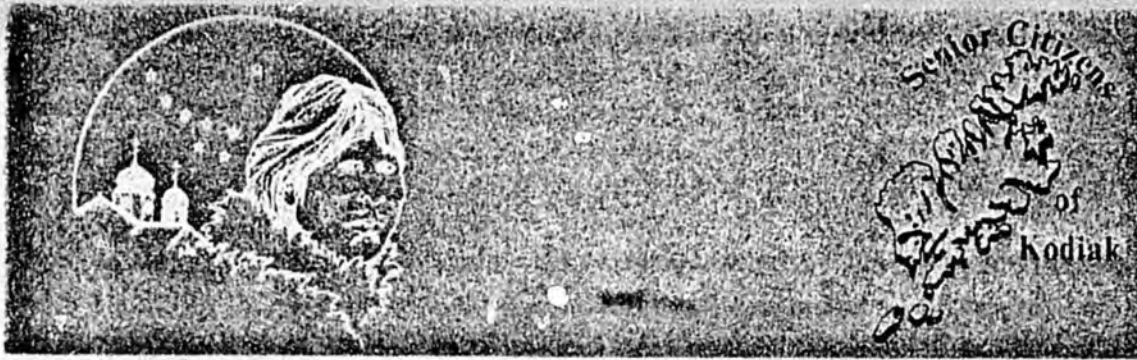


H B

249

BACKGROUND INFORMATION
ON PROPOSED
PIONEER HOME
NO. 1
KODIAK, ALASKA



Box 315
Kodiak, Alaska
99615
Dennis Murray
Project Director
Tel. 486-6181

4-18-83

Rep. Mitch Abood, Chairperson
House State Affairs
Pouch V
Juneau, Ak. 99811

Re: Testimony of HB 268--Pioneer Home

REPRESENTATIVE ABOOD, MEMBERS OF THE COMMITTEE:

I AM MARIANE FITZGERALD. I AM A LIFELONG RESIDENT OF THE STATE OF ALASKA. I WAS BORN ON FEBRUARY 29 SO I HAVEN'T CELEBRATED MANY BIRTHDAYS. I GUESS THE ONLY WAY YOU WILL KNOW THAT I AM A OLDTIMER IS BY MY GRAY HAIR.

I AM HERE TODAY TO TESTIFY IN FAVOR OF THE PASSAGE OF HB 268, THE DEVELOPMENT OF A PIONEER HOME IN KODIAK. AS I MAY OF POINTED OUT IN MY TESTIMONY RELATIVE TO THE SENIOR CENTER BILL, KODIAK HAS EXAMINED THE NEED FOR RESIDENTIAL CARE FACILITIES. OUR FOCUS WAS ON A UNIT WHICH WOULD BE ADJACENT TO OUR SENIOR HOUSING, AND WOULD ACCOMODATE 15-20 RESIDENTS. DURING THE COURSE OF OUR EXAMINATION WE DETERMINED THAT FUNDING FOR THE OPERATION FOR SUCH A FACILITY WAS NOT AVAILABLE. THE ONLY MECHANISM WHICH THE STATE FULLY FUNDS IS THE OPERATION OF ITS PIONEER HOMES. WE THEREFORE ASKED REPRESENTATIVE ZHAROFF TO INTRODUCE LEGISLATION FOR A HOME.

THERE ARE SEVERAL REASONS WHY THE STATE SHOULD LOOK AT KODIAK FOR A PIONEER HOME. THEY ARE:

- 1) OUR STUDY DETERMINED THAT IN THE KODIAK AREA ALONE THERE ARE 15-20 PERSONS DESIROUS OF RESIDENTIAL CARE.

- 2) CURRENTLY, KODIAK DOES HAVE A 19 BED INTERMEDIATE CARE FACILITY ATTACHED TO THE KODIAK ISLAND HOSPITAL. HOWEVER, THE KODIAK ISLAND BOROUGH HAS IDENTIFIED SEVERAL DEFICIENCIES WITH THE FACILITY AND IS EXAMINING THE PROS AND CONS OF REMODELING OR NEW CONSTRUCTION. (I HAVE A HANDOUT WHICH INCLUDES DATA FROM THE BOROUGH STUDY, AND OTHER INFORMATION HELPFUL TO OUR DISCUSSION OF THIS SUBJECT. LET ME PASS IT OUT AT THIS TIME.)
SHOULD THE DECISION BE MADE TO CONSTRUCT A NEW FACILITY, THE EXISTING FACILITY WOULD BE AVAILABLE AND ADAPTABLE TO A PIONEER HOME.
- 3) AS I HAVE STATED, KODIAK DOES HAVE AN INTERMEDIATE CARE FACILITY. HOWEVER, THE COST TO PERSONS WHO ARE NOT ELIGIBLE FOR MEDICAID IS \$156/DAY. IN A PIONEER HOME THE COST TO THE RESIDENT IS \$225 IN RESIDENTIAL CARE AND \$275 FOR NURSING SERVICES. A PIONEER HOME WOULD CERTAINLY BE OF GREAT BENEFIT TO MANY KODIAK RESIDENTS.
- 4) KODIAK CAN OFFER A RURAL SETTING WITH A STRONG SUPPORT SYSTEM FOR ALASKAN NATIVES. MANY OF THE ALASKAN NATIVES FROM THE ALEUTIAN ISLANDS, ALASKA PENNINSULA AND BRISTOL BAY AREA ARE OF THE RUSSIAN ORTHODOX FAITH. KODIAK OFFERS A VERY STRONG RUSSIAN ORTHODOX COMMUNITY.
(IT IS ASSUMED THAT THIS FACILITY WOULD HAVE A CATCHMENT AREA OF SOUTHWEST ALASKA, ALEUTIAN ISLANDS, ALASKA PENNINSULA AND KODIAK ISLAND)
MOST OF THE EXISTING PIONEER HOMES ARE IN URBAN AREAS. I FEEL KODIAK OFFERS AN ALTERNATIVE.
- 4) TO SOME EXTENT I HAVE ALREADY IDENTIFIED NEED. I WOULD LIKE TO DRAW THE COMMITTEE'S ATTENTION

4) CONTINUED.....

TO A LETTER WHICH OUR ORGANIZATION RECEIVED FROM THE DIVISION OF PIONEER BENEFITS REGARDING THE WAITING LIST FOR ADMITTANCE TO THE EXISTING PIONEER HOMES. YOU WILL NOTE THAT THERE WAS A WAITING LIST FOR EACH OF THE FACILITIES. IT APPEARS THAT EVEN WITH THE CONSTRUCTION OF THE FACILITY IN KETCHIKAN THERE CONTINUES TO BE A DEMAND FOR MORE BEDS. KODIAK WOULD OFFER THE OPPORTUNITY TO EXPAND THE SYSTEM TO ACCOMODATE THE DEMAND.

I BELIEVE I HAVE TRIED TO DENOTE REASONS WHY KODIAK IS THE LOGICAL SITE FOR THE NEXT PIONEER HOME. THE FACT THAT KODIAK MAY HAVE A FACILITY, I.E. OUR EXISTING HOSPITAL AVAILABLE IN THE NEAR FUTURE, CERTAINLY IS ENOUGH INCENTIVE FOR THE STATE OF ALASKA AND YOUR COMMITTEE TO EXAMINE OUR REQUEST IN A THOROUGH MANNER.

THANK YOU FOR THE OPPORTUNITY TO HAVE INPUT ON THIS IMPORTANT QUESTION.

MARIANE FITZGERALD

STATE OF ALASKA

JAY S. HAMMOND, GOVERNOR

DEPT. OF HEALTH AND SOCIAL SERVICES

DIVISION OF FAMILY AND YOUTH SERVICES

POUCH H-05
JUNEAU, ALASKA 99811
PHONE: (907) 465-3170

August 30, 1982

Ms. Mariane Fitzgerald
Steering Committee Chairperson
Senior Citizens of Kodiak
Box 315
Kodiak, Alaska 99615

Dear Ms. Fitzgerald:

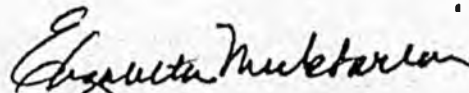
This is in reply to your letter of July 20, 1982. I apologize for the delay in responding to you. I am enclosing the Adult Residential Care Licensing Regulations and the General Relief Adult Residential Care Assistance Regulations for your use. It is permissible for adult residential care facilities to specialize in the type of care they provide, e.g., care for the mentally ill, care for the mentally retarded, or care for the frail elderly.

Eligibility for funding through the Division of Family and Youth Services' Adult Residential Care Program depends on the need statewide and the availability of funding. There are no funds available for funding any additional adult residential care facilities during the current fiscal year. Only licensed adult residential care facilities may be considered for funding.

I suggest you contact Gwen McAlpin, Community Care Licensing Specialist for our Southcentral Regional Office, located at 338 Denali Street, 9th Floor (telephone: 274-5686), for any additional information regarding licensing requirements.

If I can be of any further assistance, please feel free to contact me again.

Sincerely,



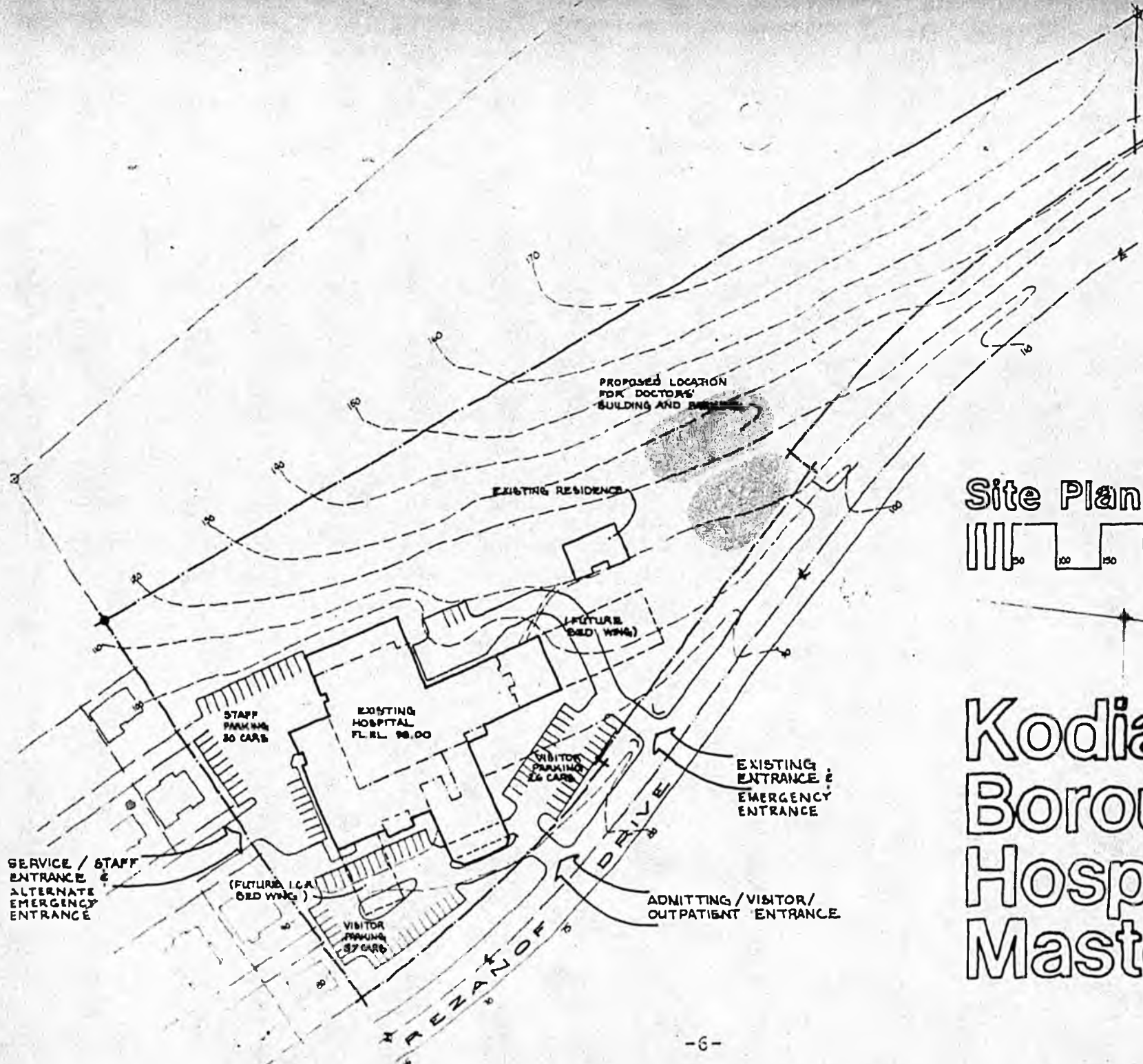
Elizabeth Muktarian
Adult Services Field
Administrator

Enclosures

cc: Frank Dalley
RSSM, SCRO

Gwen McAlpin
CCLS, SCRO

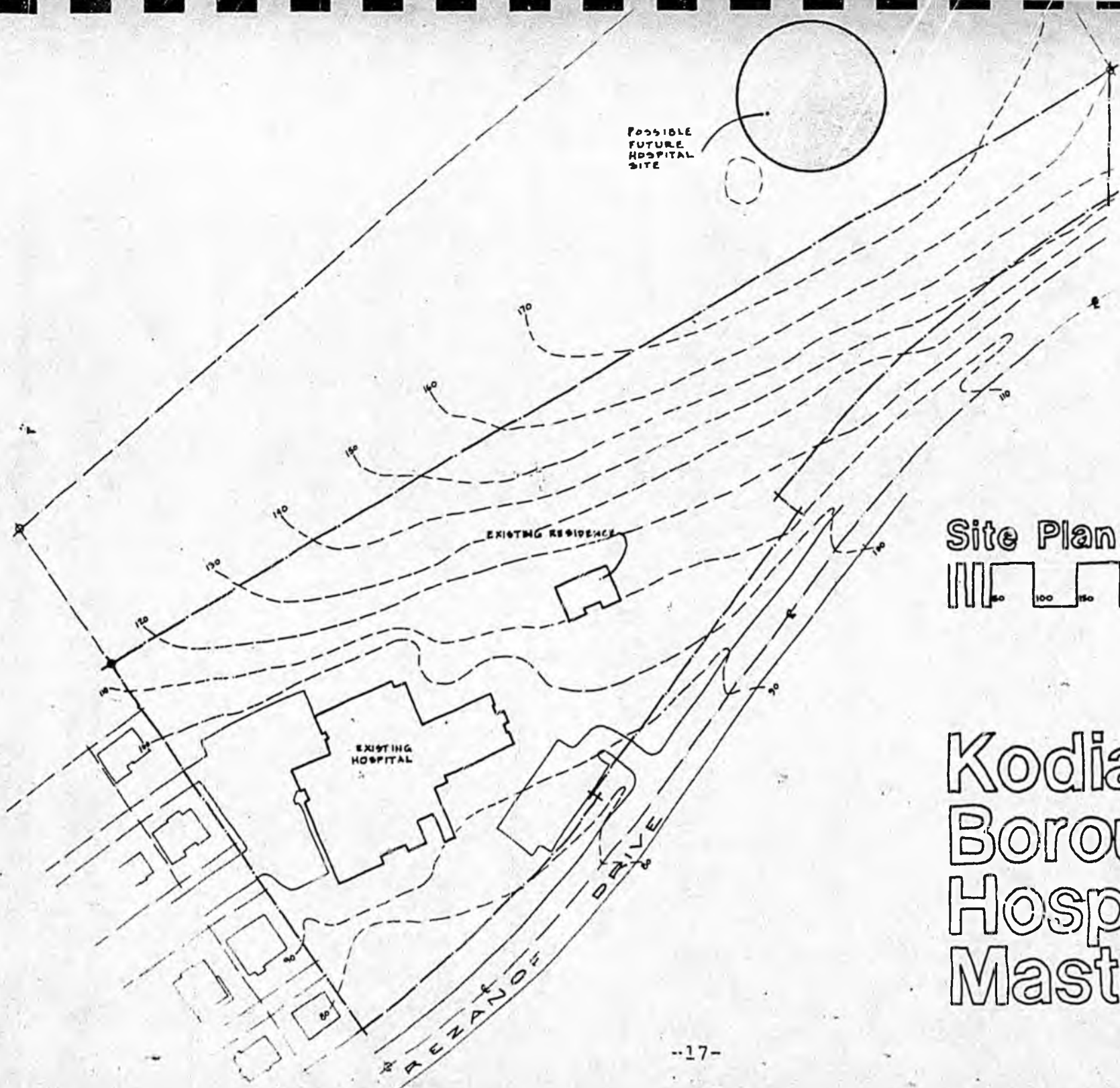
EM:JM:kk




Site Plan METHOD I



Kodiak Borough Hospital Master Plan



Site Plan METHOD II


Kodiak Borough Hospital Master Plan

November 11, 1982

Kodiak Island Hospital
Kodiak Island Borough
P. O. Box 1246
Kodiak, AK 99615

ATTN: Mr. Dave Waldron, Facilities Coordinator

RE: Hospital Long Range Plan Implementation Study

Ladies & Gentlemen:

Your hospital prepared a "Long Range Plan" dated December, 1981. It has been formally adopted as the guide for developing the physical plant at the Kodiak Island Hospital.

The information included herein studies two methods of implementing that plan:

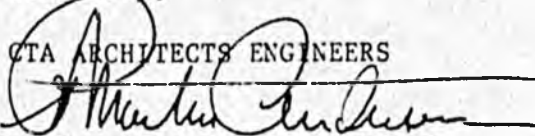
1. Method I - Renovate and add to the existing structure.
2. Method II - Build a new building.

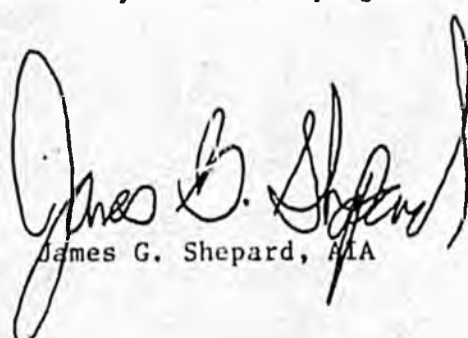
The following pages discuss the details of each method and compare costs. See the "Summary" section for a one page comparison.

We at CTA appreciate the opportunity to work with you on this project. If there are questions, please contact us.

Sincerely,

CTA ARCHITECTS ENGINEERS


R. Martin Anderson, AIA, PE


James G. Shepard, AIA

APPROACH

LONG RANGE PLAN, DATED DECEMBER, 1981

The Long Range Plan is the culmination of the efforts of many individuals and agencies in Kodiak. It was formally adopted by the Kodiak Borough Assembly in the first part of 1982.

PURPOSE OF THIS STUDY

This planning effort is to determine how to implement the Long Range Plan. (It is not a re-examination of that plan or its background data).

In meetings with Borough Hospital personnel in Kodiak it has been further determined that this study should compare two general methods of accomplishing the Long Range Plan:

Method I

Renovate and add to the existing building.

Method II

Construct an entirely new facility.

GIVENS AND/OR ASSUMPTIONS

1. For the purposes of this study the new facility would be considered to be on the same general site. (It is recognized that the final site selection has not been made and that the above assumption is not a position for or against this site.)
2. This analysis is to include the 10 additional acute care beds. See. Table XXIV b. following page 75 in the Long Range Plan.
3. The completed facility resulting from either Method I or Method II should be "state of the art" on the day that it is completed. The renovation, Method I, must be extensive enough so as not to compromise this requirement. All mechanical and electrical systems must also meet this condition.

4. Basing the cost comparisons on a life cycle cost considering first cost as well as life time owning and operating costs was considered. Life cycle costing was decided to be of only limited relevance and probably detrimental because:
 - a) As stated in paragraph #3 preceeding the completed projects are to be functionally as equal as possible thereby making staffing and operating costs equal.
 - b) Life time operating costs are much, much larger than first costs and will distort the importance and impact of first costs. As they would be equal it was decided to eliminate this irrelevant distortion.
5. All departments in the hospital must continue to function, and must function in the hospital, during a renovation project. This necessitates some additional phasing but is considered essential. ICU is a possible exception to this paragraph.
6. Costs are projected forward to a Spring 1984 construction bid date. It is assumed that costs will escalate at 5% from June, 1982 to June, 1983 plus 7% from June, 1983 to April, 1984.
7. During a renovation project hospitals lose a certain amount of revenue from operations. These items are loses of revenue and not costs as are building materials. They are real and must be considered but should not be additive to costs. Our estimates (guesses) as to these amounts are shown in the following pages as separate items from costs. Both must be considered in your decisions.

ANALYSIS PROCEDURES

The following documents were furnished by the Borough and Hospital and were used in this study.

1. Kodiak Island Hospital, Long Range Plan, December, 1981.
2. Review of financial operations of the Kodiak Island Hospital, March, 1982.
3. Financial statement Kodiak Island Hospital December 31, 1981.

4. Drawings of existing building and site (partial).

5. Inventory and Evaluation, Kodiak Island Hospital by ECI-Hyer, February 12, 1982.

During the course of this effort the study team met at least one time with the following individuals or groups. Minutes of those meetings are included as Appendix 5 of this report.

Kodiak Island Borough Assembly
Hospital Advisory Board
Public
Dan Van Wieringen, Administrator
Dave Waldron, Facilities Coordinator
Phil Shealy, Borough Manager
Tom Mungen, Lutheran Hospitals and Homes
Charles Olson, Lutheran Hospitals and Homes
Laboratory
: Medical Records
Respiratory Therapy
Dietary
Business Office
Purchasing
Physical Therapy
Housekeeping/Laundry
Administration
Pharmacy
Radiology
Physicians
Maintenance
Surgical Suite
Nursing Staff

METHOD I

This approach involves a 5 phase renovation and addition project in the existing building. The goal is to implement the needs of the Long Range Plan plus bring all mechanical and electrical systems up to current standards.

The phases are fully described on a following drawing sheet but are generally:

Phase I	-	Construct Additions
Phase II	..	Renovate new Lab and ICU
Phase II'		Renovate new Radiology and Pharmacy
Phase I'		Renovate new Emergency
Phase V	.	Any remaining renovation

The multiple phases are required to keep all departments in operation and to require each department to move only once from its existing location directly to its new one.

Concurrently with all phases listed above mechanical and electrical renovation will be proceeding. Every room in the hospital will be disturbed to some degree at some time during the project to accommodate these system changes. These systems will necessarily be almost entirely replaced. See Appendix 2, Mechanical and Appendix 3, Electrical.

On completion of this phased program the departmental locations and functional relationships are as shown on Main Level and Entrance Level (lower level) Schematic Floor Plans on following sheets.

Costs for Method I are itemized in a following section. They are based on square foot prices applicable to the Kodiak construction market.

METHOD II

This alternative builds an entirely new facility. For pricing purposes it is assumed that the new structure will be on the existing site. The existing building will be renovated to other less demanding uses.

It is beyond the scope of this study to schematically lay-out the new facility. Pricing is based on the programmed building areas as listed in Appendix 1. Square foot prices applicable to the Kodiak construction market are then applied.

SUMMARY -
COSTS AND TIME
Revised 15 Nov.'82

METHOD I - RENOVATION AND ADDITIONS

Estimated Construction Project Cost	\$8,885,100.00	
Renovate ICF	674,200.00	
Estimated Total Project Cost		\$12,345,300.00
- See pages 11 thru 16		
Possible Loss of Income	\$ 377,900.00	
Project Construction Time		28 Months

METHOD II - NEW BUILDING

Estimated Construction Cost	\$10,337,000.00	
Replace ICF (same size)	1,633,900.00	
Estimated Total Project Cost		\$15,070,900.00
- See pages 20 thru 21		
Loss of Income	None	
Project Construction Time		18 Months
(See Sheet 21 for existing building renovation costs)		

NOTES: 1. Estimates assume bidding in April, 1984.

F. NONCONSTRUCTION COSTS

The "Nonconstruction Costs" and "Loss of Income" items as listed for Method I will not be present in Method II.

G. SALVAGE VALUE

Moving to the new facility leaves the existing one vacant. This can be a positive or a negative factor depending on the demand, or lack of it, for the space.

Four possible conditions are considered following:

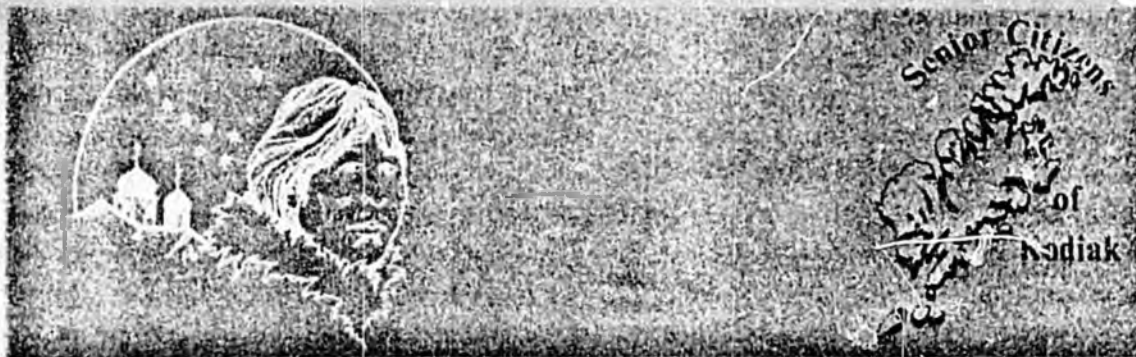
- 1) Demolition
- 2) Renovation for uses probably medical in nature, but not requiring overnight occupancy. Examples: Offices, Counseling Spaces, Day Care or other day time uses.
- 3) Renovation for uses requiring overnight occupancy. Example: Nursing Home.
- 4) Sale of the property.

Please be aware that scenarios 1 thru 4 are somewhat idealized in that again the existing ICF beds are not accommodated. Conditions 2 and 3 can accommodate them and in that case some renovation would then need to be done. Condition 1 (and possibly 4) obviously requires provision of those services some place else in the community.

Condition 4 is possible only if a willing buyer can be found. There is doubt that one would be available and sale price would have to depend on circumstances known only then. All that can be said here is that some funds would be realized by the Borough and the necessity to give the building further attention would disappear.

H. COSTS

1) Demolition		
Lump Sum	=	\$ 100,000.00
2) Renovate for Day Type Use		
25,300 s.f. @ \$125		\$3,160,000.00
3) Renovate for Nursing Home		
Type Use		
25,300 s.f. @ \$190	=	\$4,810,000.00



Box 315
Kodiak, Alaska
99615
Dennis Murray
Project Director
Tel. 486-6181

Elder Population to be Served by Pioneer Home in Kodiak

Analysis of that population:

The Senior Citizens of Kodiak, Inc. recently held a Valentine's Day Party to honor those over the age of 80 years in the community. The center identified 39 persons over the age of 80 years. Of that number, 24 attended the party. An interesting observation was that 10 of those over 80 years attend the senior center on a daily basis.

Another interesting fact is that the elderly population over 65 years increased dramatically since 1970. The census then indicated that there were 210 persons over the age of 65. In 1980 the census has the population at 254. That represents a 20% increase.

The proposed facility would hopefully serve Southwest Alaska including some of the Bethel region, Bristol Bay, the Alaska Penninsula, the Aleutian Chain and Kodiak. Please find attached the census information for the State of Alaska.

Kodiak---	254
Dillingham---	169
Bristol Bay---	25
Lower Kuskokwin ---	<u>379</u>
Total	827*

*There are no figures for the Aleutian Chain or the Alaska Penninsula available for this report.

CENSUS AREA	Median Age	Total Population	Total Over 60	% Over 60	% 60-64 to total over 60	% 65 & Over to total over 62	% M 65+	% F 65+	% White 65+	% Native 65+	% Other 65+
Aleutian Islands	24.5	7758	183	2.42	81 43.1%	107 56.1%	55 51.4%	52 48.5%	12 11.2%	92 86.0%	3 2.8%
Anchorage	26.3	174431	6590	3.8	3070 46.6	3520 53.4	1550 44.0	1970 36.0	3067 87.1	194 5.5	250 7.4
Aniak	22.7	1301	81	6.23	29 35.8	52 64.2	32 61.5	20 38.5	2 3.8	50 96.2	-
Lower Kuskokwim	21.9	9698	603	6.22	224 37.1	379 62.9	203 53.6	176 46.4	11 2.9	368 97.1	-
Bristol Bay	26.6	1094	47	4.30	22 46.8	25 53.2	12 48.0	13 52.0	12 48.0	13 52.0	-
Dillingham	23.3	4616	265	5.74	96 36.2	169 63.8	107 63.3	62 36.7	23 16.6	146 86.4	-
Eielson Reservation	21.9	5320	10	.19	3 30.0	7 70.0	2 28.6	5 71.4	6 65.7	1 14.3	-
Fairbanks North Star	26.3	48663	2255	4.63	986 43.7	1269 56.3	649 51.1	620 48.9	1068 84.2	116 9.1	85 6.7
Haines	28.8	1680	143	8.51	65 45.5	78 54.5	43 55.1	35 44.9	65 83.3	12 15.4	1 1.3
Juneau	23.1	19528	1274	6.52	503 39.5	771 60.5	354 45.9	417 54.1	636 82.5	77 10.0	58 7.5
Kenai - Cook Inlet	26.7	22473	1211	5.39	557 46.0	654 54.0	364 55.7	230 44.3	602 92.0	41 6.3	11 1.7
Seward	27.6	2809	269	9.58	96 35.7	173 64.3	92 53.2	81 46.8	145 83.8	26 15.0	2 1.2
Ketchikan	27.9	11316	990	8.75	348 35.2	642 64.8	314 48.9	328 51.1	523 81.5	93 14.5	26 4.0
Kobuk	21.6	4831	343	7.10	94 27.4	249 72.6	127 51.0	122 49.0	16 6.0	234 94.0	-
Kodiak Island	26.8	8569	449	5.24	195 43.4	254 56.6	133 52.4	121 47.6	140 55.1	87 34.3	27 10.6
Kodiak Station	22.2	1370	3	.22	2 66.7	1 33.3	1 100.0	-	1 100.0	-	-
Matanuska - Susitna	26.9	17816	1172	6.58	442 37.7	730 62.3	371 50.8	359 49.2	700 95.9	26 3.6	4 .5
Nome	23.4	6537	477	7.30	138 28.9	339 71.1	177 52.2	162 47.8	42 12.4	296 87.6	-
Bacrow - Point Hope	23.6	3784	203	5.36	62 30.5	141 69.5	77 54.6	64 45.4	5 3.5	136 96.5	-

Aleutian/Pribilof Islands Association, Inc.

1689 C Street
Anchorage, Alaska 99501
Phone (907) 276-2700



December 3, 1982

Joseph F. Terry, President
Senior Citizens of Kodiak, Inc.
Box 315
Kodiak, Alaska 99651

Dear Mr. Terry,

We have received and hereby acknowledge your inquiry regarding the establishment of a Pioneer home type nursing facility in Kodiak. Although we are presently assessing the need for housing independent senior citizens on St. Paul Island, we do see a general need for a facility of this type as a regional resource and alternative to Anchorage for senior citizens in our region in need of nursing home care.

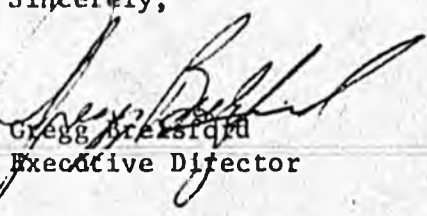
Having been unsuccessful for years in efforts to obtain state support for organized senior citizens programs and services in our region, we would view such a facility as a second-best means of providing care options to our widely scattered and remotely located senior population.

Due in part to the lack of funds cited above, we have little substantive data to offer you on the needs of senior citizen population in the Aleutian-Pribilof region.

Please be assured however of our support for a nursing type facility in Kodiak, provided it will be available to senior citizens from the Aleutian-Pribilof region.

If you have further questions please do not hesitate to contact either Arlene Patton or Bill Arterburn of Aleutian Housing Authority at 276-2700.

Sincerely,


Gregg Bratsford
Executive Director



BRISTOL BAY NATIVE ASSOCIATION

P. O. BOX 189
DILLINGHAM, ALASKA 99576
PHONE (907) 842-5257 — 842-5258

December 13, 1982

Joseph Terry
President of Senior Citizens of Kodiak, Inc.
P.O. Box 315
Kodiak, Alaska 99615

Dear Joseph,

Thank you for your letter of November 29, 1982 addressing possibly needs of our seniors relative to a Pioneer Home in Kodiak.

While the seniors around the Dillingham and Bristol Bay area would prefer to stay here there are some that come to mind that would benefit from such a care facility in Kodiak. The area I'm thinking of would be the Peninsula area.

We do not have an active Senior Citizens Service Program at BBNA due to State budget cuts. It is therefore extremely difficult to access our immediate area's needs. We have some counts as to the number of Elders in the communities but they are out dated and not accurate. I would make an educated guess that there could possibly be some 50 elders in the Peninsula area. How many needing special care we cannot guess, but we are certain there are some as to whether they would prefer Kodiak to Anchorage we would say probably Kodiak as it is nearer their home and less costly for family members to travel to visit.

I hope this has been some help to you. We think this project would definitely help some Elders in the area and hope that we will see it come about.

Sincerely,

Judi Batt
Judi Batt
Program Director
Elderly Program

JB:jb



STATE OF ALASKA

DEPARTMENT OF ADMINISTRATION

DIVISION OF PIONEERS' BENEFITS
PIONEERS' HOME--LONGEVITY BONUS

JAY S. MARSHALL, GOVERNOR

POUCH CL (MS 0211)
JUNEAU, ALASKA 99811
PHONE: (907) 465-4416

November 10, 1982

Ms. Susan Stubbe
Senior Citizens of Kodiak
P.O. Box 315
Kodiak, AK 99615



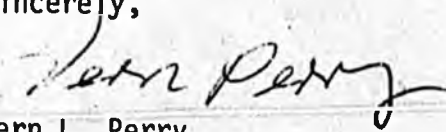
Dear Ms. Stubbe:

The information on the rate of occupancy and the waiting lists for the Pioneers Homes using the September figures which are representative of recent experience follows:

	<u>Sitka</u>	<u>Fairbanks</u>	<u>Palmer</u>	<u>Anchorage</u>	<u>Kotzebue</u>	<u>Ketchikan</u>
Available bed:						
Residential	100	65	41	128	16	19
Nursing	50	54	55	95	0	28
Vacancies:						
Residential	26	9	0	33	0	0
Nursing	3	2	1	55	0	3
Waiting Lists:						
Residential	8	1	7	76	0	27
Nursing	8	4	12	64	0	15
Inactive	15	35	70	120	0	0
Admittances:	2	5	2	0	0	1
Discharges:	0	1	0	0	0	0
Deaths:	1	0	2	1	0	1

Thank you for the invitation to visit Kodiak. Due to the fact that I will be going on leave for ten days starting tomorrow as well as the uncertainty of job status connected with the change of administration I do not know at this time when or if I will be able to visit your great community. I will contact you as soon as I know.

Sincerely,


Vern L. Perry
Director

VLP/dlr
2/1110-09/LB1

STATE OF ALASKA

DEPARTMENT OF ADMINISTRATION

DIVISION OF PIONEERS' BENEFITS PIONEERS' HOME-LONGEVITY BONUS

JAY S. RAMMOND, GOVERNOR

POUCH CL (MS 0211)
JUNEAU, ALASKA 99811
PHONE: (907) 465-4416

October 13, 1982

Ms. Susan Stubbe
Research Assistant for the
Housing Study
Senior Citizens of Kodiak
P.O. Box 315
Kodiak, AK 99615



Dear Ms. Stubbe:

This is in reply to your very interesting October 1, 1982 letter regarding a Pioneers' Home in Kodiak.

Pioneers' Homes are financed either by a direct appropriation by the Legislature or by a vote on a bond issue. Of course, in either case, a bill has to be introduced and passed. Your group will need to show a need so urgent that your Legislators will be able to get a favorable action on such legislation.

Need must be shown as to numbers of people that are not being served and are in need of the services offered by the Pioneers' Homes. Unless there is a need for a Home of at least fifty beds, the cost per resident cared for is too high. In this case, other means to care for the people need to be explored.

If a Pioneers' Home is to be utilized by the elderly in the southwestern part of Alaska, it might be a feasible project. These people have been used to going to Anchorage for care. The big question is, would they stop at Kodiak for this type of service?

These types of questions need to be answered by a demographic study done by experts in the field for your use in convincing the Legislature that a Pioneers' Home in Kodiak is justified. We do not have any budget for this purpose, but your Legislator may be able to get an appropriation.

Thank you for your interest in the Pioneers' Homes Program and feel free to again contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Vernon L. Perry". The signature is written in a cursive style and is positioned above the printed name and title.

Vernon L. Perry
Director

VLP/bab
4/1012-12/PB1

DEPARTMENT OF ADMINISTRATION

DIVISION OF PIONEERS' BENEFITS

ANCHORAGE PIONEERS' HOME
923 W. 11TH STREET
ANCHORAGE, ALASKA 99501
PHONE: (907) 276-3414

June 14, 1982

Susan Stubbe
Box 315
Kodiak, AK 99615

Dear Ms. Stubbe

I have received your letter of 2 June 82 requesting stastical information.

Financially, I don't think I can be of much help. The Pioneers' Homes are state funded facilities. Residents make only one token payment per month for all services except medications and private physician services. For 135 residents who are all over 65 and who range from being capable of total independent living to those requiring skilled nursing care, our FY 82 budget was approximately 3.4 million.

Our nursing staff is based on 3.5 hours per day per patient "hands on" care. To this must be added supervisory staff, numbers depending on total staff size. Housekeeping revolves around two housekeepers per 40 rooms plus weekend, laundry, janitorial and supervisory personnel. For three meals a day, seven days a week plus medically necessary snack service, our staff is 12 full time and seven part time personnel for a central dining room, waitress attended meal service. Maintenance staff really depends on type and age of your facility. We have one social worker and four recreational personnel. These latter two services are considerably augmented by a volunteer service. Administratively, you should have a manager/administrator plus secretarial, bookkeeping, filing, and equipment and supplies personnel on a part or full time basis depending on size and scope of operation.

I hope the above information is helpful. Please don't hesitate to write or call if I can be of further help.

Good luck on your project.

Sincerely,



David H. Herndon
Manager
Anchorage Pioneers' Home

DEPARTMENT OF ADMINISTRATION

**DIVISION OF PIONEERS' BENEFITS
SITKA PIONEERS' HOME**

P. O. BOX 198
SITKA, ALASKA 99835

June 7, 1982

*Received
6/9/82*

Susan Stubbe
Research Assistant
Senior Citizens of Kodiak
P. O. Box 315
Kodiak, Alaska 99615

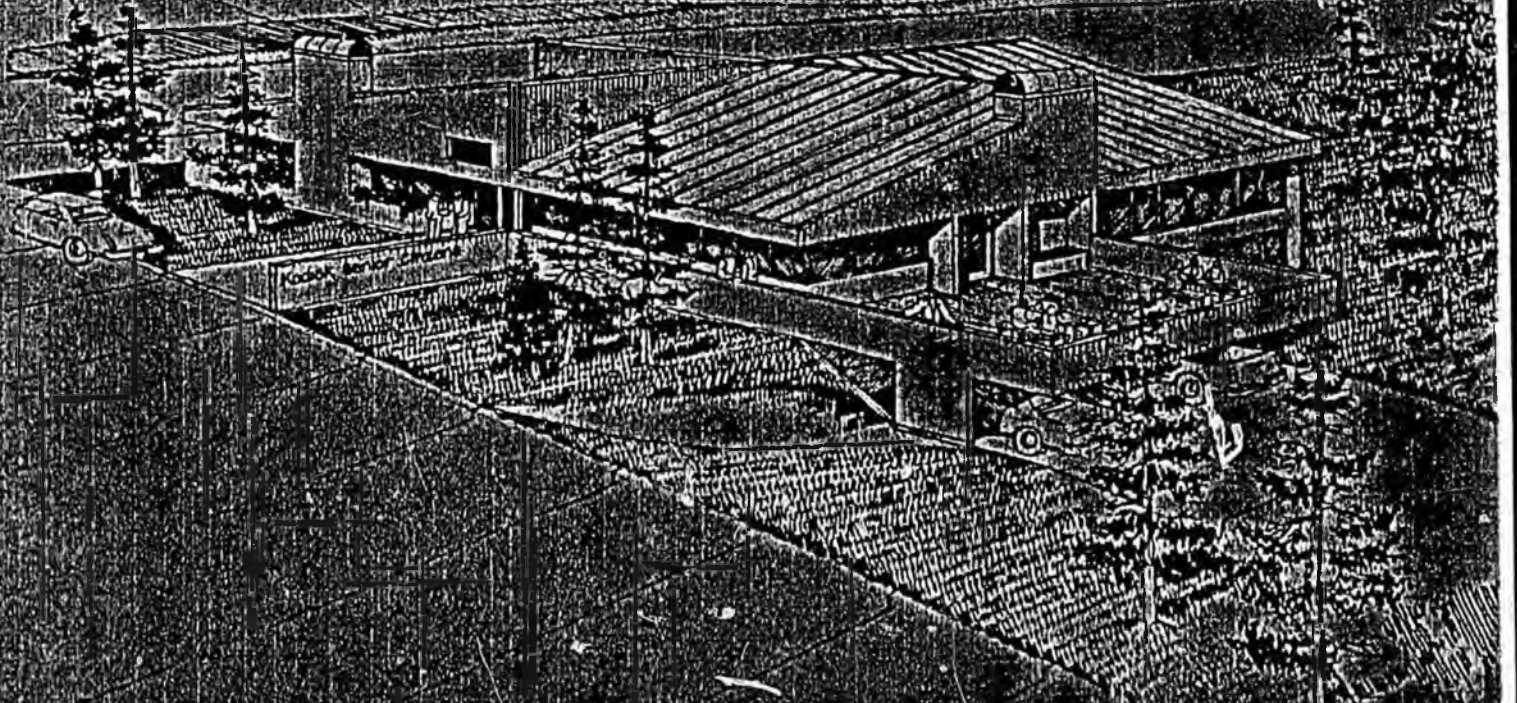
Dear Ms. Stubbe:

I have received your inquiry of June 2, 1982 about our financing, staffing and management plans. All Pioneers' Homes are State owned and operated. As such we do not maintain the type of information you have requested. However, we have 84 employees currently caring for 122 residents, 45 of which are nursing care. Our total capacity would be 150 residents, 50 of which would need nursing care. Our operating budget for FY82 is \$3,029,900. Of this amount, Personnel Services or salary and fringe benefits are about 80% of the budget or \$2,412,400.

Of course, other Pioneers' Homes operating expenses would differ dependent upon number of employees, number of residents and size of their facility. If you wish additional information I suggest you contact George Michael, Administrative Officer, Division of Pioneers' Benefits, Department of Administration, Pouch C, Juneau, Alaska 99811.

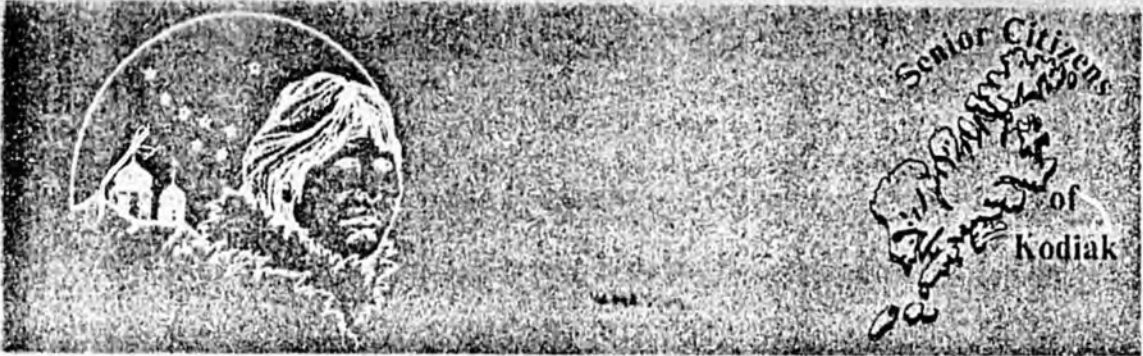
Sincerely,

Frank C. Sisson
Frank C. Sisson, LNHA
Manager, Sitka Pioneers' Home



KODIAK SENIOR CENTER

Galen Grant & Associates Architecture Planning



Box 315
Kodiak, Alaska
99615
Dennis Murray
Project Director
Tel. 486-6181

4-18-83

Rep. Mitch Abood, Chairman
House State Affairs Committee
Pouch V,
Juneau, Ak. 99811

Re: Testimony for HB 249

REPRESENTATIVE ABOOD, MEMBERS OF THE COMMITTEE:

MY NAME IS MARIANE FITZGERALD. I AM HERE TODAY TO TESTIFY IN FAVOR OF THE PASSAGE OF HB 249. CURRENTLY I AM A MEMBER OF THE BOARD OF DIRECTORS OF THE SENIOR CITIZENS OF KODIAK, INC. AND THE CHAIRPERSON OF THE STEERING COMMITTEE ON HOUSING. I HAVE BEEN ACTIVE WITH SENIOR AFFAIRS IN KODIAK FOR THE PAST 7 YEARS, SERVING AS PRESIDENT OF THE CORPORATION 1979-81. I FEEL THAT THE CONSTRUCTION OF A SENIOR CENTER WOULD BE VERY BENEFICIAL TO THE ELDERLY OF OUR COMMUNITY.

OUR COMMUNITY HAS RECENTLY COMPLETED A PLANNING EFFORT WHICH INCLUDED AN EXAMINATION OF RESIDENTIAL CARE HOUSING. I WOULD LIKE TO PROVIDE THE COMMITTEE MEMBERS A BRIEF REVIEW OF THAT EFFORT. ENCLOSED IN EACH PACKET IS A ANALYSIS OF NEED, SCHEMATIC DRAWINGS AND COST ESTIMATE AND MANAGEMENT PLAN FOR THE PROPOSED CENTER. IN THE COURSE OF OUR STUDY IT WAS DETERMINED THAT OPERATIONAL FUNDS FOR RESIDENTIAL CARE WERE NOT AVAILABLE. CONSEQUENTLY, THE GROUP FOCUSED ON THE CONSTRUCTION OF A SENIOR CENTER WITH THE PLANNING FUNDS, AND HAVE APPROACHED THE DIVISION OF PIONEER BENEFITS RELATIVE TO A PIONEER HOME.

THERE ARE MANY REASONS TO SUPPORT THE CONSTRUCTION OF A NEW CENTER. ONE OF THE MOST IMPORTANT CONSIDERATIONS WAS THE LACK OF ADEQUATE SPACE IN THE EXISTING FACILITY FOR THE GROWTH IN OUR PROGRAMS. WE ARE CURRENTLY HAVING

TO RENT SPACE FOR OUR INDIVIDUAL COUNSELING OFFICES AND ADMINISTRATIVE SUPPORT. OUR CENTER IS ONE MULTI-PURPOSE ROOM WHICH WILL ACCOMODATE ONLY 40-50 PERSONS. MANY TIMES WE HAVE STANDING ROOM ONLY ACTIVITIES. THIS LIMITED SPACE ALSO MEANS WE AVOID LARGE GATHERINGS. THIS IS UNFORTUNATE AS WE WOULD LIKE TO ENCOURAGE MORE PARTICIPATION IN SENIOR ACTIVITIES.

ANOTHER AREA WHICH IS VERY IMPORTANT TO ME IS THAT OF IN-HOME SUPPORT SERVICES. THE CENTER HAS SPONSORED THIS PROGRAM FOR THAT LAST 3 YEARS. I HAVE WITNESSED FIRST HAND THE BENEFITS OF PROVIDING SERVICES TO THE ELDERLY IN THEIR OWN HOMES AND APARTMENTS. I BELIEVE THAT THE SENIOR CENTER IS THE MOST APPROPRIATE MECHANISM FOR THE DELIVERY OF THIS SERVICE TO THE ELDERLY. IN MANY CASES, IT MEANS THE DIFFERENCE TO INSTITUTIONALIZATION. A NEW CENTER WILL ALLOW FOR THE EXPANSION OF THIS EFFORT AS IT WILL PROVIDE SPECIFIC SPACE FOR THE PROGRAM AND FOR OTHER PREVENTIVE HEALTH CARE ACTIVITIES.

I KNOW THAT THE STATE IS CONCERNED ABOUT THE CONSTRUCTION OF FACILITIES IN A COMMUNITY WHERE THERE IS NO ANALYSIS OF THE ABILITY OF THE COMMUNITY TO OPERATE SUCH FACILITIES. IF YOU WILL TURN TO MANAGEMENT PLAN IN YOUR PACKET, THE BOARD HAS ATTEMPTED TO ADDRESS THAT QUESTION. IT IS ANTICIPATED THAT THIS FACILITY WOULD INCREASE OUR COST OF DOING BUSINESS BY 8-10% ANNUALLY. THIS REPRESENTS \$15,000--\$20,000. IT WOULD BE OUR INTENT TO GENERATE 50% OF THAT COST FROM LOCAL SOURCES INCLUDING THE RENTING OF THE FACILITY FOR COMMUNITY USE.

FINALLY, YOU WILL NOTE THAT OUR FACILITY WILL BE LOCATED ADJACENT TO OUR 54 UNIT ELDERLY AND HANDICAPPED HOUSING. THE BOARD AND I FEEL THIS WILL MAKE OUR FACILITY VERY ACCESSABLE TO THE ELDERLY OF THE COMMUNITY.

I THANK YOU FOR THE OPPORTUNITY TO HAVE INPUT ON THIS BILL. IF YOU HAVE QUESTIONS???

RESOLUTION

SUBJECT: A resolution of the Older Alaskans Commission concerning support for the construction of a multi-purpose SENIOR CENTER in Kodiak, Alaska.

WHEREAS: The Senior Citizens of Kodiak, Inc. has presented a proposal for the construction of a multi-purpose SENIOR CENTER in Kodiak, Alaska to the Commission at their March 16-18, 1983 meeting in Anchorage, And

WHEREAS: The Older Alaskans Commission is responsible for much of the allocation of resources for the support of senior centers throughout Alaska, and

WHEREAS: It is the desire of the Commission and the current Administration that capitol construction projects be presented through the appropriate agency, and

WHEREAS: In the Commission's judgement the proposal is a comprehensive and thorough examination of the need for facilities in Kodiak to provide a wide range of services which enhance the independence and dignity of its elderly citizens, and

WHEREAS: The Honorable Fred Zharoff, Representative from the Kodiak area, has introduced HB 249, "An Act Relating to the Construction of a SENIOR CENTER in Kodiak...."

Therefore Be It Resolved That:

The Older Alaskans Commission formally accepts this proposal from Kodiak and respectfully requests favorable funding consideration in the amount of \$1.6 Million Dollars from the following Concerned Parties:

The Honorable Bill Sheffield, Governor
of the State of Alaska
The Honorable Jalmar Kerttula, President
of the Senate
The Honorable Joe Hayes, Speaker of the
House of Representatives

Adopted this 18th Day of March, 1983 by unanimous consent of the Membership of the Older Alaskans Commission.

Attest:

Hazel Heath

Chairperson



KODIAK ISLAND BOROUGH

Telephones 486-5736 - 486-5737 — Box 1246

KODIAK, ALASKA 99615

April 14, 1983

Joseph Terry, President
Senior Citizens of Kodiak
Box 315
Kodiak, Alaska 99615

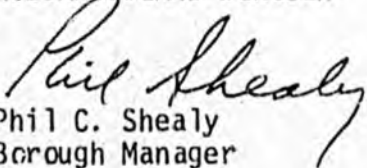
Dear Mr. Terry:

The Kodiak Island Borough Assembly at the regular meeting held Thursday, April 7, 1983 unanimously adopted Resolution No. 83-42-R supporting a multi-purpose senior citizens center in Kodiak. This project has been identified in the adopted Capital Improvement Program and is a definite need in the Kodiak area.

If you have any further questions regarding this matter, kindly contact me at your convenience.

Sincerely,

KODIAK ISLAND BOROUGH


Phil C. Shealy
Borough Manager

Enclosure (Res. 83-42-R)

mdd



KODIAK ISLAND BOROUGH
RESOLUTION NO. 83-42-R

A RESOLUTION OF THE KODIAK ISLAND BOROUGH ASSEMBLY SUPPORTING
HB 249, "AN ACT RELATING TO THE CONSTRUCTION OF A SENIOR CENTER IN KODIAK."

WHEREAS, the Kodiak Island Borough Assembly has recognized the need
for a Multi-Purpose Senior Center and has included the project in its CIP for
FY 85, and

WHEREAS, Representative Fred Zharoff has introduced HB 249, "An Act
relating to the construction of a Senior Center in Kodiak...", and

WHEREAS, the Assembly finds that there is strong support for such a
facility in the community to act as a focal point for elderly affairs with
opportunities for the elderly to gather for meals, social activities, health
screening, information and referral, recreation, etc., and

WHEREAS, the existing facility for the senior program does not
provide adequate space for the many activities sponsored by the center, and

WHEREAS, the Assembly understands that many other communities in
Alaska have received grants through the Alaska State Legislature for the
construction of Multi-Purpose Senior Centers.

NOW, THEREFORE, BE IT RESOLVED that the Assembly strongly endorses
and supports the efforts of the Senior Citizens of Kodiak, Inc. in obtaining
funding in the amount of \$1.6 million for the construction of a senior center.

BE IT FURTHER RESOLVED, that copies be sent to:

The Honorable Bill Sheffield, Governor
The Honorable Jay Kerttula, President of the Senate
The Honorable Bob Mulcahy, Senator from Kodiak
The Honorable Fred Zharoff, Representative from Kodiak
Members of the Senate and House

PASSED AND APPROVED this 7th day of July, 1983.

KODIAK ISLAND BOROUGH

By *R. D. Henn*
Borough Mayor

ATTEST:

By *Keith Shealy*
Borough Manager

**PLANNING STUDY FOR THE CONSTRUCTION
OF A MULTI-PURPOSE SENIOR CITIZENS
CENTER IN KODIAK, ALASKA**

*****.*****

MARCH, 1983

Prepared For and with Financial Assistance of:

**The Division of Housing
Dept. of Community and Regional Affairs
Ms. Barbara Morse-Quinn, Director**

Prepared By:

**The Senior Citizens of Kodiak, Inc.
Galen Grant and Associates, Architect**

A) Analysis of Need:

The Senior Citizens of Kodiak Inc. have pursued the development of comprehensive services and facilities for the elderly of Kodiak Island since the inception of the organization in 1973. In working through these various projects, it became apparent to the board that there still exists in the community gaps in services and facilities. In the Spring of 1981, the board invited representatives of the Department of Administration, Department of Health and Social Services and Community and Regional Affairs to meet with them and members of the Kodiak community to discuss the options Kodiak may have in addressing the needs of the elderly citizens. The representatives from the various departments of State government felt that more information was necessary to document the gaps; and, it was decided that the Senior Citizens should apply for a planning grant from the Department of Community and Regional Affairs.

As provided in the procedures of the Division of Housing, the organization circulated survey questionnaires to the elderly population of Kodiak Island. A summary of this information is attached. After this grant was submitted and approved, the Senior Citizens' Board of Directors appointed a 10 person Steering Committee to study the need for residential care and ancillary facilities. A research Assistant was hired to carry out the day to day activities of the grant and to coordinate the efforts of the Steering Committee. At this point, the Senior Citizens who had originally filled out the survey were contacted to see if they were still interested in housing. Of the original 77, only 12 to 15 could be counted as certain residents. Three operational budgets were submitted for consideration to the Steering Committee for approval; and these budgets and a cover letter were sent to the Department of Health and Social Services to determine the availability and access to funds once the project was constructed. The uncertainty of funding once the project was constructed led the Steering Committee to explore other avenues of residential care for the Seniors on Kodiak Island. At this point, the Seniors are pursuing the feasibility of a Pioneers Home. Since this resource is not appropriate to the constraints of this planning grant, the Seniors asked for clarification from Community and Regional Affairs concerning the parameters of the grant. The Seniors were granted an exception to the housing planning because it was apparent that at the present time there was no further need for housing. Kodiak Island Housing Authority had just begun the construction of a 48 unit low income housing complex with designated areas for Seniors and Disabled. Bayview Terrace, the existing Senior subsidized housing had vacancies. Furthermore, in the six villages on

Kodiak Island, there were vacancies in the existing H.U.D. housing. With the housing issue at a standstill, the Senior Citizens Steering Committee was able to study other options that would concentrate on the merits of providing the necessary ancillary services to the Seniors in need.

In order to understand the necessity of an independent facility to house the Senior Citizens of Kodiak, it must be realized that this organization has been functioning for ten years. It started as a grass roots project with a desk in the donated space of the Koniag Regional Corp. office. After four months, it moved to a back room in the Kodiak Baptist Church. This space was completely inaccessible to the Seniors because of the number of steps and lack of privacy. Again the Seniors moved; this time to a three bedroom apartment in subsidized housing where the Senior Citizens of Kodiak Inc. paid fair market price for the rent of such space. The organization remained there until Bayview Terrace was constructed in 1979. The Seniors have occupied the Community Room in Bayview Terrace (a Senior subsidized 55 unit housing complex) since then. Of course the fact that the Center occupying the present space is secondary to the facility poses a real problem to the program because it is not visibly seen to the Seniors who live in the Community.

The constraints of the program in its present location are space, privacy and access. The space factor has been a large concern for some time. A small apartment which serves as the office area for four staff members is cramped and limited. The reception area is in the middle of the dining area as is the transportation desk, craft area and exercise area. The kitchen is family size and serves over 30 Seniors daily. Other than a small storage area which is on another floor in the Senior Housing complex, this comprises the area available to the Senior Citizens of Kodiak Inc. (all of it under 2000 sq. ft.). Where space is limited, there is no privacy. For many Seniors, this poses a real concern. They often feel that to share their problems behind a screened wall is to tell the world. No doubt, there is need to be concerned about their privacy. Access is difficult for Seniors in the Community who do not live in Bayview Terrace. The entrance to the building does not access itself directly to the area used by the Senior Citizens of Kodiak Inc. This inconvenience is small only to those who use it regularly. To a shy Senior in the Community, it presents a real obstacle to a regular use.

In the examination of the need for residential care facilities, it was learned that there are several members in the community who ideally would benefit from such a facility. However, as has been previously noted, operational costs were the problem. One of the most important aspects of the proposed SENIOR CENTER will be the delivery of In-Home Support Services and potentially adult

day care services. These two programs will certainly fill the gap and allow Kodiak to assist its elderly in remaining in their own homes near their family and friends. The new facility will provide space for the homemaker/supervisor to administer this program. The exercise/health screening room will support this activity and enhance it. Should adult day care be determined a priority, space could be provided for that activity. It is important to note the cost of various levels of assistance to elderly persons. Such a comparison can give insight into the desirability of senior programs in general and particularly in-home support services.

Various Costs:

<u>In Kodiak</u>	<u>Cost</u>
1 day in a semi-private room at the Hospital with routine ancillary services.....	\$1,000
1 day as a resident in the Intermediate Care Facility attached to the Hospital.....	156
4 hours of assistance in the home by a licensed home health aide under the direction of a public health nurse.....	80*
4 hours of assistance in the home by a homemaker under the direction of a homemaker supervisor.....	54

*\$20/hr is an estimate as administrative-supervisory expenses are not identified. Many times, elderly and disabled need only limited assistance in order to maintain their independence. However, without this support available in the community, the potential institutionalization is greatly increased.

Other services including nutritious meals, transportation, etc. facilitate and enhance an elderly person's opportunity to remain in the community. It is interesting to note that at a recent Valentine's Day Party, the center honored seniors over the age of 80 years. The Kodiak area has 39 octogenarians. Of that number, 10 elders are daily participants in the activities and services of the Senior Center. Further, a breakdown of the living arrangements for these elders is as follows:

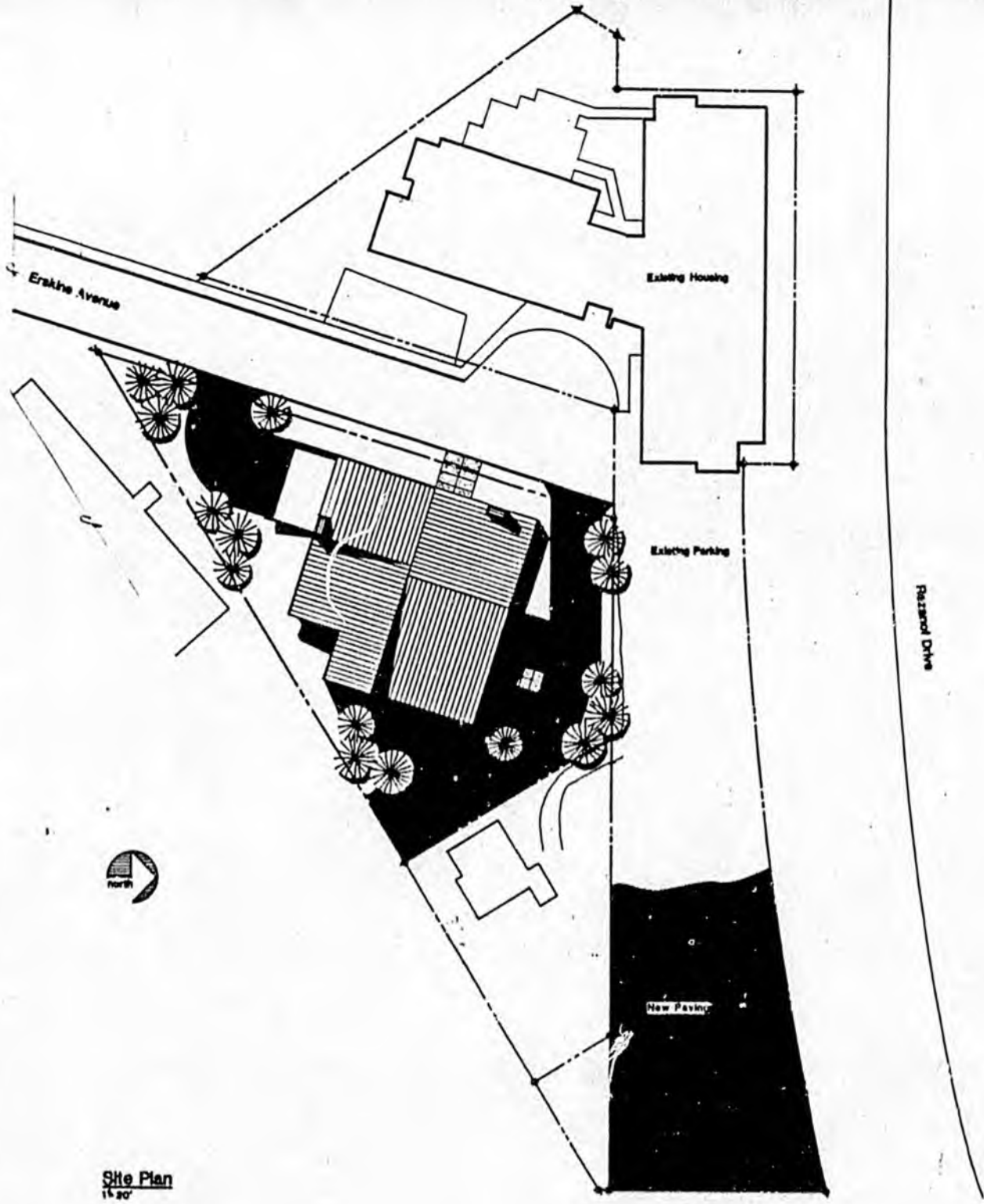
A) Those Living Alone	
In their own homes	4
In apartments	4
B) Those Living with spouse/family	
In their own homes	20
In apartment	4
C) Those living in ICF (nursing home)	7
	<hr/> 19

The percentage of those residing in an institution is 18% of this age group. As was noted above, 10 elders are daily participants at the center representing 25% of the population.

B) Input by Seniors and Community Leaders to the Project

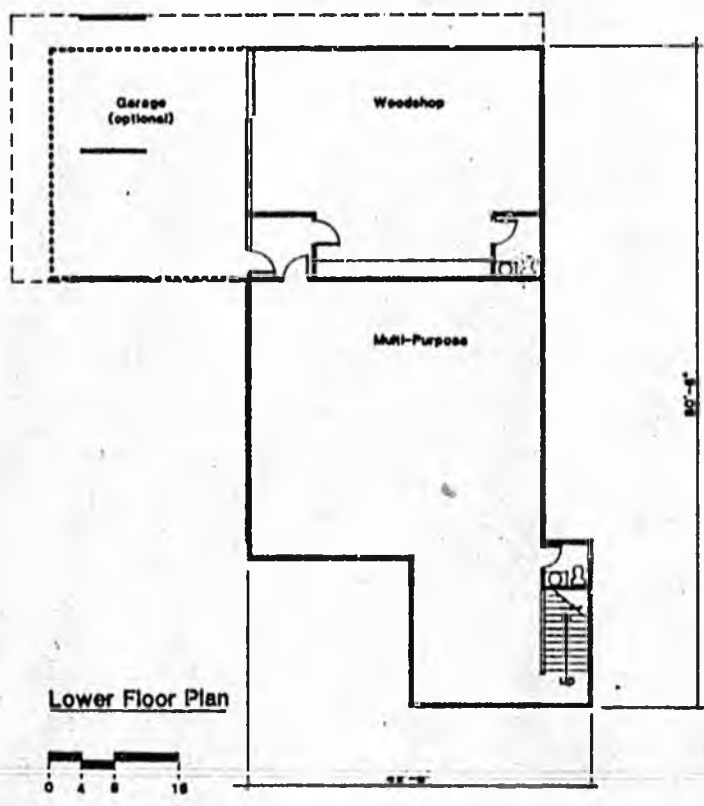
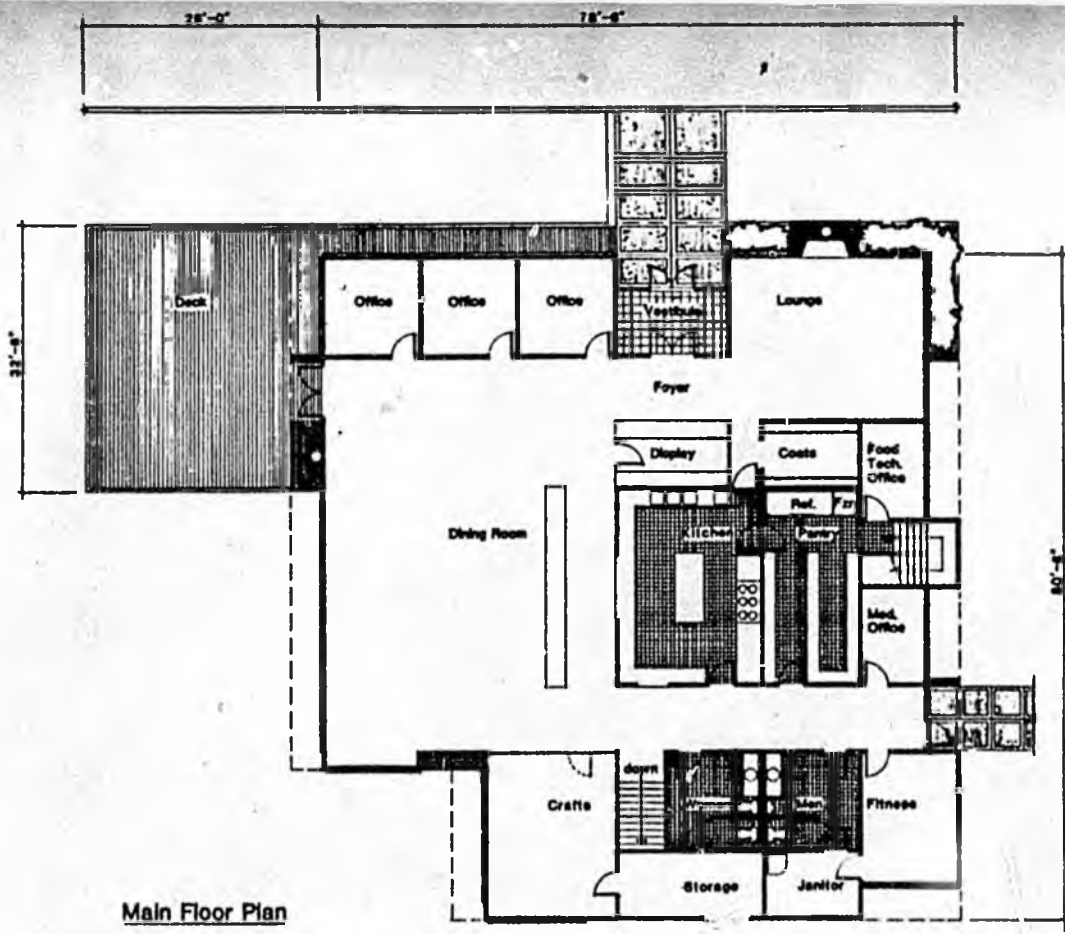
Throughout the planning process, the Senior Citizens of Kodiak Inc. has sought and utilized input from members of the community, and specifically Seniors in the community. The very first communication was the housing survey. After the initial response, the community was publicly and Seniors were individually invited to all Steering Committee and Board meetings which were specifically related to the issue of housing or a proposed Senior Center. There have been public service announcements to remind members of the community to public hearings concerning the new facility. There have been newspaper articles to update the community as to the progress of this project. There have been regular articles in the Senior Citizens newsletter to keep the Seniors informed and to invite them to future meetings. All of this publicity has been designed to actively seek input from those interested in the project. Fortunately, it has worked. The Senior Citizens feel this project has been supported widely from the community as well as Seniors on the Island.

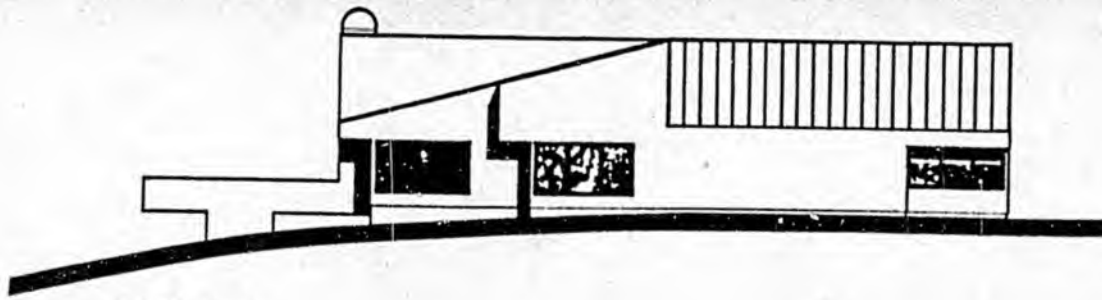
A questionnaire was sent to all Seniors in the community and on the Island to elicit input into the design of the proposed Senior Center. There was a large response to the questionnaire. From the feedback, the architect had a definite idea of the areas considered important to the Seniors who would be using the facility. There have been three meetings with the architect since the initial visit. Each meeting has been a forum for Seniors to refine their priorities in the proposed Senior Center. With this in mind, one must realize that a practical, but independent facility is the primary goal of the Senior Citizens of Kodiak Inc.



KODIAK SENIOR CENTER

Galen Grant & Associates • Architecture • Planning 825 W 5th Ave Anchorage Alaska 99501 907/279-9608

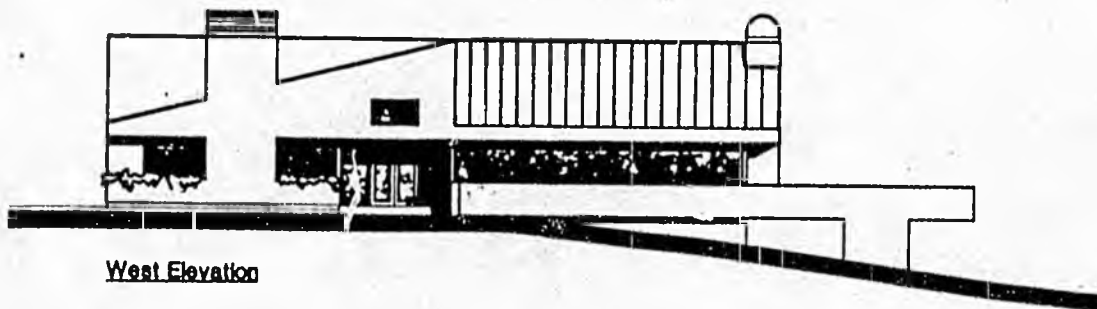




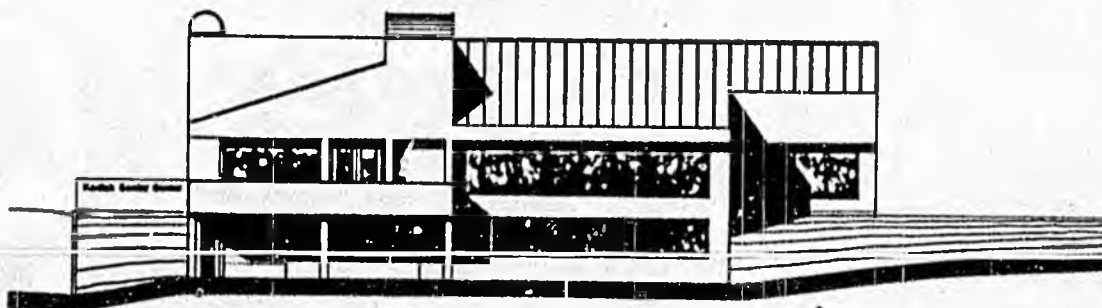
East Elevation



North Elevation



West Elevation

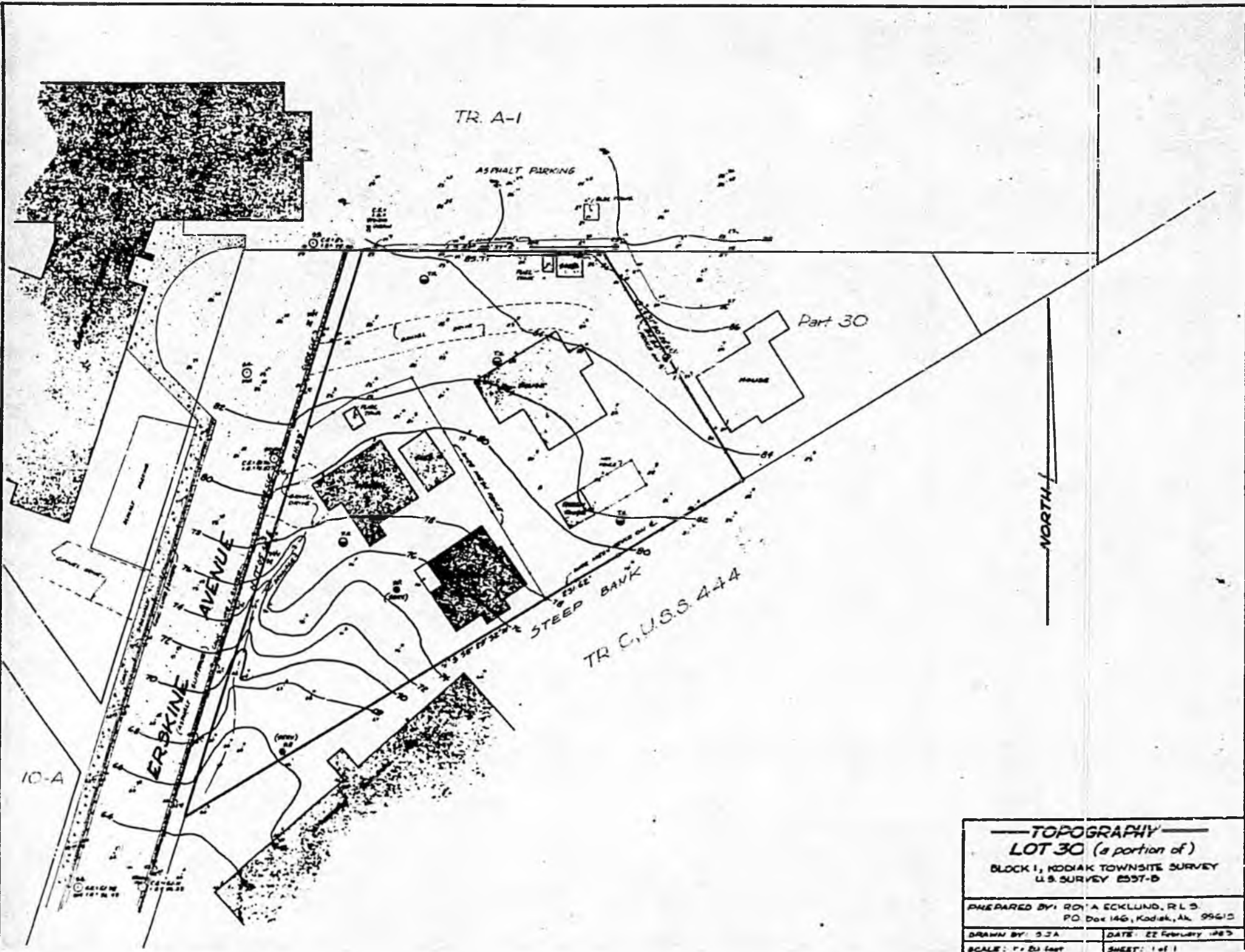


South Elevation



KODIAK SENIOR CENTER

Galen Grant & Associates • Architecture • Planning 625 W 5th Ave Anchorage Alaska 99501



TOPOGRAPHY	
LOT 30 (a portion of)	
BLOCK 1, KODIAK TOWNSITE SURVEY U.S. SURVEY 2537-B	
PREPARED BY: ROY A ECKLUND, R.L.S. PO Box 146, Kodiak, Ak 99515	
DRAWN BY: SJA	DATE: 22 February 1983
SCALE: 1" = 50' (cont)	SHEET: 1 of 1

KODIAK SENIOR CITIZENS CENTER
BUILDING PROGRAM

1. DINING ROOM

- Lunches served 5 days per week: 30-35 persons
- Special occasions: 55-60 persons
- Designed for maximum of 120 persons using adjacent area separated from main room with folding walls
- Includes provision for entertainment
- May be rented by Community groups (including kitchen)
- Window Wall
- Outdoor deck for 40 persons
- Fireplace
- Area

1600 SF

2. KITCHEN

- Commercial equipment - stainless steel
- Equipment list:
 - 3 bay sink
 - Scullery Sink
 - Gas Range W/6-8 burners
 - 2 Ovens
 - Upright Refrigerator, approximately 32 CF
 - Upright Freezer, approximately 16 CF
 - Dishwasher
 - Garbage Disposal
 - Serving Window
 - Busing Window

• Area: 430 SF

3. PANTRY

- Complete with shelving
- Area

300 SF

4. VESTIBULE

- Security
- Area

180 SF

5. OFFICES (5)

- One administrative office including files, secretary
- One office for Director/Administration
- One office for reception/craft sales
- One office for meals planning/food education
- One office for medical records/counseling
- Locate on outside wall for natural light and ventilation
- Area for all offices:

620 SF

6. LOUNGE/READING ROOM

- Located near entry to
serve as a waiting area
- Window Wall
- Designed for:
 - 2 couches
 - 4 overstuffed chairs
 - 3 coffee tables
 - 3 end tables
 - bookshelf wall

• Area: 480 SF

7. CRAFTS ROOM

- Adjacent to Dining Room to provide expanded dining area. Separate by folding wall
- Window Wall
- Designed for linear tables/chairs
- Storage closet plus access to bulk storage area for tables and chairs
- Hard floor surfacing for dancing
- Area:

320 SF

8. JANITOR

- Janitor's sink
- Supplies
- Maintenance equipment storage
- Area:

100 SF

9. RESTROOMS

- Men: 2 water closets
1 Urinal
2 Lavatories
- Women: 3 Water Closets
2 Lavatories

• Area: 370 SF

10. GENERAL STORAGE ROOM/COATS

- Area:

240 SF

11. MECHANICAL/ELECTRICAL/JANITOR

- Boiler Room
- Electrical Panels
- Telephone Equipment
- Area:

600 SF

12. WOODSHOP

- Full length workbench
- Vestibule to outside
- Overhead door to exterior
- Designed for: Radial Arm
Band Saw
Table Saw
Joiner
Planer

Layout Table
Work Benches

• Wood Storage	
• Tool Storage	
• Window Wall	
• Area:	900 SF
13. MULTI-PURPOSE	
• Window Wall	
• Vestibule to outside	
• Area:	1510 SF
14. CIRCULATION	
• Area:	460 SF
<hr/>	
TOTAL ESTIMATED AREA	8100 SF
DECK	900 SF
GARAGE (Optional)	670 SF
• Vehicle maintenance	
• Security	

KODIAK MULTI-PURPOSE SENIOR CITIZEN'S CENTER

Chapter III

PAGE 1

B) Total Estimated Project Costs

General Summary:

Construction Costs: \$1,245,000

Project Overhead and Other Costs:

Administrative Costs	7.25%	\$87,000
Design Costs	8.00%	\$96,000
Reimbursable Expenses	2.00%	\$25,000
Furnishings and Equipment	5.00%	\$60,000
Art in Public Places	1.00%	\$12,000

	Subtotal:	\$1,525,000
Project Contingency	5.00%	\$75,000

Total Estimated Project Cost: \$1,600,000

C) Construction Costs Estimate**Construction Cost Summary:**

01 - Site Work .	\$ 60,250
02 - Substructure	\$126,100
03 - Structure	\$ 56,500
04 - Exterior Closure	\$ 90,250
05 - Roofing	\$ 62,100
06 - Interior Construction	\$140,000
07 - Conveying	\$ -----
08 - Mechanical	\$233,000
09 - Electrical	\$ 85,000
10 - Equipment	\$100,000
11 - General Requirements and Profit	\$190,000
12 - Contingency	\$100,000

Total Estimated Construction Cost **\$1,245,000**

D) Energy Considerations

The design intent shall be to minimize operating costs by reducing utility consumption. We propose to accomplish this energy goal by implementing the following:

- 1) Optimum R Values: R-19 walls
R-38 ceilings
- 2) Optimum U Values: U-47 glass
- 3) Roof Overhangs
- 4) Heat Recovery Systems
- 5) Fuel Efficient Primary Heating Plant

Galen Grant & Associates
Architecture · Planning · Interiors

April 12, 1983

Mr. Dennis Murray, Director
Senior Citizens of Kodiak
P. O. Box 315
Kodiak, Alaska 99615

Re: Senior Center Proposal

Dear Dennis:

This letter is in response to your question regarding the estimated total cost for the senior center.

I have reviewed the total area, the estimated construction cost and the other costs and offer the following reasons why the building may cost \$150 per SF for construction:

1. **Economy of Scale:** The limited building size does not require large material quantities, consequently there will be limited unit price discounts.
2. **Parking Lot Paving:** Funds for paving 3 parking areas are included in the cost estimate.
3. **Stainless Steel Commercial Kitchen**
4. **Retaining Wall:** The site slope requires a retaining wall along the western side at the carport/shop entrance.
5. **Air Handling System:** The dining room (assembly) requires an air handling system for effective air exchange.
6. **Fireplace:**
7. **Finishes:** The senior center is a public building and requires finishes which are low maintenance and durable. Their initial cost is higher but the life cycle cost is lower, i.e. quarry tile @ kitchen floor and base; ceramic tile @ bathroom walls and floors.

Mr. Dennis Murray
April 12, 1984
Page 2

8. **1984 Construction:** The 1984 bid market is unpredictable, consequently the estimate includes an 8% inflation factor from 1983 costs.

Dennis, we feel quite confident that this is a responsible estimate considering the schematic stage of the project and the above factors.

Please advise if we can be of further service.

Thank you very much.

Sincerely,

Galen Grant

GG:sn



A) Management Plan

As mentioned in Chapter I, the Senior Citizens of Kodiak is a not-for-profit tax exempt corporation. It was incorporated in November of 1973 under the laws of the State of Alaska. Article II of the incorporation papers states:

PURPOSES

This corporation is organized for the purpose of forming a society of elderly persons, 60 years of age or older, whose objective is to fulfill the promise of the Older Americans Comprehensive Services Amendments of 1973. This Act is known as Public Law 93-29, and it became Law on May 3, 1983.

(1) Make available comprehensive programs which include a full range of health, education, and social services to our older citizens who need them.

(2) Give full and special consideration to older citizens with special needs in planning such programs, and, pending the availability of such programs for all older citizens, give priority to the elderly with the greatest economic and social need.

(3) Provide comprehensive programs which will assure the coordinated delivery of a full range of essential services to our older citizens, and, where applicable, also furnish meaningful employment opportunities for many individuals including older persons, young persons, and volunteers from the community, and

(4) insure that the planning and operation of such programs will be undertaken as a partnership of older citizens, community agencies, and state and local government, with the appropriate assistance from the federal government.

a) Organizational Structure

With this in mind, the corporation would propose to manage the proposed Senior Citizens Center. The organization has had 10 years of management experience in this field. A copy of its organizational structure is Appendix A of this chapter. The day-to-day management of the facility would be delegated to the project director who is responsible for administering the various grants which the board approves. As the corporation received title to the site for the proposed center from the City of Kodiak, there were conditions which the city placed on that conveyance. Please find those conditions defined in Appendix B of this chapter. It would be the intent of the board of directors to make the center available to community groups on a

periodic basis. The board would propose to develop a fee schedule dependent upon the nature of the use. In all cases, the cost of utilities and custodial work would have to be incorporated in such a schedule. The board would hope to generate some financial support for the operational costs of the center in this manner. To some extent, this use has been considered in the determination of the best design of space in the facility.

The Senior Citizens of Kodiak Inc. contracts with Keith Bryan, CPA, for professional accounting services. Mr. Bryan presently uses a Burroughs computer to generate the monthly financial statement. He is in the process of purchasing and installing an IBM system which will greatly expand the services which his office can provide. With the present grants, the cost of this service is \$19,404/year. This represents 6% of a total budget of \$321,267.00.

b) Current Level of Operations

The January Financial Statement for the Senior Citizens of Kodiak Inc. provides information about the assets, liabilities and a statement of income and expenditures for all programs currently funded. (Please find this information in Appendix C of this Chapter.) A brief recap of the funding for the corporation for the past four years is as follows:

<u>BUDGET YEAR</u>	<u>FY 79/80</u>	<u>FY 80/81</u>	<u>FY 81/82</u>	<u>FY 82/83</u>
	\$119,015	\$232,090	\$258,147	\$321,267
				<u>-52,500</u>
				\$268,767

It is noted that there was a significant increase beginning with FY 80/81. This was due in part to a special legislative appropriation for the establishment of an In-Home Support Services program in Kodiak. The increased funding in FY 81/82 was due in part to the passage of AS 47.65 which has provided continued funding for the In-Home Support program and the development of a crafts coop at the center. Much of the increase in funding for the current year's operation is due to the receipt and expenditure of the planning funds from the Department of Community and Regional Affairs. It would be helpful to subtract \$52,500 from the FY 82/83 budget to get a better picture of the continued operational support for this program. It is recognized that these funds were for planning purposes only.

A breakdown of the various funding sources for this year's budget may be helpful in understanding the operation of the Senior Center. That breakdown is as follows:

Federal Funds

a) \$ 94,370 (Title III)
 b) 33,144 (Title V)
 c) 4,800 (Title VI)
 \$132,314

State Funds

a) \$ 65,243 (AS 47.65)
 b) 52,500 (CR&A Planning)
 \$117,743

Municipal Funds

a) \$ 20,000 (Kodiak Island
 Borough)
7,500 (City of Kodiak)
 \$ 27,500

In-Kind/Other

a) \$ 14,616 (Space Donation)
 9,000 (Project Income)
 4,253 (USDA)
1,225 (Misc.)
 \$29,094

The center continues to rely on the availability of federal funding under the Older American's Act for the majority of its annual operating budget. This source has been reduced in the past couple of years. However, at the same time, the center has aggressively pursued funding made available by the State of Alaska under AS 47.65.

c) Project budget for Operation of New Senior Center

There are several assumptions which have to be addressed before it is possible to determine the impact of the construction and operation of a NEW SENIOR CENTER. Those assumptions are:

- 1) The sources for funding of senior programs remain relatively stable for the foreseeable future.
- 2) The cost of utilities does not escalate out of proportion to other costs.
 - a) The current cost of electricity is .19 cents/kilowatt hr in Kodiak. Some stabilization is expected with the construction of the Terror Lake Hydro-Electric project.
 - b) The cost of #1 fuel oil is currently \$1.27/gal.
- 3) The new facility will require only the addition of one permanent part-time custodian to the current staff.

With these assumptions in mind, the cost of operating a new facility would impact three principle areas:

1) Personnel:

It is anticipated that the current staff could handle all of the requirements of a new building exclusive of major maintenance on various systems. This can be accomplished by bringing one of the Title V enrollees back to the center as a work site. Currently one of the positions is assigned to the Baranof Museum. As the priority is serving the elderly, this position can be deleted, and a second custodial position in the center created. Over time, it may be necessary to employ a part-time maintenance person. However, this would probably not be required during the first 5 years of operation.

2) Facilities:

Rent--The center currently budgets \$14,616 for the use of the community room. This is an in-kind donation by the building, and is used to match federal and state funds. The center plans to continue to use this space in some manner, but would lose the benefit of a portion of the in-kind donation at the new center. The center currently rents a 1-bedroom apartment at a cost of \$200/month. This would not be necessary with a new building, and these monies could be used to pay utilities.

Tele--The center sees no increase in this cost with a new facility. The center currently pays \$230/month for this service. The only additional expense would be the initial installation of the system.

Elec--It is difficult to determine this cost at this time. Using data from the existing building, it is estimated to cost \$400-500/month.

Fuel--This cost is estimated to be also \$400-500/month.

As we noted above, the cost of rent in the existing facility will offset the cost of electricity and fuel in the new building to a great extent. However, it would be safe to estimate that the cost of facilities would increase by \$3,000-4,000/year in a new building.

3) Supplies:

The only anticipated increase in cost for supplies would be in the area of cleaning. There would be more space to maintain, and this would mean additional supplies. This cost would be \$1,000-2,000/year in additional expenses.

4) Other Expense:

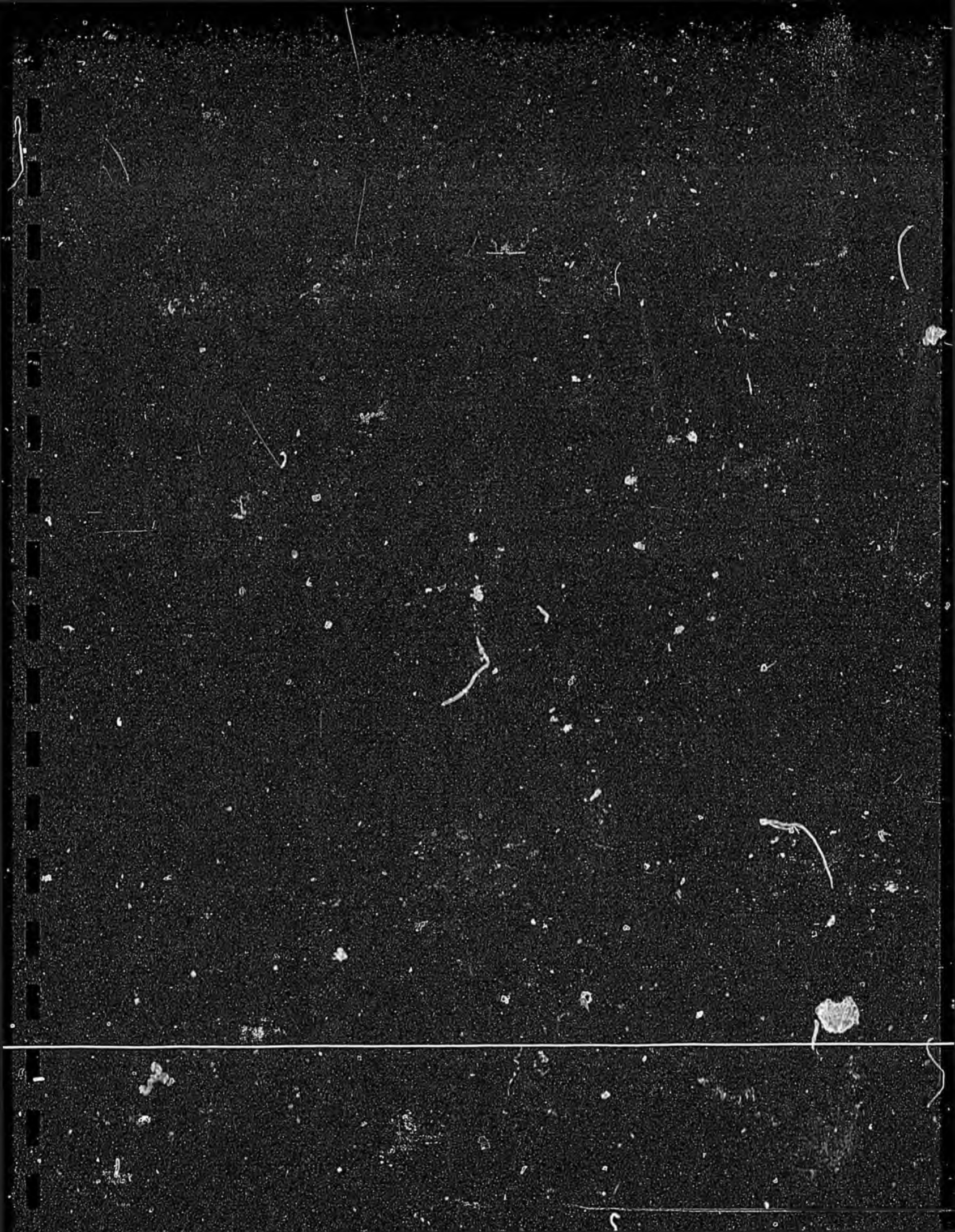
This is an area which will have a significant increase in operational cost. A new building will require fire insurance and additional insurance for the contents. The following estimate has been given by a local insurance broker.

Fire Ins. on Building	.43 cents per \$100	Sprinkled
	\$1.79 per \$100	Unsprinkled
Contents Insurance	.43 cents per \$100	Sprinkled
	\$1.89 per \$100	Unsprinkled
General Liability	\$900/year	Sprinkled
	\$900/year	Unsprinkled

If we can assume that the building is worth \$1 million, the contents are worth \$100,000 and the building is sprinkled; the annual operating cost for Insurance would be \$5,000.

If the building is not sprinkled, the annual cost would be \$20,000.

It has been the intent of this chapter to show what the impact of the construction and operation of a new Senior Center would be on the present operating budget of the Senior Citizens of Kodiak. It appears that the most significant impact would be in the area of insurance. In general, the additional cost of the facility would be approximately \$12,000/year. This represents a 10% increase in the cost of doing business. The organization would hope to be able to generate these monies from a variety of sources including local fund raising, rental fees by other groups on the building.



Dove M. Kull
Testimony on HB 249
to
House State Affairs Committee
April 20, 1983

As Legislative Chairman of the Older Alaskans Commission, I address you in the interests of our older Alaskans in Kodiak, in the region of Kodiak Island.

In bringing this project through the Older Alaskans Commission, Kodiak has followed the request of Governor Bill Sheffield that such projects be initiated through the proper agency. No other capital project for senior centers has done so. We ask your thorough consideration of HB 249.

The philosophy behind this center is summed up in recommendation 422-A of the 1981 White House Conference on Aging:

"Inasmuch as the social and physical well-being of older persons is enriched through activities such as recreation, education, nutrition, outreach, information and referral and voluntary opportunities, it is recommended that focal points such as senior centers which provide these activities be designated and funded. Be it resolved that a multi-purpose senior center...funded by pooling federal, state and local funds...be located in each community."

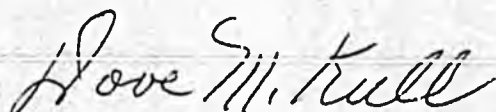
The Older Alaskans Commission has reviewed the planning study of the Kodiak Senior Center and has evaluated the research, detailed documentation, and participation of Kodiak's seniors. Kodiak's plan includes gerontological features. The center is planned not for the average citizen of Kodiak, but for its seniors. It is adjusted to their needs.

I have been in Kodiak several times to attend senior events and recognize the need for this special facility. Kodiak and Juneau have a mutual need for a multi-purpose senior center. As Chairman of the Senior Citizen Advisory Board to the Mayor and Assembly of Juneau, I have worked with the seniors of Juneau, the Borough, Community and Regional Affairs, ASHA and HUD to plan and construct a facility soon to be completed and to be dedicated in Juneau.

From my own experience and my knowledge as an older Alaskan, I consider this an excellent plan, to meet a ten-year need.

I recommend that HB 249 be approved.

Thank you.



Dove M. Kull
Legislative Chair
Older Alaskans Commission

STATE OF ALASKA
FISCAL NOTE

Revision Date _____, 1983

I. REQUEST

Bill/Resolution No.: HB 249
Title: Kodiak Multipurpose Senior Center
Sponsor: Representative Zharoff
Requestor: Representative Zharoff

II. FISCAL DETAIL

Agency Affected: Dept. of Administration
Program Category Affected: Asst. for the Age
BRU, Program of Subprogram(s) Affected:
Older Alaskans Commission

EXPENDITURES/REVENUES: (Thousands of Dollars)

	FY 83	FY 84	FY 85	FY 86	FY 87	FY 88
OPERATING						
100 PERSONAL SERVICES	-0-	-0-	-0-	-0-	-0-	
200 TRAVEL	-0-	-0-	-0-	-0-	-0-	
300 CONTRACTUAL	-0-	-0-	-0-	-0-	-0-	
400 COMMODITIES	-0-	-0-	-0-	-0-	-0-	
500 EQUIPMENT	-0-	-0-	-0-	-0-	-0-	
600 LAND & STRUCTURES	-0-	-0-	-0-	-0-	-0-	
700 GRANTS, CLAIMS, ETC	-0-	-0-	6.0	6.0	6.0	
TOTAL OPERATING	-0-	-0-	6.0	6.0	6.0	

CAPITAL						
----------------	--	--	--	--	--	--

REVENUE						
----------------	--	--	--	--	--	--

FUNDING: (Thousands of Dollars)

GENERAL FUND	-0-	-0-	6.0	6.0	6.0	
FEDERAL FUNDS	-0-	-0-	-0-	-0-	-0-	
OTHER (Specify Source)	-0-	-0-	-0-	-0-	-0-	

POSITIONS:

FULL-TIME	-0-	-0-	-0-	-0-	-0-	
PART-TIME	-0-	-0-	-0-	-0-	-0-	
TEMPORARY	-0-	-0-	-0-	-0-	-0-	

III. SOURCE OF FUNDS TO OFFSET FISCAL IMPACT OF BILL:

Not identified

IV. ANALYSIS: Attach a separate page for any Analysis

Prepared By: Paul S. Rueda
Division: Older Alaskans Commission

Phone: 465-3250
Date: 4/15/83

Approved by Commissioner: Paul S. Rueda
Department: Administration

Date: 4/20/83

Distribution:

- Original to Legislative Finance
- Copy to Office of Management and Budget (for Legislature introduced bills)
- Copy to Department (for Governor introduced bills)
- Copy to Sponsor

STATE OF ALASKA
FISCAL NOTE
HB 249



IV. ANALYSIS

The management plan of the planning study prepared for the construction of the multipurpose senior citizens center in Kodiak indicates the additional operational cost generated by the proposed center would be approximately \$12.0 a year. This is broken out as follows:

- \$5.0 for increased electricity and fuel costs
- \$2.0 for cleaning supplies
- \$5.0 for fire insurance, contents insurance and general liability

Kodiak Senior Citizens, Inc. assumes it will be able to generate one half the additional cost from local fund raising activities and renting the center to other community groups. The remaining \$6.0 will be sought as a grant from the Older Alaskans Commission. The Senior Citizens of Kodiak, Inc. is currently the recipient of the following three grants funded and administered by the Older Alaskans Commission:

- \$94,370 Title III Federal Funds to provide nutrition, transportation, information, referral and outreach services to the Kodiak elderly
- \$65,243 AS 47.65 State Funds to provide homemaker services to the elderly and to assist the Senior Coop become self-supporting. The Coop was started to channel the handiwork and craft items of the local elderly into income for both the seniors and the elderly program.
- \$33,144 Title V Federal Funds to employ part-time five low income seniors.

OLDER ALASKANS COMMISSION
POSITION PAPER

Bill Number: HB 249

Date: April 14, 1983

Title: "An Act making a special appropriation for payment as a grant to the City of Kodiak for the construction of a multipurpose senior citizens center in Kodiak; and providing an effective date."

HB 249 will provide funds to construct a senior center to serve as the community focal point for the delivery of aging services in Kodiak. The proposed senior center will house activities such as recreation, education, nutrition, outreach, information, and referral and volunteer opportunities which support the independence and dignity of the senior citizens in Kodiak. It is anticipated that the new center will also provide in-home support and adult day care services to assist the Kodiak elderly to remain in their own homes.

Therefore, the Older Alaskans Commission supports the passage of HB 249.

Jon B. Wolfe
Jon B. Wolfe, Executive Director
Older Alaskans Commission

Date

Lisa Rudd
Lisa Rudd, Commissioner
Department of Administration

4/20/83
Date



Clark
TM

Box 315
Kodiak, Alaska
99615
Dennis Murray
Project Director
Tel. 486-6181

3-24-83

Rep. ^{*Match*} ~~Richard~~ Abood, Chairman
State Affairs Committee
Pouch V, MS 3100
Juneau, Ak. 99811

RECEIVED
MAR 28 1983

Re: **HB 249**

Dear Rep. Abood:

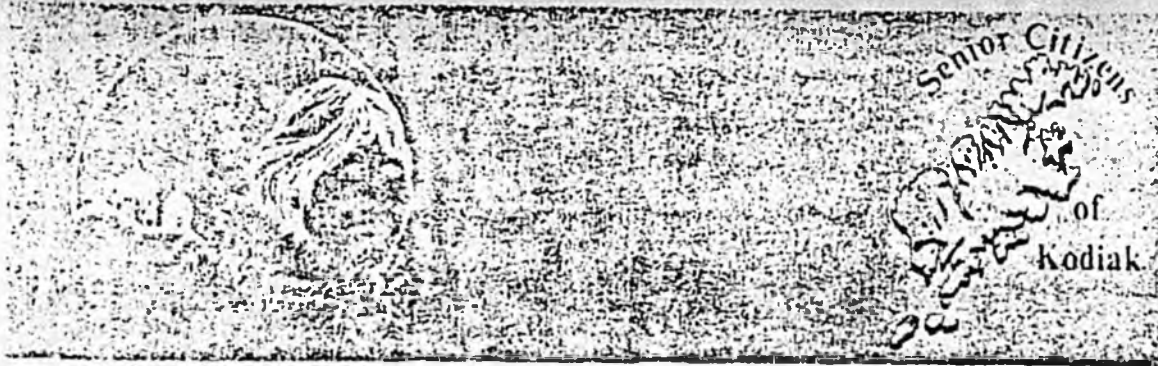
The Senior Citizens of Kodiak, Inc. would like to inquire about the status of HB 249, "An Act Relating to the Construction of a Senior Center in Kodiak...." It is our understanding that the bill has been referred to your committee for consideration. The membership of the Senior Citizens would like to know if you have any questions concerning the bill, and when you plan to schedule a hearing on its passage.

Please advise.

Sincerely,

Joseph F. Terry
Mr. Joseph Terry, Pres.

cc. Rep. Fred Zharoff
Senator Eob Mulcahy
Mr. Jon Wolfe, Executive Director
Older Alaskans Commission



Box 315
Kodiak, Alaska
99615
Dennis Murray
Project Director
Tel. 486-6181

1-12-83

JAN 17 1983

Mr. Phil Shealy, Manager
Kodiak Island Borough
Box 1246
Kodiak, Ak. 99615

Re: Narrative for Proposed Senior Citizen
Construction Project--Senior Center

Dear Mr. Shealy:

It is my understanding that the Kodiak Island Borough Assembly has included the construction of a Senior Center in your Capital Improvements Program. Further, you are desirous of additional information about the status of our project, some preliminary cost estimates, etc. I have asked staff to prepare a brief summary of the project. It is as follows:

PROJECT: Construction of a Multi-Purpose Senior Center

COST: \$1,600,000 (This is a cost projection)

SPONSOR: State of Alaska in cooperation with local Municipalities
and Senior Citizens of Kodiak, Inc.

Background: Senior Citizens of Kodiak incorporated in November 1973. The organization has used office space with Koniag, Inc., a room in the Baptist Church, a 3-bedroom apartment in Kashevaroff Villa and currently occupies the community room and adjacent apartment (for administrative offices) at Bayview Terrace Apartments. The community room space is donated by the owner of the building, Sunset Development Corporation; and the apartment is rented at a cost of \$800.00/month. It is the desire of the board and membership to obtain a permanent facility for senior activities which will allow a varied program including space for nutrition services, crafts/coop, reading/lounge, administrative offices, counseling, health screening, etc.

Status of Project: The City of Kodiak received \$50,000 from HUD "small cities" for senior center land acquisition in 1981. In June of 1982 the Alaska Legislature approved an additional \$150,000 for land acquisition. 24,000 sq. ft. of adjacent property to Bayview Terrace has been purchased for \$175,000. This is the proposed site. Further, the Senior Citizens have a contract with Galen Grant and Associates for a schematic drawing, building cost estimate and projected operational costs in

Letter to Phil Shealy

Re: Proposed Senior Center

Status of Project: the amount of \$19,600. [This funding was made possible by a planning grant from the Housing Division of the Dept. of Community and Regional Affairs.] It is anticipated that the schematics will be available by March-April, 1983.

Goal of Project: Assuming that the schematic design is completed by March-April, 83, The Senior Citizens would be requesting a grant for ~~\$1,000,000~~ \$1,600,000 during this legislative session. Ideally, construction could begin in late summer, 1983.

I hope this gives you the necessary information to accompany your borough CIP. Should you desire any additional information, do not hesitate to contact me.

Sincerely,

Joseph F. Terry
Joseph Terry, Pres.

cc. Ms. Hazel Heath, Chairperson, Older Alaskans Commission
Mr. Dick Pryor, Housing Division of CR&A
Mayor and Council, City of Kodiak
The Honorable Bob Mulcahy, State Senator
The Honorable Fred Zharoff, State Representative
Mr. Jon Wolfe, Executive Director--OAC
Mr. Leon "Ole" Johnson, OAC member

Dear Dad:

Unfortunately, the board didn't get a chance to sit down with you concerning their plans. I will try to keep you informed of their progress on the matter. Hope you and family are getting settled in your trailer.

Ken

FACT SHEET

Date: 2-19-83

Subj: Kodiak Senior Citizens Center
Status Report

Background: The Senior Citizens of Kodiak, Inc. have been actively pursuing the development of housing alternatives/senior center for the past three years. In April of 1982 the corporation signed a planning grant with the Housing Assistance Division of the Dept. of Community and Regional Affairs for a planning effort. The sum of \$52,500 was made available for that effort.

The first step in this process was the acquisition of suitable property for the structure. The Dept. of Housing and Urban Development provided \$50,000 to the City of Kodiak to assist in this effort. After examination of the possible sites negotiations were entered into between the City and owners of property adjacent to the existing senior housing. It was determined that the cost would be in excess of \$150,000. Consequently, the board requested financial participation from the state. Through the efforts of Senator Mulcahy and Rep. Zharoff \$150,000 was made available and the property was acquired. The City of Kodiak formally transferred the title of this property to the Senior Citizens of Kodiak in early January, 1983.

In October of 1982 the Senior Corporation entered into a contract with Galen Grant and Associates for a Schematic Design and Cost Estimate for the project.

Current
Activity:

The architect has made three visits to Kodiak to obtain input and critique from the seniors on the preliminary plan. The plan has undergone one revision and is again on the drawing board for incorporation of the last input of the seniors and staff of the center. Further, the architect will be developing a cost estimate for construction and energy operating costs.

In a separate sub-contract the architect will be providing a soils analysis and topography map. This information will be helpful in determining building construction and placement on the site.

It is anticipated that the schematic design will be completed by March 10, 1983.

Estimated
Costs:

This project is estimated to cost \$1 to 1.2 million dollars for construction and site improvements

April 19, 1983

Senator Jalmar Kertulla
State Capitol
Pouch Y
Juneau, Alaska 99811

Dear Senator Kertulla:

The development and construction of senior centers in Alaska has been sporadic and marked by too little local planning. The Older Alaskans Commission has been presented with a plan for senior center construction in Kodiak which reverses that trend. For this reason the attached resolution in support of Kodiak's efforts was passed by the Commission in March. Kodiak's plans include an architectural design which recognizes the special needs of the older population. Also the Senior Citizens of Kodiak have projected future costs for operations and maintenance for the facility. We know of few similar projects which have done this research in advance of an appropriation.

This study was possible due to the assistance of the Division of Housing, Community and Regional Affairs. The Commission appreciates the efforts of Barbara Morse-Quinn and her staff in this regard.

In bringing this project through the Older Alaskans Commission, Kodiak has followed the Governor's request that such projects be initiated through the appropriate line agency. As no other capital project for senior centers has done so we request your thorough consideration of HB 249.

Sincerely,

Jon B. Wolfe
Executive Director

cc: Leon "Ole" Johnson, Commissioner
Older Alaskans Commission

Dennis Murray, Project Director
Senior Citizens of Kodiak, Inc.

RESOLUTION

SUBJECT: A resolution of the Older Alaskans Commission concerning support for the construction of a multi-purpose SENIOR CENTER in Kodiak, Alaska.

WHEREAS: The Senior Citizens of Kodiak, Inc. has presented a proposal for the construction of a multi-purpose SENIOR CENTER in Kodiak, Alaska to the Commission at their March 16-18, 1983 meeting in Anchorage, And

WHEREAS: The Older Alaskans Commission is responsible for much of the allocation of resources for the support of senior centers throughout Alaska, and

WHEREAS: It is the desire of the Commission and the current Administration that capitol construction projects be presented through the appropriate agency, and

WHEREAS: In the Commission's judgement the proposal is a comprehensive and thorough examination of the need for facilities in Kodiak to provide a wide range of services which enhance the independence and dignity of its elderly citizens, and

WHEREAS: The Honorable Fred Zharoff, Representative from the Kodiak area, has introduced HB 249, "An Act Relating to the Construction of a SENIOR CENTER in Kodiak...."

Therefore Be It Resolved That:

The Older Alaskans Commission formally accepts this proposal from Kodiak and respectfully requests favorable funding consideration in the amount of \$1.6 Million Dollars from the following Concerned Parties:

The Honorable Bill Sheffield, Governor
of the State of Alaska
The Honorable Jalmar Kerttula, President
of the Senate
The Honorable Joe Hayes, Speaker of the
House of Representatives

Adopted this 18th Day of March, 1983 by unanimous consent of the Membership of the Older Alaskans Commission.

Attest:

Hazel Heath

Chairperson