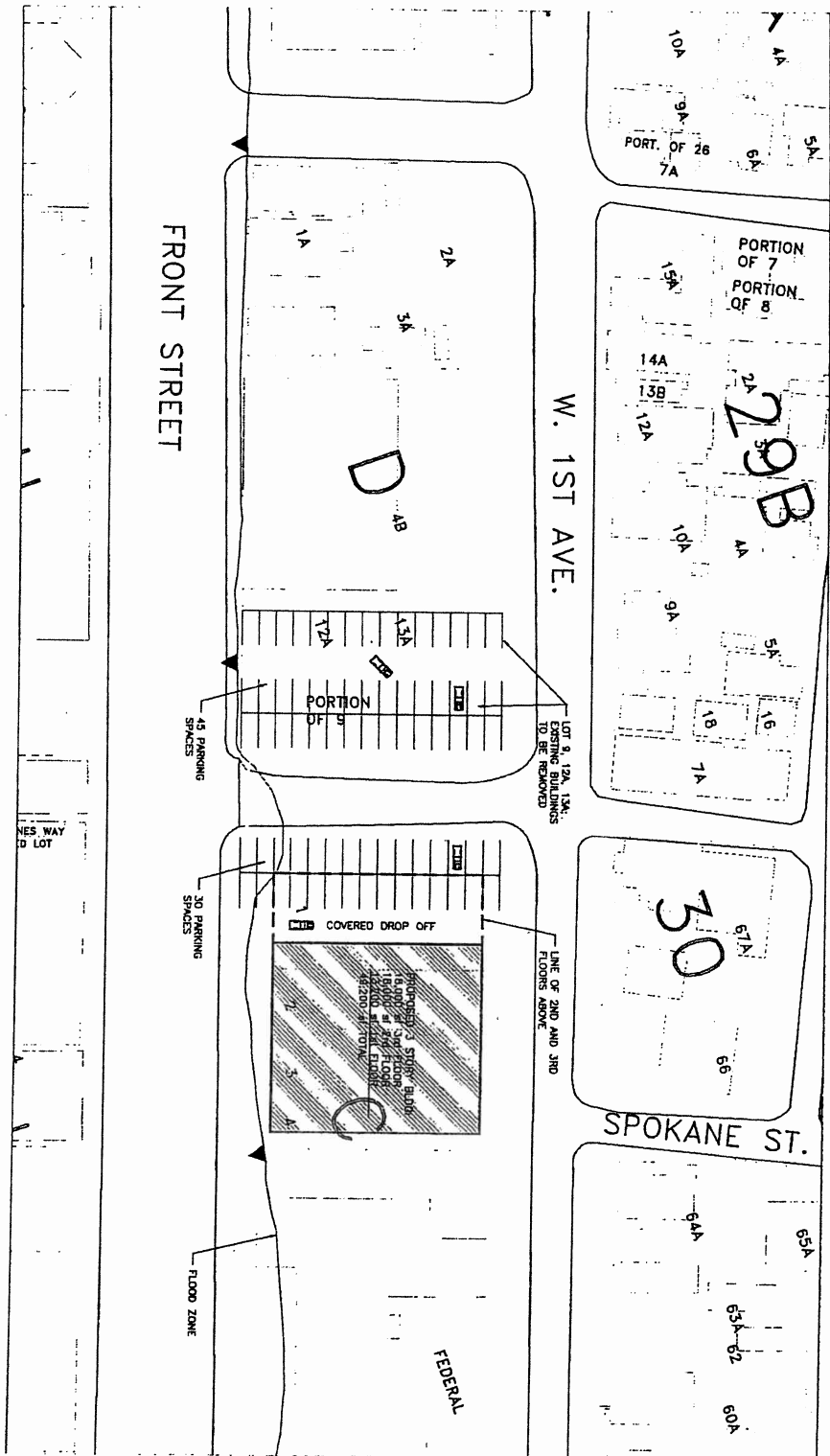


Jessie Bahnke  
City Manager

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



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**CONCEPT B**  
 BUILDING SF: 49,200  
 MECH PENTHOUSE: 5,000  
 NUMBER OF FLOORS: 3  
 PARKING SPACES: 75

Project Name <b>NOME STATE OFFICE BUILDING</b> CONCEPT B	
City of Nome Proposal <b>CITY OF NOME PROPOSAL</b>	
Date JULY 8, 2010	
Drawn by B	
Scale 1/2" = 1'-0" (See Sheet)	



# Sitnasuak Native Corporation

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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

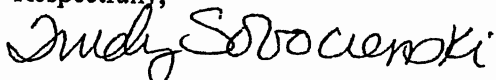
Dear Mr. Scheben,

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](mailto: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  
10<sup>th</sup> 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**

P.O. Box 250 Nome, Alaska 99562 • (907) 443-6624 • FAX (907) 443-5827

# Project Delivery Plan

