



To assure Kaitnukt'ana Dena'ina thrive forever

KENAITZE INDIAN TRIBE REQUEST FOR PROPOSAL

Architectural, Design, and Engineering Services for Adaptive Reuse of Lowe's Building Located in Kenai, AK

Issued: 10/27/17

1. Overview

The Kenaitze Indian Tribe (Tribe) is seeking a firm to provide architectural, design, and engineering services necessary to determine, with a high degree of certainty, how the vacant Lowe's building, located in Kenai, AK, can be repurposed for the Tribe's current and future needs. Please see Section 5. Scope for background and details. The purpose of this Request for Proposal (RFP) is to solicit responses from competent and experienced firms that are capable of providing the services as specified herein in a prompt, cost effective, and efficient manner.

2. Inquiries

Questions regarding this RFP must be directed in writing to Royal Brown, Administrator of Grants & Acquisitions, rbrown@kenaitze.org. All emails must identify the RFP title in the subject line, include the contact information for the person submitting the question, and indicate the relevant RFP section number. All questions must be submitted using this format and must be received no later than 5:00pm Alaska Standard Time (AKST), 11/10/17

The Tribe will review the submitted questions and respond to all inquiries in writing by replying via email to all inquirers and interested vendors at one time. The email will provide every question received and each accompanying response. This will ensure all potential vendors receive the same information.

3. Background Information

The Tribe is a federally recognized tribal government, re-organized in 1971 under the statutes of the Indian Reorganization Act of 1934, as amended for Alaska in 1936. The Tribe serves over 5,000 community members, Alaska Natives, and American Indians in the central and upper Kenai Peninsula. The Tribe's Headquarters is located at 150 N Willow Kenai, Alaska 99611.

4. Proposal Submission Requirements

All vendors interested in submitting a proposal in response to this RFP must adhere to the following requirements. Failure to do so may result in the Tribe deeming the proposal to be non-responsive and therefore not eligible for consideration.

4.1 Proposal Submittal Items

Vendors must only submit one proposal, follow the format outlined below, and clearly identify each of the following four criteria within the submittal.

- a) **Cover Letter** – submit a cover letter on company letterhead that includes the following:
 - a. The company’s legal name and contact information
 - b. An overview of the company’s qualifications and experience relevant to the scope of work defined herein
 - c. The identity and qualifications of the person(s) whom will be assigned to the job should the vendor be chosen
 - i. The letter must be signed by an authorized company representative, and include that person’s contact information.
- b) **Scope of Work** – submit a written, detailed description of how each subsection within section 5 Scope of Work will be accomplished. Please refrain from using marketing information in this part of the proposal submittal.
- c) **Deliverables** – if necessary, submit a schedule of all deliverables and milestones/due dates.
- d) **Price** – submit a written price proposal to provide the service(s) as specified herein, using the format set forth in subsection 7.1 Proposal Price. The proposed price must include all of the vendor’s costs associated with providing the good(s) or service(s) as called for within this RFP and including, but not limited to, wages, administrative overhead, travel, transportation, lodging, and other similar costs unless stated otherwise. No other costs will be considered for payment.

All proposals will become the property of the Tribe and may be returned only at the option of the Tribe. Any information marked as proprietary or confidential will be held in confidence to the greatest extent possible.

4.2 Proposal Submission Deadline

To be considered, a complete proposal package must be received by the Tribe by the deadline via either of the following methods:

1. Hand delivered or mailed to: Kenaitze Indian Tribe
Attention: Royal Brown
Office of Grants and Acquisition Services
150 N Willow St

Kenai, Alaska 99611

2. Electronically transmitted to: rbrown@kenaitze.org

The deadline for submission is 5:00pm Alaska Time, 12/01/17. Any proposals received after the deadline may not be accepted. Proposals sent via email should be sent in a single PDF document format, with the RFP title noted in the subject line.

4.3 Proposal Preparation Cost

The Tribe shall not be responsible for any costs associated with preparing and/or submitting a proposal in response to this RFP, in any manner or for any reason.

4.4 Proposal Validity

A vendor's price proposal will remain valid for 45 calendar days from the RFP submission deadline or until an award is made to the successful vendor, whichever is sooner. No price proposal will be accepted if marked "price prevailing at time of delivery", "estimated price", or something similar. All price proposals must be in US dollars.

4.5 Sovereign Immunity

The Tribe is reluctant to sign any contract or agreement that specifically asks or implies a waiver of sovereign immunity. If presented with a contract or agreement that contains or implies a waiver, the Tribe will likely ask that the following be included prior to consideration:

"SOVEREIGN IMMUNITY: Kenaitze is a federally-recognized Indian tribe and, as such, possesses sovereign immunity from suit. By entering into this Agreement, the Tribe does not intend to waive its sovereign immunity and does not do so. Nothing in this Agreement shall be construed as a waiver of the sovereign immunity of the Tribe."

5. Scope of Work

Background

The Tribe recently completed a site selection process for the location of a new Education Center, and has determined the adaptive reuse of a vacant Lowe's building to be the best location for the Tribe's current and future needs. The site selection process included programmatic planning for the site's first tenants: the Tribe's *Kuya Qyut`anen* Early Childhood Center, which will include Head Start, Early Head Start, a preschool, and after school programs; and the Tribe's *Yaghanen* Youth Program, open to students in Grades K through 12.

The Tribe's education and youth programs will occupy approximately 30,000 SF of the building's approximate 112,000 SF, as well as a large outdoor play/activity space. Both

indoor and outdoor areas must comply with federal Head Start guidelines and other best practices as per guidance by the Tribe's education professionals.

The site selection process comprised a thorough analysis of the building's current condition, including the following aspects:

- Functional and Space Program
- Civil Site Criteria
- Structural Report
- Mechanical Report
- Electrical Report
- Preliminary Cost Evaluation
- Final Site Evaluation

This information is included as attachments to this RFP request.

Purpose

The Tribe wishes to continue the architectural and design process in order to determine, with a high degree of certainty, the costs associated with the build out of this education program space. The Tribe is also concerned with future usage of the unplanned space, as well as the costs associated with owning such an expansive facility.

The Tribe is seeking fixed-cost quotes from qualified, experienced architectural and design firms, and believes the following activities will be required to make an informed selection:

Comprehensive City Planning and Zoning Requirements Report

Comprehensive Schematic Design

- Architecture
 - Building shell design modifications to accommodate proposed options for overall development of current and future internal developments
 - Window patterns
 - Exterior finishes
 - Skylights
 - Additional entrances/exits
 - Canopies
- Phase 1 internal/conceptual "block plan"
 - Layout options for potential future uses
 - Internal organizational concepts
- Additional Engineering
 - Structural
 - Mechanical

- Electrical
- Site Development Changes
 - Parking
 - Entrance drive
 - Service dock
 - Landscaping
 - Sidewalks
 - Signage
 - Other hardscape
- Specific Deliverables
 - Site plan
 - Schematic floor plan of 30,000 SF Phase 1
 - Concept floor plans for remaining areas
 - Building sections in two opposing directions
 - Exterior elevations
 - Rendering
 - Structural modifications of existing structure descriptions
 - Schematic mechanical and electrical plans with major components shown
 - Narrative of scope and outline specifications
- Process
 - Space program will need to be reviewed and verified with the owner's designated stakeholders
 - Design proposals will be reviewed in work sessions with owner's designated stakeholders
 - Proposals should indicate the project approach, including meetings with stakeholders

Comprehensive Cost Estimating*

- Budget for initial phase of work and scenarios for future occupancy
- Cost of ownership, to include utilities and future maintenance

The Tribe is open to the inclusion of additional tasks and/or deliverables that will further illustrate how the existing building can be modified to accommodate other building tenants that may be programmatically or organizationally unrelated. Please include any suggestions as part of the question and answer period as described in "Section 2. Inquiries".

In addition to addressing the items listed above, please include a narrative that describes your firm's approach to these types of projects, as well as anticipated site visits, interactions with Tribal staff, and any costs beyond what is referenced in this RFP.

*Include cost estimates for both standard wages and Davis Bacon/Prevailing Wage.

6. General Requirements

6.1 Term of Service

The agreement resulting from this RFP shall be effective from the date of execution of the agreement through the completion of services. In no event shall services under the agreement extend beyond 12/31/20. In the event the work is not completed within this timeframe, the Tribe, in its sole opinion, may determine the vendor to be in breach of the terms of the agreement.

6.2 RFP Modification

The Tribe reserves the right to:

- a. Modify or otherwise alter any or all of the requirements herein. In the event of a modification, vendors will be given an equal opportunity to modify their proposals as identified in writing by the Tribe.
- b. Reject any proposal not adhering to the requirements set forth within this RFP, either in whole or in part.
- c. Reject any or all proposals received.
- d. Terminate this RFP at any time, without reason.

6.3 Order of Precedence in the Event of a Conflict

If an agreement is awarded, all terms and conditions herein shall be incorporated into the award along with the vendor's proposal. Any change to the agreement must be through a written amendment agreed upon by both Parties. In the event of a conflict between the RFP and the vendor's proposal, the more stringent language shall apply.

6.4 Subcontracting

The vendor must disclose to the Tribe the use and identity of all subcontractors it uses in carrying out the requirements herein. The Tribe reserves the right to approve all subcontractors if it so chooses. The vendor is solely responsible for the satisfactory performance of and compensation to any and all subcontractors.

6.5 Insurance

The vendor shall have, maintain, and provide proof of Commercial General Liability Insurance and Workman's Compensation Insurance, in addition to any applicable insurance required by the State of Alaska or the vendor's primary state of location. The vendor must provide the Tribe with proof of the insurance required herein. The vendor shall be financially responsible for all deductibles, costs, and self-insured retention's and/or self-insurance required herein.

The Tribe is a sovereign nation, and as such the vendor waives all rights against the Tribe and its officers, employees, and agents for recovery of damages to the extent these damages are covered by the required policies.

6.6 Indemnification

Except in the case of the sole negligence or willful misconduct of the Tribe, the vendor shall indemnify, defend and hold harmless the Tribe, and the Tribe's officers, agents, and employees from and against any and all liability, claims,

damages, losses, expenses, actions, attorney fees and costs and lawsuits whatsoever (including without limitation all claims involving damage to real or personal property, civil rights claims, or claims of infringement of a patent, copyright, trade secret or trademark) caused by or arising out of the performance, acts, or omissions under this RFP by the vendor or any of its officers, agents, representatives, employees or subcontractors or arising from or related to a failure to comply with the requirements herein, and/or applicable state or federal statute, law, regulation, or rule.

Nothing in this RFP is a waiver of sovereign immunity.

7. Price and Payment

7.1 Proposal Price

The vendor must submit a written price proposal to provide the service(s) as specified herein. The proposed price must include all of the vendor's costs associated with providing the good(s) or service(s) as called for within this RFP and including, but not limited to, wages, administrative overhead, travel, transportation, lodging, and other similar costs unless stated otherwise. No other costs will be considered for payment.

7.2 Payment

The vendor shall be paid for actual work completed in accordance with the requirements herein and the accepted price proposal. The total amount to be paid to the vendor shall not exceed the vendor's quoted amount, unless otherwise specifically agreed to in advance with supporting justification and in writing by both parties.

Payment to the vendor is contingent on the vendor delivering a bill or invoice to the Tribe on a monthly basis. The Tribe retains the right to require additional documentation to support the submitted invoice. The Tribe will provide payment to the vendor within 30 calendar days of acceptance of the invoice.

The vendor shall provide the following information with each monthly invoice:

- Identification of billing period;
- A statement describing the actual work completed with sufficient detail to reconcile the charges against the work performed and/or work product received by the Tribe;
- Total amount of hours multiplied by the rate billed for the billing period;
- Total cost billed for the billing period;
- Date invoice was submitted;
- Entity name and contact information; and
- Name of authorized person originating or submitting the billing for the entity.

Submit invoices to:
Accounts Payable
Kenaitze Indian Tribe

PO Box 988
Kenai, Alaska 99611

8. Evaluation and Selection

Proposals will be evaluated by staff based upon the responsiveness to the submission requirements described in Section 4, and/or a weighted point system, and/or any other manner deemed appropriate by the Tribe to determine the proposal most advantageous to the Tribe.

The Tribe will grade proposals based on the following weighted criteria:

- Overall Cost of the Proposal — 20%
- The Firm's Qualifications* — 20%
- **The Firm's Relevant Experience** — 50%**
- Work Plan*** — 10%
- Preferences****
 - Kenaitze Indian Tribal Member majority owned — Add 10%
 - American Indian/Alaska Native majority owned — Add 5%

The Tribe reserves the right to waive informalities and minor inaccuracies and reject any and/or all proposals which it deems to be not in the best interests of the Tribe and to proceed with the next proposer or to utilize an entirely different process at any time during the process.

Please be aware the Tribe anticipates requesting interviews and/or presentations from the firms that are selected as finalist. The Tribe will likely allow interviews or presentations to be conducted electronically.

* Please include the names, titles, and a brief biographical description of the firm's staff who will be assigned to the project.

**** A higher score will be given to firms with direct experience in the design of Head Start-compliant facilities, adaptive reuse of a "big box" store, incorporation of cultural references, and/or the firm's presence/experience with relevant projects in Alaska.**

Additionally, the Tribe seeks a firm with successful experiences in lowering overall costs of construction and ownership through value driven design and engineering solutions.

Lastly, consulting and/or partnering by firms is allowed. Please include requested information for all firms included in the RFP response. Pertinent references will be required.

*** Provide a detailed work plan outlining the timeline for all phases/activities/deliverables, including start date, proposed milestones, and deadlines

****Provide proof of AN/AI membership or Tribal membership for the vendor's owner to receive preference. In order to be considered for preference, proof of membership and at least 51% ownership must be submitted with the proposal.

1.0 EXISTING SITE SUMMARY

1.1 LOCATION

This investigation included four sites that were identified by the Kenaitze Indian Tribe staff and forwarded to the investigation team for evaluation. Two of the parcels are to be considered as sites for new construction since the existing structures on the sites are not usable as the new facility. These sites are the Ames Road property near Beaver Loop and Ames Road and two parcels that could be consolidated into one site in Old Town. The other two sites have structures on them that could possibly be used for the new facility. The first built property is a single-story strip mall in Old Town that is bordered by Overland Avenue, Main Street and Highland Avenue. The fourth site is the former Lowe's store off Marathon Road. All four sites are viable and are further described in this report.



1.2 BACKGROUND

The Kenaitze Indian Tribe has developed housing, a Senior Center and a Wellness Center in Old Town. The proximity of these programs to the youth program has obvious advantages and the opportunity to create a campus near the mouth of the Kenai River offers appealing cultural and scenic advantages. Two of the subject properties are in or boarding Old Town.

The Ames Road site is owned by the Tribe and includes two parcels, the 10-acre parcel identified in this report and an adjacent 40-acre parcel that is north west of the identified Lot 16. This relatively undeveloped site is more rural than the others offering unique wilderness opportunities as well as the Tribe's traditional association with this property.

The fourth site is a former retail box store that was developed by Lowes in 2008 - 2009. The relatively new building includes 111,348 sq. ft. of enclosed space on a 14.8 acre site.

All these sites hold promise and have unique attributes that are reviewed in the following pages of this report.

1.3 OPERATIONAL PROGRAM

The proposed facility includes three closely associated programs within the Human and Community Services department of the Kenaitze Tribe. Many of the components within this program are shared by all three programs. Examples of the shared space include the commercial kitchen that will provide daily

cooked meals to the Early Childhood Center. There are also special events the kitchen will provide meals for. These events occur seasonally or upon special occasions. The multipurpose room is another shared space and is expected to be used by all youth participating in the programs. Building services, including the loading and staffing areas. Mechanical, electrical and data rooms are programmed to include space that will accommodate all three programs.

Each program includes sensitive material that needs to be secured when staff are not present. Because the programs operate at different hours, and since there are strict access control policies associated with the ECC program, it is expected each of the programs will have independent entrances.

This study considered the space needs of all four programs to assure the selected site could accommodate the full buildout project. However, at this time only the ECC program is being forwarded for design and construction.

EARLY CHILDHOOD CENTER

The ECC space includes six (6) Early Head Start classrooms, four (4) Head Start classrooms and one After School classroom. Required supporting storage, toilet rooms, instructor space and support spaces are also included in the space allocation. The programs administrators, staff and specialty services providers are accommodated in private offices and open office settings. Since meals are a part of the ECC programs, the kitchen and laundry facilities are included in this program space list. Also included is a large divisible multi-purpose room. This space will be used for a variety of purposes including and indoor play area, frequent banquets, graduations, formal and informal meetings and events that may be shared amongst other programs and departments. The Family Room is to be adjacent to the kitchen. The ECC program includes 28,173 gross square feet of indoor program space and 17,000 gross square feet of outdoor play and education space.

EDUCATION CAREER DEVELOPMENT CENTER

The Education Career Development Center includes two tutoring areas each sized to accommodate five students. A job search area that includes three job search computers and a job coach/participant meeting space. This space also includes support space for the program administration, instructors and staff, some of which perform their services in the community schools. The Education Career Development Program is expected to required 2,670 gross square feet of indoor space.

YAGHANEN YOUTH PROGRAM

The Yaghanen Youth Program provides after school and holiday youth education and recreation opportunities. The space is programmed to include a casual recreation space and a quiet study room. Also included is a rock climbing wall, a large storage and indoor staging area to store and load camping equipment and supplies. The overall indoor gross square feet required in the Yaghanen Program is 8,487 square feet of indoor space and 3,000 square feet of secure outdoor space.

1.4 SITE PROGRAM AREA

The new facility is expected to require approximately 39,330 sq. ft. of enclosed space and 20,000 sq. ft. of playground and storage space. Approximately 88 parking stalls are required to support the building (1 stall/450 sq. ft.). Assuming each stall will require 500 sq. ft. for the stall and drive isles, the parking area required is 44,000 sq. ft. The overall site development is therefore expected to require (28,173 SF + 17,000 SF [ECC] + 2,670 SF [ECCDC] + 8,487 SF + 3,000 SF [Yaghanen] + 44,000 SF [Parking]) 103,330 sq. ft. or 2.37 acres.

2.2 SITE 2 - LOWE'S SITE

A. SITE ASSESSMENT

GENERAL CONDITIONS

The Lowe's Site is the former home of Lowe's Home Improvement Center located off Marathon Road near the intersection of the Kenai Spur Highway. According to the KPB Parcel Viewer database, the property is privately owned and contains an 111,348 sf warehouse, 9,273 sf greenhouse area, and 240,960 sf paved parking area. The building is currently vacant. The lot is 14.78 acres and is mostly developed. There is about 2 acres on the north end of the lot that is undeveloped. The tract is outlined in blue on Figure 3. The KPB property information and plat of record are included in Appendix B.

PROJECT BUILD-OUT

The existing large warehouse building will need to be modified to accommodate the ECC Program. For the purpose of this study, costs for that modification include the following:

1. Envelope - The existing building envelope will remain to create an enclosure for the program. That enclosure will be enhanced with an internal thermal envelope located not less than 36 inches from existing exterior walls. The walls will be constructed of 22 gauge, 4-inch sheet metal studs at 16 inches on center. Framed ceiling joists are to be 12 feet above finish floors and constructed of 6 inch sheet metal joists at 24 inches on center. Wall and ceiling cavities are to be filled with batt insulation and covered on the classroom side with 5/8 inch thick Type X gypsum board. Spaces above and beside the enclosure are to remain tempered heated space that will serve as chases for plumbing, electrical and data lines.

Natural light is to be provided by means of roof monitors (assume 50 liner feet at 4 feet wide) and removal of two (2) exterior concrete panels with replacement of steel structural framing to accept lateral and gravity loads. Openings are to be infilled with insulated metal panels above window openings. Glazing is to be maximized within the openings and extend from 9'-6" above finish flooring to 3'-0" above finish floors.

2. Finishes - Floor finishes are to remain concrete that will be enhanced with large throw rugs. These rugs will be funded through the FF&E budget. Walls in hallways and classrooms and other program spaces are to be painted, impact resistance gypsum board up to eight feet above the floor and standard duty painted gypsum board above eight feet. Ceilings in these spaces are to be lay-in acoustic ceilings. Floors in the toilet rooms, kitchen, multipurpose room and laundry are to be sheet vinyl products that are products specifically selected for the different application. Walls are generally to be painted impact-resistant gypsum board in these specialty spaces with the exception of the toilet rooms. Adult toilet rooms are to have 7'-2" tile wainscot and children's toilet rooms are to be four foot tall walls with tile on the wall surface and the top of the wall. Office, staff and meeting spaces are to be finished with carpet. Specialty selected vinyl is to be used in other staff work areas. All walls are to be painted gypsum board and all staff spaces are to be finished with acoustic ceilings. Ceilings in wet areas including toilet areas, kitchenettes, kitchen and laundry are to be painted gypsum board.
3. Mechanical - The existing roof mounted units will continue to provide heat and ventilation to the interstitial and warehouse space. A new boiler with hydronic baseboards and ventilation is to be provided to all finished ECC spaces. Where possible, new plumbing is to be clustered against new perimeter walls and concrete cutting/new plumbing services are to be located in the

unoccupied service chases. At the time of design, an evaluation of the cost effectiveness of the described gravity drain system versus lift stations and pressurized waste line will be explored to find the most cost effective solution.

4. Electrical - the existing building power is thought to be adequate for the ECC program. A new distribution service will need to be created, as well as new data/com. All new lighting will be LED.

ACCESS

The Lowe's Site currently has two accesses along Marathon Drive and two accesses from Baron Park Lane. Marathon Road is paved collector road and connects to the Kenai Spur Highway to the south. Baron Park Lane is a paved industrial street and connects to Airport Way to the south and HEA Access to the north.

WETLANDS

According to the KPB GIS website, there are no known wetlands on the site. HDL did not perform a wetlands investigation on the site.

FLOOD ZONE

The northern portion of the site is not shown on any published flood map. The southern portion of the lot is located in flood "Zone D" as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 02122C0140E, effective date October 20, 2015. The FEMA FIRM map is included in Appendix B. "Zone D" is defined as being "*areas of undetermined, but possible, flood hazards.*" More information is available at www.FEMA.org.

SOIL CONDITIONS

According to the Geological Map of Alaska (USGS 1980) the area is generally comprised of upper Tertiary continental deposits which may include; sandstone, siltstone, claystone and minor conglomerate, and coals. This geologic setting includes the Kenai Group in the Cook Inlet area, the Nenana Gravels, and related unnamed rocks in the west-central Alaska Range. The rocks range in age from the Oligocene through the Pliocene. Glacial tills and drifts have accumulated as unconsolidated deposits on the above rocks. These deposits generally consist of sands and gravels.

The developed part of the site has had the organic layer removed and was backfilled for development. The undeveloped portion of the site will likely require surface organic materials to be removed prior to construction of any facility. The surficial organic/silt layer is likely less than three feet in depth, and is likely underlain by sands and gravels. However, a site-specific geotechnical exploration and analysis should be conducted to verify in-situ conditions prior to development.

UNDERGROUND STORAGE TANKS

According to the ADEC Underground Storage Tank Data Base, there are no underground storage tanks registered for the Lowe's Site as of April 26, 2017.

UTILITIES:

The following utility summary was compiled using as-built information provided by COK, Enstar, ACS, GCI, and HEA. Contact the appropriate utility companies for more information prior to design and the Alaska Digline at (907) 278-3121 prior to any excavation or construction.

- **WATER AND SEWER SERVICE**

COK water and sewer serve the Lowe's Site. There is an 8-inch DIP water main and an 8-inch DIP gravity sewer main located in Marathon Road. There is also an 8-inch DIP water main in Airport Way that stubs into Baron Park Lane. As part of the Lowe's development, a 10-inch DIP water line loop was installed around the building and connects into both the Airport Way and Marathon Road mains. The water service to the building ties into the 10-inch waterline. The sewer service is a 6-inch DIP gravity line that ties into the sewer main in Marathon Road.

- **ELECTRIC**

HEA provides electric service to the site. There is overhead electric along Marathon Road and underground electric along Baron Park Lane, with a tie between the two along the south lot line. The building is fed from the south with 3-phase power and can be integrated to include power output from 120/208V to 240/480V depending on the need.

- **TELECOMMUNICATIONS**

GCI provides telephone service to the site. The service is provided from the line in Baron Park Lane.

- **NATURAL GAS**

Enstar provides natural gas service to the site. There is a 2-inch plastic distribution line in Marathon Road and a 2-inch plastic distribution line in Baron Park Lane. According to Enstar, the building is served with a 2-inch plastic line connecting to the distribution line in Marathon Road.

- **DRAINAGE AND STORM WATER**

In general, the parking lot drains to the west into a detention pond. The detention pond captures the majority of the storm water from the parking lot, and connects to the COK storm water system along Baron Park Lane. The building may also discharge runoff from the roof directly onto the parking lot.

ZONING

Lot A is located within the General Commercial (CG) & Light Industrial (IL) zoning districts as shown on the City of Kenai ZONING Map dated January 2016.

The CG district Zone is *“established to provide for areas where a broad range of retail, wholesale, and service establishments is desirable. Uses are regulated to concentrate commercial development to the greatest extent possible and to prevent any uses which would have an adverse effect upon nearby properties. New single- and two (2) family residential uses and other noncommercial uses, except as otherwise provided in this chapter, are not permitted in this zone as principal uses because it is intended that land classified in this zone be reserved for commercial purposes, and because a commercial zone is not suited to the uses excluded above.”* per Kenai Municipal Code 14.20.120 General Commercial Zone (CG Zone). Additional uses consistent with a community center and/or educational center are permitted and do not require a conditional use permit.

The IL district Zone *“is designed to provide for the development of industrial and commercial uses which are usually compatible and which are of a type which has no nuisance effects upon surrounding property, or which may be controlled to prevent any nuisance effects upon surrounding property. New residential uses and other non-industrial uses, except as otherwise provided in this chapter, are not permitted in this*

zone as principal uses because it is intended that land classified in this zone be reserved for industrial and commercial purposes, and because the IL zone is not suited to the excluded uses” per Kenai Municipal Code Title 14.20.130 Light Industrial Zone (IL Zone). Additional uses consistent with a community center and/or educational center are allowed and may require a conditional use permit.

The minimum setbacks per KMC Title 14.24.020 for the CG and IL zoning districts are shown in Table 3-1. Other code restrictions or requirements per KMC Title 14 for CG and IL zoning districts are shown in Table 3-2.

Table 3-1: Minimum Setbacks for CG & IL Zoning Districts *

Front Setback from any right-of-way	20 feet
Side Setback	10 feet
Rear Setback	10 feet

Table 3-2: Additional Code Restrictions for CG & IL Zoning Districts*

Maximum Lot Coverage	None specified
Maximum Height of Structure	None specified
Parking	Requirements shall be determined by type, size and use of development. See KMC Title 14.20.250B for more information
Landscaping	Any clearing of vegetation leaving 25% or less of the parcel covered in natural vegetation requires approval by the City of Kenai Administration Official per KMC Title 14.25.015. A landscaping site plan in accordance with KMC Title 14.25.040 must be submitted to the City of Kenai Administration Official prior to the issuance of a building permit. Additional buffering landscaping and/or fencing may be required.

***All data must be verified prior to development.**

Refer to the published code for a complete listing of permitted uses and other restrictions. The Kenai Municipal Code can be viewed in its entirety at www.qcode.us/codes/kenai/. Questions regarding the code and compliance, and any future development of the subject property should be directed to the City of Kenai, located at 210 Fidalgo Ave. in Kenai, Alaska or via telephone at (907) 283-7535.

TITLE REPORT

A Limited Liability for Information TITLE REPORT was ordered from First American Title Insurance Company and is included in Appendix B. The report was issued as File Number 0229-2841308 with an Effective Date of March 23, 2017.

Title is vested as follows:

Lot A, Baron Park, 2006 Replat per Plat No. 2006-25, Records of the Kenai Recording District, Third Judicial District, State of Alaska title is vested in Kenai Warehouse, LLC, an Alaska limited company

Per the title report, the encumbrances are as follows:

1. Reservations and exception as contained in the Quitclaim Deed recorded in Book 827 at Page 303 and the Deed of Release recorded in Book 401 at Page 777 including but not limited to rights reserved to the United States for Right-of-ways for ditches and canals, the construction of railroads, telecom lines and coal, oil and gas rights.
2. A 15-foot Utility Right-of-way Easement in favor of Homer Electric Association, Inc. as recorded in Book 255 at Page 109.
3. Utility Right-of-way Easement in favor of Homer Electric Association, Inc. as recorded in Book 556 at Page 772.
4. Easement and notes as shown on the plat of record, Plat No. 2006-25.
5. Slope Easement in favor of the City of Kenai as recorded in Document Serial No. 200808580-0.
6. A 10-foot Utility Easement in favor of Homer Electric Association, Inc. as recorded in Document Serial No. 2008-008291-0.
7. Terms and conditions of the Deed of Trust recorded as Document Serial No. 2013-005449-0.
8. Terms and conditions of the between Kenai Warehouse, LLC and the Northrim Bank as recorded in Document Serial No. 2013-005450-0 and the financing statement recorded as Document Serial No. 2013-005852-0

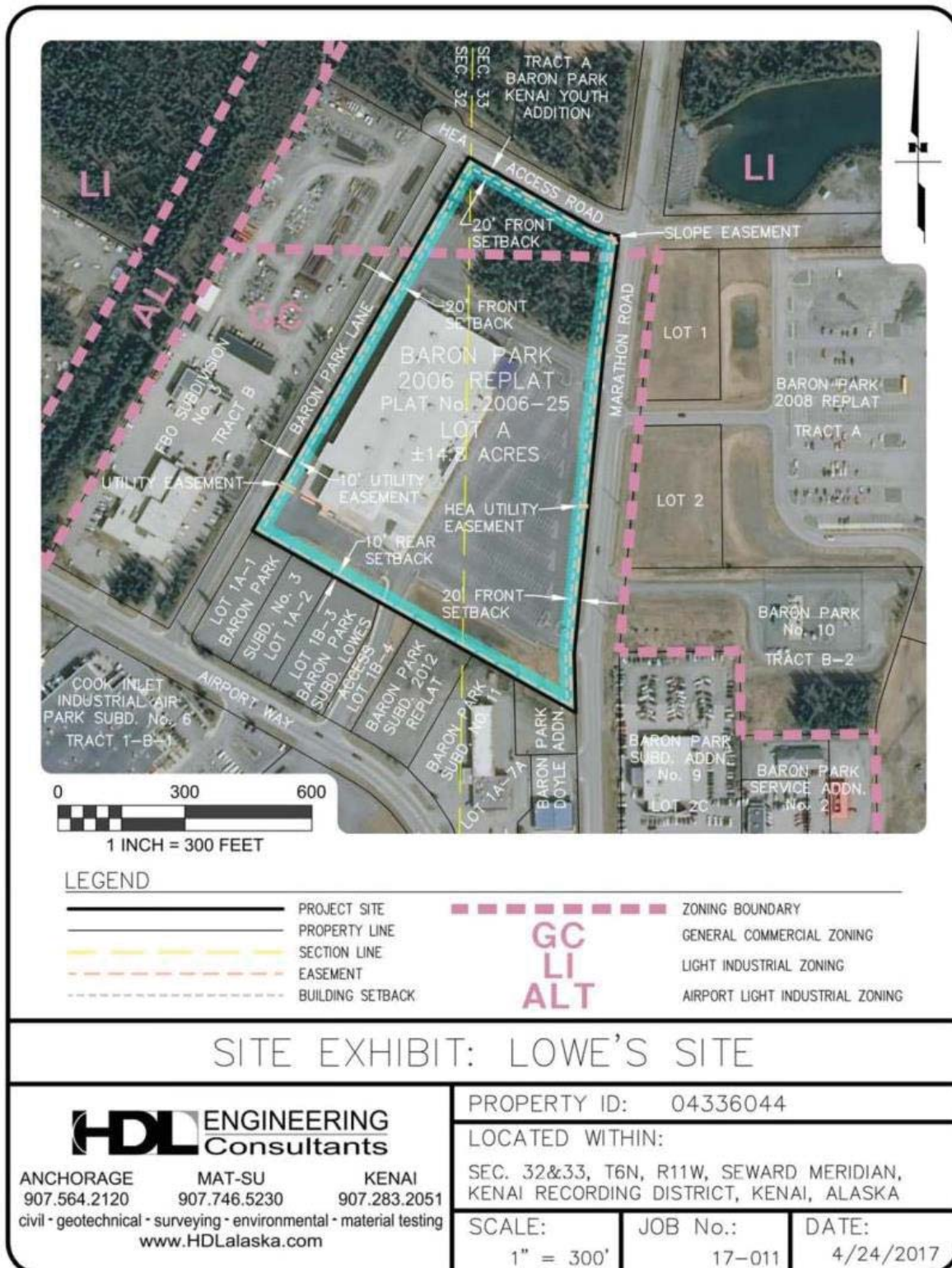


Figure 3: Lowe's Site

B. BUILDING CONDITIONS

1. ARCHITECTURAL

BUILDING ENVELOPE

The 111,348 square foot structure is a typical big box store constructed of painted tilt-up concrete insulated wall panels. The property also includes a 26,568 partially roofed garden center, three loading dock doors with a depressed sloped ramp. Each dock is provided with a dock leveler and coiling overhead door.



ROOF

The building's low pitch (flat) roof slopes $\frac{1}{4}$ inch per foot from the south east to the north west External Heated Roof Leaders drain the building TPO roof surface. The roof is reportedly in good condition, although there were three large puddles observed on the floor of the building and drips were observed coming from the exposed roof's steel deck. The exterior roof ladder access was locked at the time of our inspection. A follow-up inspection was conducted by Rain Proof Roofing who reported there were several tears in the membrane that have since been patched. The estimated remaining life of the TPO is 10 years.

Inspections revealed the roof is thermally insulated with two layers of 2.25 inch thick (4.5 inches) of rigid polyisocyanurate insulation. It is expected this results in a R22 roof assembly. At the time of construction there was no State energy code and currently most Alaska communities have not adopted the code that is in place. However, the code dictates a minimum R38 roof insulation value for new construction. R22 is generally considered marginally under insulated by today's standards.

With some immediate maintenance and a well-established maintenance routine, the building roof is expected to have a 10 year life.

EXTERIOR WALLS

The exterior painted concrete walls are in very good condition with essentially no cracking, panel settlement or other noted deficiencies. There are several areas where the surface paint has separated from the exterior concrete surface. There appears to be surface efflorescence causing the paint failure. The limited areas where the paint failure has occurred is not thought to be a significant problem to fix or the result of other building system failures.

The exterior walls are constructed as insulated sandwich panels with 4-6 inches of exterior painted concrete two (2) inches of rigid insulation and 2-1/2 inches of interior painted concrete. Essentially no surface cracking was observed on any concrete walls other than minor cracking on the interior demising wall between the sprinkler/telephone rooms and the cart storage area. Two inches of rigid insulation results in an insulating value of approximately R10, which is essentially half the insulation typically expected in a modern building. R21 is the recommended insulation value listed in the state energy code. One exterior panel joint filler has come out of the joint on the north side of the building.

OPENINGS

The building has very few exterior openings and those that do exist are the entry sliding glass door and store front system and single hollow metal egress doors in the building's north west wall. The docks are provided with overhead coiling doors. A sliding glass door between the main store and the former garden center acts as an exterior door. There is also an overhead coiling door in the cart storage area. All doors were operating properly at the time of the inspection. One note, overhead coiling doors are notoriously poorly insulated and the numerous joints allow significant infiltration. The dock and cart storage doors are expected to make for cool drafty conditions inside the building in the areas around the doors.



INTERIOR

The store area is generally unfinished space with steel roof deck and bar joists exposed, walls are painted concrete and the floors are steel troweled exposed concrete. All these finishes are in excellent condition. The concrete floors are in particularly good shape with most surfaces being completely uncracked and without blemishes.

Staff spaces in the building are along the south east wall near the entry. Toilet rooms, meeting spaces and the few building offices are built with steel studs and painted gypsum board. Toilet rooms have ceramic tile floors and 7 foot high ceramic tile wainscots, the walls above the wainscot are painted gypsum board. Toilet partitions are plastic laminate overhead braced with pilasters.

CONCLUSIONS

The building generally is in very good condition, the large site and convenient access makes the Lowe's site an excellent candidate site. Some points for consideration are noted below.

1. The only plumbing in the building is along the southeast wall near the entry. The Education building program calls for numerous toilet rooms, a commercial kitchen and other areas that will need water and sewer service. Concrete cutting and trenching will likely be required to implement these program requirements.
2. The building is generally under insulated. Since it is expected acoustic ceilings will be installed in most education areas, the underside of the steel deck could be insulated but this would result in a vapor barrier outside of the expected dew point which will likely result in moisture

problems. Exterior walls could be furred and insulated with a new vapor barrier applied to the warm side of the new insulation.

Currently in the building non-occupied but maintained status it costs approximately \$54,510 annually (\$33,069 for electricity, \$1,559 for water and \$19,879 for natural gas. For the purposes of this study we are proposing to create a heated environment enclosed within insulated partitions within the large tempered existing space

3. The building is three times larger than the space required in the Education Center. The excess 83,175 sq. ft., 75% of the building, could be considered for other programs but if an average building utility cost of \$54,5100 is applied to the unused portion of the building, the carrying cost for this currently unprogrammed space will be a \$41,000/year financial drain on the organization.

2. STRUCTURAL

OBSERVATIONS

According to the asbuilt drawings, the building was constructed to the 2006 IBC. The ground snow load was listed as 70 psf, and the design flat roof snow load was 49 psf. The design wind load is 100 mph, exposure B.

The building foundation is constructed with a reinforced concrete slab on grade, reinforced concrete pad footings at columns and exterior reinforced concrete strip footings. The building uses 7.5" thick tilt-up reinforced concrete bearing walls at the perimeter and HSS columns on a grid spacing that varies between 47' and 33'. The building roof is constructed from 1.5" corrugated steel deck over steel bar joist varying in depth from 18" to 40". The bar joist are supported by open web steel roof girders and concrete bearing walls.

The buildings lateral force resisting system includes the steel roof deck as a diaphragm and the reinforced concrete bearing walls at the perimeter as shear panels. The seismic design utilizes an R factor of 5 for the concrete bearing wall system.

During the walk through the interior perimeter of the concrete walls were inspected for cracks. No large cracks were observed on any of the tilt up panels. Some small cracks were observed, with the majority of small hairline cracks originating at the panel to panel welded connections. It should be noted that it was typical around the perimeter of the building that the concrete panels were tied together with a welded angle at the top, bottom and middle of each panel. Along the east wall of the store there was many panel joints that did not contain a welded tab at the bottom of the panel, even though an insert was embedded in the concrete when cast. At the cast in place wall at GL 1.5 near the south east main entrance regular cracks were observed in the bottom lift of the wall and appeared to arrest at the horizontal cold joint. The maximum crack size was less than 1/16".

Surface corrosion was evident on the bottom of the exterior steel columns at the front canopy and less evident on the exterior columns in the outdoor canopy area on the south side of the building.

On the interior of the building no measurable slab cracking was observed.

On the exterior of the building on the north wall, a foam backer rod had fallen out of the space between shear panels. On the interior side of the walls, the seal on the panel joist was cracking and pulling apart in some joints.

COMMENTS

The design loads for the building are lower than what would normally be allowed by code. The wind load required by IBC 2006 is 110 MPH for the Kenai area, not the 100 mph used for design. I would also argue that portions of the building could be classified as exposure C, when in fact the design unconservatively uses exposure category B. Also, the snow load uses an exposure factor of 0.8 to develop the snow load of 49 psf. The 0.8 exposure factor is only allowed in terrain category D. If a factor of 0.9 is correctly used for the exposure factor, the minimum snow load would be 55 psf, which is still less than the 60 psf normally used by our office for design in Kenai.

The concrete cracking observed in the walls is minimal for a concrete building in this seismic zone and does not indicate a problem with seismic design or differential settlement of the building. The cracking on the wall at GL 1.5 near the south entrance may indicate excessive shrinkage of the concrete due to a high water cement ratio in that batch of concrete. The cracking does not appear to indicate a life safety issue.

It appears that the missing welded tab on the bottom most panel to panel connection was removed in some cases and not installed in others. The connection angles do slightly protrude into the building space on the interior side so they may have been removed or omitted because they were an obstruction. A note is handwritten on detail 4 of sheet S3-4 that seems to refer to the angles but the handwriting is illegible due to copying. An original of the asbuilts should be consulted to determine the intent of the note and the owner should consider installing the missing connectors.

FUTURE MODIFICATIONS

The existing building has very few exterior penetrations in the exterior concrete walls. If the building was used as an educational center it would be desirable to have more natural light on the inside of the building and likely more egress points. These could both result in the cutting of openings in the reinforced concrete bearing walls. The walls are 7.5" reinforced concrete, and could be cut with a diamond blade concrete saw. The openings could likely be cut at 1/3rd of the panel width or less (panels range from 10'-25' with most panels 14' +/- 1' without opening reinforcement. Larger openings would likely require steel reinforcing to be fastened to the interior or exterior of the wall around the openings. It would be possible to remove full concrete panels, however, additional steel framing would be required around the opening to support the gravity loads from the roof and chord forces from the diaphragm. When cutting openings or removing panels it is safe to assume that one could remove up to 10% of the wall length in any given wall line without significant disruption to the lateral force resisting system. Any modifications to the building including cutting holes or removing panels should be analyzed by a structural engineer licensed in the state of Alaska prior to construction.

The light environmental design loads will provide some restrictions for additional load to be placed on the building superstructure in future renovations. Planning for future remodeling should include all new structures on the interior of the building to be floor supported. It should not be planned to place additional roof top units or significant additional insulation on the roof without having a snow load monitoring and removal plan in place. Also, the occupancy category listed in design is II. If the building is going to have space where more than 300 people congregate in one area, have daycare facilities with a capacity greater than 150, and/or have elementary school facilities with a capacity greater than 250, it would need to increase the occupancy category to III. This increase in occupancy category (IBC 2006), is known as a risk category in IBC 2012 and would result in a 10% increase in design snow load, 25% increase in seismic design load and roughly 15% increase in wind loads.

SUMMARY

The building was lightly designed but is in good structural condition. No significant repairs are anticipated to the superstructure. If a change in occupancy category (risk category in IBC 2012) is required the building should be reanalyzed and may require strengthening.

3. MECHANICAL

BUILDING NATURAL GAS SERVICE

The building is served by a utility gas service to the building. A single natural gas meter located in the back of the building provides 2 psi gas service to the roof top units and other gas-fired heating appliances, including radiant tube heaters. The 2 psi gas service is stepped down to an inch-water column gas pressure at the roof top units for final connection to the equipment and stepped down to an inch-water column gas pressure before entering the building to service the radiant tube heaters. The gas meter arrangement and the piping appeared to be in excellent condition.

HEAT GENERATION AND CENTRAL COOLING SYSTEMS

The building does not have central heating plant or a chiller plant.

HEATING AND COOLING SYSTEMS

Sixteen rooftop units provide gas-fired heating and DX cooling for the entire building. A small number of radiant tube heaters provide coverage at the building entries and loading dock areas. Two vertical gas-fired unit heaters provide heating for the greenhouse.

The conditions of the rooftop units could not be observed during the site visit. The date of the record drawings indicates these rooftop units are approximately 10 years old. Judging from the conditions of the building, these rooftop units are likely to be in good condition and can be expected to have another 5 to 10 years of service life.

The interior gas-fire radiant tube heaters, on the other hand, are in varying degrees of disrepair and will require some work to repair or replace if they are incorporated into the future plan for the building.

The greenhouse gas-fire unit heaters appeared to be in good condition.

VENTILATION SYSTEMS

The existing rooftop units provide outdoor air ventilation for the spaces.

SPECIAL TERMINAL SYSTEM

An energy recovery ventilator provides heat extraction service for the main electrical room.

RESTROOM EXHAUST SYSTEM

The restrooms and utility rooms are served by a central exhaust system.

GENERAL OBSERVATION

The building mechanical systems are in generally good condition and, if incorporated into the planned project, may be brought online into service with minimum startup and re-commissioning efforts.

4. PLUMBING

BUILDING WATER SERVICE ENTRANCE

The building is served by a 10" water main to provide fire protection sprinkler and domestic water services. The domestic water service meter station is co-located with an irrigation water service deduct meter station in a dedicated water service room together with the fire protection water systems. The water service systems appeared to be in excellent condition.

DOMESTIC HOT WATER GENERATION SYSTEM

A 40-gal 9-KW electric water heater provides domestic hot water for the restrooms and the kitchen sinks throughout the building. A small inline pump circulates the domestic hot water system for quick delivery of hot water to the fixtures.

DOMESTIC WATER DISTRIBUTION SYSTEMS

Domestic water piping and pipe insulation systems appeared to be in good condition. Domestic water piping system appeared to be primarily copper piping.

SANITARY WASTE AND VENT PIPING SYSTEMS

Sanitary waste and vent piping system could not be directly observed but is expected to be in good condition.

Record drawings show the building is served by a 4" utility sewer main to the building. The 4" sanitary sewer service is insufficient for the programmed spaces and will need to be upgraded to a 5" or 6" new service.

STORM DRAIN SYSTEMS

Storm drain piping systems appeared to be in good condition.

PLUMBING FIXTURES

Plumbing fixtures appeared to be in good condition throughout and may be considered for reuse.

SPECIAL PLUMBING SYSTEMS

The outdoor piping of the existing irrigation water system to the greenhouse and the outdoor garden areas showed significant damage and will need to be rebuilt if incorporated into the project.

GENERAL OBSERVATION

The building plumbing systems are in generally good condition and, if incorporated into the planned project, may be brought online into service with minimum startup and re-commissioning efforts.

5. FIRE PROTECTION SYSTEMS

FIRE PROTECTION WATER SERVICE

The fire protection water service is equipped with a backflow preventer to protect the domestic water system from contamination.

The fire protection system includes an electric fire pump system and the associated diesel fuel-fired electric generator system.

BUILDING SPRINKLER SYSTEM

The building is protected throughout by NFPA 13 sprinkler systems including wet and dry pipe systems. The fire protection system includes an electric fire pump system.

GENERAL OBSERVATION

The building fire protection systems are in generally good condition and, if incorporated into the planned project, may be brought online into service with minimum startup and re-commissioning 5.

6. ELECTRICAL

UTILITY SERVICE

The facility is served by Homer Electric Association (HEA) via a 500 kilo Volt-Amps (kVA) pad mounted utility transformer. The utility transformer is located at the northeast corner of the building. The transformer feeds the school at 480Y/2770V, 3-phase, 4-wire via an exterior current transformer (CT) enclosure to an interior main disconnect. The utility meter is located adjacent to the CT can.

MAIN DISCONNECT

The main disconnect is a 2,000 Amp (A) main and is in an interior switchboard in the main electrical room at the northeast corner of the building. The main disconnect is equipped with a shunt trip accessory and a shunt trip disconnect is located on the exterior of the building near the utility meter.

ELECTRICAL POWER DISTRIBUTION

Electrical distribution equipment is located in two electrical rooms. The main electrical room which contains the majority of equipment is located near the northeast corner of the building and a satellite electrical room is located near the main entrance on the west side.

The electrical power distribution system was reviewed and appears consistent with the as-built record documents from the original building construction in 2008. Electrical distribution equipment was custom fabricated for Lowes by Square D. The panelboard interiors, circuit breakers and accessories are standard equipment, but they are in custom enclosures. In some instances, the enclosures include additional control wiring that was part of Lowes energy management system. Panel schedules in the branch circuit panels appeared accurate.



Generator: A 350 kilowatt (KW) exterior diesel genset with an integral, skid mounted fuel tank supplies backup power to the facility. The generator is configured to supply Optional Standby Loads (National Electrical Code (NEC) Article 702) and Emergency Loads (NEC Article 700) via two separate automatic transfer switches (ATS). The standby transfer switch is rated at 600A and supplies a significant portion of the facility including lighting and receptacles. The emergency transfer switch is rated at 150A and supplies emergency egress lighting and the jockey pump for the fire suppression system. The generator also supplies the electric fire pump for the fire suppression system located at the water service entry.

Uninterruptible Power System (UPS): A 18.75 kVA rack mounted UPS is located in the main telecom room near the main entry. The UPS is on and appears functional although a low battery temperature alarm was noted. The UPS supplies two UPS branch circuit panels that supported the sales desks,

telecom rooms and the intrusion detection system. Due to age, the batteries will likely require replacement.

ELECTRICAL DEVICES

Wiring devices including switches and receptacles are in good condition and are provided with stainless steel device plates. Ground Fault Circuit Interruption (GFCI) type receptacles are located in accordance with current code requirements.

INTERIOR LIGHTING

Interior lighting is provided by a variety of fixture types utilizing T8 linear fluorescent lamps and electronic ballasts. The primary fixture in use is a 6 lamp, Hi-Bay fixture illuminating the sales floor area. Other fixture types include the following: recessed ceiling mounted 2'x4' and 1'x4' fluorescent lensed, wrap style fixtures and strip fixtures.



Interior lighting throughout the building is controlled via the Lowes Energy Management System which is integrated into the electrical distribution equipment.

Emergency egress lighting is provided by fixtures connected to the NEC Article 700 Emergency panel fed from the generator via the NEC Article 700 emergency transfer switch. Exits signs consist of internally illuminated LED units mounted at egress locations.

EXTERIOR LIGHTING

Exterior lighting on the building is provided by High Intensity Discharge (HID) wall or recess mounted fixtures with metal halide lamps. Exterior lighting on the site is provided by pole mounted area lighting fixtures with metal halide lamps. Exterior lighting fixtures are in fair condition. Exterior lighting is controlled via the Lowes Energy Management System which is integrated into the electrical distribution equipment.



TELECOMMUNICATIONS

A main telecom room is located near the main entry of the building. The utility telecom service enters this room via 2 @ 4" conduits (1 spare). Adequate room exists for multiple telecom racks to support telecommunications equipment. These racks have been removed and the overhead ladder rack system for cable routing remains. Due to the size of the facility and the provision of only one telecom room, optical fiber cabling was used to distribute throughout the facility. A limited number of telecom wall outlets located within 90 meters of the main telecom room are connected with Category 5e copper cabling. All cabling remains and was disconnected when the telecom racks were removed.

FIRE ALARM

A conventional non-addressable fire alarm system manufactured by Bosch serves the building. The system includes the main fire alarm panel located in the telecom room, dialer, field devices including horn-strobes and manual pull stations and a remote annunciator located in the main entry vestibule. Remote booster power supplies are in the telecom room and the main electrical room to provide additional power to fire alarm devices where needed.

INTRUSION DETECTION

An intrusion detection system manufactured by Vector Security serves the building. The headend is in the telecom room. Field devices consist of door contacts at the entries and a remote keypad at the main entry. No as-built documentation of the system was available.



CCTV (CLOSED CIRCUIT TV)

CCTV mini dome cameras are located at each of the building entry points and at the location of the sales desks. No manufacturer information or as-built documentation of the system was available.

SUMMARY

The basic electrical systems at this facility are in good condition. The electrical service installed capacity is approximately 13 VA/square foot and is more than adequate to support an office or school application (typically 8-10 VA/square foot). Changes to the internal power distribution system will likely be limited to reconfiguring branch circuit panels to serve the renovated areas.

Telecom distribution will need to be reconfigured, but the main telecom room is sized adequately and infrastructure revisions will be relatively cost effective given the volume of the space.

Special systems such as fire alarm, intrusion detection and CCTV will need to be revised to support the Owner's preferences, current code requirements, and the renovated areas.

3.0 SITE COMPARISON SUMMARIES

SITE COMPARISONS - TRANSPORTATION

SITE	ADJACENT STREET SYSTEM	SITE ACCESS	PROXIMITY TO ANCILLARY FACILITIES	PARKING / PUBLIC TRANSIT
Ames Road	<p>Ames Road off Beaver Loop Road.</p> <p>Ames Road is a gravel residential street, Beaver Loop is a paved collector road that connects to the Kenai Spur Highway. Beaver Loop is in DOT design for an upgrade.</p>	Ames Road only.	<p>Approximately 4.6 miles from Kenaitze offices.</p> <p>Approximately 3.4 from nearest elementary school.</p> <p>Approximately 5.1 from nearest secondary school.</p>	<p>Parking to be developed on site.</p> <p>No public transit or bike routes.</p>
Lowe's	<p>Marathon Drive and Baron Park Lane</p> <p>Marathon Drive is a paved collector road connecting to Kenai Spur Highway. Baron Park Lane is a paved industrial street connecting to Airport Way and HEA access.</p>	<p>Marathon Drive (2 access points)</p> <p>Baron Park Lane (2 access points)</p>	<p>Approximately 1.0 miles from Kenaitze offices.</p> <p>Approximately 2.6 from nearest elementary school.</p> <p>Approximately 1.0 from nearest secondary school.</p>	<p>The site has 470 developed parking stalls, 12 of which are handicapped stalls.</p>
Strip Mall	<p>Overland Avenue and Highland Avenue.</p> <p>Both streets are paved residential streets that connect to Main Street which then connects to Kenai Spur Highway.</p>	Both Overland and Highland Avenues provide site access.	<p>Approximately 0.8 miles from Kenaitze offices.</p> <p>Approximately 3.6 from nearest elementary school.</p> <p>Approximately 2.0 from nearest secondary school.</p>	<p>Parking will need to be constructed on this site to suit building program.</p>
Old Town	<p>Overland Avenue and Kenai Spur Highway.</p> <p>Overland Avenue is a paved residential street.</p>	Overland Avenue and Kenai Spur Highway both provide one access point to the two sites.	<p>Approximately .0.9 miles from Kenaitze offices.</p> <p>Approximately 3.7 from nearest elementary school.</p> <p>Approximately 2.1 from nearest secondary school.</p>	<p>Parking to be developed on the site.</p>

SITE COMPARISONS - UTILITIES

SITE	WATER	SANITARY SEWER	STORM DRAIN	ELECTRICITY	NATURAL GAS	TELECOMMUNICATIONS
Ames Road	Existing well will need to be updated for new development. Nearest public water system is 660 feet from property.	Existing on-site septic system will need to be replaced for new development.	No public system is provided. An on-site system will need to be developed.	Single Phase HEA 220V overhead service currently serves the site. 3 Phase is not available from Ames Road, new extension is required. Current power is not sufficient.	2-1/2 inch gas line at Beaver Loop Road, 2 inch plastic line is along Ames Road and currently a 5/8 inch line serves the site. The gas service needs to be a minimum of 2 inches.	GCI telephone service is provided to the site from Ames Road.
Lowe's	8 inch DIP in Marathon Drive, 8 inch DIP in Baron Park Lane, 10 inch DIP water loop around building. This is adequate for the new use.	6 inch DIP - this is adequate for the new building.	Surface drainage to a detention pond and then connects to storm water system in Baron Park Lane.	Underground service from Baron Park Lane. 3 phase power in either 120/208V or 240/480V. Either will be adequate if we have 2000 amps for the 120/208V or 1000 amps for the 240/480V.	Existing service is 2 inch plastic pipe from Baron Park Lane. This should be adequate service.	GCI provides telephone service to the building.
Strip Mall	6 inch DIP in Overland Avenue is adequate to serve this project.	8 inch AC in Overland Avenue is adequate to serve this project.	Both Overland and Highland Avenues have storm drains for connection to this site.	Single phase 220V service to building. 3 phase is approximately 1000 feet away near Cook Drive and Mission Avenue. Current power is not sufficient.	3 inch steel distribution line in Overland, 2 inch plastic line in Highland. 7/8 inch service is not adequate and will need to be replaced with 2 inch.	GCI service is available in both Overland and Highland Avenues.
Old Town	6 inch DIP in Overland Avenue.	8 inch AC in Overland Avenue.	Storm drains in both Overland Avenue and Kenai Spur Highway.	Single phase 220V service to building. 3 phase is approximately 1000 feet away near Cook Drive and Mission Avenue. Current power is not sufficient.	3 inch steel line in Overland Avenue, 6 inch steel in Kenai Spur Highway and 3/4 inch plastic to the site. The existing 3/4 inch service is not large enough for this project and will require new service.	GCI provides service in both Overland Avenue and Kenai Spur Highway.

SITE COMPARISONS - ENVIRONMENTAL AND CODE RESTRICTIONS

SITE	UNDERGROUND TANKS	ZONE CAPACITY	SET BACKS	RESTRICTIONS	LANDSCAPING
Ames Road	There are no known underground storage tanks on the site.	Rural Residential (RR) zone. Community Centers and Educational Centers are allowable uses but require a Conditional Use Permit.	Front set back from any right-of-way - 20 feet. Side setback - 15 feet Rear setback - 20 feet	Maximum lot coverage - 30% of total lot area. Maximum height - 35 feet Parking - See KMC title, 14.20.25B. 400 SF per stall used for this preliminary study.	Negotiated with the City of Kenai. Landscape buffering and possibly fencing are expected to be required.
Lowe's	No know underground tanks.	General Commercial (CG) and Light Industrial (IL) zones. Community Center/Education Center are permitted uses but due to the IL zone may require a conditional use.	Front setback right-of-way - 20 feet. Side setback right-of-way - 10 feet. Rear setback right-of-way - 10 feet.	Maximum lot coverage of lot area - no restriction. Maximum height of structure - no restriction. Parking - See KMC Title 14.20.25B. 450 SF per stall used for this study.	Existing conditions met the code at the time of construction and it is assumed the site landscaping is acceptable as is.
Strip Mall	There are no known tanks on the site.	Central Mixed Use (CMU) Community Centers and Education Centers are permitted uses.	Front setback - 20 feet Side setback - 10 feet Rear setback - 10 feet	Maximum lot coverage of lot - no restrictions. Maximum height - as restricted by FAA.	Landscaping will need to be negotiated with the City of Kenai.
Old Town		Central Commercial (CC) and Central Mixed Use (CMU) Community Centers and Education Centers are permitted uses on these sites.	Front setback - 20 feet Side setback - 10 feet Rear setback - 10 feet	Maximum lot coverage of lot - no restrictions. Maximum height - as restricted by FAA. Parking - See KMC Title 14.20.25B. 450 SF per stall used for this study.	Required in accordance with KMC Title 14.25.040. May include landscape buffering and fencing. Any clearing leaving 25% or less of the parcel covered in natural vegetation requires approval by the City.

SITE COMPARISONS - REQUIRED LOT SIZE

LOT REQUIREMENTS		SITE	TOTAL ACRES
Parking 39,330/450 = 88 stalls x 500 sf/stall =	44,000 sq. ft.	Ames Road	10.0
Building	39,330 sq. ft.	Lowe's	14.8
Outdoor Program	20,000 sq. ft.	Strip Mall	6.62
Total Site Area Required	103,330 sq. ft. (2.37 acres)	Old Town	6.06

SITE COMPARISONS - COST OF DEVELOPMENT

SITE	PURCHASE	SITE	BUILDING	DEVELOPMENT	TOTAL
Ames Road	\$0	\$1,065,487	\$8,451,900	\$3,007,111	\$12,524,498
Lowe's	\$3,500,000	\$0	\$ 6,400,274	\$1,980,583	\$11,880,857
Strip Mall * Assumes all 3 parcels acquired	\$993,100 \$219,300 - Lot 1 \$270,800 - Lot 2 \$503,000 - Lot 3	\$1,636,132 Includes building demolition	\$8,451,900 (\$300 x 28,173 SF)	\$3,654,376	\$14,735,508
Old Town Site	\$638,500 \$378,300 - Lot 1 \$260,200 - Tract A	\$1,864,024 Includes building demolition	\$8,451,900 (\$300 x 28,173 SF)	\$3,202,731	\$14,157,155

4.0 SITE MATRIXES

**KENAITZE TRIBE EDUCATION CENTER
SITE SELECTION MATRIX**

Ranking Scores 1-10
 1 - lowest (negative aspect)
 10 - highest (positive aspect)

PROJECT CONSIDERATIONS	Site: AMES ROAD			COMMENTS
	Weight	Raw	Loaded	
Lot Size, Site Configuration	3			Minimum required - 2.37 acres. Available - 10.0 acres
Site Permitting, Zoning (compatibility and restrictions)	1			
Site Features - convenience of parking, loading, delivery, pick up & drop off	2			
Site Access from major road	2			
Proximity to other Kenaitze Programs	2			
Distance from Jr/High School, Pedestrian/Bike Access, other amenities	2			
Price and Purchase Terms (Site Acquisition Timeline)	3			
Building Construction / Renovation Cost	5			
Development Costs (Design, Permitting, Legal)	3			
Estimated Annual O+M Costs (Utility Costs)	2			28,173 SF x \$1.75/SF = \$49,303
Opportunity Limitations	2			
Existing Conditions (Hazmat, Structural, Systems, Accessibility, Code)	1			
Accommodates Potential Expansion or Incorporation of other programs	2			
TOTAL				

**KENAITZE TRIBE EDUCATION CENTER
SITE SELECTION MATRIX**

Ranking Scores 1-10
 1 - lowest (negative aspect)
 10 - highest (positive aspect)

PROJECT CONSIDERATIONS	Site: LOWE'S			COMMENTS
	Weight	Raw	Loaded	
Lot Size, Site Configuration	3			Minimum required - 2.37 acres. Available - 14.8 acres
Site Permitting, Zoning (compatibility and restrictions)	1			
Site Features - convenience of parking, loading, delivery, pick up & drop off	2			
Site Access from major road	2			
Proximity to other Kenaitze Programs	2			
Distance from Jr/High School, Pedestrian/Bike Access, other amenities	2			
Price and Purchase Terms (Site Acquisition Timeline)	3			
Building Construction / Renovation Cost	5			
Development Costs (Design, Permitting, Legal, FF&E)	3			
Estimated Annual O+M Costs (Utility Costs)	2			28,173 SF x \$1.50/SF + \$41,000 (remainder of building) = \$83,260
Opportunity Limitations	2			
Existing Conditions (Hazmat, Structural, Systems, Accessibility, Code)	1			
Accommodates Potential Expansion or Incorporation of other programs	2			
TOTAL				

**KENAITZE TRIBE EDUCATION CENTER
SITE SELECTION MATRIX**

Ranking Scores 1-10
 1 - lowest (negative aspect)
 10 - highest (positive aspect)

PROJECT CONSIDERATIONS	Site: STRIP MALL			COMMENTS
	Weight	Raw	Loaded	
Lot Size, Site Configuration	3			Minimum required - 2.37 acres. Available - 6.62 acres
Site Permitting, Zoning (compatibility and restrictions)	1			
Site Features - convenience of parking, loading, delivery, pick up & drop off	2			
Site Access from major road	2			
Proximity to other Kenaitze Programs	2			
Distance from Jr/High School, Pedestrian/Bike Access, other amenities	2			
Price and Purchase Terms (Site Acquisition Timeline)	3			
Building Construction / Renovation Cost	5			
Development Costs (Design, Permitting, Legal, FF&E)	3			
Estimated Annual O+M Costs (Utility Costs)	2			28,173 SF x \$1.75/SF = \$49,303
Opportunity Limitations	2			
Existing Conditions (Hazmat, Structural, Systems, Accessibility, Code)	1			
Accommodates Potential Expansion or Incorporation of other programs	2			
TOTAL				

**KENAITZE TRIBE EDUCATION CENTER
SITE SELECTION MATRIX**

Ranking Scores 1-10
 1 - lowest (negative aspect)
 10 - highest (positive aspect)

PROJECT CONSIDERATIONS	Site: OLD TOWN			COMMENTS
	Weight	Raw	Loaded	
Lot Size, Site Configuration	3			Minimum required - 2.37 acres. Available - 6.06 acres
Site Permitting, Zoning (compatibility and restrictions)	1			
Site Features - convenience of parking, loading, delivery, pick up & drop off	2			
Site Access from major road	2			
Proximity to other Kenaitze Programs	2			
Distance from Jr/High School, Pedestrian/Bike Access, other amenities	2			
Price and Purchase Terms (Site Acquisition Timeline)	3			
Building Construction / Renovation Cost	5			
Development Costs (Design, Permitting, Legal, FF&E)	3			
Estimated Annual O+M Costs (Utility Costs)	2			28,173 SF x \$1.75/SF = \$49,303
Opportunity Limitations	2			
Existing Conditions (Hazmat, Structural, Systems, Accessibility, Code)	1			
Accommodates Potential Expansion or Incorporation of other programs	2			
TOTAL				

5.0 SPACE LIST

KENAITZE EDUCATION CENTER

SUMMARY

Education Career Development Center	2,670
Yaghanen Youth Program	8,487
Early Childhood Center	28,173
<hr/>	
Total Square Feet	39,330
<hr/>	

**KENAITZE EDUCATION CENTER
SPACE LIST**

**EDUCATION CAREER
DEVELOPMENT CENTER**

Space No.	Space Description	Qty	Area SF	Net Area SF	Remarks
1.00	Public Arctic Entry				Shared with Yaghanen.
1.01	Lobby				Shared with Yaghanen.
1.02	Reception Area				Shared with Yaghanen.
1.03	Office				
1.03.1	Administrator Office	1	120	120	Private office with table for 4.
1.03.2	Education/Work Force	1	40	40	
1.03.3	Internship Supervisor	1	40	40	
1.03.4	Support Staff	1	40	40	
1.03.5	Shared Desk	3	40	120	Shared desk with locking cabinets for staff who are not in the office on a daily basis
1.03.6	Break Out Space	1	110	110	Small informal meeting space for up to 6 people.
1.03.7	Focus / Talking Room	1	50	50	Small private space for 1-3 people, used for personal conversations.
1.04	TUTOR AREA				
1.04.1	Intern Study	2	280	560	Two casual classroom/study areas for 5 each.
1.04.2	Kitchenette	1	90	90	Kitchen sink, coffee bar.
1.04.3	Youth Lockers	1	110	110	Shared with Yaghanen.
1.05	JOB SEARCH				
1.05.1	Job Search Computers	1	120	120	(3) computers, printer.
1.05.2	Meeting Space	1	110	110	Meeting space for applicant and job coach.
1.06	SUPPORT				
1.06.1	Toilet Room - Men	1			Shared with Yaghanen.
1.06.2	Toilet Room - Women	1			Shared with Yaghanen.
1.06.3	Storage	1	50	50	
1.06.4	Janitor Closet	1	20	20	Floor sink, mop rack
	Subtotal Net Sq. Ft.			1580	
1.07	BUILDING SERVICES				
1.07.1	Mechanical Room			190	12% of total program space.
1.07.2	Electrical Room			126	8% of total program space.
1.07.3	Server/Data/Com Room			8	.5% of total program space.
1.07.4	Janitorial Supply	1	50	50	Supply room for janitorial products and equipment storage.
1.07.5	Janitorial Closets				Janitor closet in each program area.

**KENAITZE EDUCATION CENTER
SPACE LIST**

**EDUCATION CAREER
DEVELOPMENT CENTER**

Space No.	Space Description	Qty	Area SF	Net Area SF	Remarks
1.07.6	Secondary Means of Egress	1	100	100	Arctic entry
	Subtotal Building Services			<u>474</u>	
	TOTAL NET AREA			2,054	NET SQUARE FEET
	GROSSING FACTOR (1.3)			616	INCREASE NET TO GROSS
	TOTAL GROSS AREA			2,670	GROSS SQUARE FEET

**KENAITZE EDUCATION CENTER
SPACE LIST**

YAGHANEN YOUTH PROGRAM

Space No.	Space Description	Qty	Area SF	Net Area SF	Remarks
2.00	Arctic Entry	1	100	100	Shared with ECD
2.01	OFFICE/GATHERING				
2.02	Lobby	1	150	150	Seating for up to 10. Built-in awards case. Shared with ECD
2.03	Reception	1	60	60	Off lobby space. Shared with ECD.
2.04	Office for Administrator	1	120	120	Private office with table to seat 6.
2.05	Open Office Space	6	50	300	Workstations. Separate space from lobby/gathering.
2.05.1	Office Storage	1	25	25	Shared with ECD
2.05.2	Break Room	1	175	175	Seating for 6; refrigerator, sink, microwave. Shared with ECD.
2.06	Lobby/Youth Gathering	1	225	225	Meeting space and hangout for kids.
2.06.1	Coat Area	1	210	210	Coat hooks for up to 50, plus 100 12"x12" half height lockers.
2.06.2	Toilet Room - Men	1	120	120	2 urinals, 2 water closets, 2 lavatories. Shared with ECD.
2.06.3	Toilet Room - Women	1	120	120	4 water closets, 2 lavatories. Shared with ECD.
2.07	RECREATION AREA				
2.07.1	Casual Seating	1	200	200	Seating for kids playing computer games
2.07.2	(3) Large Wall Monitors	3	8	24	Computer game stations
2.08	Study Area	1	200	200	Seating for up to 15 kids studying at tables and over stuffed chairs.
2.09	Class Room	2	600	1,200	Seating for 25. Shared with ECD.
2.10	MULTIPURPOSE ROOM	1			Shared with ECC. See ECC 3.17
2.11	Equipment Storage	2	200	400	Open into Multi-Purpose Room.
2.12	ROCK WALL	1	500	500	In Multi-Purpose Room.
2.13	STAGING AREA				
2.13.1	Loading Area	1	300	300	At grade dock with loading area inside building.
2.13.2	Staging Area	1	300	300	Adjacent to loading.
2.13.3	Storage	1	400	400	Storage of camping gear, 2 tier pallet racks.
	Subtotal Net Area Sq. Ft.			5,129	
2.14	BUILDING SERVICES				
2.14.1	Mechanical Room			615	12% of total program space.
2.14.2	Electrical Room			410	8% of total program space.
2.14.3	Server/Data/Com Room			26	.5% of total program space.

**KENAITZE EDUCATION CENTER
SPACE LIST**

YAGHANEN YOUTH PROGRAM

Space No.	Space Description	Qty	Area SF	Net Area SF	Remarks
2.14.4	Janitorial Supply	1	50	50	Supply room for janitorial products and equipment storage.
2.14.5	Janitorial Closets				Janitor closet in each program area.
2.14.6	Secondary Means of Egress	4	100	400	Arctic entries.
	Subtotal Building Services			1,501	
TOTAL NET AREA				6,630	NET SQUARE FEET
GROSSING FACTOR (1.28)				1,857	INCREASE NET TO GROSS
TOTAL GROSS AREA				8,487	GROSS SQUARE FEET
OUTDOOR PROGRAM					
	Covered Fire Pit	1	700	700	Concrete floor, steel building, 5 ft. diameter fire pit with steel hood and exhaust through the roof.
	Wood Shed	1	200	200	Roof with 3 sided structure
	Canoe Storage	1	100	100	Racks on exterior wall under cover.
	Vehicle Storage	1	2,000	2,000	Fenced area with gravel pad for 2 buses, 4 vans and 1 covered trailer.
TOTAL NET AREA				3,000	NET SQUARE FEET

**KENAITZE EDUCATION CENTER
SPACE LIST**

EARLY CHILDHOOD CENTER

Space No.	Space Description	Qty	Area SF	Net Area SF	Remarks
3.00	ENTRY				
3.01	Covered Drive Isle	1	960	480	Heated slab, count spaces at half area.
3.02	Public Arctic Entry	1	110	110	Locking inner door.
3.03	Lobby/Waiting Area	1	120	120	Seating for 4. Room for strollers and maneuvering.
3.03.1	Community Partnership Assistant	1	80	80	Reception area - space to bridge lobby and administration.
3.03.2	Meeting Space	1	130	130	Private meeting space off lobby, acoustically private.
3.04	ADMINISTRATION				
3.04.1	ECC Administrator	1	120	120	Private office with desk, file cabinet and 4 ft. round table w/ 4 chairs.
3.04.2	Early Head Start Program Manager	1	120	120	Private office with desk, file cabinet and 4 ft. round table w/ 4 chairs.
3.04.3	Education Coordinator	1	60	60	Workstation
3.04.4	Disability Coordinator	1	60	60	Workstation
3.04.5	Alaska Native Educational Coordinator	1	60	60	Workstation
3.04.6	Community Partnership Coordinator	1	60	60	Workstation
3.04.7	Health Coordinator	1	110	110	Health care provider private office
3.04.7.1	Child Resting Room - Health Room	1	110	110	Space to isolate sick child until pick up.
3.04.8	Mental Health Coordinator	1	60	60	Workstation with access to Assessment room.
3.04.8.1	Assessment / Screening Room	1	100	100	Private rooms for behavioral health.
3.05	Safety & Facility Coordinator	1	110	110	Private office.
3.06	Alaska Native Educators	4	48	192	Workstations
3.07	Focus / Talking Rooms	1	60	60	Space for 1-2, private phone or personal discussions. Acoustically private.
3.08	Breakout Room	1	110	110	Small informal gathering space.
3.09	Conference Room	1	250	250	Meeting space for up to 12. Storage credenza.
3.10	Office Work Room	1	150	150	Large layout table with drawers beneath. Mail, files.
3.11	Office Supplies	1	9	9	Closet for miscellaneous office supplies.
3.12	Breast Feeding Room	2	50	100	
	Subtotal Administration			<u>2,761</u>	

**KENAITZE EDUCATION CENTER
SPACE LIST**

EARLY CHILDHOOD CENTER

Space No.	Space Description	Qty	Area SF	Net Area SF	Remarks
3.13	FOOD SERVICE / LAUNDRY				
3.13.1	Light Commercial Kitchen	1	600	600	Shared food preparation for ECC program only.
3.13.2	Cold Storage	1	100	100	Walk-in freezer/refrigerator
3.13.3	Dry Storage	1	75	75	
3.13.4	Trash	1	50	50	Direct access to outdoors.
3.13.5	Compactor	1	110	110	Staging to outdoor compactor.
3.13.6	Scullery	1	200	200	
3.13.7	Tray / Cart Storage	1	250	250	
3.13.8	Kitchen Manager Workstation	1	60	60	
3.13.9	Kitchen Staff Toilet	1	60	60	Unisex, water closet, urinal, lavatory.
3.13.10	Staff Changing/Lockers	1	100	100	5 full height lockers with bench
3.13.11	Janitor Closet	1	20	20	
3.14	Laundry	1	120	120	1 each Speed Queen style washer & dryer, table for folding clothes, laundry sink. Locked chemical storage. Clean storage on wall shelving.
3.15	MULTI-PURPOSE ROOM	1	1,200	1,200	Multipurpose space divisible by half. Seating for up to 50. Access to kitchen.
3.15.1	Table/Chair Storage	1	200	200	6-ft. door opening.
3.15.2	Equipment Storage	1	200	200	Storage for program equipment.
3.15.3	Toilet Room - Men	1	200	200	2 urinals, 1 water closet, 2 lavatories
3.15.4	Toilet Room - Women	1	200	200	3 water closets, 2 lavatories
	Subtotal Food Service/Laundry			3,745	
3.16	HEAD START				
3.16.1	Head Start Classroom	5	800	4,000	Includes workstation for 3 instructors in each classroom. Door directly outside.
3.16.2	Restroom	3	165	495	One restroom includes 3 small toilets, 4' tall walls, shared between 2 classrooms.
3.16.3	Storage Cubbies	3	340	1,020	Outside each pair of classrooms. (40) 12"x18"x36" high. Ventilate each cubby. Art display above.
3.16.4	Classroom Wall Storage	5	50	250	Two ft. deep storage in classroom behind case work above floor base to 8 ft., adjustable shelves.
3.16.5	Storage Room	5	100	500	Accessed from classroom, 12" deep shelves 1 side, 2' deep opposite side.
3.16.6	Instructor Toilet Room	5	50	250	Single person toilet room.

**KENAITZE EDUCATION CENTER
SPACE LIST**

EARLY CHILDHOOD CENTER

Space No.	Space Description	Qty	Area SF	Net Area SF	Remarks
3.16.7	Early Head Start Classroom	6	600	3,600	Laid out in 3 pairs of 2 with glazing between crib areas. 3 wobblers classrooms, 3 toddlers classrooms. Each classroom to include workstation for 3 instructors. Refrigerated milk storage in each room.
3.16.8	Kitchen Bar	1	100	100	Prep for feeding.
3.16.9	Restroom	3	165	495	Same as Head Start, shared between 2 classrooms.
3.16.10	Instructors Toilet Room	3	60	180	Single occupant toilet room with changing table.
3.17	AFTER SCHOOL				
3.17.1	Classroom	1	1,350	1,350	Sized to accommodate 40 children.
3.17.2	Children's Toilet Rooms	4	60	240	One occupant toilet room with space for an adult helper.
3.17.3	Storage in Classroom	1	50	50	2 foot deep cabinets with adjustable shelves and cabinet doors.
3.17.4	Storage Room	1	100	100	Store room with 2 ft. deep shelf on one side and 1 ft. on the other side
3.17.5	Adult Toilet Room	1	50	50	One occupant toilet room.
	Subtotal Head Start Space			12,680	
	Total Program Space			19,186	
3.18	BUILDING SERVICES				
3.18.1	Mechanical Room			1,919	10% of total program space.
3.18.2	Electrical Room			959	5% of total program space.
3.18.3	Server/Data/Com Room			96	.5% of total program space.
3.18.6	Janitorial Closets				Janitor closet in each program area.
3.18.7	Secondary Means of Egress	2	100	200	Arctic entries.
	Subtotal Building Services			3,174	
TOTAL NET AREA				22,360	NET SQUARE FEET
GROSSING FACTOR (1.26)				5,814	INCREASE NET TO GROSS
TOTAL GROSS AREA				28,173	GROSS SQUARE FEET

**KENAITZE EDUCATION CENTER
SPACE LIST**

EARLY CHILDHOOD CENTER

Space No.	Space Description	Qty	Area SF	Net Area SF	Remarks
3.19	ECC OUTDOOR SPACE				
3.19.1	Covered area outside classroom	7	500	3,500	Outside each Head Start classroom and each pair of EHS classroom. Hard surface.
3.19.2	Hard Surface	7	1,200	8,400	Play area for wheeled toys. Cutouts for playground equipment.
3.19.3	Toy Storage	7	200	1,400	3 ft. deep with 2 shelves. Behind pair of 3'x7' hollow metal doors.
3.19.4	Sand Box	2	400	800	
3.19.5	Grass Play Area	2	1,500	3,000	
	TOTAL GROSS AREA			17,100	GROSS SQUARE FEET

6.0 COST STUDY

**Kenaitze Indian Tribe Education Center
Site Evaluation
Kenai, Alaska**

**Construction Cost Estimate
Budgetary Costs
June 27, 2017**

 **ESTIMATIONS**

1225 E. International Airport Road, Suite 205
Anchorage, Alaska 99518
907.561.0790

Prepared for:

Foraker Pre-Development Program
161 Klevin Street, Suite 101
Anchorage, Alaska 99508
907.743.1203

Kenaitze Indian Tribe Education Center
Site Evaluation
Prepared for Foraker Pre-Development Program by Estimations

Construction Cost Estimate
Budgetary Costs
June 27, 2017

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Documents

Damage Assessment and Schematic Design	21-Sep-16
Narrative Report	
Drawings	21-Sep-16

Notes and Assumptions

- 1 Based on 2017 procurement/2017 construction.
- 2 Labor rates based on Davis Bacon, 50 hours/week.
- 3 Assumes open competitive bid procurement.
- 4 Materials storage area will be designated near the building.
- 5 Local contractor.

Kenaitze Indian Tribe Education Center
Site Evaluation
Prepared for Foraker Pre-Development Program by Estimations

Construction Cost Estimate
Budgetary Costs
June 27, 2017

Description	Estimated Cost	Estimated Cost Plus Contingency & Escalation	Div.
SITE 1 AMES ROAD	\$873,325	\$1,065,487	1
SITE 2 LOWES	\$5,245,976	\$6,400,274	2
SITE 3 STRIP MALL	\$1,341,053	\$1,636,132	3
SITE 4 OLD TOWN	\$1,527,845	\$1,864,024	4

Estimating Contingency: 15.0%
Escalation For Inflation: 24 Mths @ 3.0% 6.1%

Kenaitze Indian Tribe Education Center
Site Evaluation
Prepared for Foraker Pre-Development Program by Estimations

Construction Cost Estimate
Budgetary Costs
June 27, 2017

Line No.	Description	Qty	UNIT:	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
1	SITE 1 AMES ROAD										
2											
3	Erosion Control										
4	SWPPP	1	LS	\$10,000.00	\$10,000					\$10,000	\$13,395
5	SWPPP Maintenance	6	MTHS			64.000	384.0	\$28,546		\$28,546	\$38,238
6	Silt Fences, BMPs	2,300	LF	\$15.00	\$34,500					\$34,500	\$46,213
7											
8	Clearing										
9	Cleared Site										
10	Minor Grubbing Included In Excavation										
11											
12	Demolition										
13	Existing Building To Remain										
14											
15	Parking	44,000	SF								
16	Rough Grading	44,000	SF			0.003	132.0	\$9,813	\$7,480	\$17,293	\$23,164
17	Excavation 1.33 Ft	2,490	CY			0.027	67.2	\$4,996	\$6,225	\$11,221	\$15,031
18	Classified Fill 2 Ft	6,519	TONS	\$8.25	\$53,778					\$53,778	\$72,037
19	Paving	554	TONS	\$85.00	\$47,096					\$47,096	\$63,086
20	Asphalt Base	4,889	SY	\$5.00	\$24,444					\$24,444	\$28,472
21	Site Lighting	11	EA	\$3,225.00	\$35,475	27.429	301.7	\$23,806	\$9,790	\$69,071	\$100,567
22											
23	Building Earthwork	39,330	SF								
24	Rough Grading	39,330	SF			0.003	118.0	\$8,772	\$6,686	\$15,458	\$20,706
25	Excavation 1.33 Ft	2,230	CY			0.027	60.2	\$4,475	\$5,575	\$10,050	\$13,462
26	Classified Fill 2 Ft	5,827	TONS	\$8.25	\$48,070					\$48,070	\$64,391
27											
28	Other Program Area	20,000	SF								
29	Rough Grading	20,000	SF			0.003	60.0	\$4,460	\$3,400	\$7,860	\$10,529
30	Excavation 1.33 Ft	1,130	CY			0.027	30.5	\$2,267	\$2,825	\$5,092	\$6,821
31	Classified Fill 2 Ft	2,963	TONS	\$8.25	\$24,444					\$24,444	\$32,743
32	Lawns	20,000	SF	\$0.50	\$10,000					\$10,000	\$13,395
33	Site Lighting	5	EA	\$3,225.00	\$16,125	27.429	137.1	\$10,818	\$4,450	\$31,393	\$45,708

Kenaitze Indian Tribe Education Center
Site Evaluation
 Prepared for Foraker Pre-Development Program by Estimations

Construction Cost Estimate
Budgetary Costs
 June 27, 2017

Line No.	Description	Qty	UNIT\$	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
34											
35	Utilities										
36	Water	660	LF								
37	Trenching Up To 10' Depth										
38	Trench Excavation W/ Hyd. Exc.	2,689	CY			0.043	115.6	\$8,594	\$4,033	\$12,627	\$16,915
39	Backfill In Trenches	2,689	CY			0.043	115.6	\$8,594	\$4,033	\$12,627	\$16,915
40	6" PVC C900 W/ Restained Joints	660	LF	\$16.00	\$10,560	0.040	26.4	\$1,963		\$12,523	\$16,775
41	6" Gate Valve W/ Valve Box	1	EA	\$1,200.00	\$1,200	4.000	4.0	\$297	\$65	\$1,562	\$2,092
42											
43	Sewer	660	LF								
44	Trenching Up To 10' Depth										
45	Trench Excavation W/ Hyd. Exc.	2,689	CY			0.043	115.6	\$8,594	\$4,033	\$12,627	\$16,915
46	Backfill In Trenches	2,689	CY			0.043	115.6	\$8,594	\$4,033	\$12,627	\$16,915
47	6" PVC C900 W/ Restained Joints	660	LF	\$16.00	\$10,560	0.040	26.4	\$1,963		\$12,523	\$16,775
48	Manhole	2	EA	\$3,500.00	\$7,000	22.000	44.0	\$3,271	\$1,700	\$11,971	\$16,035
49	Cleanout	1	EA	\$500.00	\$500	8.000	8.0	\$595		\$1,095	\$1,467
50											
51	Storm Drainage										
52	Assume Mostly Sheet Drain To Swales, Ditches										
53											
54	Gas										
55	Upgrade Gas To Site	200	LF	\$7.00	\$1,400	0.200	40.0	\$3,106	\$2,000	\$6,506	\$9,473
56											
57											
58											
59											
60											
61											
62											
63											
64											
65											
66											

Kenaitze Indian Tribe Education Center
Site Evaluation
Prepared for Foraker Pre-Development Program by Estimations

Construction Cost Estimate
Budgetary Costs
June 27, 2017

Line No.	Description	Qty	UNIT\$	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
67	Electrical										
68	Upgrade To 3 Phase	200	LF								
69	New Service 15KV By Utility	200	LF	\$21.00	\$4,200	0.100	20.0	\$1,578		\$5,778	\$8,413
70	(1) 4" PVC Conduits	200	LF	\$17.50	\$3,500	0.200	40.0	\$3,156	\$1,400	\$8,056	\$11,730
71	Service Transformer 500 KVA	1	EA	\$60,000.00	\$60,000	60.000	60.0	\$4,734		\$64,734	\$94,253
72											
73	Comm	200	LF								
74	Fiber To Site	200	LF	\$2.00	\$400	0.043	8.6	\$679		\$1,079	\$1,571
75	(2) 4" PVC Conduits	200	LF	\$35.00	\$7,000	0.300	60.0	\$4,734	\$1,400	\$13,134	\$19,123
76											
77											
78											
79											
80											
81											
82											
83											
84											
85											
86											
87											
88											
89											
90											
91											
92											
93											
94											
95											
96	Subtotal: SITE 1 AMES ROAD				\$410,252		2,090.5	\$158,405	\$69,129	\$637,786	\$873,325
97											
98											
99											

Kenaitze Indian Tribe Education Center
Site Evaluation
Prepared for Foraker Pre-Development Program by Estimations

Construction Cost Estimate
Budgetary Costs
June 27, 2017

Line No.	Description	Qty	UNIT\$	Material Costs Unit	Total	Labor Hours Units	Totals	Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
100	SITE 2 LOWES										
101											
102	Site to remain as is.										
103											
104	Envelope	39,330	SF								
105	4" Metal Stud Wall Framing	16,082	SF	\$1.10	\$17,690	0.040	643.3	\$49,125		\$66,815	\$89,500
106	4" Metal Stud Ceiling Framing	39,330	SF	\$1.15	\$45,230	0.050	1,966.5	\$146,188		\$191,418	\$256,408
107	GWB	55,412	SF	\$0.50	\$27,706	0.036	1,994.8	\$148,292		\$175,998	\$235,753
108	Vapor Retarder	55,412	SF	\$0.20	\$11,082	0.006	332.5	\$24,718		\$35,800	\$47,955
109	Batt Insulation 4"	55,412	SF	\$0.60	\$33,247	0.006	332.5	\$24,718		\$57,965	\$77,645
110											
111	Interior Construction	39,330	SF	\$19.60	\$770,868	0.143	5,624.2	\$429,485		\$1,200,353	\$1,398,171
112											
113	Mechanical	39,330	SF	\$20.83	\$819,244	0.129	5,073.6	\$393,992		\$1,213,236	\$1,766,472
114											
115	Electrical	39,330	SF	\$15.00	\$589,950	0.114	4,483.6	\$353,781		\$943,731	\$1,374,072
116											
117											
118	Subtotal: SITE 2 LOWES				\$2,315,017		20,451.0	\$1,570,299		\$3,885,316	\$5,245,976
119											
120											
121											
122	SITE 3 STRIP MALL										
123											
124	Erosion Control										
125	SWPPP	1	LS	\$10,000.00	\$10,000					\$10,000	\$13,395
126	SWPPP Maintenance	6	MTHS			64.000	384.0	\$28,546		\$28,546	\$38,238
127	Silt Fences, BMPs	2,300	LF	\$15.00	\$34,500					\$34,500	\$46,213
128											
129	Clearing										
130	Cleared Site										
131	Minor Grubbing Included In Excavation										
132											

Kenaitze Indian Tribe Education Center
Site Evaluation
Prepared for Foraker Pre-Development Program by Estimations

Construction Cost Estimate
Budgetary Costs
June 27, 2017

Line No.	Description	Qty	UNITs	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
133	Demolition										
134	Demolition Of Building	9,320	SF	\$18.00	\$167,760					\$167,760	\$195,407
135	Allowance For Hazmat	9,320	SF	\$20.00	\$186,400					\$186,400	\$217,119
136											
137	Parking	44,000	SF								
138	Assume Existing 6ksf Would Need To Be Reworked To Make Grades Work										
139	Rough Grading	44,000	SF			0.003	132.0	\$9,813	\$7,480	\$17,293	\$23,164
140	Excavation 1.33 Ft	2,490	CY			0.027	67.2	\$4,996	\$6,225	\$11,221	\$15,031
141	Classified Fill 2 Ft	6,519	TONS	\$8.25	\$53,778					\$53,778	\$72,037
142	Paving	554	TONS	\$85.00	\$47,096					\$47,096	\$63,086
143	Asphalt Base	4,889	SY	\$5.00	\$24,444					\$24,444	\$28,472
144	Site Lighting	11	EA	\$3,225.00	\$35,475	27.429	301.7	\$23,806	\$9,790	\$69,071	\$100,567
145											
146	Building Earthwork	39,330	SF								
147	Rough Grading	39,330	SF			0.003	118.0	\$8,772	\$6,686	\$15,458	\$20,706
148	Excavation 1.33 Ft	2,230	CY			0.027	60.2	\$4,475	\$5,575	\$10,050	\$13,462
149	Classified Fill 2 Ft	5,827	TONS	\$8.25	\$48,070					\$48,070	\$64,391
150											
151	Other Program Area	20,000	SF								
152	Rough Grading	20,000	SF			0.003	60.0	\$4,460	\$3,400	\$7,860	\$10,529
153	Excavation 1.33 Ft	1,130	CY			0.027	30.5	\$2,267	\$2,825	\$5,092	\$6,821
154	Classified Fill 2 Ft	2,963	TONS	\$8.25	\$24,444					\$24,444	\$32,743
155	Lawns	20,000	SF	\$0.50	\$10,000					\$10,000	\$13,395
156	Site Lighting	5	EA	\$3,225.00	\$16,125	27.429	137.1	\$10,818	\$4,450	\$31,393	\$45,708
157											
158	Utilities										
159	Water										
160	6" DIP To Building Assumed Adequate										
161											
162	Sewer										
163	8" DIP Assumed Adequate										

Kenaitze Indian Tribe Education Center
Site Evaluation
Prepared for Foraker Pre-Development Program by Estimations

Construction Cost Estimate
Budgetary Costs
June 27, 2017

Line No.	Description	Qty	UNIT\$	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
164											
165	Storm Drainage	700	LF								
166	Assume Reuse/Expand Existing										
167	Trench Excavation W/ Hyd. Exc.	1,556	CY			0.043	66.9	\$4,973	\$2,333	\$7,306	\$9,787
168	Backfill In Trenches	1,556	CY			0.043	66.9	\$4,973	\$2,333	\$7,306	\$9,787
169	Pipe Bedding	140	CY	\$9.00	\$1,260	0.050	7.0	\$520	\$455	\$2,235	\$2,994
170	12" Storm Drain Line, CCP	700	LF	\$12.00	\$8,400	0.200	140.0	\$10,407		\$18,807	\$25,192
171	Storm Drain Manholes - Sub Price	4	EA	\$2,400.00	\$9,600					\$9,600	\$12,859
172	Catch Basin Manholes W/ Covers - Curb Inlets, Std.	4	EA	\$1,700.00	\$6,800	16.000	64.0	\$4,758	\$1,000	\$12,558	\$16,822
173	Oil Water Separator	1	EA	\$20,000.00	\$20,000	60.000	60.0	\$4,460	\$3,000	\$27,460	\$36,783
174											
175	Gas										
176	2" Line To Site, Assumed As Adequate										
177											
178	Electrical										
179	Upgrade To 3 Phase	1,000	LF								
180	New Service 15KV By Utility	1,000	LF	\$21.00	\$21,000	0.100	100.0	\$7,891		\$28,891	\$42,065
181	(1) 4" PVC Conduits	1,000	LF	\$17.50	\$17,500	0.200	200.0	\$15,781	\$7,000	\$40,281	\$58,649
182	Service Transformer 500 KVA	1	EA	\$60,000.00	\$60,000	60.000	60.0	\$4,734		\$64,734	\$94,253
183											
184	Comm	110	LF								
185	Fiber To Site	110	LF	\$2.00	\$220	0.043	4.7	\$371		\$591	\$860
186	(2) 4" PVC Conduits	110	LF	\$35.00	\$3,850	0.300	33.0	\$2,604	\$770	\$7,224	\$10,518
187											
188											
189											
190											
191											
192	Subtotal: SITE 3 STRIP MALL				\$806,722		2,093.2	\$159,425	\$63,323	\$1,029,470	\$1,341,053
193											
194											
195											

Kenaitze Indian Tribe Education Center
Site Evaluation
Prepared for Foraker Pre-Development Program by Estimations

Construction Cost Estimate
Budgetary Costs
June 27, 2017

Line No.	Description	Qty	UNIT	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
196	SITE 4 OLD TOWN										
197											
198	Erosion Control										
199	SWPPP	1	LS	\$10,000.00	\$10,000					\$10,000	\$13,395
200	SWPPP Maintenance	6	MTHS			64.000	384.0	\$28,546		\$28,546	\$38,238
201	Silt Fences, BMPs	2,300	LF	\$15.00	\$34,500					\$34,500	\$46,213
202											
203	Clearing										
204	Clear and Grubbing	2.55	ACRE	\$10,000.00	\$25,500					\$25,500	\$34,158
205											
206	Demolition										
207	Demolition of Building	10,000	SF	\$18.00	\$180,000					\$180,000	\$241,114
208	Approx Dimension 85x100, 30x50										
209	Allowance For Hazmat	10,000	SF	\$20.00	\$200,000					\$200,000	\$232,960
210											
211	Parking										
212	Rough Grading	44,000	SF			0.003	132.0	\$9,813	\$7,480	\$17,293	\$23,164
213	Excavation 1.33 Ft	2,490	CY			0.027	67.2	\$4,996	\$6,225	\$11,221	\$15,031
214	Classified Fill 2 Ft	6,519	TONS	\$8.25	\$53,778					\$53,778	\$72,037
215	Paving	554	TONS	\$85.00	\$47,096					\$47,096	\$63,086
216	Asphalt Base	4,889	SY	\$5.00	\$24,444					\$24,444	\$28,472
217	Site Lighting	11	EA	\$3,225.00	\$35,475	27.429	301.7	\$23,806	\$9,790	\$69,071	\$100,567
218											
219	Building Earthwork										
220	Rough Grading	39,330	SF			0.003	118.0	\$8,772	\$6,686	\$15,458	\$20,706
221	Excavation 1.33 Ft	2,230	CY			0.027	60.2	\$4,475	\$5,575	\$10,050	\$13,462
222	Classified Fill 2 Ft	5,827	TONS	\$8.25	\$48,070					\$48,070	\$64,391
223											
224											
225											
226											
227											
228											

Kenaitze Indian Tribe Education Center
Site Evaluation
Prepared for Foraker Pre-Development Program by Estimations

Construction Cost Estimate
Budgetary Costs
June 27, 2017

Line No.	Description	Qty	UNIT	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
229	Other Program Area	20,000	SF								
230	Rough Grading	20,000	SF			0.003	60.0	\$4,460	\$3,400	\$7,860	\$10,529
231	Excavation 1.33 Ft	1,130	CY			0.027	30.5	\$2,267	\$2,825	\$5,092	\$6,821
232	Classified Fill 2 Ft	2,963	TONS	\$8.25	\$24,444					\$24,444	\$32,743
233	Lawns	20,000	SF	\$0.50	\$10,000					\$10,000	\$13,395
234	Site Lighting	5	EA	\$3,225.00	\$16,125	27.429	137.1	\$10,818	\$4,450	\$31,393	\$45,708
235											
236	Utilities										
237	Water	250	LF								
238	Trenching Up To 10' Depth										
239	Trench Excavation W/ Hyd. Exc.	1,019	CY			0.043	43.8	\$3,256	\$1,528	\$4,784	\$6,408
240	Backfill In Trenches	1,019	CY			0.043	43.8	\$3,256	\$1,528	\$4,784	\$6,408
241	6" PVC C900 W/ Restained Joints	250	LF	\$16.00	\$4,000	0.040	10.0	\$743		\$4,743	\$6,353
242	6" Gate Valve W/ Valve Box	1	EA	\$1,200.00	\$1,200	4.000	4.0	\$297	\$65	\$1,562	\$2,092
243											
244	Sewer	250	LF								
245	Trenching Up To 10' Depth										
246	Trench Excavation W/ Hyd. Exc.	1,019	CY			0.043	43.8	\$3,256	\$1,528	\$4,784	\$6,408
247	Backfill In Trenches	1,019	CY			0.043	43.8	\$3,256	\$1,528	\$4,784	\$6,408
248	6" PVC C900 W/ Restained Joints	250	LF	\$16.00	\$4,000	0.040	10.0	\$743		\$4,743	\$6,353
249	Manhole	2	EA	\$3,500.00	\$7,000	22.000	44.0	\$3,271	\$1,700	\$11,971	\$16,035
250	Cleanout	1	EA	\$500.00	\$500	8.000	8.0	\$595		\$1,095	\$1,467
251											
252	Storm Drainage	800	LF								
253	Assume Reuse/Expand Existing										
254	Trench Excavation W/ Hyd. Exc.	1,778	CY			0.043	76.4	\$5,680	\$2,667	\$8,347	\$11,181
255	Backfill In Trenches	1,778	CY			0.043	76.4	\$5,680	\$2,667	\$8,347	\$11,181
256	Pipe Bedding	160	CY	\$9.00	\$1,440	0.050	8.0	\$595	\$520	\$2,555	\$3,422
257	12" Storm Drain Line, CCP	800	LF	\$12.00	\$9,600	0.200	160.0	\$11,894		\$21,494	\$28,792
258	Storm Drain Manholes - Sub Price	4	EA	\$2,400.00	\$9,600					\$9,600	\$12,859
259	Catch Basin Manholes W/ Covers - Curb Inlets, Std.	4	EA	\$1,700.00	\$6,800	16.000	64.0	\$4,758	\$1,000	\$12,558	\$16,822
260	Oil Water Separator	1	EA	\$20,000.00	\$20,000	60.000	60.0	\$4,460	\$3,000	\$27,460	\$36,783
261											

Kenaitze Indian Tribe Education Center
Site Evaluation
Prepared for Foraker Pre-Development Program by Estimations

Construction Cost Estimate
Budgetary Costs
June 27, 2017

Line No.	Description	Qty	UNIT\$	Material Costs		Labor Hours		Labor Cost	Equip Cost	Total Cost	Total Cost w/ OH & P
				Unit	Total	Units	Totals				
262	Gas										
263	Upgrade Gas To Site	250	LF	\$7.00	\$1,750	0.200	50.0	\$3,883	\$2,500	\$8,133	\$11,842
264											
265	Electrical										
266	Upgrade To 3 Phase	1,000	LF								
267	New Service 15KV By Utility	1,000	LF	\$21.00	\$21,000	0.100	100.0	\$7,891		\$28,891	\$42,065
268	(1) 4" PVC Conduits	1,000	LF	\$17.50	\$17,500	0.200	200.0	\$15,781	\$7,000	\$40,281	\$58,649
269	Service Transformer 500 KVA	1	EA	\$60,000.00	\$60,000	60.000	60.0	\$4,734		\$64,734	\$94,253
270											
271	Comm	250	LF								
272	Fiber To Site	250	LF	\$2.00	\$500	0.043	10.8	\$852		\$1,352	\$1,969
273	(2) 4" PVC Conduits	250	LF	\$35.00	\$8,750	0.300	75.0	\$5,918	\$1,750	\$16,418	\$23,905
274											
275											
276	Subtotal: SITE 4 OLD TOWN				\$883,072		2,482.5	\$188,752	\$75,411	\$1,147,235	\$1,527,845
277											
278											

APPENDIX B
LOWE'S SITE



Kenai Peninsula Borough

Assessing Department
144 N. Binkley Street
Soldotna AK 99669

Apr 27 2017 1:34AM

General Information

KENAI WAREHOUSE LLC 813 D ST STE 200 ANCHORAGE, AK 99501-3510	Property ID 04336044 Address 281 MARATHON RD Document / Book Page 20120115710 Acreege 14.7800
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Owners

Property ID	Display Name	Address
04336044	KENAI WAREHOUSE LLC	813 D ST STE 200

Legal Description

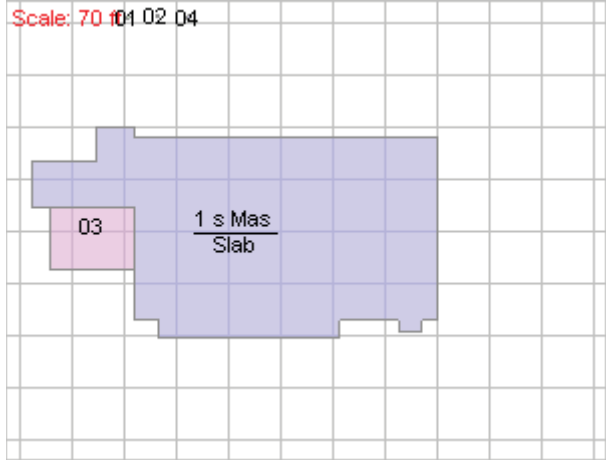
Description
T 6N R 11W SEC 32 & 33 Seward Meridian KN 2006025 BARON PARK 2006 REPLAT LOT A

Value History

Year	Reason	Assessed		
		Land	Structures	Total
2017	Main Roll Certification	\$1,812,500	\$4,168,200	\$5,980,700
2016	Main Roll Certification	\$1,812,500	\$4,209,400	\$6,021,900
2015	Main Roll Certification	\$1,812,500	\$4,073,100	\$5,885,600
2014	Main Roll Certification	\$1,812,500	\$4,094,800	\$5,907,300
2013	Main Roll Certification	\$1,812,500	\$4,121,000	\$5,933,500
2012	Main Roll Certification	\$1,812,500	\$6,675,700	\$8,488,200
2011	Main Roll Certification	\$1,812,500	\$9,028,300	\$10,840,800
2010	Main Roll Certification	\$1,812,500	\$9,135,100	\$10,947,600
2009	Main Roll Certification	\$1,601,500	\$9,784,100	\$11,385,600
2008	Main Roll Certification	\$1,601,500	\$0	\$1,601,500
2007	Main Roll Certification	\$260,400	\$0	\$260,400

C01 - Extension Details

Address 281 MARATHON RD
Grade Avg
Year Built 2008
Value \$3,550,900



Attribute

Story	Use	Attribute	Code	Detail
	0	Class	85	Asphalt
	0	Roofing Cover	2	Metal
	0	Stories	1	
1	WHSEDISC	Exterior Wall	1638	Concrete, Tilt-up

Floor Areas

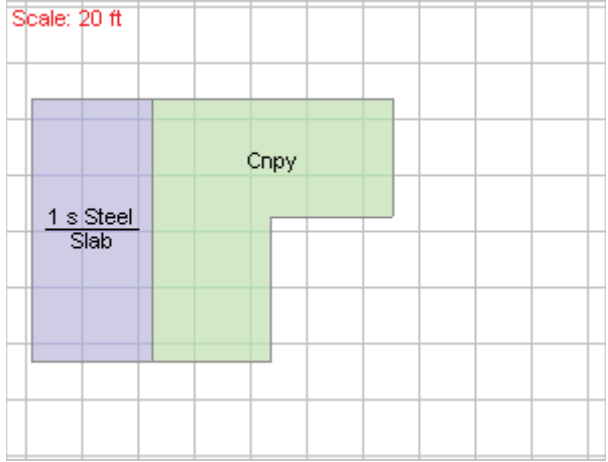
Code	Description	Story	Gross	Heated	AC
WHSEDISC	Discount Warehouse Store	1	110,573	110,573	0
Total			110,573	110,573	0

Structures

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
COMCNPYL	2008	C01	0.00	0.00	8800	SF	\$151,800
LTINCD	2008	C01	0.00	0.00	30	IT	\$10,000
LTPOLE	2008	C01	0.00	0.00	24	LF	\$43,800
PAVING	2008	C01	0.00	0.00	240960	SF	\$282,500

C02 - Extension Details

Address 281 MARATHON RD
Grade Avg+
Year Built 2008
Value \$85,200



Attribute

Story	Use	Attribute	Code	Detail
	0	Class	1	Wood frame
	0	Roofing Cover	5	Other
	0	Stories	1	

Floor Areas

Code	Description	Story	Gross	Heated	AC
GRNHSSWS	Greenhouse Straight Wall Small	1	3,822	3,822	0
GRNHSSWS	Greenhouse Straight Wall Large	1	3,822	3,822	0
GRNHSSWS	Greenhouse Straight Wall Med	1	3,822	3,822	0
Total			11,466	11,466	0

Exterior Features

Code	Description	Story	Size	Heated	AC
CNPY/	Canopy		5,453.00	0	0

Structures

Code	Year	Bldg	Length	Width	Units	Unit Type	Value
CNPY/	2008	C02	0.00	0.00	0	SF	\$44,000

Land Details

Primary Use	Land Type	Acres	Eff Frontage	Eff Depth	Asd Value
	Commercial A	14.7800	0.00	0.00	\$1,812,500



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
 The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE
 The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

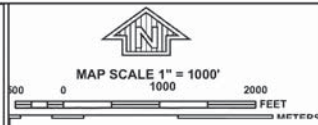
OTHER FLOOD AREAS
ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% Annual Chance Floodplain Boundary
- 0.2% Annual Chance Floodplain Boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
- Base Flood Elevation line and value; elevation in feet*



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0140E

FIRM

FLOOD INSURANCE RATE MAP

KENAI PENINSULA

BOROUGH, ALASKA

AND INCORPORATED AREAS

PANEL 140 OF 5045

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	NUMBER	PANEL	SUFFIX
KENAI CITY OF	02014	0140	E
KENAI PENINSULA BOROUGH	02012	0140	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
02122C0140E

EFFECTIVE DATE
OCTOBER 20, 2016

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.fema.gov



First American

Limited Liability Report

Limited Liability Report

ISSUED BY

First American Title Insurance Company

REPORT NUMBER

0229-2841308

File No.: 0229-2841308

Ref No.: Lowe's Site

To: HDL Engeneering Consultants
3335 Arctic Boulevard, Suite 100
Anchorage, AK 99503

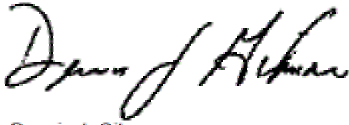
Limitation of Liability for Informational Report

IMPORTANT - READ CAREFULLY: THIS REPORT IS NOT AN INSURED PRODUCT OR SERVICE OR A REPRESENTATION OF THE CONDITION OF TITLE TO REAL PROPERTY. IT IS NOT AN ABSTRACT, LEGAL OPINION, OPINION OF TITLE, TITLE INSURANCE COMMITMENT OR PRELIMINARY REPORT, OR ANY FORM OF TITLE INSURANCE OR GUARANTY. THIS REPORT IS ISSUED EXCLUSIVELY FOR THE BENEFIT OF THE APPLICANT THEREFOR, AND MAY NOT BE USED OR RELIED UPON BY ANY OTHER PERSON. THIS REPORT MAY NOT BE REPRODUCED IN ANY MANNER WITHOUT FIRST AMERICAN'S PRIOR WRITTEN CONSENT. FIRST AMERICAN DOES NOT REPRESENT OR WARRANT THAT THE INFORMATION HEREIN IS COMPLETE OR FREE FROM ERROR, AND THE INFORMATION HEREIN IS PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, AS-IS, AND WITH ALL FAULTS. AS A MATERIAL PART OF THE CONSIDERATION GIVEN IN EXCHANGE FOR THE ISSUANCE OF THIS REPORT, RECIPIENT AGREES THAT FIRST AMERICAN'S SOLE LIABILITY FOR ANY LOSS OR DAMAGE CAUSED BY AN ERROR OR OMISSION DUE TO INACCURATE INFORMATION OR NEGLIGENCE IN PREPARING THIS REPORT SHALL BE LIMITED TO THE FEE CHARGED FOR THE REPORT. RECIPIENT ACCEPTS THIS REPORT WITH THIS LIMITATION AND AGREES THAT FIRST AMERICAN WOULD NOT HAVE ISSUED THIS REPORT BUT FOR THE LIMITATION OF LIABILITY DESCRIBED ABOVE. FIRST AMERICAN MAKES NO REPRESENTATION OR WARRANTY AS TO THE LEGALITY OR PROPRIETY OF RECIPIENT'S USE OF THE INFORMATION HEREIN.

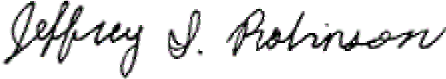
First American Title Insurance Company

Mary Broderick, Title Officer

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

Effective Date: March 23, 2017 at 8:00 am

Fee: \$255.00

Title is vested in:

Kenai Warehouse, LLC, an Alaska limited liability company

The land referred to in this Report is situated in the State of Alaska and is described as follows:

Lot A, BARON PARK, 2006 REPLAT, according to the official plat thereof, filed under Plat Number 2006-25, Records of the Kenai Recording District, Third Judicial District, State of Alaska.

The title to the herein described land is subject to the matters shown as exceptions herein, which exceptions are not necessarily shown in order of their priority.

EXCEPTIONS

1. Reservations and exceptions as contained in the Quit Claim Deed from the United States of America to the City of Kenai,
Recorded April 20, 1964
Recording Information: Book 27 Page 303

And Deed of Release, including the terms and provisions thereof,
Recorded June 29, 1992
Recording Information: Book 401 Page 777

The above referenced Deed of Release from the United States of America/Federal Aviation Administration releases the property described in this commitment from all of the terms, conditions, reservations and restrictions contained in that certain Quit Claim Deed recorded in Book 27, Page 303, except for the reservation of all oil and gas rights; and further the United States of America/Federal Aviation Administration therein consents to and releases the property described in this commitment for sale or lease by the City of Kenai for other than airport uses.

2. Taxes and/or Assessments due The Kenai Peninsula Borough for the year 2017, are a lien, but levy therefore has not been made.

- 3. Taxes and/or Assessments due The Kenai Peninsula Borough for the year 2016, (Property Tax Division 907-714-2304; Assessment Department 907-714-2230):

Tax Account No.: 043-360-44
Levied Amount: \$53,354.04
Balance Due: \$0.00
Due Date: 1st half September 15th and 2nd half November 15th **or** entire Amount due October 15th
Land Valuation: \$1,812,500.00
Improvements: \$4,209,400.00

- 4. Assessments, if any due The City of Kenai.

- 5. Right of Way Easement, including the terms and provisions thereof, granted to Homer Electric Association, Inc., and it's assigns and/or successor's in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument

Recorded: January 29, 1985

Recording Information: Book 255 Page 109

Affects: A fifteen foot strip, the Southerly line of which is coincident with the Northerly line of Lots 1, 2 and 3 of Baron Park Subdivision as delineated in instrument

- 6. Right of Way Easement, including the terms and provisions thereof, granted to Homer Electric Association, Inc., and it's assigns and/or successor's in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument

Recorded: April 22, 1992

Recording Information: Book 556 Page 772

Affects: Portion of Former Lot A-2 as delineated in said instrument

- 7. Easements as dedicated and shown on plat of Baron Park, 2006 Replat filed as Plat No. 2006-25. (Copy attached)

- 8. The effect of the notes which appear on plat of Baron Park, 2006 Replat filed as Plat No. 2006-25. (Copy attached)

- 9. Easement, including terms and provisions contained therein:

Recording Information: August 18, 2008, Serial Number 2008-008580-0

In Favor of: City of Kenai

For: Non-exclusive slope easements including the terms and provisions thereof

Affects: Portion as delineated in instrument

- 10. Right of Way Easement, including the terms and provisions thereof, granted to Homer Electric Association, Inc., and its assigns and/or successors in interest, to construct, operate and maintain an electric transmission and/or telephone distribution line or system by instrument

Recorded: August 8, 2008

Recording Information: Serial Number 2008-008291-0

Affects: A ten (10) foot wide underground utility easement as set forth in said instrument

11. Deed of Trust and the terms and conditions thereof.
Grantor/Trustor: Kenai Warehouse, LLC, an Alaska limited liability company
Grantee/Beneficiary: Northrim Bank
Trustee: Alyeska Title Guaranty Agency, Inc.
Amount: \$2,400,000.00
Dated: May 30, 2013
Recorded: June 06, 2013
Recording Information: Serial Number 2013-005449-0

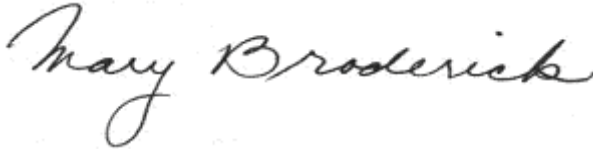
(Affects this and other property)

12. Assignment of leases and/or rents and the terms and conditions thereof:
Assignor: Kenai Warehouse, LLC, an Alaska limited liability company
Assignee: Northrim Bank
Recorded: June 06, 2013
Recording Information: Serial Number 2013-005450-0

(Affects this and other property)

13. Financing Statement, indicating a Security Agreement:
Debtor: Kenai Warehouse, LLC
Secured Party: Northrim Bank
Recorded: June 18, 2013
Recording Information: Serial Number 2013-005852-0

First American Title Insurance Company



Mary Broderick, Title Officer

NOTE: The attached plat, if any, is furnished solely for the purpose of assisting in locating the premises and does not purport to show all highways, roads or easements affecting the property. No reliance should be placed upon this plat for location or dimensions of the property and no liability is assumed for the correctness thereof.