



May 23, 2023

Mr. Harold Borbridge
Alan Michael, LLC
6631 Zurich Street #3
Anchorage, AK 99507

RE: *Perform a site visit to Determine the Preferred Building to Renovate into a Safe House (Located at):* Akiachak, Alaska

Dear Mr. Borbridge,

Kuna Engineering (Kuna) appreciates this opportunity to provide Alan Michael, LLC with a Site Visit Report on the above referenced project.

INTRODUCTION

The Native Community of Akiachak has experienced numerous instances of abuse and threats of violence against women, mothers, and their children. When these encounters occur, there is no safe haven available. The nearest safe house is located in Bethel which is remote from Akiachak. Often, the Bethel safe house is filled and thus may not be available immediately or similarly not available due to poor weather which prohibits timely transport of individuals.

It is desirable to have a facility that is centrally located within the community and near the police station that is available for individuals who are abused or threatened. It is important for them to have a safe place to retreat to until transport or other solutions can be afforded.

BACKGROUND

Currently, there exists a limited program for abused individuals in Akiachak as the program in its current state does not have a physical place where it can offer individuals a temporary safe haven.

Kuna Engineering has been tasked with visiting the community and analyzing existing locations for the creation of a safe physical space to temporarily house those in need.

METHODOLOGY

Kuna Engineering Senior Architect (Bill Guevremont) visited the community on May 17, 2023. The meeting was conducted with the assistance of Ms. Katherine Wassilie, the program director who escorted Bill to three different sites.

The first site visit was the old IRA Building built (approximately 40 feet by 36 feet) in the 1970s. It is located near the Police Station in the center of the community. The building has not been occupied for over 10 years and is not habitable. The heating system has been scavenged for use by community members to help heat their homes. It was evident during the walk-through that



there were leaks in the roof, exterior walls were in disrepair, and the main entry was not safe to walk on due to rotting sub-floor. Mold could be smelled throughout the interior. Interior finishes were compromised due to neglect, mold, and damage from vandalism. The entire space was left abandoned with piles of furniture, files, miscellaneous building materials, trash, and equipment strewn about and did not allow for proper analysis of overall flooring and structural condition. However, where footing was possible, the main floor did not seem to be soft to the foot. It was reported that this building had its asbestos removed.

The perimeter pilings were barely visible due to high thaw-water and mud. It was apparent that the pilings were in various states of deterioration and in some cases appeared to be shored-up with additional light gage wood dunnage. There were no apparent structural connections from the pilings to the floor beams.

The second site visit was the currently occupied health clinic. The building is approximately 2,100 square feet and appears to be in fair to good condition. No apparent serious structural, architectural, or systems deteriorations were evident. The building's foundation sits atop cylindrical steel piles. The current occupants are scheduled to relocate their operation to a facility under construction and should be available for move-in late summer or early fall 2023. The nearest structure is approximately 40 feet to the west.

The third site visit was the old washateria building that has also been similarly abandoned to site one but is not safe to enter. No further analysis of this site was possible.

ANALYSIS

In conclusion, the old IRA Building is in a state of major disrepair and to bring it up to current codes would be cost prohibitive. The third building, the old washateria, was not safe to enter and can be assumed to be in a worse state than the old IRA Building. Therefore, the best apparent option of the three existing sites was the existing health clinic.

Because this building's foundation, envelope, and interior are in fair to good shape and will be vacant sometime later this year, it is our recommendation to look closer at renovating it to accommodate Safe House operations for the community. The building program is not yet well-defined. However, based on preliminary discussions with the program director, it is likely that a good portion of the physical program spaces can be accommodated therein. However, the function of the space, i.e., clinic versus residential safe house use is different. Thus, more than 50 percent of the interior walls, plumbing, heating, and finishes require renovation which will mandate the structural analysis of the building to comply with the code. The new modifications must meet the minimum requirements for a Level 3 alteration according to the Existing Building Code adopted by the State of Alaska. If there is a need to expand the existing footprint, a small expansion may be possible to the west; or if the existing IRA Building were demolished, larger expansion space could be realized to the south.

See attached photos.



COST ESTIMATE

Existing Footprint estimated at:	2,100 sq. ft.
Renovated space analysis (rough):	
Reception/Entry Vestibule	144 sq. ft.
Security/Front Office	120 sq. ft.
Commons Area (Living Room/Arts/Crafts	350 sq. ft.
Dining Room	200 sq. ft.
Kitchen/Pantry	300 sq. ft.
Mechanical/Electrical	120 sq. ft.
Janitors Closet	36 sq. ft.
Program Workers Restroom	120 sq. ft.
Bedroom #1 (4-beds/bath)	320 sq. ft.
Bedroom #2 (4-beds)	320 sq. ft.
Laundry/Shower	120 sq. ft.
Sub-Total	2,150 sq. ft.
Circulation/Walls at 15%	323 sq. ft.
Total	2,473 sq. ft.
Costs (Rough Order of Magnitude):	
2,100 sq. ft.@ \$400/sq. ft.	\$840,000
454 sq. ft.@ \$1,000/sq. ft.	\$373,000
Engineering Construction Estimate ROM	\$1,213,000
Design Fees @ 10%	\$121,300
Total ROM	\$1,397,500



ASSUMPTIONS

- Structural analysis is compliant with code
- Building envelope (insulation/wall assembly) is compliant with code
- Existing Utilities capacity is sufficient to handle additional load
- Security system by Owner
- Footprint assumes (2) Bedrooms with (4) Beds and one (1) Bathroom each
- Level of finishes are residential grade
- No additional exterior ramps / walks are required
- Construction activities are by outside contractors
- Temporary accommodations for contractors are provided by Owner
- Construction lay-down secured by Owner
- Permitting costs by Owner
- Bidding / Construction Administration additional on Time and Materials Basis

Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bill Guevremont", with a stylized flourish at the end.

Bill Guevremont, AIA
Kuna Engineering



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Site #1



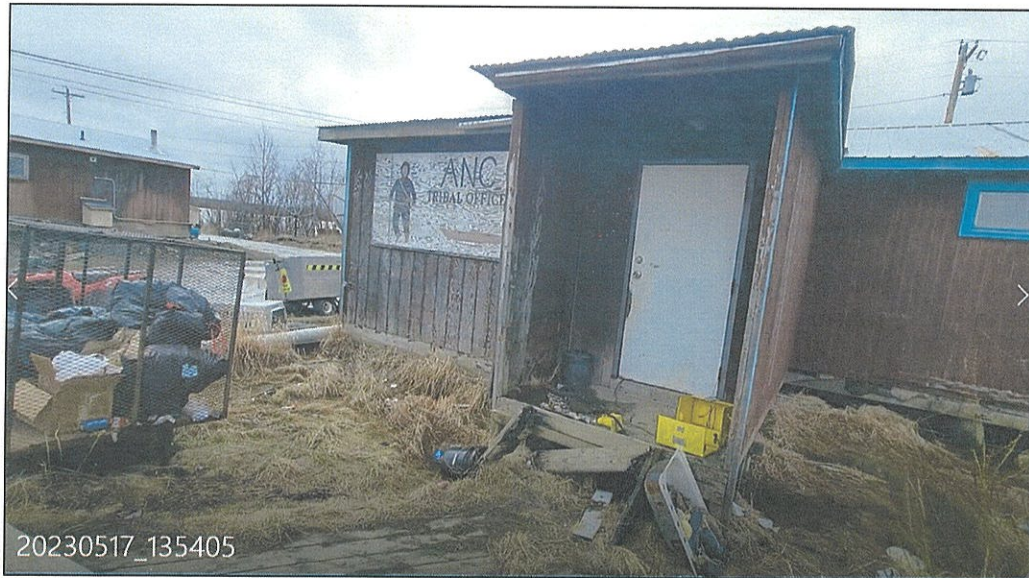
IRA Building – Exterior Deterioration

Site #1



IRA Building – Shoring on top of piles

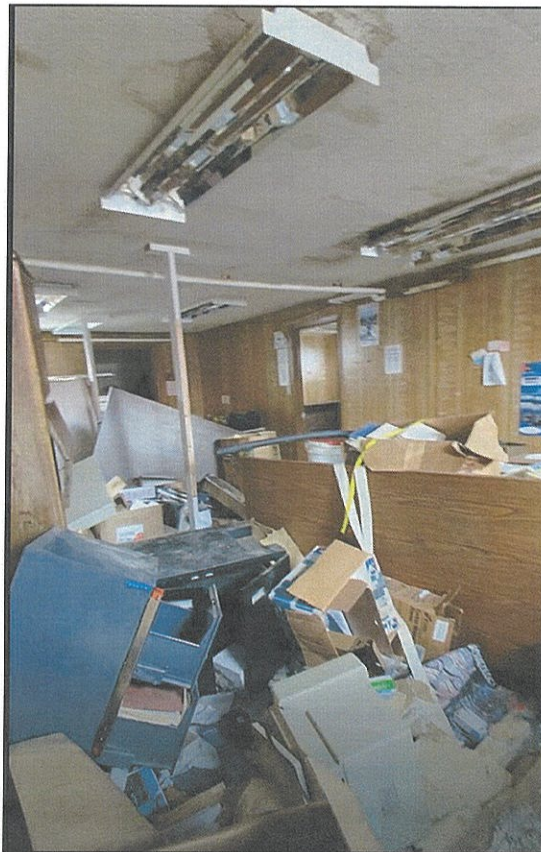
Site #1



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IRA Building – Exterior Deterioration

Site #1



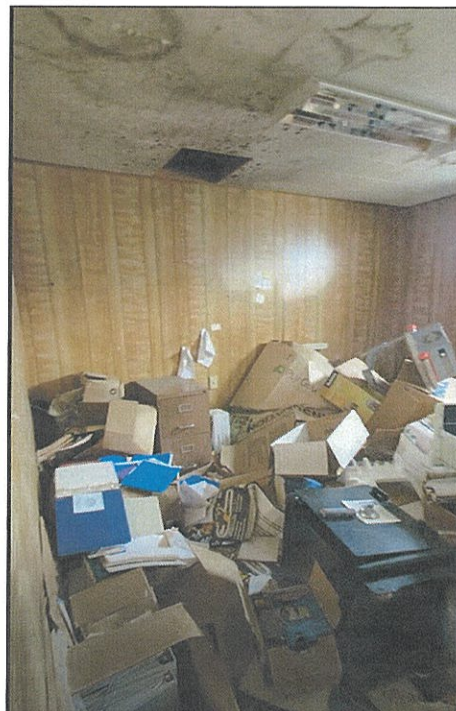
IRA Building – Damaged Ceiling

Site #1



IRA Building – Wood sleepers above wood pile

Site #1



IRA Building – Water damaged ceilings

Site #2



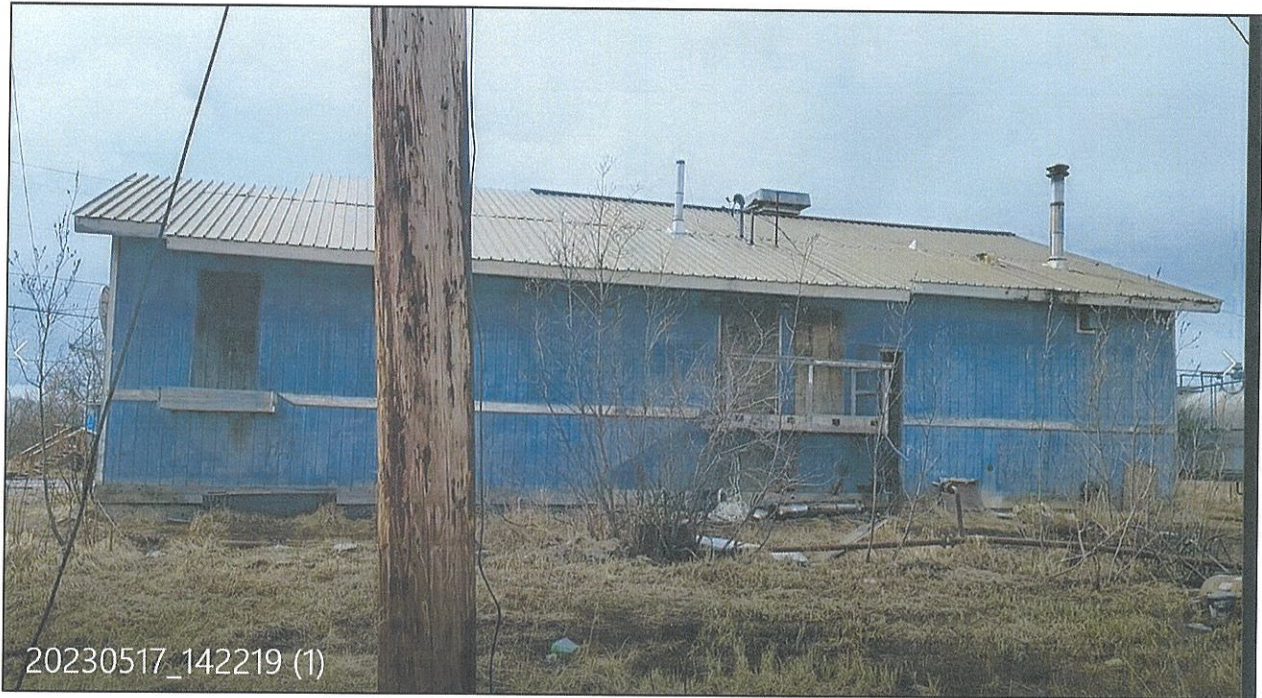
Community Clinic – Fair Condition

Site #2



Community Clinic – Steel piles

Site #3



Old Washeteria – Damaged (Not Accessible)