

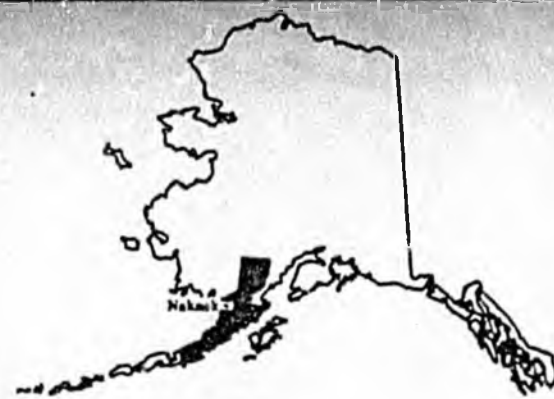
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THE
LAKE AND PENINSULA
SCHOOL DISTRICT

P. O. Box 119
Naknek, Alaska 99633
Phone (907) 268-4280



James Barnett, Supt.

February 20, 1981

Building Committee
The Lake and Peninsula School District
P.O. Box 119
Naknek, Alaska 99633

Ref: A/E Study On Port Heiden Site

Subj: Funding Requirements To Renovate Facility

Committee Members:

Pursuant to the intended use of the White Alice site at Port Heiden which has been leased to the School District per Dept. of Air Force Lic. No: DACA85-3-81-6, we have completed our report on the expected cost of renovation.

An estimate of construction cost and code requirements which will have to be corrected is shown in the attached report prepared by James Dalton Clark, AIA.

Total estimated project costs are as follows:

01. Construction Costs	147,862
02. A/E Design Costs	14,700
03. Equipment	31,900
04. Interior Remodel	13,400
05. Exterior Painting	8,400
06. DOE, DOT/PF and Administration Costs	12,800

TOTAL PROJECTED PROJECT COSTS

229,062

Don Anderson
Facility Coordinator

08,PIWAS-04

PORT HEIDEN WHITE ALICE SITE

Proposed Objectives for Educational Utilization

The Port Heiden White Alice Site is located near the village of Port Heiden and the Port Heiden airport. It is centrally located among the eight schools in the southern half of the Lake and Peninsula School District. Within the facility are dormitory areas, a cafeteria, shop areas for both woodworking and mechanics, areas for instructional and classroom use, and much needed storage space for educational and maintenance materials for the schools on the Alaskan Peninsula.

The Lake and Peninsula School District began efforts to acquire the facility in 1978. In the spring of 1980, the District was notified that the site would be transferred to the State of Alaska and would be available for District use through a use permit issued by the State. The use permit has been received, however, some repairs and renovations will be necessary to bring the facility up to present fire, health and life safety codes.

The District has developed objectives and plans for the use of the site. The site would be used as an area office to service the educational and maintenance needs of the Peninsula Schools. The area Principal and his staff would be located here to place necessary services closer to the villages, students, and teachers.

Some of the objectives for improving the educational program of the District which could be attained through the use of the facility are:

1. Improved supervision of instruction and better assessment of educational needs in the Peninsula schools.
2. Improved communication and coordination of activities.

3. Provide a place for offering students instruction in intensive short term courses in specialized fields.
4. Provide a place to give necessary in-service training to teachers who are required to teach in areas for which they have no preparation.
5. Provide a place for curriculum committees to meet and develop or make needed revisions in course content and materials.
6. Provide an area for storage of educational and maintenance materials for the eight schools on the peninsula.

The location of an Area Principal and specialists in Port Heiden would aid the accomplishment of objectives No. 1. The Area Principal and his staff would be much closer to the schools and would be able to spend more time in the schools in each of the villages. The attempt to provide supervision and specialists services from the Central Office in Naknek over the past few years has been difficult due to the distances involved and the highly changable weather conditions on the Peninsula. Charter plane service is required to reach all of the schools in The Lake and Peninsula School District and often weather conditions between Naknek and the schools on the Peninsula prevents travel from the Central Office.

The establishment of the area office at Port Heiden would allow improved communications and better coordination of activities in these schools. The only communication with these schools at present is through high frequency radios and village telephones both of which have been inconsistent and unreliable in the past. An area office closer to the schools would allow better utilization of our present communications and improved servicing of educational needs. Educational goals of the District would be met easier and

quicker through improved coordination of activities and better assessment of needs.

Use of the site would provide a place to bring students together who have a special interest or talent for an intensive short term course with instruction provided by an expert in the field. This would allow the location of special equipment in one place where it can be properly used and serviced rather than trying to transport the equipment and instructor to each village. An example would be a specialized course in welding requiring several types of welding machines and different types of equipment and supplies. Other courses under consideration include art, shop courses, small engines, net mending and hanging, boat repair, fish biology, and other courses dealing with the fishing industry. Other courses could be implemented as the need for them develops.

At the present time our high school teachers are required to teach many subjects for which they have no training or experience. In-service training for the teachers is expensive as they must be transported to a location where commercial lodging and meals are available. Use of the site would provide a place at far less cost and would also have the advantage of having necessary equipment and materials on hand for the in-service. The added cost of obtaining a meeting place would also be eliminated.

The benefits realized above would also be available for curriculum committees. The District has developed course curriculum which must be revised and is developing course content and materials for additional courses. The site would provide an excellent facility for this work.

At the present time storage space is at a premium throughout the District. This facility has abundant space and storage bins. Utilization of the site would permit the storage of both educational and maintenance materials for the schools on the peninsula. This would allow better and faster service for the schools in this area.

Overall, utilization of the site would reduce travel costs and time and reduce costs incurred for lodging while attending in-service or curriculum workshops. Improvements in instructional supervision, in-service training and curriculum work could be realized. Instruction could be improved through intensive mini-courses in specialized fields. The provision of specialized services and also maintenance service would be aided and performed faster. Communications, assessments of needs, and attainment of educational goals would be improved. Finally the additional courses which could be offered at the facility would increase the vocational units under the foundation program and the increase would help to offset the cost of operating the facility. If the permanent staff were housed in the facility, rent charges would further reduce the cost of operation.

**JAMES DALTON CLARK
A. I. A.
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A PRELIMINARY RENOVATION STUDY

of the

**Area Headquarters and Training Center
(Existing "APS" Military Site)**

for the

**Lake and Peninsula School District
Port Heiden, Alaska**

Prepared By

**JAMES DALTON CLARK
A. I. A.
Architects and Planners**

November 6, 1980

JAMES DALTON CLARK

A. I. A.

ARCHITECTS & PLANNERS



November 6, 1980

**PROJECT: Area Headquarters and Training Center
for Lake and Peninsula School District
Port Heiden, Alaska
(Existing "APS" Military Site)**

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PRELIMINARY RENOVATION STUDY

I. INTRODUCTION: The Lake and Peninsula School District has asked this firm to prepare a preliminary study to determine the cost of making a portion of the existing military facility habitable for the District's use as an Area Headquarters and Training Center. The existing facility, located in Port Heiden, is commonly referred to as the "White Alice Site".

A. General Description: The existing facility, referred to on the Corps of Engineers' plans as "A.F.S. - Port Heiden, Alaska", is located approximately two (2) miles North of the airport by way of a gravel road.

The facility was constructed in the late fifties. It was reduced to a skeleton crew in the late sixties and then deactivated in the early seventies.

The building contains approximately 28,000 S.F. of floor area including the four (4) story tower structure. The building is constructed of poured-in-place, reinforced concrete and would be designated as "Type I Construction" by the Uniform Building Code (See Below). The interior walls are, for the most part, of concrete, however, there are some frame and gypsum wallboard partitions on the First Floor Administrative area and on the Second Floor Dormitory area. Finishes, in general, include painted concrete, painted gypsum wallboard, quarry tile, ceramic tile, acoustical tile, vinyl asbestos tile, and hardboard wainscots.

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The building can be divided into three basic areas as follows:

1.	Dormitory Wing	
a.	First Floor: (Shops, warehouse, Administration, Kitchen and Dining):	8,160 S.F.
b.	Second Floor: (private quarters with baths and dormitory units with a toilet/shower room).	<u>4,134 S.F.</u>
	SUBTOTAL	12,294 S.F.
2.	Utilities & Communications Wing	9,376 S.F.
3.	Communications & Maintenance Tower (3 floors)	<u>6,300 S.F.</u>
	TOTAL AREA	27,970 S.F.

- B. Existing Plans: The blueline prints which have been borrowed from the School District are extensive and include Architectural, Civil, Structural, Mechanical and Electrical drawings. Most of the title blocks carry the identification of "Port Heiden A.F.S., Alaska/ Drawing Number, AS-BLT AW 21-01-93/SERIAL NO. ENG 95-507-57-59, with dates ranging from November of 1959 to January of 1963. It should be noted that preliminary observations indicate that, for the most part, the plans are accurate, however, there are indications that some changes and improvements have been made that do not show on the drawings.
- C. Proposed Lease: The lease is written between the Secretary of the Air Force and the State of Alaska, Department of Education and is numbered DACA85-3-81-6. The lease period is for one year, commencing on October 8, 1980.

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The lease limits are the "First Floor, containing 17,837 S.F.". This should be changed to read "the entire building" or, at least, "the Dormitory Wing (First and Second Floors), containing 12,294 S.F." No renewal provisions could be found in the lease and provisions for future use should be established. None of the wording seems to prevent the School District from making modifications and improvements to the building, however, the copy reviewed was hard to read in some places and, of course, an attorney should be consulted to protect the School District's interests related to any questions of use.

D. Preliminary Scope of Work and Goals:

1. Establish the existing condition of the facility by "Field Observation Reports".
2. Preliminary code analysis related to non-conformities and corrections required and/or recommended.
3. Preliminary outline of renovation work required.
4. Prepare a preliminary cost estimate.

II. FIELD OBSERVATION REPORTS

A. Architectural: This field observation was made on October 30, 1980, with approximately 3.5 hours spent on the site and was limited to the Dormitory Wing, since this is the area anticipated for use by the School District.

1. General: The building was abandoned and secured nearly ten (10) years ago. There is evidence of some vandalism but it does not appear to be extensive.

The temporary roof, which was installed after the "radome" was removed from the top of the tower, is leaking badly and has caused some damage in that area.

There are at least two windows broken in the Dormitory Wing, which has also caused damage extending into both levels due to high winds and blowing rain.

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Condensation (due to lack of heat) has caused minor damage throughout the building, including peeling paint, stained and loose acoustical tile along with warped hardboard wainscots and wood doors.

2. Existing Finishes:

- a. Concrete Slabs: These surfaces, where exposed, appear in fair to good condition and require little or no work.
- b. Painted Concrete: This surface occurs throughout on ceilings and walls. The concrete itself is in good shape, as is the paint in most locations. However, in some locations, the paint is peeling off the concrete, requiring preparation and re-painting.
- c. Vinyl Asbestos Tile (Floors): This finish is in fair to good shape on the First Floor, requiring only minor patching and cleaning. On the Second Floor there are loose and damaged tiles throughout, which should be replaced as required. This condition is limited to about 20% of that floor area.
- d. Ceramic Tile and Quarry Tile: These surfaces occur on the floors and walls in the kitchen and toilet room areas and appear to be in good shape. Only minor patching and grout pointing is required.
- e. Acoustic Tile: The large majority of this material occurs on the ceilings, although in some locations it has been used on walls. There is about 100-200 S.F. of this material that is damaged or missing and needs replacing. The remainder only needs cleaning and/or re-painting.

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- f. Gypsum Wallboard (Walls and Ceilings): This surface occurs throughout the building and is, for the most part, in fair shape. Damage appears to be limited to the painted surface which, in some locations such as the kitchen and toilet areas, is loose and peeling. Of course, the usual damage from past use is apparent throughout and the color scheme is the standard "government green".
- g. Hardboard Wainscots: These surfaces have been painted over on what was originally probably a prefinished product. Approximately 40% of these surfaces are noticeably warped and need replacing, particularly in the corridors. The dining room area, however, is in fair to good shape.

3. Doors:

- a. Exterior Passage Doors: All but one of these doors were boarded up and operation could not be checked. However, it is anticipated that any wood doors in exterior locations are warped and hardware corroded and/or rusted. This condition will require re-fitting, hardware conditioning, adjustment and, in some cases, replacement.
- b. Overhead Doors: These doors were spot checked and were manually operable. They should be checked for proper fit, adjusted, and all hardware re-conditioned.
- c. Fire Doors (swinging & sliding): These doors are in poor to fair shape. These doors are essential to the safe operation of the facility and should be completely reconditioned and adjusted for proper operation. In some cases replacement of the operating hardware may be more economical.
- d. Interior Passage Doors: These doors are in fair to poor shape. In most cases the doors are slightly or noticeably warped, which will require refitting where possible or replacement. Numerous door closers are missing or need repair.

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- e. Closet Doors: These doors are in fair condition and need hardware repair and adjustment.
 - f. All doors and frames should be prepared and repainted.
4. Windows: All windows are essentially the same, which is a fixed insulating sash with a small opaque (wood) ventilating section at the bottom (non-insulating). Two to four windows are broken and need re-glazing. Several of the operating vents were broken and in need of repair or replacement. The painted finish is in poor to fair condition and should be re-painted.
5. Roofing: No obvious evidence of roof leaks were apparent from the inside in the Dormitory Wing. This is by no means conclusive, since some water damage is apparent from condensation and blowing rain through broken windows. The top side of the roof was not inspected due to lack of light.
- There is a substantial roof leak in the communications tower where the "radome" was removed and a temporary roof was installed.
6. Exterior Paint: The existing exterior paint has worn thin with bare concrete showing through in many areas. Evidence of peeling paint is also apparent in some places.
7. Equipment
- a. Shop Equipment: Miscellaneous tools, drill press, and a welding unit were observed in the shop areas.
 - b. Kitchen Equipment: Mr. Fox (a resident of Port Heiden and the former cook for the facility) informed us that all of the kitchen equipment was operational when the facility was shut down and that, with minor reconditioning, it could be made operational again. A residential range was apparently added to the original equipment, which was working. No refrigerator or freezer units were observed, except for the large walk-in units.

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- c. Toilet Room Accessories: Aside from some missing toilet partitions and mirrors, most of the toilet accessories appear to be in place and could be operational with minor reconditioning.
 - d. Steel Shelving: The warehouse contains from 100 to 200 lineal feet of 6 ft. high open shelving which contains auto parts, plumbing parts and supplies along with electrical parts and supplies.
8. Furnishing: When the building was abandoned apparently only the classified electronic gear and equipment were removed. Therefore, there is a full range of furnishings throughout the Dormitory Wing, including desks, chairs, cabinets, shelving, dining room furniture, lounge furniture, pool tables and bedroom furniture. The condition of these furnishings range from good to poor.
- B. Mechanical: The Survey of subject Site was conducted October 30 & 31, 1980 to determine condition of the mechanical systems. Mr. Bill Lucas preceded our visit and temporarily installed a 30 KW diesel generator. This generator was to provide general lighting and facilitate the inspection.
1. Scope: The mechanical systems were inspected and tested for operation as far as possible and are summarized below:
 - a. The large fans and controls were not tested.
 - b. The circulating pumps for the hydronic systems were not tested.
 - c. The 50 KW heaters were not tested.
 - d. The water, fuel, steam and sewer systems were not tested for leaks.
 - e. The hydronic, domestic water, and sanitary systems were visually inspected.
 - f. The well pump is operable, but will need bearing servicing.

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g. Basic Electrical panels and lighting circuits were used.

2. Our findings were as follows:

a. The systems all appear to be reconditionable.

b. The air systems would require a thorough cleaning.

c. The controls systems will require functional testing, but do appear to be operable with the minimum of repairs.

d. The hydronic and domestic water systems were all well drained and, except for two minor instances, no evidence of freeze damage could be found.

e. The Sanitary systems show no evidence of freeze damage.

f. Some vandalism to one urinal will necessitate replacement of that fixture and some of the toilet accessories, mirrors, etc.

g. Basic Electrical Systems and circuits are functional and would not apparently require repairs.

3. Our Recommendations are as follows:

a. The hydronic heating system should be activated. The zone control is presently crudely accomplished and some modifications in that regard may be desirable.

b. The code requirements for ventilation of work and living spaces should be satisfied by using operable sash windows. The operating cost for using the existing air system would be prohibitive and modifications to the systems to provide ventilation as prescribed by code would be extensive.

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- c. The existing 300 KW generators should not be used, but, as the School District suggested, a smaller generator should be substituted. We suggest use of a 50 KW unit. This small generator should not be installed permanently so that it could be easily removed should the Federal Government want to reactivate the facility or should the School District wish to abandon it. We do not recommend purchasing power from the village at this time.
- d. Jacket water waste heat should be utilized to the maximum extent possible in the supplementary heating of the hydronic heating system and domestic hot water.
- e. Two separate boilers should be installed in the mechanical room to provide booster heat to the hydronic and domestic hot water systems.
- f. Fire protection is limited to hose cabinets and dry type extinguishers. These should be adequate when the fire alarm system is proof tested. Additional smoke and ultraviolet detectors will be required.

4. Summary:

The "Self Generation of Power" alternative costs initially almost \$8,000.00 more than the "Purchase Power" alternative. The operating cost will, at the minimum, be one third (1/3) less than the "Purchase Power" alternative. The maximum savings could approach 2/3 the cost of the "purchase power" alternative.

A 50 KW engine will consume four (4) gallons per hour at full load. The cost of fuel (at \$1.25/gal) then will be \$5.00 per hour to operate the unit at full power. Approximately one third (1/3) of the fuel consumed is available for heating (waste heat) or approximately 125,000 BTU.

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The heating load on the coldest day is estimated at 2000,000 BTU. Thus, three fourths (3/4) of the heating cost can be realized from the jacket water heat recovery system.

The estimated operating cost of the heating system alone is \$2.23 per hour. Therefore, the \$8,000.00 additional cost for the System II should pay back easily in two (2) years.

This second system, "Self Generation" of power is therefore recommended.

- C. Electrical: It was anticipated, after discussions with the School District, that the electrical System would be operational, given the generation of power. This proved to be true when Bill Lucas, generation specialist for the School District, connected a temporary 30 KW generator to the system. Service was limited through the main distribution panel to the Dormitory Wing only.

In view of the above, it was decided that the expense of bringing an electrical engineer to the site during the preliminary report was not necessary, however, if the School District decides to proceed with the project, an inspection by an electrical engineer will be accomplished at that time. It should be noted that the findings of this report were reviewed and discussed with an electrical engineer and his input has been used in this report.

1. Temporary Power for further observations and mobilization of the work will be accomplished with the 30 KW generator already on line.
2. Permanent Power for the Dormitory Wing will be by a new 5 KW generator described in the mechanical report above, Fortunately, one bay in the generator room is open for the placement of this unit. It also appears that the rough-in power connections for this bay are already in place, however, further inspection by an engineer is required. See mechanical report above for comments on the "Purchase Power" scheme versus the "Generation of Power" alternative.

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3. Distribution System

- a. All wiring is contained in metal conduit. The distribution includes the main panel for isolating power to the Dormitory Wing and related sub panels in that wing.
- b. The wiring inside the panels has insulation which tends to become brittle with age and disturbance should be held to a minimum during future work.

4. Power and Lighting

- a. Power outlets were spot checked and, with few exceptions, were hot.
- b. The lighting system was operational throughout with few exceptions and a couple of switches were not working. Many of the light fixtures were without lenses, which were probably removed when burnt out bulbs were replaced. Numerous light lenses were observed around the area.
- c. The system will have to be isolated from other distribution equipment and the latter sealed off for safety.

III. CODE ANALYSIS

- A. General: This preliminary analysis is based on the 1976 Uniform Building Code. Although the 1979 Code has been out for over a year, the State of Alaska has not adopted it as yet and still uses the 1976 Edition.

The building generally conforms with the code requirements. The purpose of this review is to point out those items that do not comply and which of these items should be corrected.

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B. Items of Non-Compliance

1. Occupancy Separations: A one-hour occupancy separation is required between the Shop (H-4) and the Administrative areas (B-2). The same separation is required between the administrative areas (B-2) and the dormitory units. A three hour separation is required between the dormitory units (R-3) and the Shop area (H-4).
 - * Although most of the walls, ceiling and floor assemblies appear to comply, the openings do not, due to the inoperable state of the fire doors outlined in the Architectural report above. These openings should be repaired as required.
2. Exit Requirements
 - * a. The Second Floor Dorm units, if used for sleeping purposes, do not comply with the emergency exit requirements through windows, since the windows are fixed and the ventilating panel is too small. This situation should be corrected, unless the space is to be used for offices or storage only.
 - * b. There is only one exit from the Dining/Recreation Room and, due to the occupant load, the code requires two. This should be corrected. It should be noted that the exit through the kitchen can not be considered due to the hazards.
 - c. On the Second Floor of the Dorm Unit, a "dead end" corridor (Over 20 feet long) exists at one end. The fire marshall may accept this condition if the emergency escape via new windows is provided. If not, a re-arrangement of partitions is required.
 - * d. Smoke detectors should be provided in all sleeping rooms and along all of the corridors.

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- * 3. Corridor Construction: Although the walls and ceilings appear to meet the one hour requirement, the door openings, for the most part, do not. This is due not to the lack of fire rating for the door itself but non complying hardware. This condition should be corrected.
4. Ventilation
- a. Although the mechanical exhaust systems for the toilets and kitchen can be made operational, the mechanical report indicates that the fresh air ventilation system for the building would be cost prohibitive to bring on line. Therefore, the ventilation system will be by natural means, except for the exhaust system mentioned above.
- b. Dormitory Units: Since new windows are recommended for emergency exit purposes, they can also provide the required ventilation.
- c. Administration & Dining Areas: Ventilation here will be through existing vent panels under the windows and, although some ventilation will be provided, it will be less than that required by Code. Since this is not a life safety item, it may be acceptable.
5. Barrier Free Design: The building entrances, for the most part, are at grade or with a few steps. The entrance near the shop area is at grade with a ramp leading to the administrative area, unfortunately, the ramp is too steep to comply. Numerous other items do not comply, such as toilet rooms, stairways, mounting heights of various fixtures, etc. It is recommended that a variance be applied for from DOTPF to solve this non-compliance condition.

NOTE: Those items marked with an asterisk (*) should be corrected.

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IV. PRELIMINARY COST ESTIMATE (A more detailed breakdown of costs
will be assembled when the project progresses to the Design
Development Phase". Also, this estimate covers the Dormitory
Wing Only.)

A. Architectural

1.	Interior Finishes (including patching, repairs and/or re- placement to floors, walls, ceilings and wainscots out- lined in the Architectural report above).	\$27,500.00
2.	Windows	
a.	Repairs and repainting required on First Floor	2,500.00
b.	Replacement of Windows on Second Floor	6,500.00
3.	<u>Doors</u>	
a.	Repairs, adjustments & repainting.	5,100.00
b.	Replacement doors	6,000.00
c.	New exit door from Dining Area	1,000.00
4.	Roofing Repairs	4,500.00
5.	Smoke Detectors	3,000.00
6.	Miscellaneous and General Cleanup	<u>3,500.00</u>
	Subtotal	\$49,600.00
7.	Contingency	<u>5,000.00</u>
	TOTAL	\$54,600.00

NOTE: This estimate is based on the minimum work required
to make the facility habitable and on the School District
accomplishing the work on a "Force account" basis.

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B. Mechanical (Based on Competitive Bidding Process)

"Purchase Power" Alternative

1.	Cost of Electrical Cable, etc. (based on 3 miles)	
a.	7 rolls of direct burial cable @ \$1.00/ft. x 17,500 ft.	\$17,500.00
b.	Shipping	4,000.00
c.	Transformers: 2 each @ \$2,000.00 each	<u>4,000.00</u>
	Subtotal	\$25,500.00
2.	Cost of Mechanic System Rehabilitation	
a.	Reconnect all piping and heaters: 35 each @ 1 hour: each x \$50/Hr	1,750.00
b.	Lubricate pumps, check & repair as req'd. 12 hr x \$50/hr	600.00
c.	Fabricate piping modi- fications 14 days @ 12/Hrs/day x \$50/hr	8,400.00
d.	Purchase 2 new boilers @ \$4,000/ea x 2	8,000.00
e.	Install boilers 48/hrs @ \$40/hr	2,400.00
f.	Misc parts & equip (20% of total)	<u>4,230.00</u>
	Subtotal	\$25,380.00
	TOTAL (of Subtotals)	\$50,880.00
g.	Plus 15% Contingency	<u>7,632.00</u>
	TOTAL	\$58,512.00

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"Generate Own Power" Alternative

1.	Purchase 50 KW Generator	20,000.00
2.	Install Generator	
a.	Fuel piping & set in place 48 hrs @ \$50/hr	2,400.00
	Materials	1,000.00
b.	Radiator tie-in to ex. 56 hrs @ \$50/hr	2,800.00
	materials	1,500.00
c.	Waste Heat recovery piping 56 hrs @ \$50/hr	2,800.00
	Materials	2,000.00
	Subtotal	\$12,500.00
3.	Cost of Mechanical System Rehab. (Cost of this item is same as Item B of "Pur- chase Power" above)	\$25,380.00
	TOTAL "Generate Own Power"	\$57,880.00
	Contingency (15%)	<u>8,682.00</u>
	TOTAL	\$66,562.00

RE: PRELIMINARY RENOVATION STUDY, Area Headquarters and
Training Center for Lake & Peninsula School District,
Port Heiden, Alaska (Existing "AFS" Military Site).
DATE: November 6, 1980
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C. Electrical (Based on competitive bidding process)

1. Permanent Power (including setting up generator, wiring bringing on line and testing. The cost of the generator is included above)	\$17,500.00
2. Distribution System (including testing of system activated & sealing off systems not req'd)	2,500.00
3. Power & lighting (including testing, replacement of faulty items & relamping)	4,200.00
4. Contingency	<u>2,500.00</u>
TOTAL	\$26,700.00

D. Summary of Estimate

Architectural	\$54,600.00
Mechanical ("Power Generation")	66,562.00
Electrical	<u>26,700.00</u>
GRAND TOTAL	\$147,862.00

E. Items Not Included:

1. Exterior Painting
2. Re-roofing other than that noted
3. Remodeling (i.e. removing and/or adding partitions to create new rooms and related work)
4. Furnishings and Equipment
5. Painting and/or redecorating for aesthetic reasons.
6. A & E fees.

RE: PRELIMINARY RENOVATION STUDY, Area Headquarters and
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V. CONCLUSIONS & COMMENTS

A detailed room by room report was assembled by the Architect in rough note form and will be employed to establish the Scope of Work required if the School District decides to proceed.

The condition of the building is such that it can be renovated and made habitable for the use intended by the School District.

Some of the spaces, such as the shop and warehouse, seem ideal for a training center. Other areas, such as the administrative area, may require remodeling after a more definite use program is developed.

The School District has mentioned that they would like to house one or two families in the Dormitory Wing. Unfortunately, this area is not set up for 1 or 2 bedroom suites with cooking facilities and major remodeling would have to be accomplished. This type of remodeling is possible and could be accomplished without major problems, with cost being the consideration.

In terms of future expansion, there is a communication and maintenance area of about 5,000 S.F. that is relatively open (some equipment is still housed there) for use at a later date.

I trust this report is adequate for your needs at this time. If there are any questions or clarifications we can provide, please contact us.

Submitted by:

James D. Clark, Architect, AIA

Assisted by:

Inlet Engineers, Jay Menplay, P.E.
Bruce Mattson, P.E.
Bill Lucas, Generation Specialist

cc: Jim Barnett, Superintendent
Don Anderson, Facilities Coordinator.

Lake & Peninsula School District

2-26-81

534,722

690,000

335,000

229,062

1,788,784

2,233,003

#1 ✓ =

okay - DOE but,
need for FY82
in Hills plan FY83

#2 ✓ need 534,722
to finish construction

#3 690,000 for shop facilities

#4 maintenance 335,000

✓ #5 ^{229,062} renovation of White Hall facility
save \$ - travel
in-service
training workshops
housing (dorms)

time zone - Arch.

Hohman their senator