Additional hand-out from the 8/6/07 TC mtg.

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CHUGACH REGIONAL ARCHEOLOGICAL REPOSITORY & HERITAGE CENTER

Project Number:

Restoration Category:

Proposer: Chugach Alaska Corporation

Lead Trustee Agency:

Cooperating Agencies:

Alaska SeaLife Center:

Duration: 1st year, 1-year project

Cost FY 98: $2,271,632

Geographic Area: Seward, Prince William Sound, Lower Cook Inlet

Injured Resource/Service: Archeological resources, subsistence services.

ABSTRACT

The Chugach Regional Archeological Repository & Heritage Center will provide a repository for archeological resources recovered from the oil spill. The repository will include artifact displays that will offer tourists and the public an unrivaled glimpse of the culture and heritage of the Chugach peoples. The Chugach Regional Archeological Repository & Heritage Center will provide long-term curatorial services, management, preservation and display of archaeological resources recovered as a result of the spill cleanup, damage assessment and restoration. Traveling displays of the recovered archeological resources and a heritage education program will be developed and scheduled for use in the villages of Chenega, Eyak, Port Graham, Nanwalek, Valdez, Tatitlek, and Seldovia. Facility upgrades will be made in these villages to accommodate the traveling displays. All facility renovations and improvements for the regional repository and the village facilities will be completed in accordance to National Environmental Policy Act on Environmental Quality Regulations 40 CFR 1500 – 1508. The regional repository will also feature educational and heritage programs including demonstration of native dancing, artisans making their crafts, and an educational venue about subsistence lifestyles. Revenues generated by operation of the regional repository will be used to self-sustain the repository programs. Any profits earned from the operation of the repository will support other heritage preservation programs, educational outreach programs, archeological digs and the Nuuciq Spirit Camp.

INTRODUCTION

Chugach Alaska Corporation (CAC), a native regional corporation with over 1900 shareholders, is developing a Chugach Regional Archeological Repository & Heritage Center. This repository is to be located in the Old Seward Railroad Depot building adjacent to the Alaska SeaLife Center in Seward, Alaska. The repository will provide long-term curation services for the recovered archaeological resources from the oil spill and related activities.

The regional repository will also provide traveling displays to be rotated in the villages of Chenega Bay, Nanwalek, Port Graham, Tatitlek, Eyak, Valdez, and Seldovia. Traveling display cases that are fully self-contained units will be purchased and selected archeological resources from the recovered collection will be loaned from the regional repository and placed in these display cases. The display cases are fully self-contained, and will be provided with a wooden shipping case and mounting legs. The cases have ultra-violet filtering with gasketing. The curator from the regional repository will be responsible for the coordination with the villages, transportation of the displays to the villages, and developing a heritage education program to accompany the displays. Facility upgrades will be made in each of the seven villages to accommodate the traveling displays. The facility upgrades will provide a facility that will meet federal standards for artifacts displays.

Additionally, the repository will feature heritage programs such as demonstrations of craftspeople and artisans, host performing arts (dancing, singing, drumming, and storytelling), present lectures, show educational videos on the Chugach peoples and offer saleable arts and crafts. The repository will have the capacity to provide long-term curatorial services as a repository for archeological resources recovered from public lands during the spill, damage assessment and restoration. The repository will also provide facilities to plan, and store rotating displays for use throughout the Chugach region.

The Chugach Regional Archeological Repository & Heritage Center will charge admission for entrance into the facility. The repository will include a gift shop that will offer native Alaskan crafts and art for sale. Revenues generated from the repository admission and gift sales will fund the operations for long-term curatorial services for the repository, traveling displays to seven villages educational outreach programs, archeological digs, heritage programs and an annual Spirit Camp. Spirit Camp is conducted on Nuuciq Island by elders who teach shareholder descendants subsistence skills, crafts, language and art. Also during Spirit Camp is a cultural heritage program that has both elders and descendants participating in archeological digs and heritage preservation programs.

NEED FOR THE PROJECT

A. Statement of the Problem

Archeological resources of the Chugach peoples were recovered from public lands during the spill clean-up, damage assessment and restoration activities. These artifacts were collected and placed in repository storage by public agencies. Individual tribes and villages have expressed an

interest in having these artifacts returned to the spill area for study, ancestral ceremonies and display. No one village or tribe has a facility that could provide for management, preservation and adequate, long-term curatorial services of these archeological resources. Placing a repository in individual villages would be extraordinarily expensive. However, in the *Comprehensive Community Plan for the Restoration of Archaeological Resources in Prince William Sound and Lower Cook Inlet*, Scenario I, made recommendation that eight separate repositories be built to house the archeological resources that were recovered from the oil spill. This option has been explored at length by various organizations discussed in the above-mentioned report. It was determined that self-sustaining financial support for eight repositories was highly unlikely.

As some of the villages selected for these sites are remote and there would not be a venue for tourist generated revenues to support a facility of this nature, the individual repositories would rely heavily on public funding or private donations to provide for adequate long-term curatorial services.

At present, there is not a regional repository for receiving the existing Chugach artifact collections that are held by the various public agencies. Nor is there a repository to catalog, record, inventory, restore and display new finds. Additionally, there is not an educational center to disseminate information to the general public about the Chugach artifacts and heritage, subsistence lifestyles and the effects of the spill on their existence.

B. Rational/Line to Restoration

Chugach Alaska Corporation (CAC) is a regional native corporation with over 1900 shareholders. The CAC has begun project development of a Chugach Regional Archeological Repository & Heritage Center to be located in Seward, Alaska. The Old Seward Railroad Depot, listed on the National Register of Historic Places, has been optioned for lease/purchase to Chugach Alaska Corporation and the Qutekcak Native Tribe.

The old depot building will be used to house the Chugach Regional Archeological Repository & Heritage Center and will be modified to serve as a repository for transfer of Chugach artifacts taken from public lands. This project presents an opportunity to transfer the artifacts to the Chugach peoples into a regional repository that meets federal repository standards (Title 36, Chapter I, Code of Federal Regulations, Part 79.5,[1] and Part 79.2[2]) and will also allow for the display of the artifacts within the Chugach Regional Archeological Repository & Heritage Center.

The regional repository will offer an opportunity for participation to seven village councils of Chenega Bay IRA Council, Nanwalek IRA Council, Port Graham Village Council, Tatitlek

[1] Title 36, Chapter I of the Code of Federal Regulations, Part 79, CURATION OF FEDERALLY-OWNED AND ADMINISTERED ARCHEOLOGICAL COLLECTIONS, Part 79.5 Management and preservation of collections.
[2] Title 36, Chapter I of the Code of Federal Regulations, Part 79, CURATION OF FEDERALLY-OWNED AND ADMINISTERED ARCHEOLOGICAL COLLECTIONS, Part 79.9 Standards to determine when a repository possesses the capability to provide adequate long-term curatorial services.

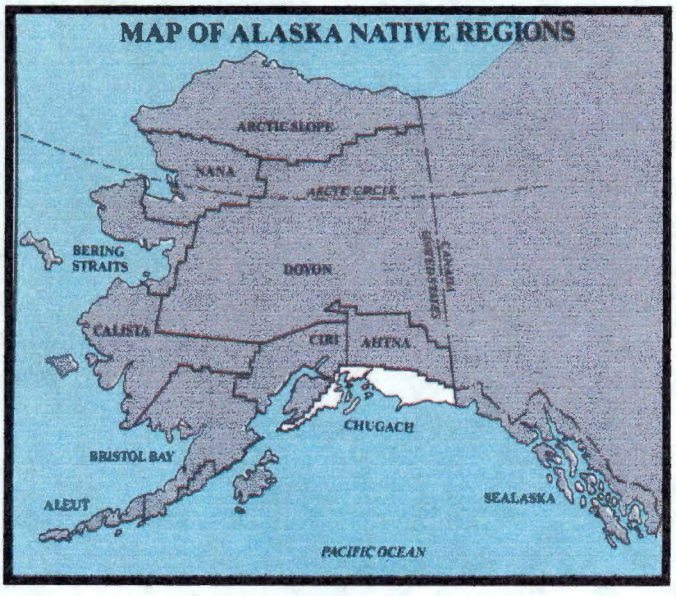
Village Council, the Traditional Village of Eyak, Grouse Creek Corporation, Qutekcak Native Tribe, the Valdez Native Association and Seldovia.corporations: It will also offer participation to the village corporations including: Chenega Village Corporation, Tatitlek Corporation, English Bay Corporation, Eyak Corporation and Port Graham Corporation. Additionally, the regional repository will offer traveling displays of artifacts, facility improvements to house those displays, and a heritage education program to be placed in the above mentioned seven villages.

The Exxon Valdez Oil Spill Trustee Council, by funding this proposal, could transfer the archeological resources to a regional repository managed by the Chugach peoples, provide traveling displays to seven villages and educate the public about the heritage of the Chugach peoples.

Additionally, heritage education programs would provide the public information about the progress of the restoration effort regarding restoration and return of the archeological resources to the native peoples. This funding would generate a regional repository that will service the seven villages. Once completed and operational, the regional repository would provide its own source of income and be self-sustaining thus not requiring continual public funding.

C. Location

The Chugach Regional Archeological Repository & Heritage Center will be located in the City of Seward adjacent to the Alaska SeaLife Center.



This project will benefit Chugach Alaska Corporation shareholders that reside in Seward, Chenega, Port Graham, Tatitlek, Eyak, Nanwalek, Valdez, and Anchorage, residents of the City of Seward, and the general public. Upgrades to the existing facilities will be made in the villages of Chenega, Nanwalek, Eyak, Port Graham, Tatitlek, Valdez and Seldovia.

A map that highlights the Chugach region is included for your information. You will note that the Chugach region is in the primary area impacted by the Valdez Exxon Oil Spill.

COMMUNITY INVOLVEMENT AND TRADITIONAL ECOLOGICAL KNOWLEDGE

Letters have been received from Chenega Corporation in support of the repository and center and a letter of interest has been received from The Tatitlek Corporation.

In addition to this support, the community of Seward has embraced the repository. Letters of support, addressed to the heritage foundation arm of Chugach Alaska Corporation, for this project have been written on behalf of the City of Seward; the Seward Chamber of Commerce; the US Department of Agriculture, Chugach National Forest Service; the US Department of Interior, Kenai Fjord Park Service; the Port City Players (local arts council); the Seward Downtown Association; and the Alaska SeaLife Center.

The Alaska SeaLife Center and the Chugach Regional Archeological Repository & Heritage Center are planning joint educational and heritage programs and are pursuing other cooperative programs for the future.

PROJECT DESIGN

A. Objectives

The objectives of this project are:

1. To create an experience that shows the restoration efforts of the Exxon Valdez Oil Spill Trustee Council are successfully being implemented by transfer of the archeological resources collected from the oil spill to the Chugach peoples. The regional repository will offer an exceptional venue about the artifacts and heritage of the Chugach region to the public.

2. To create a regional repository for storing, collecting, cataloging, studying, loaning and managing the cultural resources of the Chugach peoples that meets federal regulations for Curation of Federally-Owned and Administered Archeological Collections.

3. To fund minimal remodeling of existing facilities in the villages of Chenega, Nanwalek, Eyak, Port Graham, and Tatitlek, Valdez and Seldovia so that traveling displays of the archeological resource displays can be available for use by the Chugach peoples.

4. To create an educational experience that is unrivaled in the world to provide information about the archeological resources of the Chugach peoples, and their history, culture, arts, crafts, language, subsistence lifestyle and the treasures of the past.

5. To create a financially viable enterprise that will be self-sustaining and provide funding for the regional repository, rotating traveling displays and continue the heritage educational programs and archeological restoration activities.

6. To create a venue that will provide economic benefit to the Chugach peoples, the community of Seward and the State of Alaska.

B. Methods

The following is a detailed description of the development of the Chugach Regional Archeological Repository & Heritage Center project that will create the regional repository and provide for traveling displays for the Chugach region. The creation of a regional repository at the Chugach Regional Archeological Repository & Heritage Center in Seward will provide a centralized location that will benefit all the villages, the native corporation and the Chugach peoples.

The CAC has begun project development of a Chugach Regional Archeological Repository & Heritage Center to be located in Seward, Alaska. The Old Seward Railroad Depot, listed on the National Register of Historic Places, has been optioned for lease/purchase to Chugach Alaska Corporation and the Qutekcak Native Tribe. This facility served as a gateway into the Alaska interior dating from the early 1900's. Built in 1917 and moved to its current location in 1928, the old depot building has been used as a railroad station and as a ferry station. It was the first port of demarcation for many travelers coming to Alaska.

By restoration of the historic depot, this project will enhance the downtown revitalization effort currently underway in Seward. Presently, the old depot is boarded up and in need of repair. The old depot is located in the historic transportation district along the waterfront of the city adjacent to the Alaska SeaLife Center.

A copy of the Condition Assessment Seward Railroad Depot, Seward, Alaska Report, prepared by Steven M. Peterson, Historical Architect with the National Park Service, Alaska System Support Office, Anchorage, Alaska, has been included as support documentation regarding the historical significance of this building in Appendix A. All the requirements for using this historic building will be governed by the National Historic Preservation Act, 36 CFR Part 800, Section 106 Regulations.

This facility will be preserved and restored retaining its place on the National Register of Historic Places. Signage will be used to reflect the historical transportation activities of the past.

The restoration of this facility will enhance and continue the history of the community of Seward as well as provide an educational and heritage experience about the native peoples and the restoration efforts being implemented by the Exxon Valdez Oil Spill Trustee Council.

Joint programs under development with the Alaska SeaLife Center will provide an exciting educational experience about subsistence lifestyles and the recovery processes now being implemented.

Preliminary design and engineering estimates are included in Appendix B of this document. Appraisal document on the property is included in Appendix C.

The interior and front covered area of the building will be used to house the Chugach Regional Archeological Repository & Heritage Center. The repository will contain exhibitions of the artifacts, heritage, culture, arts and crafts of the native peoples. The repository contains five areas: the front covered outside porch, the main waiting room, the ticket office, the trainsman's hall (freight room) and the repository storage area contained within the basement. A description of activities planned for each area is given in the following pages.

Front Covered Outside Porch
The front covered outside porch will be an area where craftsmen work on large projects. Examples of crafts to possibly be built include bidarka building, large carvings and skin tanning. The bidarka was the primary mode of transportation for the Chugach peoples. Subsistence hunting and fishing was done from a bidarka in the Prince William Sound.

Main Waiting Room
The waiting room will be used for display and demonstration by native craftsmen and their apprentices and will contain retail space for native crafts. The historic integrity of the room will be preserved. Tickets will be sold at the old ticket counter for entrance into the Chugach Regional Archeological Repository & Heritage Center.

In the main waiting room, displays of saleable native crafts and demonstration areas will be built to allow for viewing of craftsmen engaged in carving, weaving, mask making, and other crafts. Crafts demonstration areas will be modular so that areas can be easily re-arranged to accommodate various types of demonstrations. Books, paintings, artworks, and other products that specifically pertain to the native peoples will be sold or ordered from this area. Demonstrations and literature will be available that describe the subsistence use of harvesting wildlife. A rotating artist program will be established. This program will participate with support and input of the Alaska State Council of the Arts.

The Ticket Office
The ticket office will be used to house administrative offices and cashier services. The original ticket counter will be left intact to be used to sell tickets as visitors enter the repository and for cashier services. The rest of the ticket office area will be converted for storage and administrative offices for the facility.

The Trainsman's Hall
The trainsman's hall will be used for performance and for rotating displays of the artifacts that have been recovered from Chugach and public lands before and during the Exxon Valdez Oil Spill Clean Up. Approximately 40 feet of environmentally controlled display cases will be built to house the rotating displays. Display cases will be built in accordance with Title 36, Chapter I, Part 79.9 of the US Federal Code of Regulations. The displays will have explanatory signage and printed handouts about the history of each piece.

The trainsman's hall will also accommodate approximately 40 seats in theater style seating. An elevated modular stage will be erected with theater spot lighting and a screen for viewing films. This room will host performances of dancers, storytellers and lecturers related to the Chugach

peoples, their history, their culture and other celebration activities. There will be video presentations about the Chugach peoples, their Spirit Camp, subsistence hunting and fishing, and other topics of interest.

Daily performances will be held through out the peak tourist season. Performances will include dancing, singing, drumming, and storytelling as well as lectures about the archeological resources, customs, subsistence lifestyles, language and other topics of interest. Visitors to the repository will experience an unrivaled glimpse of the Chugach people's history, artifacts, culture and art.

The Chugach Regional Archeological Repository & Heritage Center will employ a full-time program manager, a museum curator, marketing manager and an administrative assistant year-round (4 FTE). One part time job (.5FTE) will be created for maintenance and janitorial service in the building. The repository expects to create 14 seasonal jobs (7 FTE), in its operations April through September. The impact to the City of Seward will be the creation of 11.5 FTE positions in the community. Artists and craftspersons will be demonstrating their artwork and will offer their products for sale. Other native Alaskans craftspeople will be allowed to offer their products for sale in the retail shop at the repository.

Apprenticeships will also be available. Students and interns in performing arts will be employed as dancers, drummers, storytellers and singers. Chugach teachers will train performers and teach students and interns about their culture, heritage, artifacts and crafts. These youths will have an opportunity to gain performance and work experience.

Repository Basement Area

The repository will be located in the basement area of the building. Design and retrofit of required fire protection and suppression systems, intrusion and security alarms will be put into place. The area used for the repository will accommodate fireproof locking storage files and containers and an area that can be used for study and inventory of the collections. Storage space will accommodate approximately 400 cubic feet of protected storage space for archeological resources and 20 cubic feet of freezer space as specified in the *Comprehensive Community Plan for the Restoration of Archaeological Resources in Prince William Sound and Lower Cook Inlet.* The repository design will be in accordance to the federal regulations for determining that a repository possesses the capability to provide adequate long-term curatorial services, Title 36, Chapter I, Part 79.9, Code of Federal Regulations.

The repository will offer the ability to:

(a) accession, label, catalog, store, maintain, inventory and conserve the spill related artifacts on a long-term basis using professional museum and archival practices; and

(b) comply with the following, as appropriate to the nature and content of the collection; maintain complete and accurate records of the collection, including:

- records on acquisitions
- catalog and artifact inventory lists
- descriptive information, field notes, site forms and reports
- photographs, negatives and slides
- locational information, including maps

- information on the collection, including any completed conservation treatments
- approved loans and other uses
- inventory and inspection records
- environmental monitoring records
- records on lost, deteriorated, damaged or destroyed property, and
- records on any deaccessions and subsequent transfers, repatriations or discards

The repository will dedicate the requisite facilities, equipment and space in the physical plant to properly store, study, and conserve the collection. Space used for storage, study, conservation and, if exhibited, any exhibition must not be used for non-curatorial purposes that would endanger or damage the collection.

The repository will keep the collection under physically secure conditions within storage, laboratory, study and any exhibition areas by having the physical plant meet local electrical, fire, building, health and safety codes and having an appropriate and operational intrusion detection and deterrent system. The repository will also provide an adequate emergency management plan that establishes procedures for responding to fires, floods, natural disasters, civil unrest, acts of violence, structural failures and failures of mechanical systems within the physical plant.

The repository will provide fragile or valuable items in a collection with additional security such as locking the items in a safe, vault or museum specimen cabinet and limiting and controlling access to keys, the collection and the physical plant. Physical plant inspections will be performed to verify the safety and security systems in accordance with 36 CFR 79.11 of the Code of Federal Regulations for possible security weaknesses and environmental control problems, and necessary actions will be implemented to maintain the integrity of the collection.

All staff and any consultants who are responsible for managing and preserving the collection will be qualified museum professionals. The collection will be handled, stored, cleaned and conserved. If exhibited, the collection will be exhibited in a manner that is appropriate to the nature of the material remains and associated records. The collection will be protected from breakage and possible deterioration from adverse temperature and relative humidity, visible light, ultraviolet radiation, dust, soot, gases, mold, fungus, insects, rodents and general neglect; and preserves data that may be studied in future laboratory analyses.

When material remains in a collection are to be treated with chemical solutions or preservatives that will permanently alter the remains, when possible, an untreated representative samples of each affected artifact type will be retained. Untreated samples will not be stabilized or conserved beyond dry brushing.

Site forms, field notes, artifacts inventory lists, computer disks and tapes, catalog forms and a copy of the final report will be stored in a manner that will protect them from theft and fire such as: storing the records in an appropriate insulated, fire resistant, locking cabinet, safe, vault or other container, or in a location with a fire suppression system. A duplicate set of records will be kept in a separate location; ensuring that records are maintained and accessible through another party. For example, copies of final reports and site forms frequently are maintained by the State

Historic Preservation Officer, the State Archeologist or the State museum or university. The Tribal Historic Preservation Officer and Indian tribal museum ordinarily maintain records on collections recovered from sites located on Indian lands. The National Technical Information Service and the Defense Technical Information Service maintain copies of final reports that have been deposited by Federal agencies. The National Archeological Database maintains summary information on archeological reports and projects, including information on the location of those reports.

The collection will be inspected for possible deterioration and damage. The curator will perform only those actions as are absolutely necessary to stabilize the collection and rid it of any agents of deterioration. Inventories will be conducted to verify the location of the material remains, associated records and any other Federal personal property that is furnished to the repository, and provide access to collection.

Traveling displays will be planned and scheduled as requested by Chugach regional villages and tribes. This program will be coordinated by the regional repository curator and the curator will also provide the heritage educational training. Funding requested for upgrades and remodel of facilities within the seven villages (Chenega, Nanwalek, Eyak, Port Graham, Tatitlek, Valdez and Seldovia) will be performed in accordance with the requirements as outlined for the display of archeological resource as outlined Title 36, Chapter I, Part 79.9, Code of Federal Regulations. This portion of the project will require an assessment of existing facilities to be made in each village proposed to house the traveling display.

A plan for remodel/retrofit to provide adequate standards for the proposed facility that will house the rotating display will be written. Cost estimates will be obtained for each village and submitted for an agency review (to be determined) for approval of costs. Once agreement of improvements is obtained from the agency, the improvements will be made to the facility. Coordination with public agencies for facility upgrades will be conducted by the individual village contact.

The regional repository curator will develop a plan and schedule considering input from the individual villages for the traveling displays. The plan will include the type of cases and displays that will be used, the artifacts selected for inclusion in the traveling displays, the number of rotating displays, schedule for the display transportation and a printed material for the individual displays. The printed material will be information about the artifacts.

Traveling display cases will be purchased and a rotating program will be developed for artifact displays and loaning from the regional repository. Display cases will meet all the requirements outlined in the "Tools of the Trade" publication of the National Park Service. Professional curation services will also be provided with the traveling display for educational purposes.

Operations

The Chugach Regional Archeological Repository & Heritage Center will be operated by the Chugach Alaska Corporation. Representing all 1900 shareholders, the corporation is committed to developing programs that will restore and preserve the archeological resources, history, culture and heritage of the Chugach peoples.

The CAC proposes to purchase this facility and modify and restore the building to house the Chugach Regional Archeological Repository & Heritage Center. A copy of an appraisal for the building and land is included in Appendix C of this document. The CAC is currently in lease/purchase negotiations with the City of Seward for this property. An operating and marketing plan are currently being developed for the repository. The operations of the Chugach Regional Archeological Repository & Heritage Center will be funded by first year operations. For the specific project cost breakdown for the repository discussed in this section of the grant request, please see the table on the following page.

Chugach Alaska Corporation will also complete the required regulatory documentation outlined in the National Environmental Policy Act. An environmental assessment will be performed if deemed necessary by the governing public agency (National Park Service).

The CAC will re-grant funding to the seven villages (Chenega, Nanwalek, Eyak, Port Graham, Tatitlek, Valdez and Seldovia) for up to $100,000 for upgrades/remodel of existing facility to house the traveling displays in each of the villages. This re-grant will be based on approval from an agency review (agency to be determined) of the remodel plan and cost estimates submitted by the individual village for funding. A line item contract listed in the budget for Heritage & Educational Program will include the design of artifact displays for both the regional repository and the traveling displays, development of the collateral materials that will describe the artifacts and professional services required to complete this program. The CAC will provide regional repository services and curation services for the traveling, rotating displays as outlined in federal regulations. Cost breakdowns for the village facility improvements have been included in the spreadsheet below.

Chugach Alaska Proposal Budget	Unit	Unit Price	Subtotal	Amount
Purchase of Building		**$275,000**	**$275,000**	**$275,000**
Construction Contract				
Design & Engineering		$124,000	$124,000	
Construction & Renovation		$826,895	$826,895	
Expenses & Inspections		$24,800	$24,800	
FF&E		$41,300	$41,300	
Subtotal for Construction				**$1,016,995**
Repository				
Furniture & Equipment				
20 Cubic Ft. Freezer	1	$830	$830	
Worktables	2	$325	$650	
Adjustable height table	1	$1,548	$1,548	
Task chair	4	$270	$1,080	
Sealing Machine	1	$1,495	$1,495	
Thermo-Hygrometer	10	$395	$3,950	
Hygrothermograph	1	$1,500	$1,500	
UV Monitor	9	$1,000	$9,000	
Dehumidifier	9	$300	$2,700	

Chugach Alaska Proposal Budget	Unit	Unit Price	Subtotal	Amount
Humidifier	9	$300	$2,700	
Vacuum cleaner	1	$800	$800	
Museum cabinet	2	$635	$1,270	
Museum cabinet drawers	16	$50	$800	
Fire resistant file cabinets	12	$783	$9,396	
Media inserts for file cabinets	46	$198	$9,108	
Counters/shelves for gift & artifacts per linear foot	40	$500	$20,000	
Shipping			$30,000	
Subtotal Furniture & Equipment				**$96,827**
Consumables				
Cataloging kit	1	$800	$800	
Administrative Paper Supplies	1	$600	$600	
Gloves, lab supplies	1	$500	$500	
Hygrothermograph supplies	8	$275	$2,200	
UV Filter Sleeves	70	$11	$770	
Solar window film (sq. ft.)	100	$5	$500	
Dusting brushes (large & small, 4 each)	8	$50	$400	
Spring back stool	2	$145	$290	
Aspirated psychrometer	1	$250	$250	
Air purifier	10	$150	$1,500	
Subtotal Consumables				**$7,810**
Total Furniture, Equipment & Consumables				**$104,637**
Other				
Traveling display cases	14	$2,500	$35,000	$35,000
Archeological Resource & Educational Contract				$125,000
NEPA Consultants				$15,000
Subtotal Other				**$175,000**
Chugach Regional Archeological Repository & Heritage Center				**$1,571,632**
Villages retrofit/remodel	7	**$ 100,000**	**$ 700,000**	**$ 700,000**
Total Proposal Request				**$2,271,632**

The Chugach Regional Archeological Repository & Heritage Center operations will produce revenue through admission charges to the repository and retail sales of native arts and crafts. It is anticipated that in the first year of operation, the repository will earn $45,036 in profits. In the second year of operation, profits are anticipated to be approximately $533,847. The profits obtained from the revenues of the repository will be used to continue long-term curatorial services for the artifacts, fund the continuing heritage programs, educational outreach programs, archeological digs and the annual Spirit Camp program to be held on Nuuciq Island. A summary of the operating expenses and revenue projections are given in the table listed below.

The projected visitors, their expenditures and demographics used to develop the proforma were obtained through independent market research studies that incorporates data from the Alaska Division of Tourism, Kenai Fjords National Park Service, the Seward Chamber of Commerce and the Alaska SeaLife Center. Operations and marketing plans are being prepared for the

repository. The following two tables summarize the revenue projections for 1998 and 1999 operation of the Chugach Regional Archeological Repository & Heritage Center.

Budget Proforma	1998
Operating Expenses	**$ 865,764**
Projected Revenues	
Admission Fees ($6.00 per person)	$ 533,100
Retail Sales (based on demographics)	$ 377,700
Total Revenues	**$ 910,800**
Total Profits	**$ 45,036**
Projected Admissions	88,850
Based on calculations of anticipated Alaska SeaLife Center Admissions (275,000)	32%

Budget Proforma	1999
Operating Expenses	**$ 939,803**
Projected Revenues	
Admission Fees ($7.00 per person)	$ 873,950
Retail Sales (based on demographics)	$ 599,700
Total Revenues	$1,473,650
Total Profits	**$ 533,847**
Projected Admissions	124,850
Based on calculations of anticipated Alaska SeaLife Center Admissions (350,000)	36%

SCHEDULE

A. Measurable Project Tasks for FY 98 (October 1, 1997 - September 30, 1998)
Measurable project tasks for FY 1998 include the following:

November 30, 1997	Complete Lease/Purchase of the old Seward railroad depot;
January 15, 1998	Village facility renovation/remodel plans submitted for review;
March 1, 1998	Agency approval of village facility plans for renovation/remodel of facility;
April 15, 1998	Complete renovations of the repository

April 1, 1998	Transfer collections to repository at Chugach Regional Archeological Repository & Heritage Center;
May 1, 1998	Begin operations at Chugach Regional Archeological Repository & Heritage Center;
May 1, 1998	Renovations completed in villages for renovations/remodel of facility.

B. Project Milestones and Endpoints

November 1997	Complete NEPA Compliance Documentation
January 1998	Complete construction and renovation of building
January 1998	Complete interior construction
April 1998	Install interior furnishings
March 1998	Complete negotiations with public agencies regarding transfer of archeological resources
May 1, 1998	Repository opens

Completion Date

The Chugach Regional Archeological Repository & Heritage Center will be completed and ready for opening on May 1, 1998.

PUBLICATIONS AND REPORTS

No publications or reports are planned at this time.

PROFESSIONAL CONFERENCES

No professional conferences are planned as a part of this project.

NORMAL AGENCY MANAGEMENT

This project will be managed under an agency agreement will the City of Seward, Alaska. The City of Seward has agreed to administer funding for the project for an administrative fee of 1% for indirect costs associated with these services. Details of the agreement are still being negotiated.

COORDINATION AND INTEGRATION OF RESTORATION EFFORT

This project will coordinate programs with the Alaska SeaLife Center for educational and outreach activities and special events. Additionally, the project will transfer archeological resources collected during the spill and return them to a Chugach regional repository.

EXPLANATION OF CHANGES IN CONTINUING PROJECTS

This section does not apply to this grant request.

PROPOSED PRINCIPAL INVESTIGATOR

Name:	Michael Brown
Affiliation:	President, Chugach Alaska Corporation
Mailing address	560 East 34th Avenue, Anchorage, AK 99503
Phone number	(907) 563-8866
Fax number	(907) 563-8402
E-mail address	N/A

PRINCIPAL INVESTIGATOR

Principal investigator for this project is Michael E. Brown, President and CEO of Chugach Alaska Corporation. Mr. Brown has been with Chugach Alaska Corporation since 1992. A copy of his resume is included in the following pages.

Michael E. Brown

EDUCATION

Bachelor of Science
University of Utah
Salt Lake City, Utah – 1966

Master of Science
Naval Postgraduate School
Monterey, California – 1974

EXPERIENCE

- **Chugach Alaska Corporation** ..... March, 1992 - Present
  President/CEO
  - Hired as turn-around CEO of Native regional corporation. Responsible for day-to-day direction of corporate and subsidiary companies (timber, operation & maintenance contracts and labor supply contracting) activities.

- **Piquniq Management Corporation** ..... 1982 - 1992
  Executive Vice President/CEO
  - Start up CEO of corporation involved in operations and maintenance of remote industrial/military bases for private industry as well as local, state and federal government agencies. Corporation held contracts throughout Alaska, United States and the central-Pacific region. With $50,000,000 in annual revenues and over 700 employees, PMC was one of the largest minority-owned contractors in the United States.

- **United States Navy**
  Commander/Pilot
  - Served in numerous operational and administrative billets worldwide. Last job was Commanding Officer, Naval Arctic Research Laboratory, Barrow, Alaska.

    Duties included direct on-site responsibility for all facets of this cold weather biological and engineering research facility. This fully self-contained facility is located at the northern tip of Alaska. It housed over 300 military and civilian personnel. Housing was provided in dormitories plus a 100-person hotel that included a full-service dining facility.

    Utilities included a desalination plant for fresh water and a wastewater treatment plant. Power was provided from large generators fueled with gas from local gas fields. The facility included an airport capable for handling C-141 cargo planes. Five aircraft, including a DC-3, were stationed full time at the base. There was marine activity that included barge operations and three ice-strengthened research boats. A 2.3 million gallon fuel farm provided POL needs for a full year.

    Responsibilities also included management of full facilities, equipment and grounds maintenance. Over 75 pieces of heavy equipment and vehicles were in use. The base included over 40 buildings, most were used for equipment maintenance, warehousing and research activities.

    Additionally responsible for interaction with all other federal and state agencies engaged in arctic operations as well as fostering good relations with various North-Slope based Native Alaskan groups.

OTHER KEY PERSONNEL

Mr. James Hutton will serve as Project manager for this project. His resume is included below.

James H. Hutton

EDUCATION:

Bachelor of Architecture degree
Carnegie Institute of Technology –1967

REGISTRATION:

1971, Architecture, State of Pennsylvania, #EX-6110
1975, Architecture, State of Alaska, #A-4452
1992, Project Management Professional, #1205

EXPERIENCE:

- **Chugach Engineering, Inc.** **1997-present**
  President
  - Responsible for the day-to-day operations of this wholly owned subsidiary of Chugach Alaska Corporation, an Alaska Native regional corporation. Duties include: Operations--responsible for ensuring the company's contracts are performed in an efficient, cost effective and profitable manner. Business Development--goal is to develop new business opportunities and expand the company's business base. Administration--responsible cost controls and expenditures within the operating budget.

- **VECO Engineering, Inc.** **1996-1997**
  Senior Project Manager
  - Senior Project Manager for the Northern Business Unit of Alyeska Pipeline Service Company (APSC). Tasked with coordination of engineering of all projects for Pump Stations #1, #2, #3 and #4 of the Trans Alaska Pipeline. Responsible for insuring that schedules and budgets are met for the engineering of approximately 31 million dollars worth of various projects in 1997, ranging from installation of cathodic protection of the pipeline to construction of buildings at the pump stations. Close coordination between the client representatives, multi-discipline design team and implementation contractors is required.

- **Fluor Daniel Alaska, Inc.** **1989-1996**
  Civil Engineer
  - Civil Engineer on the National Airspace System Implementation Support Contract. (NISC) with the Federal Aviation Administration. Primary responsibility was to assist the Regional Associate Program Manager in planning and implementation of the Anchorage ARTCC (Air Route Traffic Control Center) Automation Programs and the ARTCC Modernization Program. This included planning the

infrastructure for automation and related projects such as VSCS (Voice Switching Control System), DSR (Display System Replacement), AOAS (Advanced Oceanic Automation System), OSDS (Oceanic System Development and support), and MEARTS (Micro-Enroute Automated Radar Tracking System). Specific responsibilities included planning, project status tracking, fiscal tracking, preparation of budget submittals, design and document review, project overview, project coordination and project close-out activities. Other activities included providing expertise and technical recommendations in engineering, construction, installation and construction management and claims.

Project Coordinator **1993-1995**

- Project Coordinator and construction administrator for Alyeska Pipeline Service Company SERVS (Ship Escort Response Vessel System) group. Responsible for coordination of design and construction of all projects within the SERVS group, including a new 26,000 square ft. base/emergency operations center with 200 ft. floating concrete dock, mooring dolphins and approach trestle with transfer bridge. Other responsibilities included modification of oil spill recovery barges and escort vessels and various projects around Prince William Sound to enable rapid response to oil spill emergencies. Position required coordination with U.S. Coast Guard, U.S. Fish & Wildlife Service, Army Corps of Engineers and Alaska Department of Environmental Conservation on projects, as well as periodic briefings to Alyeska upper management.

Project Engineer/Construction Supervisor **1989-1993**

- Project Engineer for various corrosion related projects for Alyeska Pipeline Service Company, including design and construction administration of an internal inspection program for all system wide above ground crude oil storage tanks, internal inspection of a 149 mile buried fuel gas line, and internal inspection of over 12 miles of buried pipe and 105 valves comprising the Valdez Marine Terminal firewater system.
- Construction Supervisor for the internal inspection and repair of 55,000 BBL crude oil storage tanks at Pump Stations #6 and #9 of the Trans Alaska Pipeline system. Work included ordering and shipment of required materials to these remote locations, development of detailed procedures for removal of tanks from service to insure uninterrupted operation of the pump station, scheduling and on-site daily supervision of the cleaning, inspection, coating, repair and cathodic protection contractors, as well as schedule over-sight, daily and weekly progress reporting and processing pay requests and claims.

- **Piquniq Management Corporation** **1989**

  Special Project Manager

  - In charge of acquisition of 80 man living facility in Colorado, extensive redesign, renovation, relocation and erection on Amchitka Island, Alaska for the U.S. Navy, all within a compressed time schedule of four months. Work included coordination of multi-discipline design team, coordination with Navy ROICC, coordination of transportation, supervision of contractor during construction, as well as scheduling of equipment and personnel to Amchitka Island.

- **GDM, Inc.** **1978-1989**

  Partner

  – Partner and Principal in charge of the Anchorage office of one of the large A/E firms in the State of Alaska with a staff of over 50 personnel. Primary responsibilities was project management, supervision of multiple engineering disciplines, execution of contracts and construction administration of major projects. Significant projects from the private, public and government sectors included:

  - Bachelor Enlisted Quarters, Naval Air Station, Adak, AK
  - Fleet Hospital Support Facility Warehouse, Naval Air Station, Adak, AK
  - F-15 Simulator Building, Eielson AFB, AK
  - Modifications of F-4 Hangars to accommodate Aircraft and Maintenance Training Facility for F-15's, Elmendorf AFB, AK
  - National Science Foundation Vehicle Maintenance Facility, McMurdo Station, Antarctica
  - ARCO Main Construction Camp, Prudhoe Bay, AK
  - Red Dog Mine Permanent Accommodations Complex, Kotzebue, AK
  - Usibelli Coal Mine Equipment Maintenance Shop and Office, Healy, AK
  - NC Machinery Alaska Headquarters Maintenance Facility & Warehouse, Anchorage, AK
  - Alyeska Pipeline Service Company Heavy Equipment Maintenance Shop, Pump Station #3
  - Alyeska Pipeline Service Company Permanent Office Facilities, Pump Stations 1, 3, 5, 7 & 8
  - Anchorage Police Headquarters, Anchorage, AK
  - Alaska State Crime Detection Laboratory, Anchorage, AK
  - Valdez Civic Center, Valdez, AK

- **University of Alaska** **1976-1978**

  Director of Planning, South Central Region

  – Responsible for supervision of planning staff, initiating project funding requests, project budgeting, selection of design consultants, execution of design contracts, and supervision of design and construction of various facilities for the University system.

  Close coordination with the Northern Regional Planning Director as well as the University Board of Regents was required.

- **Michael Baker Jr. Engineers** **1974-1976**

  Project Architect

  – In charge of the renovation of twenty eight buildings utilized as the construction management headquarters for the Trans Alaska Pipeline. Work included coordination of engineering disciplines during design, review of schedules, submittals, pay requests, and oversight of the contractors during construction.

Also in charge of all construction in pipeline camps and construction administration of three 120,000 sq. ft. warehouses in Fairbanks, AK.

LITERATURE SITED

Title 36, Chapter I of the Code of Federal Regulations, Part 79, CURATION OF FEDERALLY-OWNED AND ADMINISTERED ARCHEOLOGICAL COLLECTIONS, Part 79.5: Management and preservation of collections. Part 79.9: Standards to determine when a repository possesses the capability to provide adequate long-term curatorial services.

Feasibility Study and Site Evaluation, Nuuciq International Cultural and Visitor Center, Book 3 of 7, Chugach Heritage Foundation, 1997.

Comprehensive Community Plan for the Restoration of Archaeological Resources in Prince William Sound and Lower Cook Inlet, Chugach Development Corporation, Dr. Lora Johnson, November 1, 1996.

Title 36, Code of Federal Regulations, Part 800, Section 106 Regulations, National Historic Preservation Act.

BUDGETARY INFORMATION

1998 EXXON VALDEZ TRUSTEE COUNCIL PROJECT BUDGET

October 1, 1997 - September 30, 1998

Budget Category:	Authorized FY 1997	Proposed FY 1998
Personnel		$0.0
Travel		$0.0
Contractual		$2,217.8
Commodities		$7.9
Equipment		$45.5
Subtotal	$0.0	$2,271.2
Indirect		$22.7
Project Total	$0.0	$2,293.9
Full-time Equivalents (FTE)		0.0
Other Resources		$17.5

LONG RANGE FUNDING REQUIREMENTS

Dollar amounts are shown in thousands of dollars.

	Estimated FY 1999	Estimated FY 2000	Estimated FY 2001	Estimated FY 2002	

Comments:

Other resources include grant funding from US Forest Service for $17.5 for design and engineering costs.

Additional funding and costs incurred on this project by Chugach Alaska Corporation includes $11,400 that was for the appraisal, hazardous materials survey, preliminary site inspection and design for this project.

Chugach Alaska Corporation has also invested over $935,000 in the development of infrastructure for the heritage programs that are ongoing at Nuuciq Island Spirit Camp and related facilities and programs over the past two years.

All estimates included for equipment, consumables and contracts have been obtained by detailed estimates.

1998

Project Number:
Project Title: Chugach Regional Repository & Heritage Center
Name: Chugach Alaska Corporation

FORM 4A
Non-Trustee
SUMMARY

Prepared: 7/97

8/5/97

1998 EXXON VALDEZ TRUSTEE COUNCIL PROJECT BUDGET
October 1, 1997 - September 30, 1998

Personnel Costs:			Months	Monthly		Proposed
	Name	Position Description	Budgeted	Costs	Overtime	FY 1998
						0.0
						0.0
						0.0
						0.0
						0.0
						0.0
						0.0
						0.0
						0.0
						0.0
						0.0
		Subtotal	0.0	0.0	0.0	
					Personnel Total	$0.0

Travel Costs:		Ticket	Round	Total	Daily	Proposed
	Description	Price	Trips	Days	Per Diem	FY 1998
						0.0
						0.0
						0.0
						0.0
						0.0
						0.0
						0.0
						0.0
						0.0
						0.0
						0.0
					Travel Total	$0.0

1998

Project Number:
Project Title: Chugach Regional Repository & Heritage Center
Name: Chugach Alaska Corporation

FORM 4B
Personnel
& Travel
DETAIL

1998 EXXON VALDEZ TRUSTEE COUNCIL PROJECT BUDGET
October 1, 1997 - September 30, 1998

Contractual Costs:	Proposed
Description	FY 1998
ECI Hyer Contract for Engineering, Design and Construction for renovation of the old Seward Railroad Depot Building located in Seward, Alaska. Detailed engineering and cost estimate report attached in Appendix B of this document.	1,017.0
Purchase of old Seward railroad depot building located at:waterfront track 1, 501 Railway Avenue, Seward, AK.	275.0
Purchase of 20 Cubic ft. freezer	0.8
Purchase of display counter (40 linear feet)	20.0
NEPA Consultants	15.0
Archeological Resource & Educational Program	125.0
Traveling Displays	35.0
Shipping of equipment	30.0
Re-grant to villages of Chenega, Nanwalek, Eyak, Port Graham, Tatitlek, Valdez & Seldovia ($100,000 each maximum for upgrade of facilities)	700.0
Contractual Total	$2,217.8

Commodities Costs:	Proposed
Description	FY 1998
Consumables for repository as listed below:	
1 cataloging kit	0.8
1 paper supplies	0.6
1 gloves, lab supplies kit	0.5
8 hygrothermograph supplies	2.2
70 UV filter sleeves	0.7
100 solar window film (sq. ft)	0.5
8 dusting brushes	0.5
2 spring back stool	0.3
1 aspirated psychrometer	0.3
10 air purifier	1.5
Commodities Total	$7.9

1998

Project Number:
Project Title: Chugach Regional Repository & Heritage Center
Name: Chugach Alaska Corporation

FORM 4B
Contractual & Commodities DETAIL

Prepared: 7/97

8/5/97

1998 EXXON VALDEZ TRUSTEE COUNCIL PROJECT BUDGET

October 1, 1997 - September 30, 1998

New Equipment Purchases:		Number	Unit	Proposed
Description		of Units	Price	FY 1998
worktables	used in repository area for examination and cataloging artifacts	2	0.3	0.6
adjustable height table	used in repository area for examination and cataloging artifacts	1	1.5	1.5
task chair	personnel chair	4	0.3	1.2
sealing machine	for use in storing artifacts and protecting artifacts	1	1.5	1.5
thermo-hygrometer	measuring device for artifacts area	10	0.395	4.0
hygrothermograph	measuring device for artifacts area	1	1.5	1.5
uv monitor	measuring device for artifacts area	9	1.0	9.0
dehumidifier	to remove moisture from the air in repository and display area	9	0.3	2.7
humidifier	to put mositure in the air in repository and display area	9	0.3	2.7
vacuum cleaner	removal of dust from storage area to protect artifacts	1	0.8	0.8
museum cabinets	storage for artifacts	2	0.6	1.2
fire resistant file cabinents	storage for artifacts	12	0.8	9.6
media inserts for files	storage for artifacts	46	0.2	9.2
Those purchases associated with replacement equipment should be indicated by placement of an R.		New Equipment Total		$45.5

Existing Equipment Usage:		Number	
Description		of Units	

1998

Project Number:
Project Title: Chugach Regional Repository & Heritage Center
Name: Chugach Alaska Corporation

FORM 4B
Equipment
DETAIL

Prepared: 7/97

8/5/97

APPENDIX A

Condition Assessment of Historic Seward Railroad Depot Building

Condition Assessment Report, Seward Railroad Depot, Seward Alaska

CONDITION ASSESSMENT
SEWARD RAILROAD DEPOT
SEWARD, ALASKA

August 1996

PREPARED BY

STEVEN M. PETERSON
HISTORICAL ARCHITECT
NATIONAL PARK SERVICE
ALASKA SYSTEM SUPPORT OFFICE
Anchorage, Alaska

CONDITION ASSESSMENT
SEWARD RAILROAD DEPOT
SEWARD, ALASKA

INTRODUCTION: I traveled to Seward on May 7, 1996 for purposes of inspecting the Seward Railroad Depot. I was asked to perform the inspection and prepare a condition assessment with recommendations for repair by Mr. Kerry Martin of the City of Seward. My understanding is that the Seward Depot will be offered under a RFP process for civic or commercial use. While the City of Seward has not established a preferred use(s) for the building, the community is concerned that this significant local landmark structure be preserved while the City is concerned with financial liability.

IMPRESSIONS: In 1982 when I worked on the inventory and management planning for the Iditarod National Historic Trail, I had the opportunity to visit the Seward Railroad Depot. At that time I was struck by the good condition of the building and the symbolic importance of the Seward Depot at Mile 0 of the Iditarod National Historic Trail. It is an important and irreplaceable piece of Alaska's history and deserved continued preservation and an honorable use.

After some 14 years, I have again had the opportunity to visit the building and was once more struck by the intact qualities of the building in terms of its appearance, the fact that most of the original materials are still in place and its good condition. With the exception of some contemporary paneling and a few quick coats of paint in some areas the building remains as it was originally constructed.

The issue of bringing our historic buildings up to contemporary building codes is a constant and difficult problem. Fortunately, progress has been made and building officials and fire marshals have begun to allow for alternative means of dealing with the code, without irreversibly damaging those buildings. In recent years our codes have given variance to help insure that our historic buildings aren't "remodeled or improved" out of existence. For example the Uniform Building Code in Section 104(f) states;

"Historic Buildings. Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure may be made without conformance to all the requirements of this code when authorized by the building official, provided:

1. The building or structure has been designated by official action of the legally constituted authority of this jurisdiction as having special historical or architectural significance.
2. Any unsafe conditions as described in this code are corrected.
3. The restored building or structure will be no more hazardous based on life safety, fire safety and sanitation that the existing building."

In addition, one of the few tax credits which survived Congress in the late 1980's has to do with rehabilitation or restoration of historic structures. The tax credits can be used by owners and I believe even lessee's if the terms of their lease run for a certain period of time. In order to qualify for those tax credits, the work preservation work performed must be compatible with the historic building and meet the Secretary of Interior's Standards. Respondents to the RFP should be encouraged to contact their tax accountants for the current status and any potential benefits.

CONDITION ASSESSMENT: I have formated my condition assessment by first looking at the site, then the exterior of the building and then the interior spaces of the building. My observations for each element in these areas is followed by my recommendation for repair. I have tried to make recommendations that would conform with the Secretary of Interior's Standards and hopefully will help in the management of the property over time.

You will find that some of the recommendations are relatively easy to accomplish in a short period of time, others are more ambitious and some will probably only be accomplished over a long period of time. Negotiations with potential lessee's may be needed to resolve the tasks and schedule of accomplishment.

As a result of the leasing of this building, changes and modifications to the building can be expected over time. Small incremental changes made over time will have a dramatic impact on the visual appearance of the building and needs to be considered in the leasing of this property. Because there appears to be strong local support for the preservation of this building, I recommend that a system be established that allows for potential uses and changes to be formally submitted and reviewed by a local citizens organization. Seward's Historical Commission may be a good candidate for assuming this roll.

SITE LANDSCAPING: The site around the Seward Railroad Depot provides little clue as to the original purpose of the Depot and Seward's place at the beginning of the Alaska Railroad. All vestiges of the railroad have been removed leaving the historic depot floating in the landscape with no association to its historic purpose. Development of the adjacent marine sciences building will result in further changes to the depot's landscape setting.

Recommendation: Conduct historic research to establish the original landscape character of the area and vegetation types that surrounded the depot. Use that information to implement an landscape plan which explores and reinterprets the depots place in Seward's history. Reintroduce landscape materials which take their precedence from the historic railroad period. Explore installing a short section of track and rail, perhaps with a piece or two of railroad rolling stock to give scale and offset the impact of the huge maritime science center parking lot and to create visual interest in the historic Seward Railroad Depot.

Reestablish the extent of the original wooded decks at the depot. The covered Outdoor Waiting Room at the west end of the depot and track side decking would provide pedestrian areas to relax, get out of the weather and could enhance potential commercial activities at the depot.

Observation: The existing wooden handicapped ramp and the concrete steps at the primary entrances are poorly designed and deteriorating. Historic photographs indicate that a single step was all that was historically required to access the depot. Today there are at least 3 steps into the building indicating a major change in grading around the building over time.

Recommendation: Document the existing concrete steps and remove them. Raise the existing grade at the south elevation in the areas by the south door and reestablish the original hard surfaced track siding platform. Raising the grade will significantly shorten any ramp requirements and remove the requirement for a handrail with a ramp.

Observation: The contemporary telephone booth at the north side of the depot is out of place and visually incomparable with the depot.

Recommendation: Remove the existing telephone booth and relocated to another site or install a commercial telephone inside the depot that is historically compatible with the building.

Observation: Located within the depot are a couple of historic railroad benches.

Recommendation: Restore the existing benches and reproduce them for additional seating requirements both inside and out. Use the original railroad furnishing as inspiration for other furniture requirements.

FIRE PROTECTION: According to the National Fire Protection Association (NFPA) historic buildings, museums, churches and libraries are prime targets for arson related fires. Between 60% and 80% of all fires in these types of buildings are caused by deliberately set fires. Perhaps because of their special public qualities and value by local communities. The Seward Railroad Depot is on the National Register of Historic Places.

Observation: The building has no mechanical fire protection systems nor is it constructed to fire resistant standards. It would be considered a Type V, Nonrated Building according to the Uniform Building Code.

Recommendation: Stipulate or work cooperatively with the lessee to install a fire sprinkler, integrated detection and alarm system for the long term protection of the building. The cost for the system could be recovered from lease revenues.

FOUNDATION AND BASEMENT: The existing concrete foundation appears to be sound and in good repair with no noticeable settlement or failure observed.

Observation: Surface grading over the years has resulted in soil buildup along the north wall resulting in the wood wall and structure coming in contact with the soil. The floor joists and rim joist along the north wall are wet due to that soil contact and roof splash back. Fungus growth, indicating brown cubical rot, is evident along that wall.

Recommendation: Lower the grade along the north elevation to provide a minimum of 6" between the bottom of the wood wall and the top of the soil. Grade to provide positive drainage away from the building and to stop roof splash back. Repair or replace deteriorated wood members.

Observation: The columns supporting the roof at the west end of the depot are settling. The settling indicates a failure of the supporting footings under the columns and/or deterioration of the bottoms of the wood columns.

Recommendation: Inspect the existing columns and repair as required. Replace existing footings with new concrete footings insuring a minimum of 6" clearance between grade the bottom of the wood columns.

ROOF: In recent years an asphalt shingle roof was installed on the depot. Inspection throughout the building indicates that the roofing is for the most part keeping the building dry. The original roof was covered with cedar sawn shingles and probably performed in Seward's rainforest climate from 1917 to almost the present time.

Observation: The existing concrete and plaster chimney is in poor condition. Banded and reinforced with surface applied steel strapping, it appears that the chimney has long had some structural problems. Water staining at the interior ceiling and the rotted and deteriorated roof framing around the ceiling, which is visible in the attic, indicates that the problem has existed for a long period of time.

Recommendation: Restore the existing chimney, roof framing, roof flashing and damaged ceiling and plaster finish where visible.

OR; Remove that portion of the concrete chimney that is structurally unsound. Replace all deteriorated roof structure, repair the water damaged ceiling, roof flashing and plaster finish where visible. Reconstruct a new chimney that matches the profile and size of the existing chimney. Use the chimney for all future chimney requirements.

Observation: The current asphalt roofing is not compatible with the historic appearance of the Depot. Deterioration of roof fascia and inspection of the underside of the roof from the attic indicates that some roof sheathing (approximately 15%) is rotted or deteriorating.

Recommendation: Remove the existing asphalt shingles and replace with cedar sawn shingles to match the original appearance. Replace all flashing with a tern metal (not galvanized metal) that will withstand Seward's maritime climate. Remove all deteriorated roof sheathing. Repair rafters, replace deteriorated roof sheathing with wood sheathing to match the existing wood sheathing. Repair or replace all deteriorated wood fascia with new wood that matches the original. Lease revenues could be used to offset the expense of the new cedar shingle roof.

EXTERIOR WALLS: The exterior walls of the Seward Depot are in remarkably good condition given the salt water environment of Seward's waterfront. Deterioration is most severe on the south elevation, which is also the side that receives the full impact of the sun and Seward's ocean storms and driven rains. Most damage appears to be limited to the surface applied shingles and horizontal beveled wood siding. Structural problems appear to be limited to those areas where the wood is in contact with the ground and at selected corners.

NORTH ELEVATION:

Observation: Soil backfilling around the building has resulted in the wood siding and structure coming in contact with the ground. This contact is causing the wood to begin to rot.

Recommendation: Refer to landscape recommendation above. Repair deteriorated or rotted wooded siding and structure where required.

Observation: The north wall has survived with minimum deterioration. However, the side does have some minimum cracking and deterioration of the existing horizontal bevel wood siding and wood shingles.

Recommendation: Remove all deteriorated pieces of siding and shingles. Replace deteriorated or missing siding and shingles with new materials that match the existing in size, material and texture. Retain as much original material as possible. Renail with stainless steel nails to prevent rusting. Repaint to match the original historic color.

EAST ELEVATION:

Observation: The horizontal bevel siding on the lower wall of the east elevation is deteriorated and cracked (6 rows). The shingle wall appears to be in good condition with a minimum number of broken or missing shingles.

Recommendation: Remove and replace the horizontal beveled wood siding. Install weather proof "Tyvek" building paper under the new siding to help reduce water infiltration into the building. Selectively remove deteriorated wood shingles and replace with new cedar shingles insuring the retention of as many original shingles as possible. Renail with stainless steel nails to prevent rusting. Repaint to match the original historic color.

Observation: The ladder bracket at the east elevation does not appear to be original to the building.

Recommendation: Remove the ladder bracket at the east elevation and repair the damaged or missing shingles.

SOUTH ELEVATION:

Observation: The south wall seems to have born the brunt of sun and moisture deterioration. All of the lower horizontal bevel siding on the south wall is deteriorated. Most of the cedar shingles on the upper half of the wall where not protected by the roof are in poor condition. In those areas where the wall forms a 90 degree angle that some deterioration has occurred to the structure of the building due to infiltrating rain. Particularly noticeable is the structure at the sill of the southeast corner of the ticket office projection. Wooden members appear rotted.

Recommendation: Remove all of the horizontal beveled siding. Replace with new siding that matches the original. Inspect the existing wood shingles on the wall and remove all deteriorated shingles and repair rotted structural members. Replace with new sawn cedar shingles insuring that they are reinstalled in a manner that matches the original installation pattern and techniques. Supplement the existing wall system with Tyvek or similar water permeable weather sheeting. Renail with stainless steel nails to prevent rusting. Repaint to match the original historic color.

WEST ELEVATION:

Observation: The west wall has been concealed for may years by a large mechanical freezer which was recently removed. The wall remains in good condition with some minor repairs needed.

Recommendation: Replace isolated pieces of siding or shingles that are broken or missing. Renail existing siding with stainless steel nails to prevent rusting. Repaint to match the original historic color.

Observation: The existing 1 x 3 tongue and groove wood ceiling in the outdoor waiting room appears to be comming loose or pulling away from the rafters.

Recommendation: Renail the existing wood ceiling.

INTERIOR: Adaptive reuse of historic buildings often requires some compromises in use and the location of certain functions. One way of facilitating those adaptive uses while protecting the historic spaces and architectural character of the building is to make a determination of those spaces that are highly significant or PRIMARY and those spaces that are less significant or SECONDARY to the character of the building. Once that decision is made, those activities that enhance and have minimum impact on the building are confined to the primary spaces. And those activities that require modifications or visual intrusions are limited to the secondary areas. The following spaces are defended as primary and secondary for purposes of limiting impact to the Seward Historic Depot as a result of any potential adaptive reuse.

MAIN WAITING ROOM - PRIMARY SPACE: The Waiting Room is the primary public room in the building. The proposed adaptive reuse of the depot should enhance the character, materials and large open space quality of the space. The room should not be broken into smaller rooms or horizontally divided in mezzanine or raised platforms.

Floors: The original floor is still visible after 80 years. It consists of 1 x 4 tongue and groove vertical grain douglas fir wood flooring which is painted grey and appears to be in fair condition.

Recommendation: Strip the paint from the existing wood flooring, repair and refinish to its original appearance.

Ceiling: The original ceiling has been covered over with a painted layer of plywood. The original ceiling material is not known.

Recommendation: Remove the existing plywood ceiling, restore the original ceiling or as an alternative investigate and install a fire resistance plaster or gypsum wall board ceiling.

Walls: The walls of the waiting room are covered with a layer of 1/4" plywood mahogany paneling. Underneath the paneling is the original 1 x 3 vertical grain douglas fir wainscot on the lower portion of the wall with lath and plaster above. All of the original trim and millwork materials and finishes appear to be intact. The original varnished finishes appear to have darkened overtime.

Recommendation: I was unable to investigate behind all of the paneling, however, assuming that the wainscot and plaster is intact. Remove the contemporary paneling and repair the existing wainscot. Inspect the plaster walls and repair. Repair and retain all original millwork. Retain the existing wood finish wherever possible and refinish to match where required.

Windows and Doors: All original windows and doors appear to be intact. The windows are 9 lite over a single lite, double hung, single pane windows constructed of wood. Some of the windows have storm windows. The existing exterior doors are two panel wood doors with the top panel of single strength window. The doors and windows, while relatively intact appear to be breaking loose at their joints and hardware connections are beginning to fail. There is evidence of water damage by the south window sill.

Recommendation: The style of the doors and windows are from the historic period and an important part of the architectural character of the building. They should be restored. Recommend removing all of the windows and doors and restoring them to correct failing joints, to remove paint, reglaze glass and reinstall.

Glazing in the doors will need to be replaced to meet current code requirements.

In order to provide better thermal conditions around the existing windows, repair or duplicate the existing storm windows for use during the winter season.

TICKET OFFICE - PRIMARY SPACE: The ticket office is one of the most intact spaces in the depot and is the most representative example of how it originally looked. The cabinetry and pass window for the original ticketing and information counter remains, along with its original double hung windows as described above. The original 5 panel wood interior doors connect the space to the other interior spaces. A single 2 panel, glazed door connects the ticket office to the track siding area.

Floors: The exiting floor has been carpeted in recent years. Suspect that the floor is 1 x 4 tongue and groove wood flooring.

Recommendation: Remove the existing carpeting and restore the original wood flooring.

Ceiling: Same as the ceiling space for the Main Waiting Area

Walls: The original millwork, trim and wainscot have been painted. The walls above the wainscot appears to be a "celutex" or fibrous wall board material. With the exception of extensive application of hardware and electrical equipment over time to the walls, they appear in good condition.

Recommendation: Strip the existing wood of paint, patch and repair damage and refinish to it historic appearance.

Windows and Doors: Same as the Main Waiting Room

RESTROOMS - PRIMARY SPACE: Both the mens and women's restrooms appear to have most of the original finishes. The women's restroom stall has the original toilet and sink. The rooms remain much the way they were when constructed.

Floors: The existing tongue and groove wood floor appears to have some significant water damage, especially around the toilet.

Recommendation: Repair will require the removal and replacement of the wood flooring and possibly some repair to the floor structure. Recommend replacing with ceramic tile to withstand water damage and meet current health codes. Install a flooring product that is representative of the historic period. Repair and reuse existing toilet and sink.

Ceiling: Refer to Main Waiting Area above

Walls: The walls are covered with 1 x 3 tongue and groove wood wainscot that is painted white. Celutex or plaster is used for the upper part of the wall. The restrooms are not handicapped accessible.

Recommendation: The walls of the restroom will require repair, cleaning and repainting. Repair the toilet stall walls and doors.

Windows: Refer to Main Waiting Room above

TRAINSMAN'S HALL (FREIGHT ROOM) - SECONDARY SPACE: The Trainsman's Hall has served as the freight and luggage storage room. Located in the room is what appears to be the original freight scale and a recently constructed platform mezzanine. Access to the basement of the depot is in this space.

Floors: The existing floor is covered with plywood. The original floor material is unknown. The floor by the south door was wet from what appears to be wind blown rain.

Recommendation: Leave the existing flooring. Alternative flooring materials, such as carpet, if it were an appropriate color and pattern could be considered as an alternative. Repair the existing door and weather sealing to stop the water penetration.

Ceiling: The original 1 x 6 lap siding wood ceiling material is still visible and appears to be in relative good condition. Some water staining is evident.

Recommendation: Renail, clean and repaint.

Walls: The original 1 x 8 lap siding is still visible on the interior walls. Nailed attachments and a poor paint job have made the siding to appear to be in worse condition that it is. Some time in the historic past the south wall of this room appears to have been modified. Its exact configuration was not determined and should be investigated through historic research.

Recommendation: Remove the existing wooded mezzanine and attachments from the wall. Patch and repair the existing wood siding, renail and repaint.

Windows and Doors: The window openings have been sealed with plywood. All of the original windows appear to remain and match those windows used elsewhere in the depot. The interior door leading into the ticket office is a typical 5 panel wood door. Two, (2) panel wood doors remain in the room. A third two panel door is missing at the northwest corner of the room. Two doors are missing at the south elevation. The doors

were used to access the freight area and may have been modified as part of the changes to the south wall as discussed above.

Recommendation: Restore the existing double hung windows. Install storm windows to provide better thermal performance. Restore the existing doors and reproduce missing doors. Investigate the original configuration of the south wall and restore to its original appearance.

BASEMENT - SECONDARY SPACE: Centered directly under the ticket office area at the center of the depot is a full height basement. Flanking both sides is a well drained and easily accessible crawlspace. The area is used as the furnace room and for storage.

Recommendation: Evaluate the space as a potential fire hazard and take steps to correct.

HALLWAY - PRIMARY SPACE: The architectural character of the floor, walls, and ceiling of the Hallway are relatively intact and require minimum effort to restore.

Floors: Same as the Main Waiting Room

Ceiling: The ceiling appears to be the original ceiling material. It shows signs of sagging, dirt staining and extensive water damage on the chimney side of the hallway.

Recommendation: Repair, if possible, the original ceiling material where water damaged. Reattach the entire original ceiling, clean and Repaint.

Walls: The walls appear to have all of their original finished. The entire plaster wall above the wainscot has been painted, including the wooden horizontal picture mold. The plaster walls are in poor condition. The wooden wainscot appear to have its original wood finish and is the only place in building where this type of wood wainscot is found.

Recommendation: Repair the existing plaster walls or replace. Strip the paint from the picture mold and refinish. Preserve the wooden finish on the wainscot.

Windows and Doors: A single 5 panel wood door opens into each of the restrooms. Above each door is an operable transom wood window.

Recommendation: The doors and windows appear in good condition. Inspect and repair, preserve the existing finish.

MECHANICAL, ELECTRICAL AND PLUMBING UPGRADE:

Electrical Conduit: On the exterior and interior of the building are several application of surface applied electrical conduit.

Recommendation: Remove all surface applied electrical conduit. Easy access to the attic and subfloor areas of the building should allow for easy installation of concealed conduit systems.

Electrical Meter and Service Panel: A service panel and meter base is located on the column at the southwest corner of the building. An additional electrical service entry is located on the south elevation at the Trainsman's Room. The panels and meter base are not discretely located and are visually obtrusive.

Recommendation: Remove the meter, service panel and conduit from the exterior of the building. Explore with the power company locating the meter base and panel on a pole or remote station away from the building.

Lighting: Inspect all light fixtures to determine which light fixtures are original to the building. Scattered throughout the building are several suspended fluorescent light fixtures. The fixtures are not from the historic period and are out of place in the depot.

Recommendation: Recommend that in the primary spaces light fixtures that match the historic fixtures or are of the historic period be installed. Rely on task lighting; movable floor lamps, table lamps etc for tasks and work surfaces that require higher levels and minimize surface mounted fixtures.

Plumbing Fixtures: The original drinking fountain and toilet fixtures remains in the Main Waiting Room and in the Restrooms.

Recommendation: Repair and retain the existing drinking fountain and toilet fixtures.

Stove: It is unknown if there ever was a coal or wood burning stove in the primary spaces.

Recommendation: Research to determine if there ever was a stove in the Main Waiting Room or Ticket Office. Based on historic proof, reintroduce a similar stove to the depot.

COMMERCIAL SIGNING: Adaptive use of the depot will probably require changes to the historic signing of the building. Improper commercial signing has a significant impact on the historic appearance and character of a historic building.

Recommendation: Implement a "conservative" sign policy for the depot. Restore the historic "SEWARD" signs that were originally located on the east and west roofs. Provide for commercial signage by providing a pedestal or sign base that is not attached to the building. New commercial signage should be of the same graphic quality as the original Seward sign. Dark, lettering on a light colored background with shadowing of a contrasting color. Research museum photo archives for sign types that are of the historic period of the depot and have precedence in Seward. Neon, blinking or flashing lights or window applied contemporary signs should not be allowed.

The lessee shall submit to the Seward Historical Commission a detailed and accurate proposed sign design for approval. The lessee shall allow 30 days for review and approval.

APPENDIX B

Engineering Report, Cost Estimate

Seward Railroad Depot
Project No. 0297/2.1.1 & 2.3.2

July 14, 1997

Jim Hutton
Chugach Alaska Corp.
560 E. 34th Ave., Suite 200
Anchorage, AK 99503-4196

RE: Construction Cost for Depot

Dear Jim:

We understand the restoration construction of the depot should now include complete build out and finishes in the existing basement. The basement will be divided into two spaces; a storage room of approximately 300 s.f. and a mechanical room of the remainder of approximately 180 s.f. The storage room will be suitable for use as a repository for a historic collection of artifacts and supporting documentation. This space may have some limitations, but will be developed to its potential for this use.

HMS has looked at the impact of this additional work to the project budget with the following recommendations for the total project budget.

Probable Construction Cost	$826,895
A/E Design & Engineering(15%)	$124,000
Expenses & Inspections(3%)	$ 24,800
FF&E(5%)	$ 41,300
	$1,016,995

Costs not included:

- Owner Administration & Management
- Fund raising expenses
- FF&E for Repository
- Environmental survey or remediation of asbestos, PCB's, lead paint, contaminated soils, or other hazardous or toxic materials
- Project contingency (Recommend 15%)

I hope this is helpful in developing your project budget. If you have any questions, please give me a call.

Sincerely,
ECI/Hyer, Inc.

Terry K. Hyer, AIA

cc: Jane Cheatham

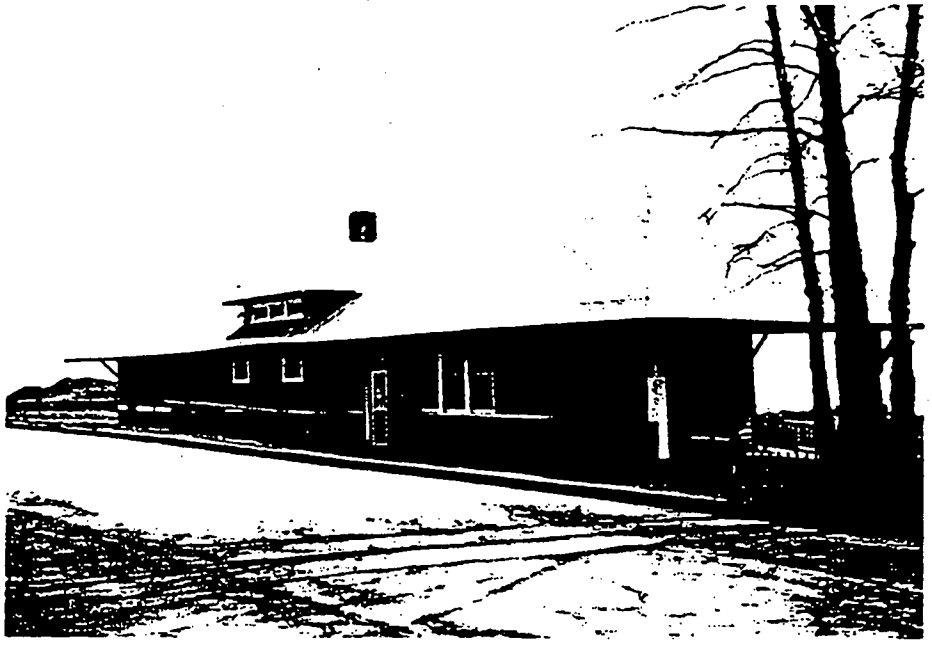
TKH/ss

HYER
ARCHITECTURE
PLANNING
INTERIORS
DEVELOPMENT

101 WEST BENSON
SUITE 306
ANCHORAGE, AK 99503
(307) 551-5543

SCHEMATIC DESIGN SUBMITTAL

JUNE 27, 1997



SEWARD RAILROAD DEPOT RENOVATION

SEWARD, ALASKA

CHUGACH ALASKA CORPORATION
560 E. 34TH AVENUE, STE. 200
ANCHORAGE, AK 99503
(907) 563-8866

ECI/HYER, INC.
ARCHITECTURAL
101 WEST BENSON, STE. 306
ANCHORAGE, AK 99503
(907) 561-5543

BBFM ENGINEERS
STRUCTURAL
510 L STREET, STE. 200
ANCHORAGE, AK 99501
(907)274-2236

RSA ENGINEERING, INC.
MECHANICAL/ELECTRICAL
2522 ARCTIC BOULEVARD, STE. 200
ANCHORAGE, AK 99503
(907) 276-0521

HMS, INC.
COST ESTIMATING
4103 MINNESOTA DRIVE
ANCHORAGE, AK 99503
(907) 561-1653

CONTENTS

ACKNOWLEDGMENTS

Client:

Chugach Alaska Corporation

Jim Hutton, Project Manager
Chugach Engineering, Inc.

Consultant Team:

ECI/Hyer, Inc. Architects
101 West Benson, Suite 306
Anchorage, Alaska 99503

BBFM Engineers *(Structural Engineers)*
510 L Street, Suite 200
Anchorage, Alaska 99501

RSA Engineering, Inc. *(Mechanical/Electrical Engineers)*
2522 Arctic Boulevard, Suite 200
Anchorage, Alaska 99503

HMS, Inc. *(Cost Estimator)*
4103 Minnesota Drive
Anchorage, Alaska 99503

We also wish to express our sincere thanks to all who assisted in this project.

1. INTRODUCTION

This Schematic Design Submittal for the Seward Railroad Depot Renovation represents the collective efforts of Chugach Alaska Corporation, Chugach Engineering, Inc., Straight Arrow Consulting, and the ECI/Hyer design team, all being dedicated to a successful project. This document sets the design direction for the balance of the design and construction process. A critical review is essential to verify the scope of work and materials and systems proposed.

1.1 HISTORICAL OVERVIEW

The historic Seward Railroad Depot Building was constructed in 1917 by the Alaska Railroad Company, as their primary port of disembarkation. It was moved from its original site on the east side of Seward to 501 Railway Avenue in 1928, where it continued to serve as a Railroad and Ferry Depot through the 1970's. It is a principal architectural element in the Historic Seward Town Site and has served a key role in the City of Seward's historic status as the "Gateway to Alaska." The building is listed on the National Registry of Historic Places and currently owned by the City of Seward, the Depot has been leased to the Chugach Alaska Corporation and Qutekcak Native Tribe for the development of an Alaska Native history and interpretive center, and cultural archive.

1.2 GOALS OF THE PROJECT

As a key historic building situated on Seward's waterfront, and central downtown location, this building is rich in itself as a culturally significant tourism attraction. The development of an interpretive center on native culture in this building will be a major contribution to the City of Seward as a visitor destination and will cultivate a broad sense of the history of Alaska, and the Southcentral region's indigenous culture to visitors.

Specific goals of the renovation project are:

- Re-establish the historical fabric of the Depot, both exterior and interior, to the appearance at the date of historical significance, circa 1920's.
- Reverse damage that has occurred to the building through water infiltration, vandalism and neglect. Repair work will be coupled with corrective measures to help insure the deterioration will not occur again.
- Remodeling of the facility to accommodate the programmatic, functional and technical needs of its proposed new use; as the Chugach Heritage and Cultural Center, including the Center's role as an archeological collection repository.

1.3 PURPOSE OF THIS DOCUMENT

This Schematic Design Submittal consists of a narrative and reduced drawings depicting the major elements of this proposed renovation project. They are an outgrowth of the recommendations made in the Condition Survey Report, by ECI/Hyer; and subsequent refinement through a dialog with Chugach Alaska Corporation's Project Manager and between members of the design team.

This submittal is to convey the design team's understanding of the scope of the project and should be reviewed thoroughly to verify that it meets the project criteria.

1. INTRODUCTION

During the subsequent Construction Document Preparation phase, the design will be refined; including resolution of any problems identified during the review of this document.

The following is a general overview of major aspects of the project:

Site

Site finish grade will be lowered on the north side and raised on the south side of the building to create positive drainage away from the building. The strong visual presence of the handicapped ramp will be removed and a more sensitive sloped sidewalk will be installed.

Building Exterior

Damaged and non-historical elements on the exterior will be removed. The existing historic doors and windows will be repaired and joined by reintroduced sliding doors at the baggage room. The exterior will be repainted to recreate the original appearance of the Depot. An option is priced out for the removal of the existing roof and replacement with a new shingle roof to match the original material.

Building Interior

Throughout the interior, non-historical elements will be removed and the overall original appearance will be reestablished. The new uses within the building will be Gift Shop/Lobby, Exhibit/Performance Room, Administrative Office on the main floor; and an Repository Storage Room in the basement.

Building Systems

It is assumed that the existing water, sewer, electrical and telephone service will be adequate for the intended use.

The existing plumbing system is deteriorated and will be replaced, in conjunction with reworking of the fixtures. An oil fired boiler, served by a new buried fuel storage tank, will be the heat source for the building. Heating and ventilation distribution will be provided by an all air ducted system. An Air Handling Unit will be installed above the restrooms.

A fire detection and suppression system will be installed in the building.

The majority of the lighting and power elements are contemporary, and often feed by surface-mounted conduit. These items will be removed and replaced with new fixtures of historical appearance, and with concealed service.

2. ARCHITECTURAL

The following section describes major architectural aspects of the project and reasoning behind the repair, restoration or remodel work. Please also refer to notes and schedules on the attached drawings for additional detailed information.

2.1 STANDARDS AND CODES

The depot renovation follows guidelines established by the latest edition of the Uniform Building Code. The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings will be followed. In addition the following codes and standards govern the design and will be followed, to the extent possible without impacting the historic elements of the building. Unless otherwise stated the latest edition of each applies.

National Electric Code (NEC)
National Standard Plumbing Code
NFPA 90A, Standard for the Installation of Heating, Ventilating and Air Conditioning Systems
OSHA Standards for Workplace Safety

The importance of bringing existing buildings up to current code standards is balanced by the need to protect the existing building elements, when the buildings in question are historic structures. This balance is stated in the Uniform Building Code in Section 3403.5 which states:

"Historic Buildings. Repairs, alterations and additions necessary for the preservation, restoration, rehabilitation or continued use of a building or structure may be made without conformance to all the requirements of this code when authorized by the building official, provided:

1. The building or structure has been designated by official action of the legally constituted authority of this jurisdiction as having special historical or architectural significance.
2. Any unsafe conditions as described in this code are corrected.
3. The restored building or structure will be no more hazardous based on life safety, fire safety and sanitation than the existing building."

Accessibility

In accordance with the American with Disabilities Act, handicapped access is to be provided to the building, into the building, and throughout most public spaces on the main floor. Access will not be provided to the basement. Due to the configuration of the restrooms, and the plumbing fixtures and toilet partitions within the restrooms, complete compliance is not possible. Additional discussion and some possible solutions on this issue will be presented later in this section.

Occupancy Classifications and Types of Construction

The building is classified as a mixed occupancy building according to the Uniform Building Code with the primary classification as Group B-Business. The secondary classification, for the Exhibit/Performance room, is Group A-Assembly, Division 3. No occupancy separation is required between these two classifications.

The construction of the existing building is Type V-N.

A complete code analysis is included in the *Supplementary Data*. We have had preliminary discussions with the State of Alaska, Fire Prevention Office and have a verbal agreement on the design direction, particularly the occupancy assumptions and the basement layout.

2. ARCHITECTURAL

2.2 SITE

Site Grading

The existing finish grade on the north side of the Depot slopes downward from Railway Avenue and right up to the wood siding/framing. Site drainage on the east side of the building is also poor. New grading on these sides of the building will lower the grade to 6" below the bottom of the exterior wall siding. A gravel walk way is shown on the original construction drawings for the building and will be reintroduced around the structure. This material will be sloped away from the Depot and swaled, to direct surface drainage around the building.

This lowering of the finish grade at the building will require retaining wall like features to hold back the existing grade at the street. A combination of stepped landscape timber seating, new concrete stair and low retaining wall will provide this function.

The existing grading on the south side of the building is below the level of the original grade. This is evident by undermining of all existing concrete steps on this side of the building. The finish grade will be raised, to 6" below the bottom of the exterior wall siding.

Site Historic Appearance

Historical photos indicate that originally the ground plane was a single step down from the building entries. The existing location of the grade, combined with the existing handicap ramp differs noticeably. The raising of grade described above will be combined with the removal of the handicap ramp for restoration of this original appearance.

Site ADA Accessibility

With the grade rework occurring on the north side of the building and the raising of the grade on the south, a new handicapped access route will be created with a gentle sloping sidewalk leading up to the entry door on the north side of the building. This route will replace the one currently making use of the existing handicap ramp and will not require a guardrail.

2.3 BUILDING EXTERIOR

Foundation

A small segment of the 4x8 wood sill plate that is deteriorated will be replaced. The rest will be dried out and protected with a diffusion-type preservative to halt rot growth.

Exterior Wall

Damaged and deteriorated portions of siding, shingles and trim work, on all four elevations, will be replaced with new material. Windows, doors and in-filled walls that are not part of the original construction will be removed. On the north side of the former Baggage room, a reconstructed sliding door will be installed. On the south side, a combined operable and non-operable door similar in appearance the original sliding door will be installed.

All remaining existing doors and windows will be uncovered and repaired as noted on the drawings. In addition, all double hung windows will receive storm sashes of historical appearance.

All elements of the exterior will be repainted to match the original colors

Insulation

Existing insulation in the attic is wet from water infiltration and will be removed. The rest of the building is uninsulated. New insulation will be installed in the attic, in the exterior wall, and on the crawlspace walls.

Exterior Soffit

Sagging soffit boards over the outdoor platform will be renailed. Exposed conduit and contemporary light fixtures will be removed and replaced with period fixtures. Fascia boards at the perimeter will be replaced with vented fascia boards.

Roofing

Water infiltration has occurred around the chimney and necessitates removal of a portion of the shingle roofing and sheathing for repair access, and replacement of deteriorated elements. Overall, the existing asphalt shingle roofing is in reasonable shape, but appears to be near the end of its expected life. An estimated cost for removal and replacement with cedar shingles, to match the original roof, is included for consideration.

Chimney

The existing concrete chimney is in poor condition in some areas and appears to have some structural problems. It will be removed and replaced with a new chimney matching in material and appearance.

2.4 BUILDING INTERIOR

Historical Appearance

Throughout the Depot, existing items that are insensitive additions or upgrades to the structure will be removed. Contemporary paneling in the waiting room, the mezzanine in the baggage room, and exposed electrical conduit throughout are the main items that will be removed.

The original floor, wall and ceiling materials and colors will be re-established, along with the addition of new signage of historical appearance.

New Uses

With the housing of the *Chugach Regional Archaeological Repository & Heritage Center* in the Depot building will change its function from a transportation facility to an interpretive center, several spaces will retain their current use. These being the restrooms, office and predominately mechanical area in the basement.

The former Waiting Room will become the Center's *Gift Shop* and will feature a central display case island. This area will also function as the staging area for visitors waiting for the start of a performance. Benches based in appearance on the original benches will be located in the space for their use. Flat wall display and live demonstration spaces, for two craftspeople making native crafts, will be located around the perimeter.

The former Baggage Room will be converted into the Center's *Exhibit and Performance Room*. Climatically controlled exhibit casework will line the southern half of the building. Manufacturer's information on one possible system in attached in *Appendix B*.

2. ARCHITECTURAL

A portion of the basement will be enclosed for use as an *Repository Storage Room*, where archiving, restoration, cataloging and management of the artifact collection will occur. Approximately 400 cubic feet of fireproof storage space and 40 cubic feet of freezer space will be provided. This climatically sensitive area will have a self-contained system for controlling temperature and humidity, and be separated from the rest of the building by one-hour fire resistant construction.

2.5 DESIGN ISSUES TO BE RESOLVED

Environmental Assessment

An assessment of the project's environmental impact is required, as part of the requirements of the National Environmental Policy Act, and will need to be submitted to the appropriate agency.

ADA Accessible Toilets

Due to the *Civil Rights* nature of the Americans with Disabilities Act, the ability to receive from a code or review official a "waiver" or "variance" on complete compliance with access requirements in these rooms is not possible. It is a "risk management" issue for the building owner or tenant. Preservation of the appearance and layout of the current restrooms will certainly be promoted by the State Historic Preservation Office. However, ADA Accessibility Guidelines stipulate that a minimum of one toilet room for the handicapped be provided. Several options do exist, but result in removing historic elements in the building, reducing the total number of available fixtures, or both. This issue requires a dialog with the Owner to resolve.

Exhibit Casework

Further clarification on exhibit casework requirements is required. The manufacturer in *Appendix B* can produce cases in widely varying sizes, configurations and types.

3. STRUCTURAL

Description of Structural System

The Seward Depot is a one story wood frame building over a partial basement and crawl space.

The roof framing is 2x6 roof rafters at 2'-0" on center (oc), a 2x8 ridge member, and 2x6 ceiling rafters are at 1'-4" oc. The roof is sheathed with 1x boards perpendicular to the roof rafters. At 4'-0" on center there are 1x8 diagonal members between the roof rafters and the ceiling rafters. The spacing is determined by where the roof rafters and ceiling rafters coincide. At midspan the ceiling rafters are tied up to the roof ridge member with 1x8 siding boards.

There are two dormers at the mid-length of the roof which are framed over the basic roof framing with access holes cut in the roof sheathing. The dormers are framed with 2x6 rafters. There is no header over the windows of the dormers.

The existing roof framing appears to have performed well for the life of the structure. There are no signs of distress in the roof framing.

The floor framing is a combination of 2x10 joists at 1'-4" on center at the waiting room/office/bathrooms, and 3x10 and 4x10 joists at 1'-4" on center at the freight room. The joists span from the outside walls to beams at the center of the building. The beams at the waiting room/office/bathrooms are 6x10's and the beams at the freight room are 12x14's. The floor sheathing is 1x diagonal boards.

The building foundation is typically concrete foundation walls on concrete spread footings at the outside face of the building and the edge of the basement, and isolated concrete piers on concrete footings at two corners of the south canopy and the interior beam supports. At the north and south ends of the building a wood post on a wood pad exists just inside the concrete foundation wall. The wood pad does not appear to be treated. There is a concrete box at the boiler stack on which the floor beams rest. Also, there is another concrete box in the freight room, which was the foundation for the cargo scale.

There is an area on the east side of the freight room where some framing was added for support where the wood sill atop the foundation wall is damaged due to dry rot. At the floor of the bathrooms most of the floor boards have been replaced by plywood. However, some boards remain that are not properly supported. There are some other dry rot areas evident in the crawl space, that are addressed in the Architectural section of this report.

Lateral loads due to earth quakes and wind are resisted by the board sheathed roof diaphragm and the shear walls at the perimeter of the building. No interior walls extend up to the roof diaphragm. I was not able observe the sheathing of the exterior walls, but I would assume diagonal boards. No analysis of the lateral force resisting systems was made.

3. STRUCTURAL

Floor Live Load Capacity

The floor framing was analyzed to determine its live load capacity. The framing sizes previously noted are nominal sizes, and actual sizes varied so section properties were based on the actual dimensions.

The floor framing in the waiting room/office/bathrooms has a live capacity of slightly over 100 pounds per square foot (PSF). This is based on adding a post under the longest span of the floor beam, from the south end of the basement to the boiler stack.

The floor framing in the freight room has a live load capacity over 150 PSF. This is based on adding a post and pad where the floor beam was notched to match the depth of the shallower adjoining floor beam.

Proposed Upgrades

In summary, the building is in good condition. However, the following areas will be repaired or upgraded:

1. Add header over the dormer windows.
2. Replace the wood pads and posts with a new concrete footing doweled into the exterior foundation and a new wood post.
3. At the dry rot area on the east side of the freight room replace the dry rotted sill and remove the jury rigged framing.
4. Replace the remaining pieces of board sheathing at the bathroom floors with plywood.
5. Add a post and footing in the basement area to support the floor beam.
6. Add a post and footing under the freight room to support the floor beam with notched end.

4. MECHANICAL

Design Parameters

The building mechanical design will conform with the latest adopted edition of the following building codes:

NFPA 70	National Electrical Code
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
UBC	Uniform Building Code
UFC	Uniform Fire Code
ADA	Americans with Disabilities Act

Plumbing Systems

Plumbing requirements for the building are limited to two public toilet rooms on the first floor. Existing 1920's era plumbing fixtures will be reworked and reused if possible. The new fixtures will be specified to match as close as possible to the period and style of the existing fixtures.

Water piping material specifications will require type L copper. Waste and vent systems will be specified to be cast iron or copper DWV. ABS plastic piping could be specified as a cost savings for the owner, however the ABS systems are typically noisy and may not be acceptable to the owner. We need input on this item. Fuel oil piping will be specified to be special nylon tubing in an outer containment carrier such as Environ or Enviroflex from the tank to the building. Type L copper will be used at the burners.

Hot water requirements are minimal for the facility. We propose to install a small electric water heater in the mechanical room to provide hot water to the lavatories. No recirculation of the domestic hot water system will be provided. Two exterior frost-proof hose bibbs will be provided.

A 550 gallon below grade double wall fuel tank complete with accessories is proposed for fuel supply to the boiler system. The tank incorporates an exterior polyurethane coating and zinc anode protection. The tank shall have a 30 year limited warranty. A UL listed Tigerloop fuel oil deaerator will be installed at the burner for better combustion efficiency and operation that is more reliable.

Heating and Ventilation

The building will be heated using one cast iron oil fired boiler. The heated medium will be a 50% propylene glycol solution providing both freeze protection and corrosion inhibitors for the hydronic system. One primary circulation pump will be specified for distributing heated fluid to terminal units. The circulation pump will be specified as maintenance free, system lubricated, three speed Grundfos pump.

Heat and ventilation distribution for a majority of the building will be provided using an all air system. One constant volume, heating ventilation and air conditioning (HVAC) unit will be located above the toilet room ceiling to provide heating air to the building. Hydronic baseboard heat will be provided for the office area.

The air handling unit will provide a constant supply air temperature of 55°F to the duct system using an outside/return air economizer (provided that the outside air temperatures are 55°F or less). No mechanical cooling will be specified. In-line booster coils located in the downstream ductwork will provide additional heat as needed for individual control of each of the zoned areas.

4. MECHANICAL

Relief air will be provided by relieving excess air from the spaces to the exterior of the building. A static pressure controlled damper will modulate to maintain 0.05" W.C. (adjustable) static pressure between the interior of the building and the exterior.

Round ceiling diffusers are planned for air distribution within the areas along with ceiling paddle fans to aid in destratification. Return air will be ducted back to the air handler. Above the ceiling supply air and return air ductwork will be externally insulated and internally soundlined in order to minimize heat loss and to reduce sound transmission.

A toilet exhaust fan will be provided for the toilet rooms and will be sized to provide 10 air changes per hour.

The Repository storage room in the basement will utilize a stand-alone computer room type air conditioner. The unit will be capable of provide cooling, heating and humidification to the space. Heat rejection will be directed in to the crawlspace area. The unit incorporates both high and low alarms for temperature and humidity.

Fire Protection

A fire protection system will be specified for the building in accordance with NFPA 13, Installation of Sprinkler Systems; National Park Service, Museum Handbook; and the American Association of Museums, Accreditation Requirements (AAM Standards).

Controls

The control system will be performance specified to control the mechanical equipment based upon the sequence of operation listed in the specifications. We recommend that a small electric/electronic direct digital control (DDC) system be utilized for overall building energy management. Good control is essential for the booster coils to ensure that sub-cooling and overheating are minimized throughout the zones.

5. ELECTRICAL

Design Parameters

The building electrical design will conform to the latest adopted edition of the following building codes:

NFPA 70	National Electric Code
UBC	Uniform Building Code
UFC	Uniform Fire Code
ADA	Americans with Disabilities Act

Service and Distribution

The existing electrical overhead service did not meet the clearance requirements of the current National Electric Code requiring 8 ft. of clearance where it crosses the roof (NEC 230-24). It is assumed that the existing electrical service has been rerouted to comply with code. With that in mind, the existing 200A, 120/240V single phase service should be adequate to serve the facility. The existing 42 space 120/240V single phase facility panelboard will be reused.

Wiring and Power Systems

EMT conduit will be specified in all concealed dry interior locations, with short lengths of flexible metal conduit specified for equipment connections.

Convenience receptacles will be provided throughout the facility, in addition to receptacles at locations required for computers, cash registers, etc. Weatherproof, Ground Fault Circuit Interrupter (GFCI) receptacles will be provided at exterior locations, and GFCI receptacles will be provided in the bathrooms and crawlspace. Power connections will also be provided for all mechanical equipment requiring electric power.

Lighting Systems

In the interest of historical flavor, incandescent lighting with circa 1928 appearance will predominately be used in the facility. Pendant mounted incandescents will be used in interior areas, while surface incandescents will be used in exterior locations. In areas where appearance is not as critical, energy efficient 4 foot fluorescent strips and wraparound fixtures will be used.

Fire Alarm System

A conventional automatic fire alarm system will be designed for the building, including heat detection, smoke detection, pull stations, and visual/audible indicating devices. An automatic phone dialer will also be specified to notify the local fire department in event of a fire.

Security System

The security system designed for the building will consist of motion detection on the main floor and in the repository storage room. An automatic dialer will be specified to notify the local police department in the event of an alarm.

5. ELECTRICAL

Voice and Data Distribution Systems

A new telephone backboard will be provided in the office area. New telephone outlets will be provided at telephone, cash register, and computer locations. New category 5 wiring will be specified to accommodate future computer networking.

A. CODE ANALYSIS

AGENCY REVIEW REQUIREMENTS

The following agencies require reviews as indicated:

National Park Service

Submission of an Environmental Assessment for review is required, in accordance with the National Environmental Policy Act (NEPA).

Alaska Department Public Safety - Fire Marshal

Submission to the State Fire Marshal, is required prior to construction of the project. This review is based on fire and life safety issues. A preliminary submittal is recommended to obtain an approval of the basic design concepts. A final submission is required to obtain construction approval.

State of Alaska, Office of History and Archaeology

The State Historic Preservation Officer will review the project proposal and provide a *Letter of Concurrence on Determination of Effect* if the proposed rehabilitation project meets the Secretary of Interior's Standards for Rehabilitation.

City of Seward

The City of Seward as the local authorety and building owner shall review the design proposal to make the determination that the project meets any requirements of the lease agreement and complys with any local ordanances or ordinance agreements. The agencies to be consulted within the City of Seward are:

- City Managers Office
- Local Building Inspector
- Seward Historic Preservation Commission

A. CODE ANALYSIS

CODE ANALYSIS

The following Code Analysis extracts pertinent requirements from the building codes applicable to the project. It specifically addresses architectural requirements which define the basic components of building construction and life safety.. The plan meets the requirements of the 1994 version of the Uniform Building Code, with special historic preservation considerations noted below. As the design proceeds, more detailed requirements will need to be reviewed and governing agencies will need to be consulted to assure code conformance.

Applicable Standards or Regulations:

Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
Title 36, Code of Federal Regulations, Part 79 (39 CFR Part 79)
National Environmental Policy Act (NEPA), Environmental Analysis
Title 36, Code of Federal Regulations, Part 800, Section 106 Regulations: Section 106 of the National Historic Preservation Act

Applicable Codes (or latest version):

1994 Uniform Building Code
1994 Uniform Mechanical Code
1994 Uniform Plumbing Code
1994 Uniform Fire Code
1993 National Electric Code
1993 National Fire Prevention Association Standard 72
1993 National Fire Prevention Association Standard 72
Americans with Disabilities Act

OCCUPANCY TYPE

UBC:	Group B (primary occupancy) Group A, Division 3 - Exhibit/Performance Room

OCCUPANCY SEPARATION

No requirements for fire resistance separation between Group B and Group A, Division 3

TYPE OF CONSTRUCTION & ALLOWABLE AREA

UBC	Type V-N
Allowable Area (total building)	8,000 square feet

ALLOWABLE HEIGHT

2 Stories

ACTUAL AREA & HEIGHT

First Floor Area	2,466 square feet
Basement Area	488 square feet
Total	2,954 square feet

A. CODE ANALYSIS

MINIMUM CONSTRUCTION REQUIREMENTS (in hours)

Minimum requirements based on type of construction (Table 6-A).

Building Element	V-N
Exterior bearing walls	N(5)
Exterior nonbearing walls	N(5)
Interior bearing walls	N
Structural Frame	N
Permanent Partitions	N
Shaft Enclosures	1
Floors	N
Roofs	N
Exterior Openings	Protected less than 10 feet

SPRINKLER REQUIREMENTS

Automatic sprinkler system is not required.

EXIT REQUIREMENTS

Minimum number of exits/story	2 are required from the Exhibit Room, and 2 from the building overall
Occupant Load	56 in the Exhibit Room,from calculations, room to be posted 49 maximum.
	23 in Gift Shop
	Balance of building < 10
Non-conformance	Existing historic exterior doors and one door in Exhibit Room swing in direction opposite to that required by code. Expectation is that code officials will allow preservation of these existing historic elements.

EXIT SIGNS AND ILLUMINATION

Exit signs	Required
Emergency Illumination	Required

SPECIAL HAZARDS

Boiler Room/Fuel fired heater	(>400,000 btuh)	1 hr.

BUILDING ACCESSIBILITY

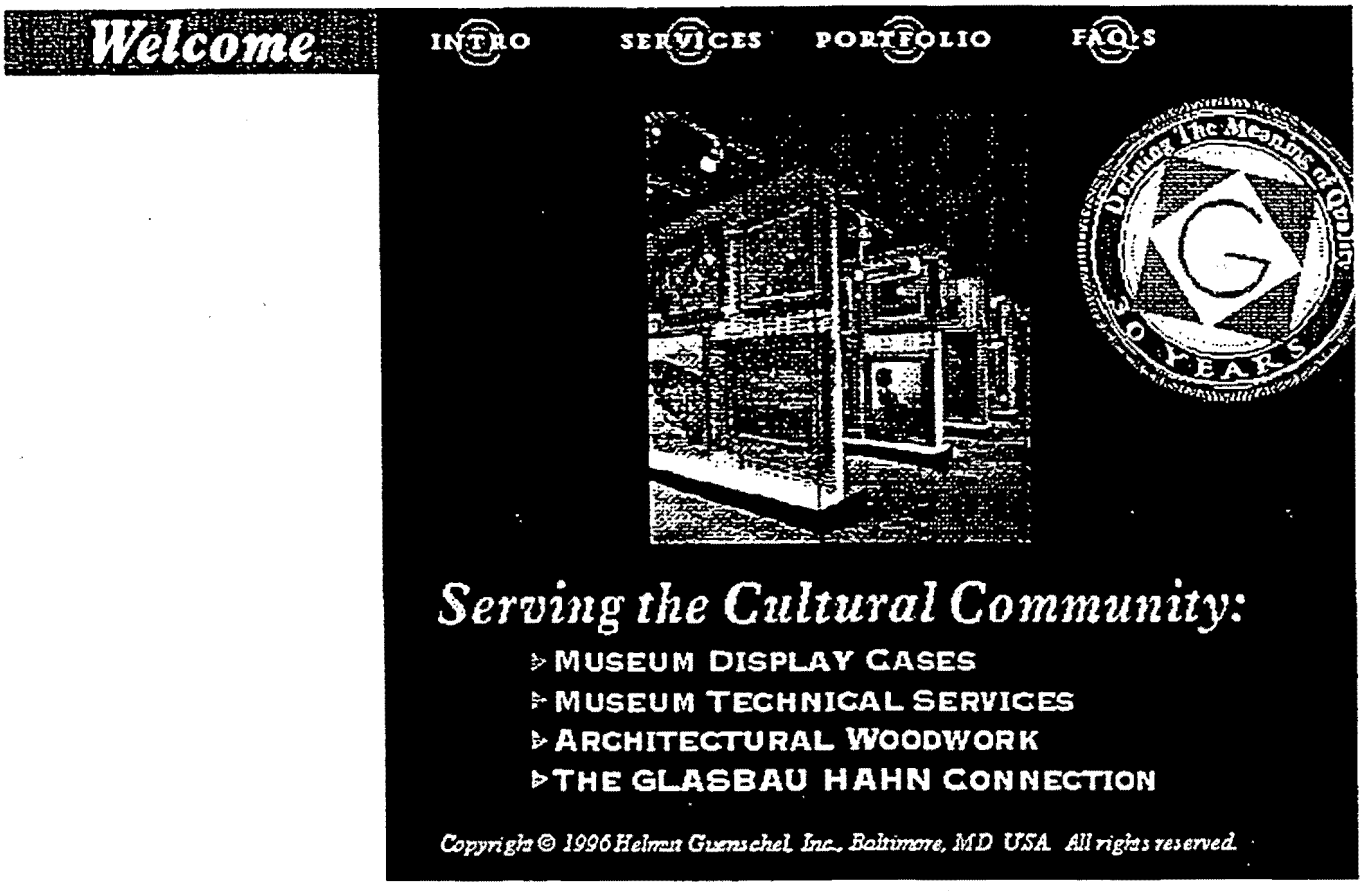
Required - ADAAG.	Minimum accessibility for historic structures is provided. Exception with regard to toilets to be resolved.

FIRE EXTINGUISHERS

Required with maximum 75 travel distance.

B. EXHIBIT CASEWORK EXAMPLE

GUENSCHEL



Please Note: These pages are currently under construction!

Helmut Guenschel, Inc. (HGI) specializes in the technical design and manufacturing of display cases that meet the highest standards for conservation and security. Other capabilities include: fiber optic lighting, display case programming, prototype development, project budgeting, period room/museum shop fabrication and expert field installation. HGI is the exclusive United States representative for **Glasbau Hahn** of Frankfurt, Germany.

Introduction | Services | Portfolio | FAQ's | Webmeister

Museum Display Cases

- Design Development & Engineering
- Passive/Active Conservation Systems
- Lighting/Fiber Optics
- Security
- Seismic Anchoring
- Precision Field Installation

Technical Services

- Display Case Programming
- Project Budgeting
- Prototype Development
- New Materials/Product Developments
- Security/Lighting Coordination

Architectural Woodwork

- Custom Interiors
- Museum Shops/Retail Fixtures
- Period Room Detailing
- Custom Furniture/Cabinetry
- Millwork/Trims/Moldings
- Expert Finishing

The GLASBAU HAHN Connection

- Pioneers in Glass Technology
- Frameless, *Allglass* Construction Methods
- Glass Hardware designed for Easy Curatorial Access
- Award-Winning Product Innovation

Capabilities

Our highly skilled staff includes individual expertise in cost estimating; shop drawings; computer-aided drafting (CAD); engineering; production and scheduling; wood and metal working; finish carpentry and fine finishing.

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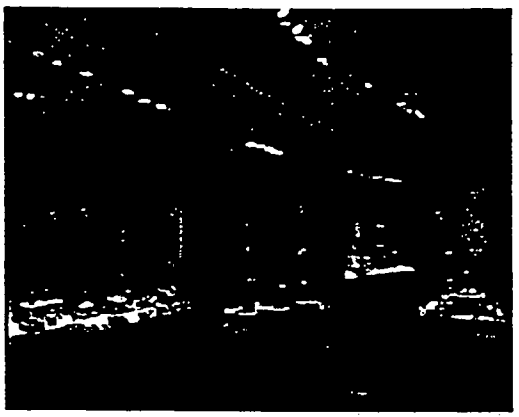
HELMUT GUENSCHEL

Portfolio

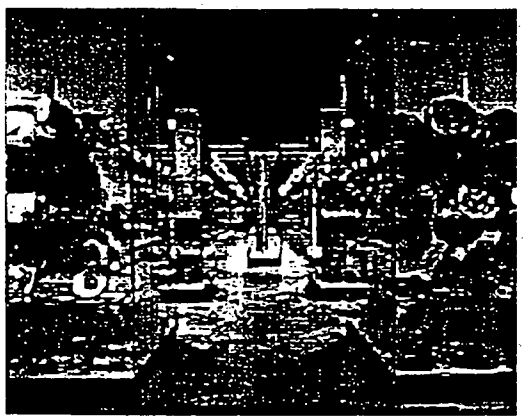
Selected Projects

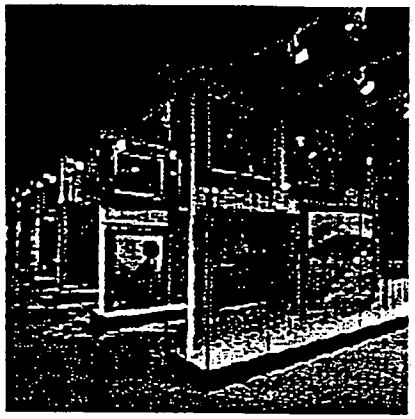
THE SEATTLE ART MUSEUM, Seattle Washington



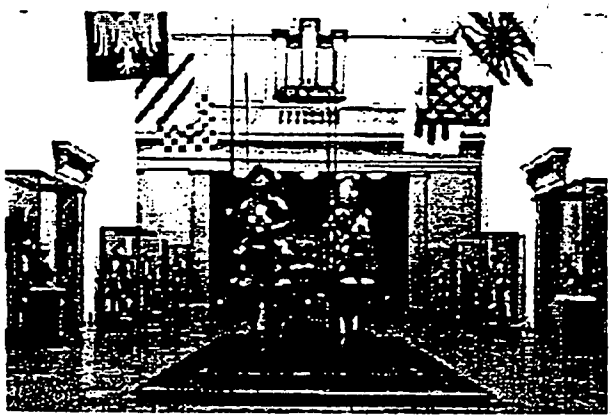
Permanent Galleries

THE METROPOLITAN MUSEUM OF ART, New York, New York





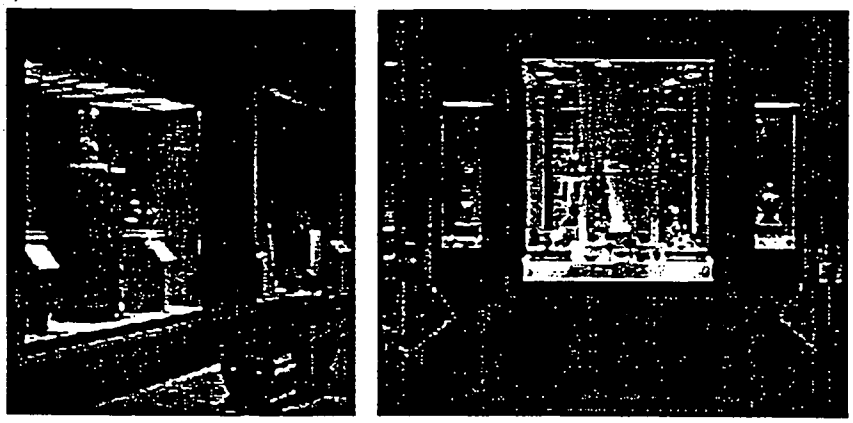
The Henry R. Luce Study Storage Center



Arms & Armor Gallery

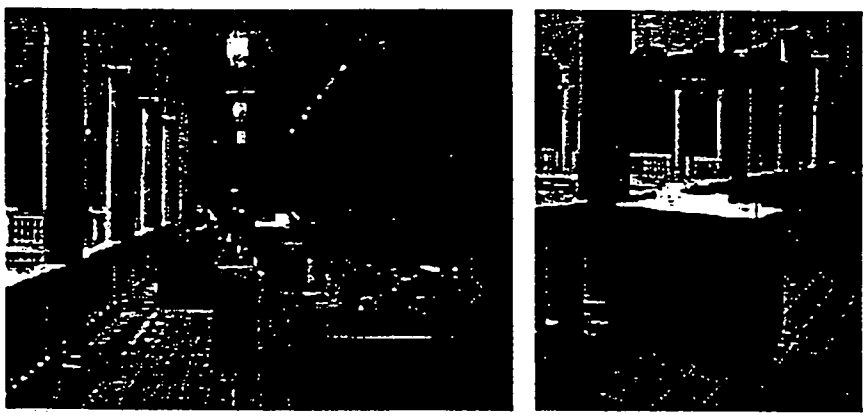
American Wing Courtyard

THE NEWARK MUSEUM, Newark, New Jersey



Various Galleries

THE NELSON-ATKINS MUSEUM OF ART, Kansas City, Missouri



Henry Moore Bronzes

Home | Introduction | Services | FAQ's | More Info?

HELMUT GUENSCHEL

FAQ's

Frequently Asked Questions

The following questions are representative of those we've received time and time again. Please feel free to submit your own question and we will try our best to answer with a personal, e-mail reply.

Do you have a price list for your display cases?

No. All display cases are manufactured-to-order per our client's unique requirements. Although our projects tend to have similar characteristics, most differ with regard to materials, required access, conservation issues and aesthetic detailing. Detailed estimates are provided on the basis of drawings and/or written specifications.

How does one get inside the display space?

Glasbau Hahn and HGI have developed a number of sophisticated hardware systems that not only provide a visually unobtrusive means of access, but also tight seals for controlling dust or maintaining micro-environments. Typically, a specific hardware system is recommended after careful analysis of the access requirements for a given exhibit along with other criteria such as access frequency or budget. Our *standard* hardware is often modified and, in many instances, new hardware developed to accommodate individual project requirements.

What types of options or accessories are available?

With regard to the aesthetic detailing of our display cases, the variation is virtually limitless. In general, display cases may be: framed or frameless, any type of wood or metal finish, capable of providing a micro-environment, and constructed in a wide range of acceptable materials. Other accessories include shelving, interior display platforms or mounts, lifts or moving devices and several types of lighting systems (including fiber optic).

How do you address the issue of security with regard to your display cases?

Security is addressed in a number of ways including measures specified by the client or their consultants. Where practical, locking mechanisms are concealed to minimize visitor curiosity. Access to all ancillary spaces such as the light hood or desiccant storage compartment are separate from that of the display space, under separate lock and key. Laminated safety glass or special alarm glass may be specified for extra protection of exhibits in unsupervised

locations. Should an alarm system be required, we will coordinate with your consultant regarding the placement of contacts or equipment within the display case and install them per their specification.

Why do you use glass rather than acrylic in constructing your display cases?

Our display cases are built for the long haul. In fact, clients have told us that they have come to expect a 50-year life span for our high quality museum cases. To assure quality in terms of craftsmanship and materials, we feel that glass is the only practical choice for long-term exhibits. Unlike various acrylic materials, glass is not electrostatic and does not attract dust to the same extent. Likewise, glass is inherently resistant to scratching that may be caused as a result of frequent dusting or cleaning. For purely practical reasons, acrylic sheeting does not offer the strength, rigidity or security we prefer for constructing unframed or especially large display cases.

Why do you use a white cement rather than a clear or silicone adhesive for your mitered glass joints?

All glass, even clear white glass, has a subtle *greenish* tint that is most visible along its outer edge. White cement provides an optical illusion, of sorts, and obscures the joint from view. Furthermore, the white cement is a hardened, catalyzed epoxy that provides an impenetrable, clean joint whereas silicone adhesives are often messy and is easily cut with a knife. However, should breakage to an individual glass panel occur during the life of the display case, our specially trained technicians can reverse the process to replace the glass.

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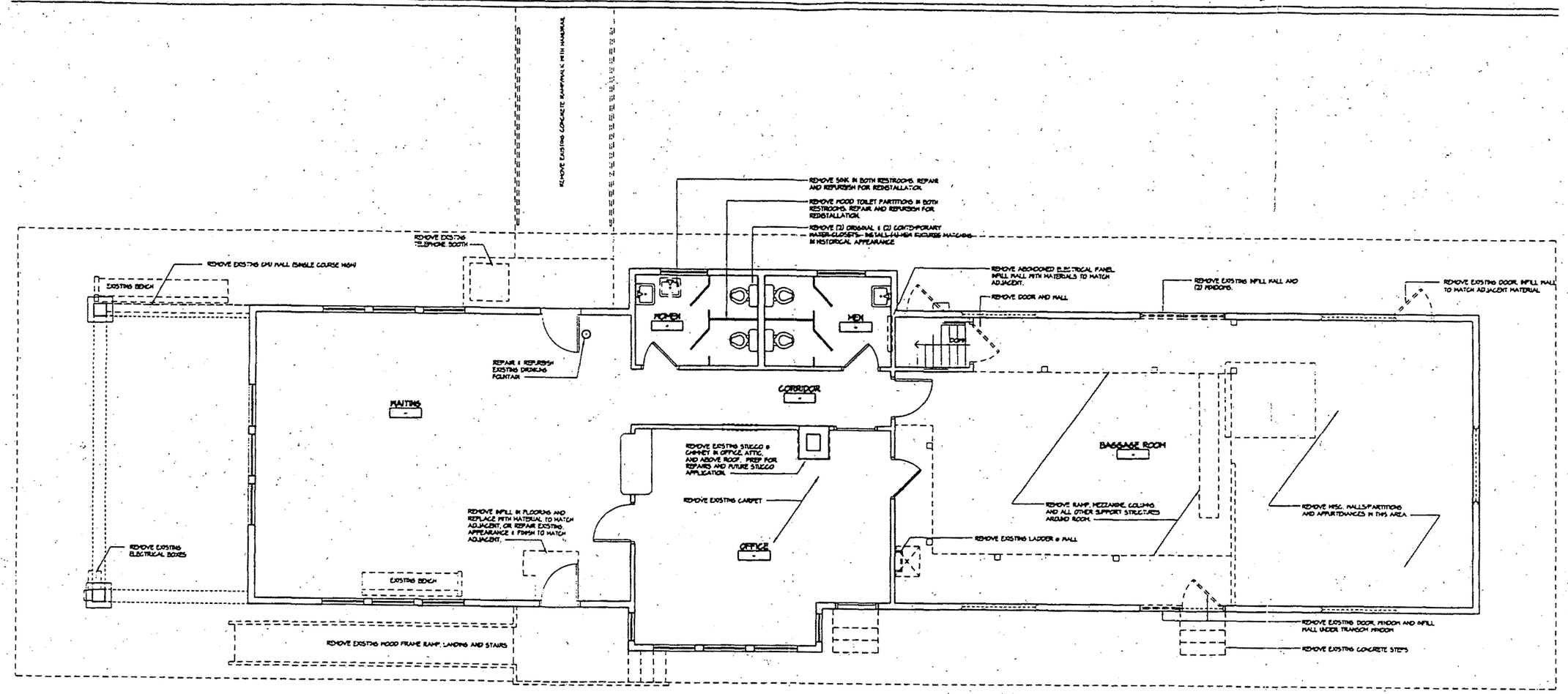
C. REDUCED SCHEMATIC DRAWINGS



1 DEMOLITION PLAN FIRST FLOOR

1/4" = 1'-0"

ALL EXISTING DOORS TO REMAIN ARE TO BE REPAIRED AND REPAINTED. ALL GLAZING IS TO BE REPLACED WITH TEMPERED GLASS. ANY CONTEMPORARY HARDWARE IS TO BE REMOVED & REPLACED WITH PERIOD PIECES. DOOR FRAME, TRANSOMS AND TRANSOM GLAZING ARE TO BE REPAIRED.

ALL EXISTING WINDOWS TO REMAIN ARE TO BE REPAIRED AND REFINISHED. ALL BROKEN OR MISSING GLAZING IS TO BE REPLACED.
DOUBLE HUNG WINDOWS IN GIFT SHOP AND OFFICE ARE TO BE REFURBISHED FOR PROPER OPERATION
DOUBLE HUNG WINDOWS ARE TO BE WEATHER SEALED, AND TO RECEIVE NEW STORM SASHES.
ALL WINDOW SILLS ON THE SOUTH WALLS OF THE GIFT SHOP AND OFFICE ARE TO BE INSPECTED AND DETERIORATED SILLS REPLACED.

SEE ALSO DEMOLITION/ROOM FINISH SCHEDULE SHEET A2.3 FOR INFORMATION ON FLOOR, WALL AND CEILING DEMOLITION.

WALL FINISHES ON SCHEDULE SHALL BE KEYED AS FOLLOWS

REDUCED DRAWINGS NOT TO SCALE

SEWARD RAILROAD DEPOT
RESTORATION
SEWARD, ALASKA

DEMOLITION PLAN
FIRST FLOOR

A1.1

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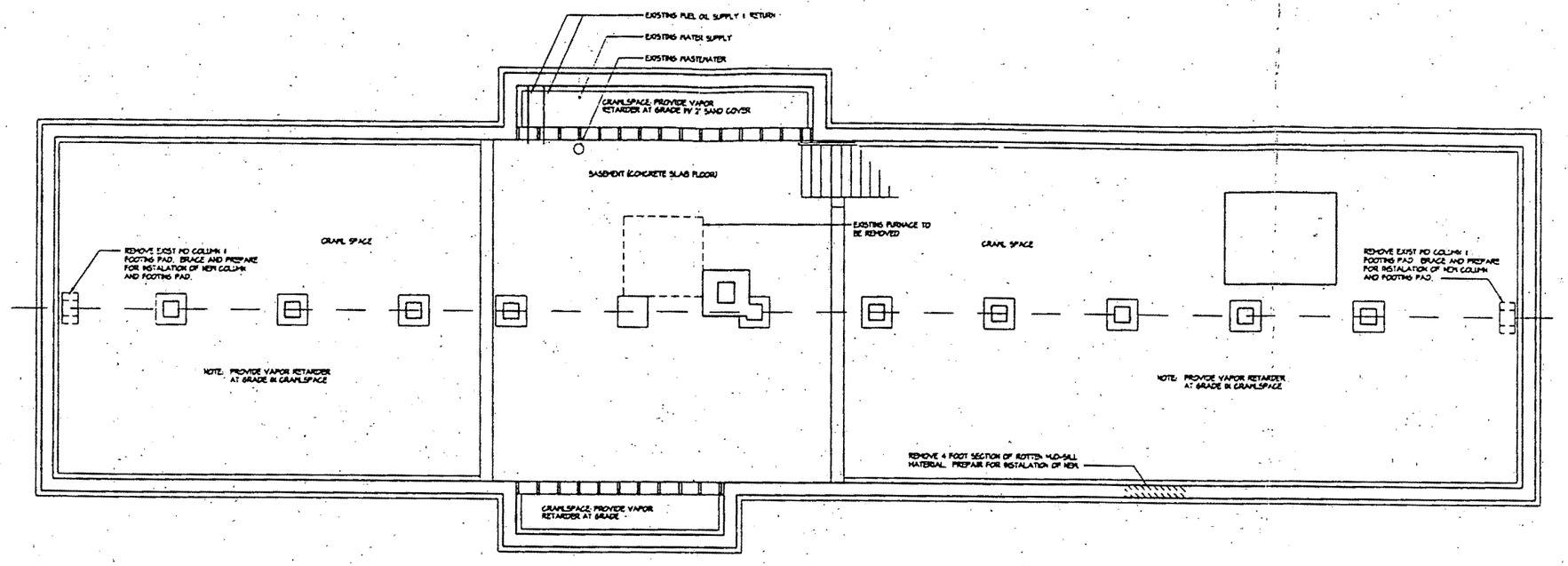
101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543



1 DEMOLITION PLAN BASEMENT

1/4" = 1'-0"

N

REDUCED DRAWINGS
NOT TO SCALE

HYER

SEWARD RAILROAD DEPOT
RESTORATION

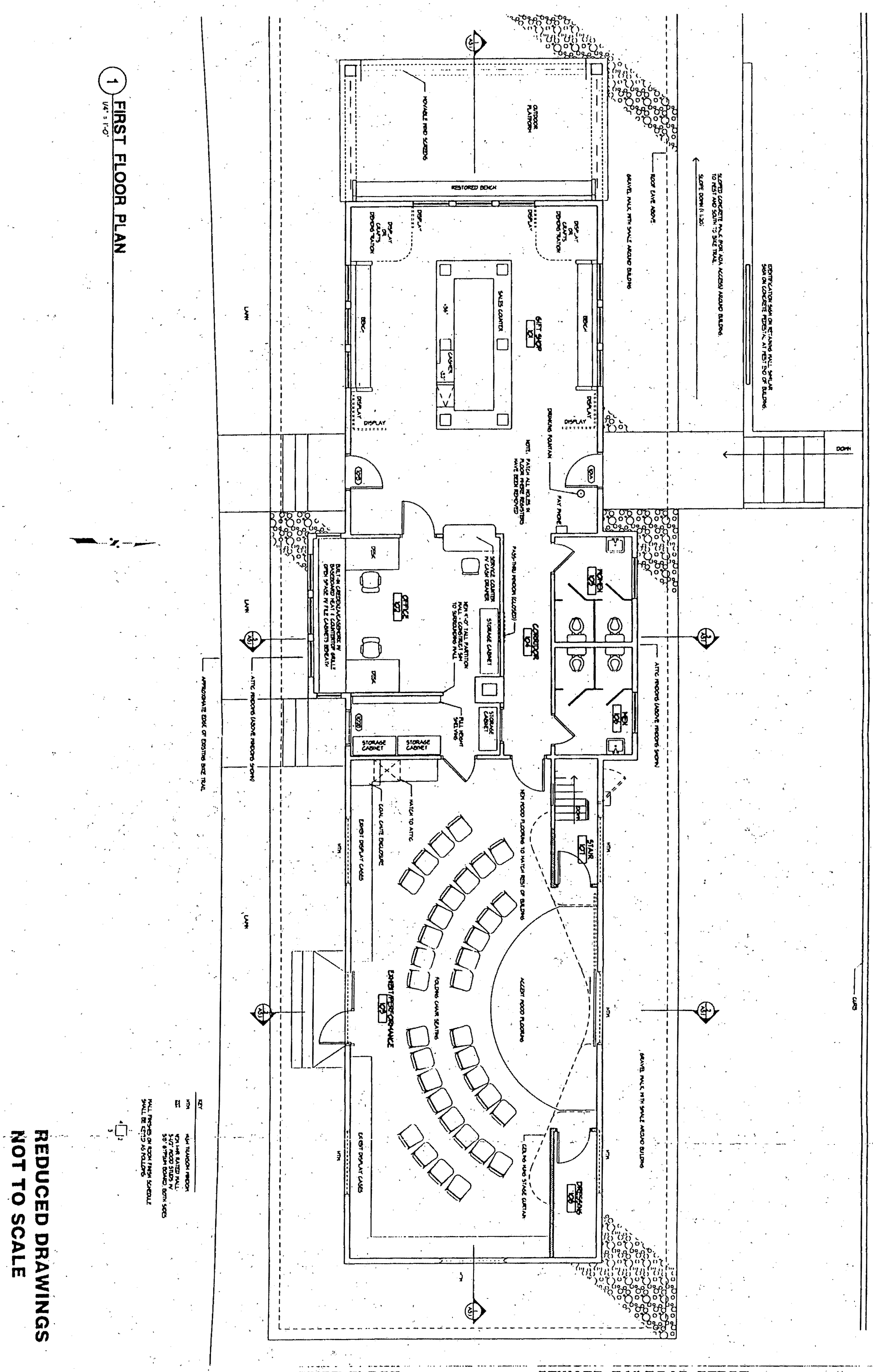
SEWARD, ALASKA

ARCHITECTURE PLANNING INTERIORS DEVELOPMENT

DEMOLITION PLAN
BASEMENT

A1.2

101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543



PROJECT NO.	0797
SUBMIT DATE	
DRAWN	SMB,BKK
CHECKED	
REVISIONS	
PLOT DATE	06/27/97
FILE NAME	A21

FIRST FLOOR PLAN

SEWARD RAILROAD DEPOT REHABILITATION

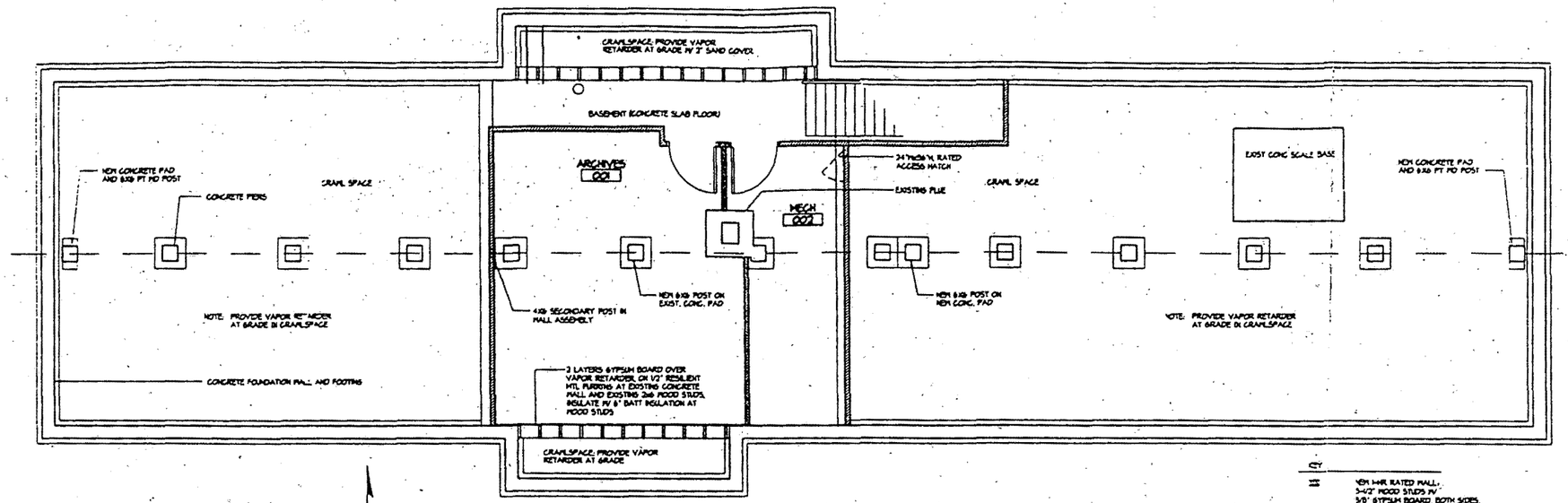
SEWARD, ALASKA

A2.1

101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543

ARCHITECTURE PLANNING INTERIORS DEVELOPMENT

HYER



1 **BASEMENT PLAN**
1/4" = 1'-0"

1 HR	NEW 1HR RATED WALL: 3-1/2" WOOD STUDS W/ 5/8" GYPSUM BOARD, BOTH SIDES.
2 HR	NEW 2-HR RATED WALL: 3-1/2" WOOD STUDS W/ BATT INSULATION, VAPOR RETARDER, AND 2 LAYERS 6/7PSUM BOARD, BOTH SIDES.

DEMOLITION / ROOM FINISH SCHEDULE

NO	NAME	FLOOR DEMO	FLOOR MAT	FLOOR FIN	FLOOR COL	BASE DEMO	BASE MAT	BASE FIN	BASE COL	WALL 1 DEMO	WALL 1 MAT	WALL 1 FIN	WALL 1 COL	WALL 2 DEMO	WALL 2 MAT	WALL 2 FIN	WALL 2 COL	WALL 3 DEMO	WALL 3 MAT	WALL 3 FIN	WALL 3 COL	WALL 4 DEMO	WALL 4 MAT	WALL 4 FIN	WALL 4 COL	CEILING DEMO	CEILING MAT	CEILING FIN	CEILING COL	CEILING HT	REMARKS
001	ARCHIVES	-	CONC	ETR	ETR	-	RB	F	-	-	GYPBD	IPSI	-	-	GYPBD	IPSI	-	-	GYPBD	IPSI	-	-	GYPBD	IPSI	-	-	GYPBD	IPSI	-	T-10	
002	MECH	-	CONC	ETR	ETR	-	RB	F	-	-	GYPBD	IPSI	-	-	GYPBD	IPSI	-	-	GYPBD	IPSI	-	-	GYPBD	IPSI	-	-	-	-	-	T-10	
101	GIFT SHOP	FD1	MD	ETR	-	BD1	MD	IPSI	-	MD1	GYPBD	IPSI	-	MD2	GYPBD	IPSI	-	MD1	GYPBD	IPSI	-	MD1	GYPBD	IPSI	-	CD1	GYPBD	IPSI	-	13-4	12
102	OFFICE	FD2	MD	ETR	-	BD1	MD	IPSI	-	MD3	ETR	-	-	MD3	ETR	-	-	MD4	L&P	IPSI	-	MD3	ETR	-	-	CD1	GYPBD	IPSI	-	13-4	12
103	EXHIB/PERFORM	FD4	MD	ETR	-	BD1	MD	IPSI	-	MD5	MD	IPSI	-	MD5	MD	IPSI	-	MD5	MD	IPSI	-	MD5	MD	IPSI	-	CD2	MD	IPSI	-	13-4	12
104	CORRIDOR	FD1	MD	ETR	-	BD1	MD	IPSI	-	MD3	ETR	-	-	MD3	ETR	-	-	MD3	ETR	-	-	-	-	-	-	CD1	GYPBD	IPSI	-	13-4	11
105	WOMEN	FD3	CT	F	-	BD1	MD	IPSI	-	MD4	L&P	IPS2	-	MD3	ETR	-	-	MD3	ETR	-	-	MD4	L&P	IPS2	-	CD3	GYPBD	IPS2	-	13-4	12
106	MEN	FD3	CT	F	-	BD1	MD	IPSI	-	MD4	L&P	IPS2	-	MD4	L&P	IPS2	-	MD3	ETR	-	-	MD3	ETR	-	-	CD3	GYPBD	IPS2	-	13-4	12
107	STAIR	-	ETR	-	-	-	ETR	-	-	-	ETR	-	-	-	ETR	-	-	-	ETR	-	-	-	ETR	-	-	-	GYPBD	IPSI	-	11-0+/-	1
108	DRESSING	FD4	MD	ETR	-	BD1	MD	IPSI	-	MD5	MD	IPSI	-	MD5	MD	IPSI	-	-	GYPBD	IPSI	-	-	GYPBD	IPSI	-	-	GYPBD	IPSI	-	11-0+/-	

ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE
ALUM	ALUMINUM
CONC	CONCRETE
CPT	CARPET
CT	CERAMIC TILE
EM	ENTRY MAT
EMF	ELASTOMERIC FLOORING
ETR	EXISTING TO REMAIN, REPAIR & REFINISH AS REQ'D
F	FACTORY FINISH
FRP	FIBERGLASS REINFORCED PANEL
H	HARDENER
HB	HORIZONTAL BLIND
HM	HOLLOW METAL
L&P	LATH & PLASTER
IPS	INTERIOR PAINT SYSTEM
RB	RUBBER BASE
VCT	VINYL COMPOSITION TILE
WD	WOOD
WRV	WINDOW ROLLER SHADE
WSV	WELDED SHEET VINYL

ROOM FINISH SCHEDULE REMARKS

1. WALL MATERIAL IS MATERIAL ABOVE WOOD WAINSCOT.
2. BASE DEMOLITION "BD2" OCCURS AT EXTERIOR WALLS.
3. -

SEE A2.1, GENERAL NOTES, FOR KEY TO WALL NUMBERS

DEMOLITION NOTES

FD1 STRIP FINISH FROM EXISTING T&G WOOD FLOOR, REFINISH CLEAR.
FD2 REMOVE CARPETING, STRIP FINISH FROM EXISTING T&G WOOD FLOOR, REFINISH CLEAR.
FD3 REMOVE EXISTING FLOORING AND FLOOR SHEATHING, REPAIR EXISTING FLOOR STRUCTURE AS NECESSARY TO REMOVE ALL ROTTEN MATERIAL. INSTALL 1" THICK (NOM.) FLOOR SHEATHING TO MATCH ORIGINAL. INSTALL WATERPROOF MEMBRANE FOR NEW FLOOR FINISH.
FD4 REMOVE EXISTING PLYWOOD FLOORING, INSTALL T&G FLOORING TO MATCH ORIGINAL, WITH PATTERN INDICATED ON PLANS.

BD1 STRIP FINISH FROM EXISTING WOOD BASE, REPAIR DAMAGE AND REFINISH.
BD2 REMOVE EXISTING WOOD BASE FROM WALL AS PART OF WALL DEMOLITION. STRIP FINISH FROM BASE, REPAIR DAMAGE AND REFINISH FOR REINSTALLATION.

MD1 REMOVE EXISTING FULL HEIGHT PLYWOOD PANELING, EXISTING 5'-0" HIGH WAINSCOT, WOOD BASE AND WOOD LATH (ABOVE WAINSCOT). WOOD WAINSCOT TO BE REPAIR AND REFINISHED TO EXTENT POSSIBLE FOR REINSTALLATION. INSULATE STUD CAVITY WITH 6" BATT INSULATION. INSTALL VAPOR RETARDER FULL HEIGHT OF ROOM, REINSTALL WOOD BASE AND WOOD WAINSCOT. INSTALL 5/8" GYPSUM BOARD FROM TOP OF WAINSCOT TO CEILING.
MD2 REMOVE EXISTING FULL HEIGHT PLYWOOD PANELING. EXISTING 5'-0" HIGH WAINSCOT TO BE REPAIRED & REFINISHED, INSTALL NEW WOOD CHAIR-RAIL AT TOP OF WAINSCOT. REMOVE EXISTING WOOD LATH ABOVE WAINSCOT. INSTALL 5/8" GYPSUM BOARD FROM TOP OF WAINSCOT TO CEILING.
MD3 REPAIR & REFINISH EXISTING WOOD WAINSCOT & EXISTING PLASTER ABOVE WAINSCOT.
MD4 REMOVE EXISTING WOOD WAINSCOT AND EXISTING WOOD LATH ABOVE WAINSCOT. INSTALL 6" BATT INSULATION IN STUD CAVITY. INSTALL VAPOR RETARDER, FULL HEIGHT. REINSTALL WOOD WAINSCOT AND WOOD BASE. INSTALL 5/8" GYPSUM BOARD FROM TOP OF WAINSCOT TO CEILING.
MD5 REMOVE EXISTING HORIZONTAL WOOD BOARD SIDING. REPAIR AND REPAINT AS REQUIRED FOR REINSTALLATION. INSTALL 6" BATT INSULATION INTO STUD CAVITY. INSTALL VAPOR RETARDER. REINSTALL WOOD BASE AND WOOD SIDING.

CD1 REMOVE EXISTING 4'x8' SHEET PANELING. INSTALL VAPOR RETARDER AND 5/8" GYPSUM BOARD.
CD2 STRIP FINISH FROM EXISTING WOOD CEILING, REPAIR AND REPAINT.
CD3 REMOVE EXISTING CEILING AND REINFORCE EXISTING STRUCTURE AS REQ'D. BY STRUCTURAL ENGINEER FOR THE INSTALLATION OF AHU. INSTALL INSULATION BETWEEN JOISTS. VAPOR RETARDER, AND NEW FINISH CEILING.

REDUCED DRAWINGS NOT TO SCALE

SEWARD RAILROAD DEPOT RESTORATION
SEWARD, ALASKA

HYER
ARCHITECTURE PLANNING INTERIORS DEVELOPMENT

101 WEST BENSON . SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543

BASEMENT PLAN

PROJECT NO.	1097
SUBMIT DATE	SKETCH
DRAWN	
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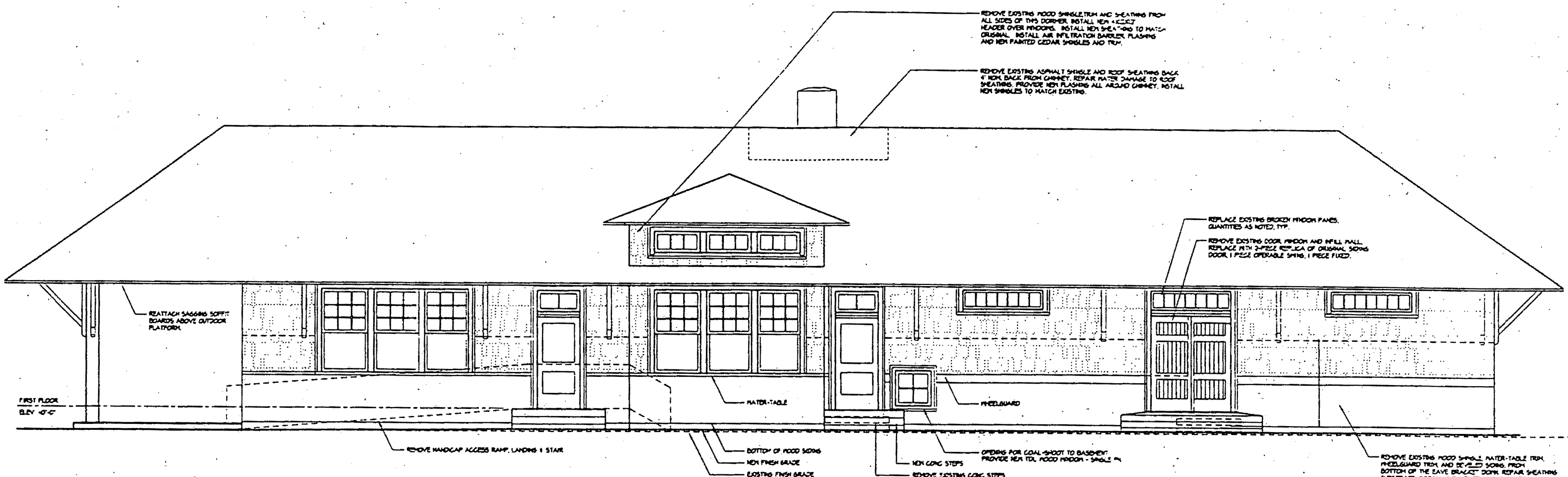
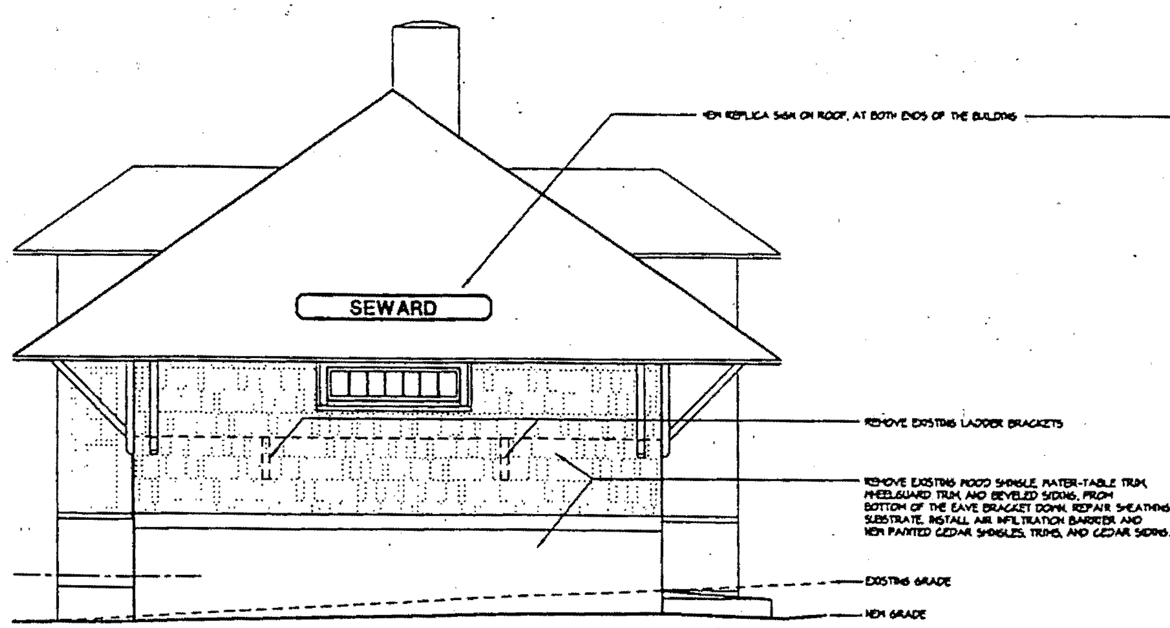
DESIGNED	
PLOT DATE	5/11/97
FILE NAME	A2.2

A2.2

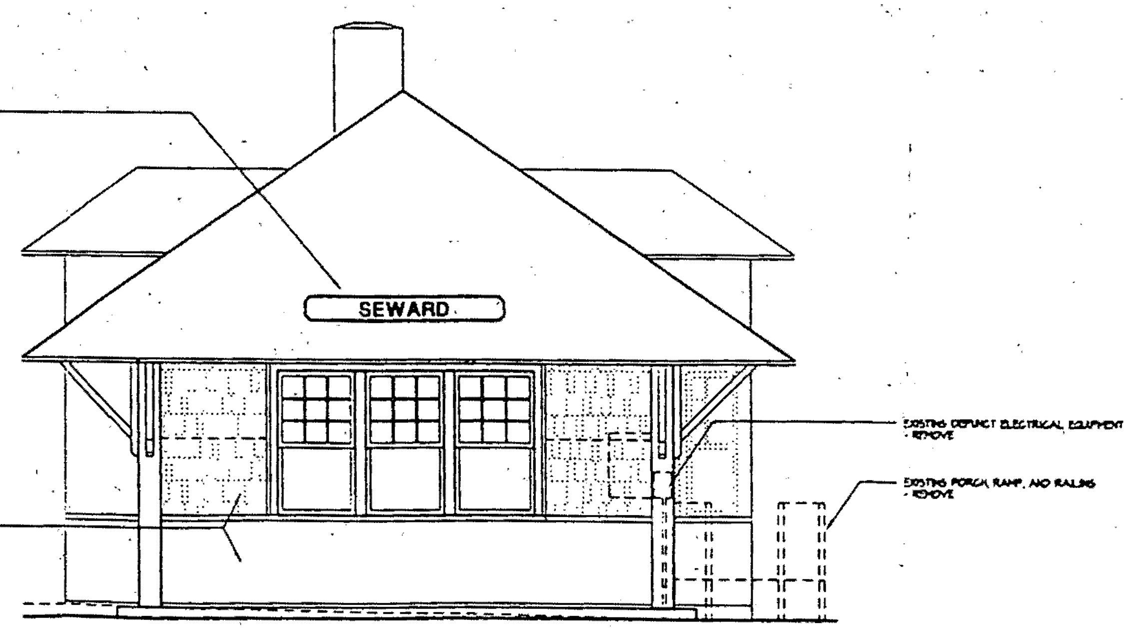


1 SOUTH ELEVATION
NTS

ALL ELEVATIONS:
SPLIT & CRACKED BEVELED SIDING BELOW WATER-TABLE AND WHEELGUARD TO BE REMOVED AND REPLACED WITH MATERIAL TO MATCH ORIGINAL. PROVIDE AIR INFILTRATION BARRIER AT AREAS WHERE SIDING IS REMOVED. DAMAGED CEDAR SHINGLES ABOVE WATER-TABLE & WHEELGUARD TO BE REPLACED WITH NEW MATERIAL TO MATCH REMAINING EXISTING MATERIAL. ALL EXTERIOR WALLS TO BE SCRAPED & HAND SANDED, AND REPAINTED. ALL INSTALLATION OF NEW SIDING, TRIM, AND SHINGLES (ALL ELEVATIONS) TO BE EXECUTED USING STAINLESS STEEL NAILS. PROVIDE ALL WINDOWS WITH NEW DEMOUNTABLE STORM SASHES.



2 EAST ELEVATION
NTS



3 WEST ELEVATION
NTS

REDUCED DRAWINGS NOT TO SCALE

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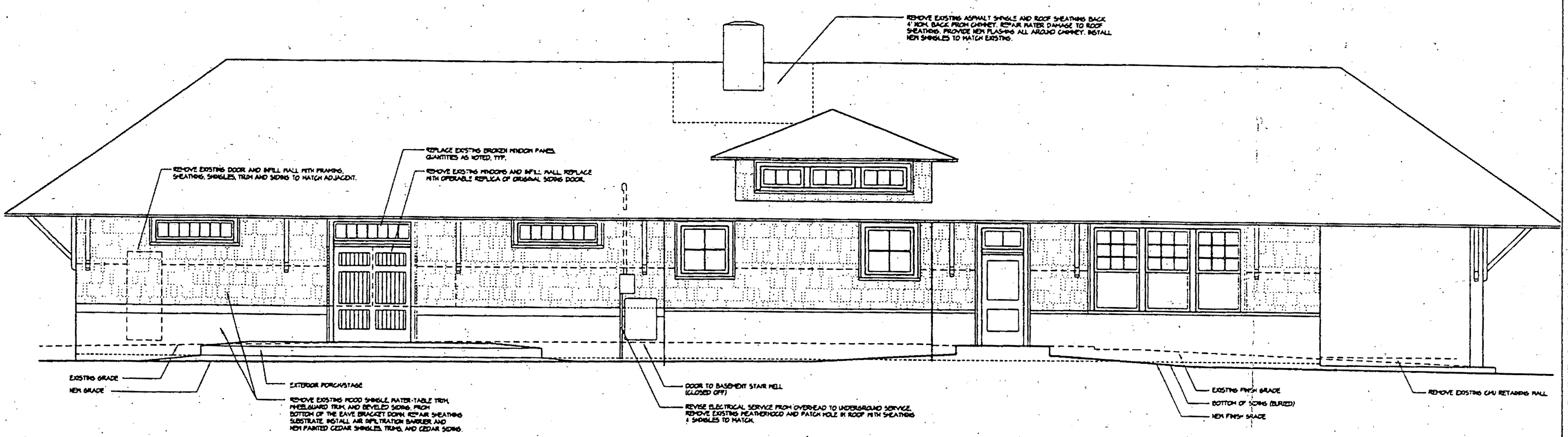
SEWARD RAILROAD DEPOT
RENOVATION
SEWARD, ALASKA

BUILDING ELEVATIONS

101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543

A4.1



1 NORTH ELEVATION

NTS

NOTE:
ALL SIDING CURRENTLY BELOW GRADE IS TO BE REMOVED. REPAIR DETERIORATED WALL SHEATHING WITH PRESERVATIVE TREATED PLYWOOD SHEATHING AND INSTALL WATERPROOF MEMBRANE FLASHING. APPLY FLASHING TO CONCRETE AND WOOD SURFACES TO A DEPTH OF 10" BELOW FINISHED GRADE. PROVIDE PROTECTIVE TERNE STAINLESS STEEL FLASHING OVER WATERPROOF MEMBRANE. INSTALL NEW SIDING TO 6" ABOVE FINISHED GRADE AND PAINT. PAINT ALL EXPOSED MTL FLASHING

ALL ELEVATIONS:
SPLIT & CRACKED BEVELED SIDING BELOW WATER-TABLE AND WHEELGUARD TO BE REMOVED AND REPLACED WITH MATERIAL TO MATCH ORIGINAL. PROVIDE AIR INFILTRATION BARRIER AT AREAS WHERE SIDING IS REMOVED. DAMAGED CEDAR SHINGLES ABOVE WATER-TABLE & WHEELGUARD TO BE REPLACED WITH NEW MATERIAL TO MATCH REMAINING EXISTING MATERIAL. ALL EXTERIOR WALLS TO BE SCRAPED & HAND SANDED, AND REPAINTED. ALL INSTALLATION OF NEW SIDING, TRIM, AND SHINGLES (ALL

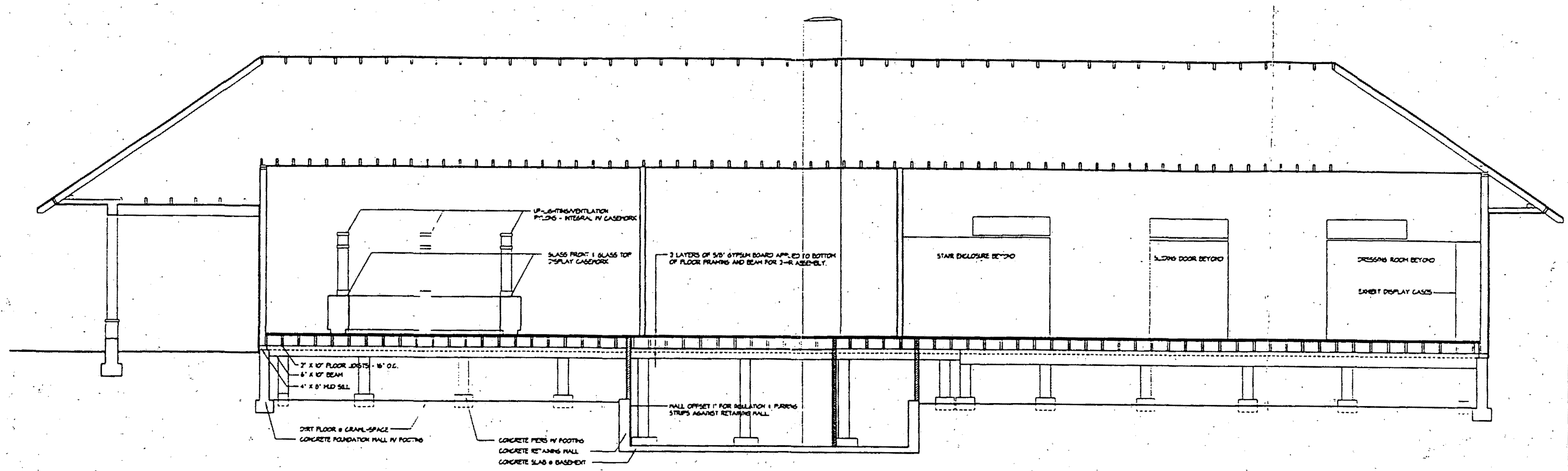
REDUCED DRAWINGS
NOT TO SCALE

HYER
ARCHITECTURE PLANNING INTERIORS DEVELOPMENT
101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543

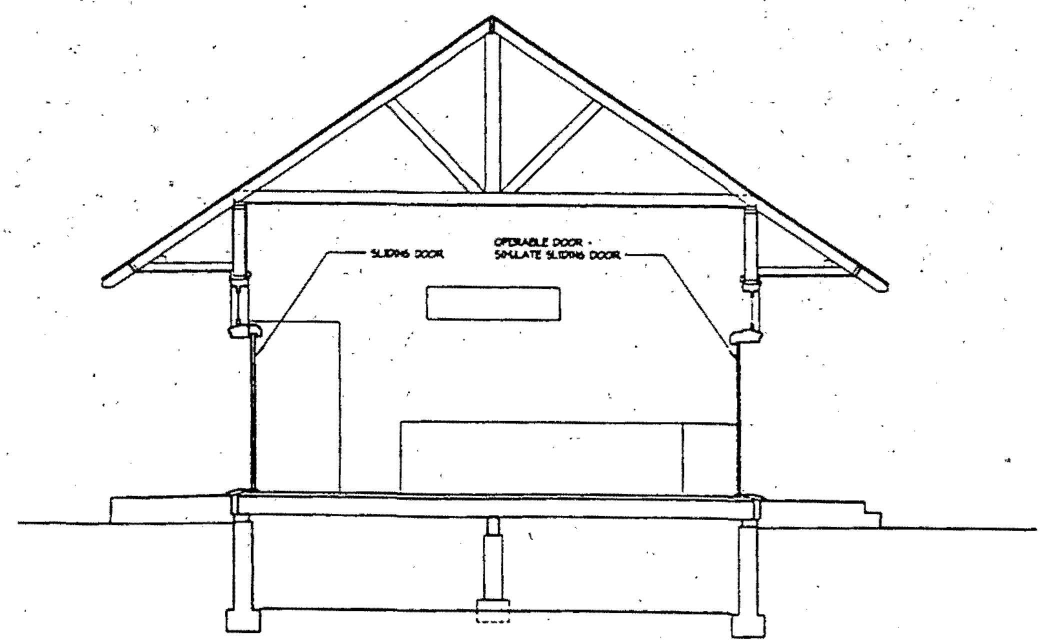
SEWARD RAILROAD DEPOT RENOVATION
SEWARD, ALASKA
BUILDING ELEVATIONS

PROJECT NO.	1097
SUBMIT DATE	SAB. DOC
DRAWN	
CHECKED	
REVISIONS	
PLOT DATE	06/27/97
FILE NAME	A42

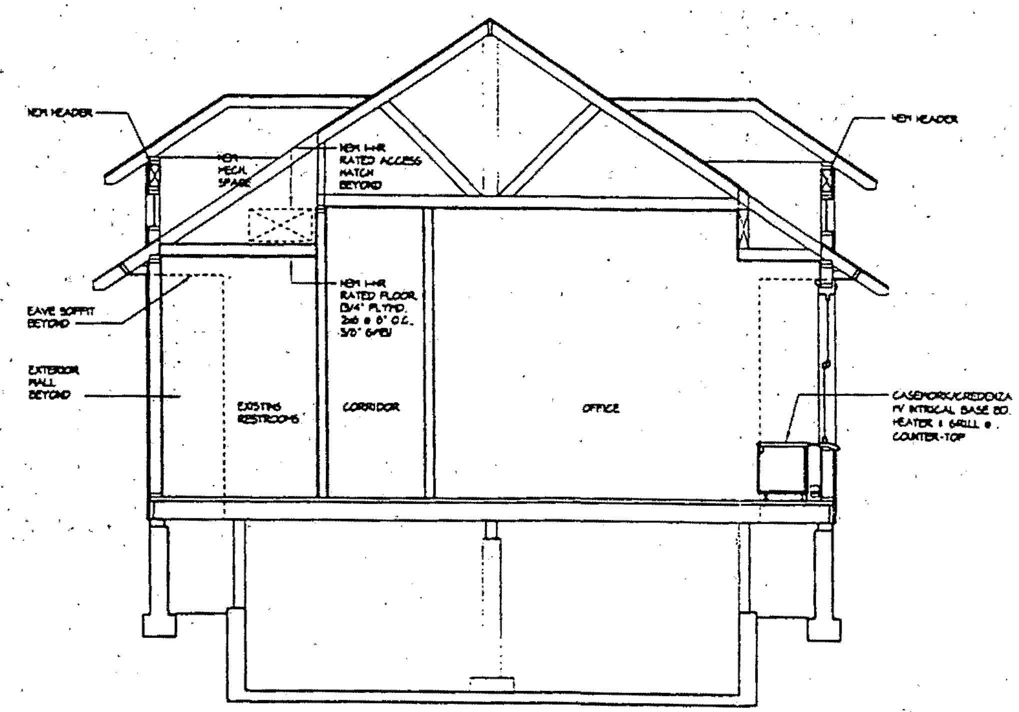
A4.2



(1) BUILDING SECTION
1/4" = 1'-0"



(2) BUILDING SECTION
1/4" = 1'-0"



(3) BUILDING SECTION
1/4" = 1'-0"

REDUCED DRAWINGS NOT TO SCALE

HYER
ARCHITECTURE PLANNING INTERIORS DEVELOPMENT

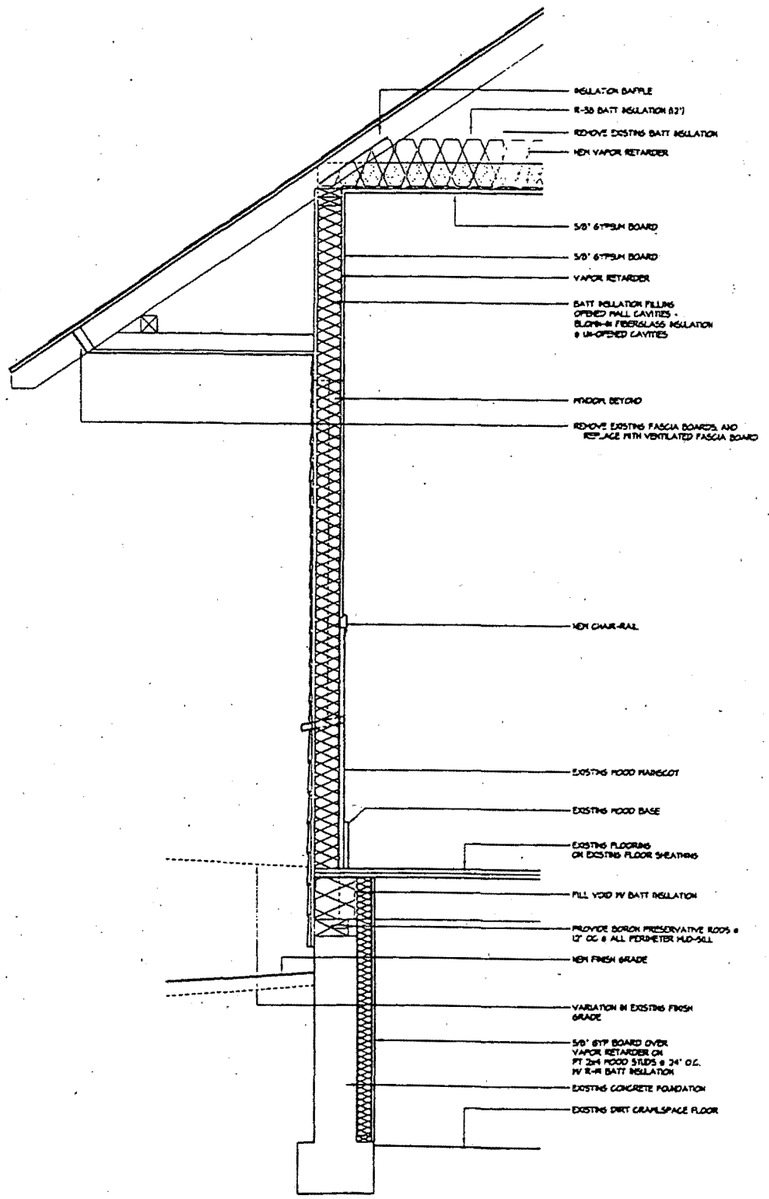
SEWARD RAILROAD DEPOT RESTORATION
SEWARD, ALASKA

BUILDING SECTIONS

101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543

PROJECT NO
SUBMIT DATE
DRAWN
CHECKED
REVISIONS
PLOT DATE
PLOT NAME

A5.1



1 **WALL SECTION**
3/4" = 1'-0"

REDUCED DRAWINGS
NOT TO SCALE

SEWARD RAILROAD DEPOT
RENOVATION

SEWARD, ALASKA

WALL SECTIONS

A6.1

HYER
ARCHITECTURE PLANNING INTERIORS DEVELOPMENT
101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543

PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE	CW	HW	WASTE	VENT	TRAP	BASIS OF DESIGN	BASIS ACCEL	COLOR/FINISH	REMARKS
P-1	WATER CLOSET - FLOOR MOUNT	1/2	—	3	2	—	EXISTING	—	WHITE	CONTRACTOR SHALL REPLACE BALL COCK, FLOAT, FLAPPER VALVE, AND PROVIDE NEW TRIM, NEW SPLIT RIM SEAT LESS COVER. CONTRACTOR SHALL FIELD VERIFY EXISTING.
P-2	WATER CLOSET - FLOOR MOUNT	1/2	—	3	2	—			WHITE	SPLIT RIM SEAT LESS COVER
P-2	LAVATORY - WALL MOUNT	1/2	1/2	1-1/2	1-1/4	1-1/4	EXISTING		WHITE	NEW FAUCET, CONTRACTOR SHALL PROVIDE NEW TRIM, ADA COMPLIANT TRAP, TRAP ARM AND HOT WATER SUPPLY INSULATION.
P-3	DRINKING FOUNTAIN - EXISTING	1/2	—	1-1/2	1-1/2	1-1/2	EXISTING	—	WHITE	CONTRACTOR SHALL REPLACE EXISTING EXPOSED 1/2" COLD WATER FEED WITH NEW CHROME PLATED CW FEED, CHROME PLATED SPRING RETURN VALVE, UPRIGHT BUBBLER.
HB-1	HOSE BIBB	3/4	—	—	—	—	WATTS REGULATOR	—	—	FROST PROOF, SELF DRAINING, VACUUM BREAKER.

FINTUBE RADIATION SCHEDULE

SYMBOL	MFGR/MODEL	# ROWS	TUBE ELEMENT	ENCLOSURE	EAT	EGT	BTU/LF	ACCESSORIES/REMARKS
FT-1	DUNHAM BUSH/75HS	1	3/4" COPPER 4" x 4" x .024" FIN THICKNESS, 48 F.P.F.	HOME, BARE ELEMENT ONLY	65 F	190 F	1220	

EXPANSION TANK SCHEDULE

SYMBOL	MFGR/MODEL	MEDIUM	TANK VOLUME (GALS) TOTAL	ACCEPTANCE	DIMENSIONS	REMARKS
ET-1	AMTROL/CITROL 3000	50% PROPYLENE GLYCOL	4.4	2.5	11" DIA. x 15-1/2" LONG	COMPLETE WITH 443 PUMP AND 700-C VENT
ET-2	AMTROL/THERM-X-TROL ST-12	DOMESTIC HOT WATER	4.4	0.73 AF	11" DIA. x 15" LONG	LISTED FOR POTABLE WATER

TANK SCHEDULE

SYMBOL	MFGR/MODEL	FUNCTION	MEDIUM	MATERIAL	TANK CAPACITY	DIMENSIONS	LABEL	REMARKS
FT-1	ACE TANK/AC005550U2P1	STORAGE	FUEL OIL	10 GAUGE STEEL	550 GALLONS	65"L x 48"W	UL	DOUBLE WALLED, STI-P3, UL-58/TYPE 1, POLYURETHANE RESIN COATED, ZINK ANODES.

PUMP SCHEDULE

SYMBOL	MFGR/MODEL	FUNCTION	PUMPED MEDIUM	GPM	HEAD FT.	MOTOR DATA RPM	MOTOR DATA HP	MOTOR DATA POWER	REMARKS
P-1	GRUNDFOS/UPC65-160	HYDRONIC CIRCULATION	50% P.G.			3030	1-1/2 - 2	240/60/1	3 SPEED PUMP, SET ON SPEED 2

AIR HANDLER SCHEDULE

SYMBOL	MFGR/MODEL	AREA SERVED	COIL TAG	FAN SIZE	FAN TYPE	FAN CFM	SP ARRANGEMENT	SP IN. W.C.	FILTERS SQ. FT.	MOTOR DATA MFGR/MODEL	MOTOR DATA HP	MOTOR DATA POWER	REMARKS
AHU-1	PACE/SCF 97	ADDITION	HC-1	97	FC	1260	DWDI	1.2	2.0	FARR/30/30	1.5	240/60/1	INTERNALLY ISOLATED, MIXING BOX, FLAT-FILTER, HEATING COIL

HEATING COIL SCHEDULE

SYMBOL	MFGR/MODEL	LOCATION	SIZE	CFM	AIR P.D. IN. W.C.	FACE VEL. FPM	EAT DEG F	LAT DEG F	GPM	MEDIUM	LWT DEG F	LWT DEG F	WPD FT HD	REMARKS
HC-1	PACE/	AHU-1	16.5x22	2350	<.2	<500	45	70		50% P.G.	190	160	<3	DRAW THROUGH CONFIGURATION
HC-2	PACE/	EXHIBIT		1120	<.2	<500	70	85		50% P.G.	190	160	<3	DUCT MOUNTED
HC-3	PACE/	OFFICE		390	<.2	<500	70	85		50% P.G.	190	160	<3	DUCT MOUNTED
HC-4	PACE/	GIFT SHOP		900	<.2	<500	70	85		50% P.G.	190	160	<3	DUCT MOUNTED

FAN SCHEDULE

SYMBOL	MFGR/MODEL	TYPE	SERVICE	CFM	T.S.P IN W.C.	MOTOR DATA WATTS	MOTOR DATA AMPS	MOTOR DATA POWER	MOTOR DATA RPM	DRIVE	SONES	REMARKS
TEF-1	GREENHECK/CSP125A	INLINE CABINET	TOILET EXHAUST	250	.125	80	1.06	115/50/1	1000	DIRECT	<5.0	ROUND DUCT CONNECTOR, WALL CAP WITH SPRING OPERATED BACKDRAFT DAMPER

LOUVER SCHEDULE

SYMBOL	MFGR/MODEL	SERVICE	MATERIAL	FINISH	SIZE (IN.)	REMARKS
L-1	RUSKIN/ELF6375DX	OUTSIDE AIR	ALUMINUM	FACTORY PRIME	24"Wx30" HIGH	PAINT TO MATCH EXTERIOR FINISH

BOILER SCHEDULE

SYMBOL	MFGR/MODEL	MEDIUM	GROSS INPUT GPH	GROSS INPUT MBH	I-B-R OUTPUT MBH	FUEL	BURNER HP	BURNER POWER	REMARKS
B-1	WEIL MCLAIN/WGO-6	50% PROPYLENE GLYCOL				#1 FUEL OIL		115/60/1	REDUNDANT STRAP-ON HIGH LIMIT SWITCH, McDONNELL MILLER MODEL 63
									FLOAT TYPE LOW WATER CUT-OFF, #TC-4 TEST-N-CHECK TEES, METALBESTOS SSII BOILER FLUE.

AIR INLET OUTLET SCHEDULE

SYMBOL	MFGR/MODEL	TYPE	MATERIAL	FINISH	CFM	NECK SIZE (IN.)	REMARKS
A	TITUS/TMS-AA	SUPPLY	ALUMINUM	WHITE	PER PLANS	24/24	4-WAY, FRAME TYPE FOR SURFACE MOUNT
B	TITUS/TMS-AA	SUPPLY	ALUMINUM	WHITE	PER PLANS	12/12	4-WAY, FRAME TYPE FOR SURFACE MOUNT
C	TITUS/50F	EXHAUST	ALUMINUM FRAME AND GRID	WHITE	PER PLANS	PER PLANS	1/2"x1/2"x1/2" EGGCRATE, FRAME TYPE FOR SURFACE MOUNT

ELECTRIC RADIANT HEATERS

SYMBOL	MFGR/MODEL	LENGTH	ELECTRICAL WATTS	ELECTRICAL VOLTS/PH	REMARKS
ERH-1	ELECTROMODE/1154A	61"	4,000	240/1	CHAIN MOUNTING, 0-8 HOURS TIMER CONTROL

COMPUTER ROOM AIR CONDITIONER SCHEDULE

SYMBOL	MFGR/MODEL	SERVICE	NOMINAL TONS	EVAPORATOR FLA	EVAPORATOR MSA	EVAPORATOR OPD	FAN DATA CFM	FAN DATA HP	EVAPORATOR COIL SQ FT	EVAPORATOR COIL # ROWS	REHEAT DATA	HUMIDIFIER/CONDENSER COIL AND FAN DATA	HUMIDIFIER/CONDENSER COIL AND FAN CFM	HUMIDIFIER/CONDENSER COIL AND FAN FACE AREA	HUMIDIFIER/CONDENSER COIL AND FAN # ROWS	HUMIDIFIER/CONDENSER COIL AND FAN HP	REMARKS
AC-1	LIEBERT/DATA MATE	ARCHIVE ROOM	1.5	18.8	23.5	25	870	.16	2.4	4	9.2 MBH 2.7 KW	3 LBS/hr	1,000	4.6 SQ FT	2	1/5	MICRO PROCESSOR CONTROL, HIGH/LOW TEMPERATURE ALARM, HIGH/LOW HUMIDITY ALARM, HUMIDITY CONTROL PACKAGE.

PIPING LEGEND

- DENOTES DEMOLITION
- WASTE
- VENT PIPING
- COLD WATER
- HOT WATER
- HOT WATER RECIRCULATED
- XXX — SEE ABREVIATIONS FOR MEDIA
- PIPE UP
- PIPE DOWN
- TEE UP
- TEE DOWN
- CAP
- UNION
- DIRECTION OF FLOW
- ISOLATION VALVE
- GATE VALVE
- 2-WAY CONTROL VALVE
- 3-WAY CONTROL VALVE
- CHECK VALVE
- BALANCE/SHUT-OFF VALVE
- CLEANOUT
- PIPE GUIDE
- PIPE ANCHOR

LOGIC

- POINT OF CONNECTION
- DETAIL NUMBER / SHEET LOCATED ON (5 / M2)
- DIRECTION OF VIEW / SECTION NUMBER / SHEET LOCATED ON (5 / M2)
- SHEET NOTE (X)
- NECK SIZE / CFM / DIFFUSER OR GRILLE TYPE (A 4"ø / 200)

DUCTWORK LEGEND

- THERMOSTAT OR SENSOR (T)
- SUPPLY AIR UP & DOWN
- RETURN AIR UP & DOWN
- EXHAUST AIR UP & DOWN
- ROUND DUCT UP & DOWN
- VOLUME DAMPER
- MOTORIZED CONTROL DAMPER (M)
- SOUND LINED DUCTWORK
- DUCT SIZE (FIRST FIGURE - SIDE SHOWN) (SECOND FIGURE - SIDE NOT SHOWN) 12/24
- INSULATED DUCTWORK
- TURNING VANES
- FLEXIBLE DUCT CONNECTION
- FD — FIRE DAMPER
- FD — EXISTING FIRE DAMPER
- FSD — FIRE SMOKE DAMPER
- FSD — EXISTING FIRE SMOKE DAMPER
- FLEXIBLE DUCT

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
APD	AIR PRESSURE DROP
ARCH	ARCHITECTURAL
BTUH	BRITISH THERMAL UNIT / HOUR
BLDG	BUILDING
CAP	CAPACITY
CFM	CUBIC FEET PER MINUTE
CONT	CONTINUED
C.O.	CLEANOUT
CONN	CONNECTION
CW	COLD WATER
ø	DIAMETER
DEG	DEGREE
DN	DOWN
DWG	DRAWING
E	EXISTING
E/A	EXHAUST AIR
EAT	ENTERING AIR TEMPERATURE
ESP	EXTERNAL STATIC PRESSURE
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
EXIST	EXISTING
FT	FEET
F	FIRE SPRINKLER PIPING
°F	DEGREE FAHRENHEIT
FCO	FLOOR CLEAN OUT
FD	FIRE DAMPER
FLR	FLOOR
FSD	FIRE SMOKE DAMPER
GPM	GALLONS PER MINUTE
HC	HANDICAPPED
HD	HEAD
HW	HOT WATER
HWC	HOT WATER CIRCULATED
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
IN	INCHES
LAT	LEAVING AIR TEMPERATURE
LAV	LAVATORY
LF	LINEAL FEET
MAX	MAXIMUM
MBH	THOUSAND BTU PER HOUR
MFGR	MANUFACTURER
MIN	MINIMUM
MTD	MOUNTED
NC	NOISE CRITERIA
NTS	NOT TO SCALE
O/A	OUTSIDE AIR
PD	PRESSURE DROP
PH	PHASE
PSI	POUNDS PER INCH
R/A	RETURN AIR
RHWR	RADIANT HEATING WATER RETURN
RHWS	RADIANT HEATING WATER SUPPLY
RTN	RETURN
SCFM	STANDARD CUBIC FEET PER MINUTE
TSP	TOTAL STATIC PRESSURE
T'STAT	THERMOSTAT
TTL	TOTAL
TYP	TYPICAL
V	VENT
VS	VENT PIPING STACK
VTR	VENT THRU ROOF
WCO	WALL CLEAN OUT
W	WASTE
W/	WITH
WPD	WATER PRESSURE DROP
WS	WASTE PIPING STACK

REDUCED DRAWINGS NOT TO SCALE

HYER

SEWARD RAILROAD DEPOT RESTORATION

SEWARD, ALASKA

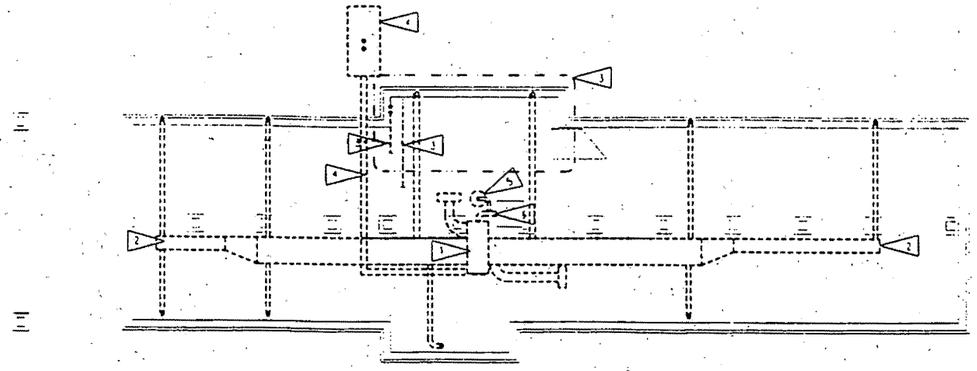
ARCHITECTURE PLANNING INTERIORS DEVELOPMENT

MECHANICAL SCHEDULES, LEGEND, AND ABBREVIATIONS

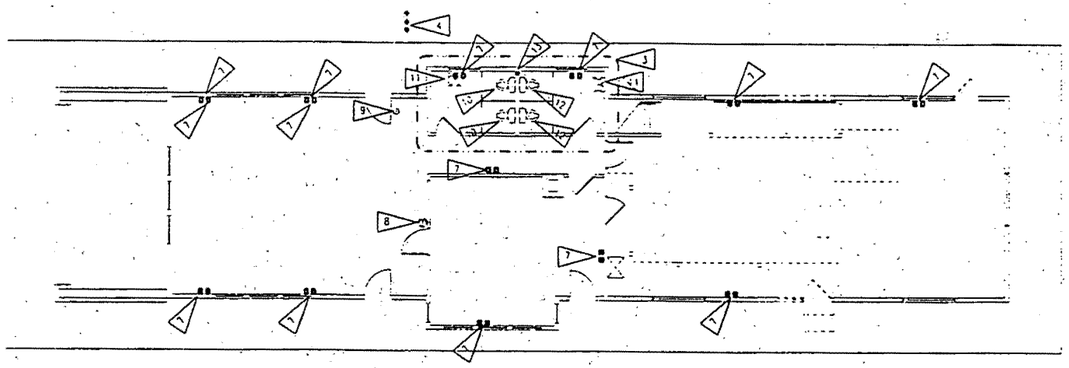
PROJECT NO. 97069.00
SUBMIT DATE JUNE 26, 1997
DRAWN MLK
CHECKED JDK
REVISIONS
PLOT DATE 7690-SH1
FILE NAME

M1

101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543



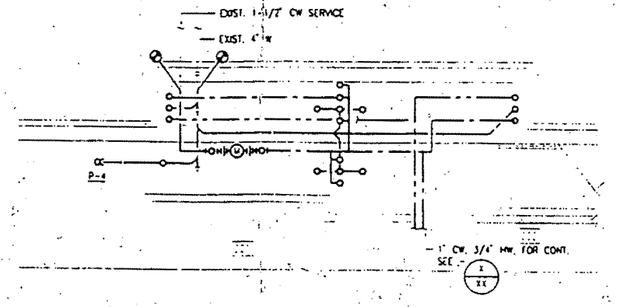
1 BASEMENT DEMOLITION PLAN
1/4" = 1'-0"



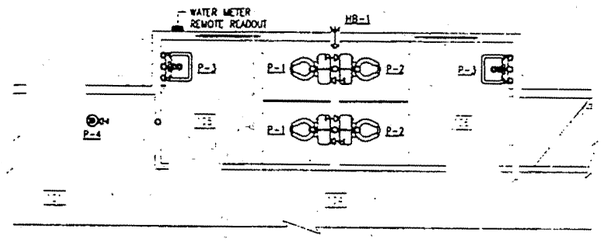
2 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION NOTES:

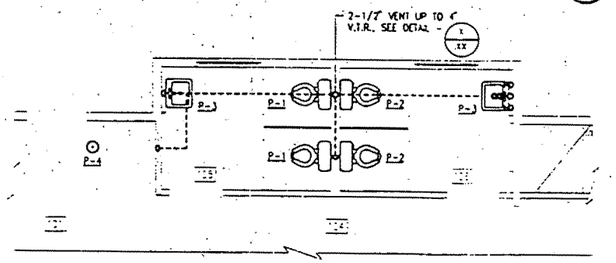
1. REMOVE EXISTING OIL FIRED FURNACE, DUCTWORK, CONTROLS, OIL PIPING, FILTER, VALVING AND ALL ASSOCIATED APPURTENANCES.
2. REMOVE EXISTING DUCTWORK, HANGERS STRAPS AND ALL ASSOCIATED APPURTENANCES.
3. REMOVE ALL WASTE, VENT, HOT WATER, AND COLD WATER PIPING FROM BUILDING. REMOVE EXISTING CW PIPING BACK TO WATER SERVICE ENTRANCE, REMOVE EXISTING WASTE PIPING BACK TO BASEMENT WALL PENETRATION.
4. REMOVE EXISTING UNDER GROUND FUEL OIL STORAGE TANK, PIPING AND ALL ASSOCIATED APPURTENANCES. TANK SHALL BE DRAINED, CLEANED AND DISPOSED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. SOIL REMEDIATION IF REQUIRED, BY OTHERS.
5. REMOVE EXISTING OIL FIRED WATER HEATER, PIPING, VALVES, AND ALL ASSOCIATED APPURTENANCES.
6. REMOVE FLUE CONNECTOR FROM MASONRY CHIMNEY.
7. REMOVE EXISTING FLOOR REGISTER, PATCH AND REPAIR SUBFLOOR AS REQUIRED, COORDINATE WITH ARCHITECTURAL.
8. REMOVE EXISTING WALL MOUNTED THERMOSTAT, PULL EXISTING WIRES BACK TO FURNACE LOCATED IN THE BASEMENT.
9. REMOVE EXISTING 1920's ERA FLOOR STANDING DRINKING FOUNTAIN, CLEAN AND REPAIR FIXTURE FOR REUSE.
10. REMOVE EXISTING 1920's ERA FLOOR MOUNTED WATER CLOSETS, CLEAN AND REPAIR FIXTURE FOR REUSE.
11. REMOVE EXISTING 1920's ERA WALL HUNG LAVATORY, CLEAN AND REPAIR FIXTURE FOR REINSTALLATION.
12. REMOVE EXISTING WATER CLOSETS.
13. REMOVE EXISTING 4" VENT UP THROUGH ROOF.



3 BASEMENT PLUMBING PLAN
1/4" = 1'-0"



4 FIRST FLOOR PLUMBING PLAN
1/4" = 1'-0"



5 ATTIC PLUMBING PLAN
1/4" = 1'-0"

6 PLUMBING PIPING RISER DIAGRAM
NO SCALE

REDUCED DRAWINGS NOT TO SCALE

HYER
101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543

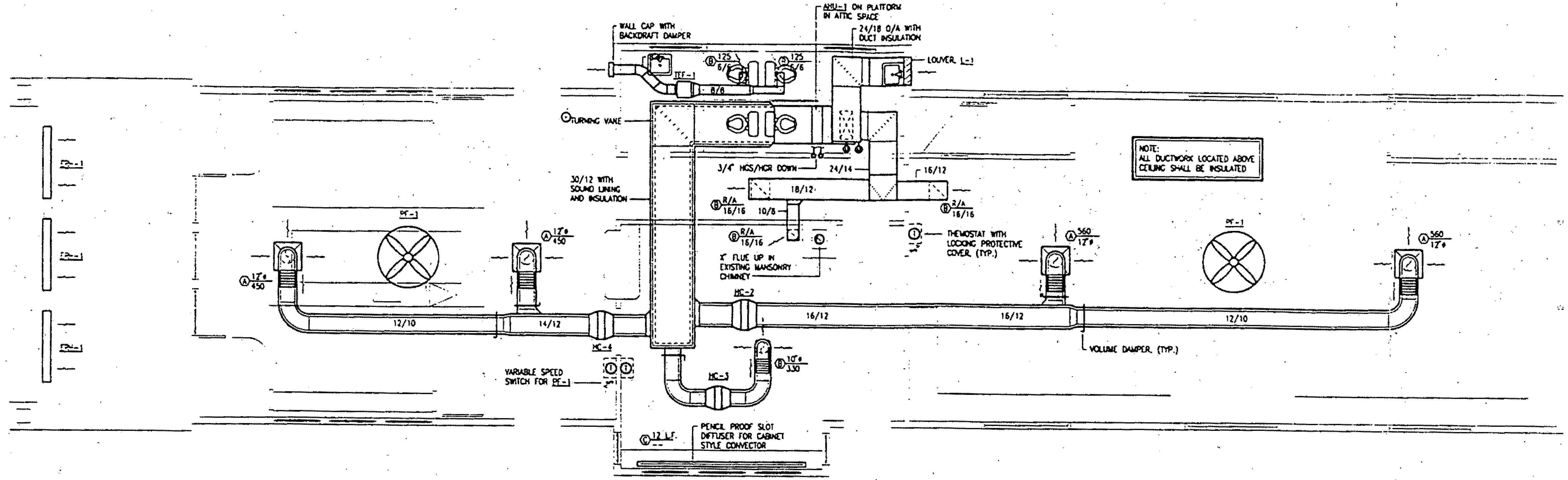
SEWARD RAILROAD DEPOT RESTORATION
SEWARD ALASKA
ARCHITECTURE PLANNING INTERIORS DEVELOPMENT

DEMOLITION PLANS, PLUMBING REMODEL PLANS, AND DETAILS

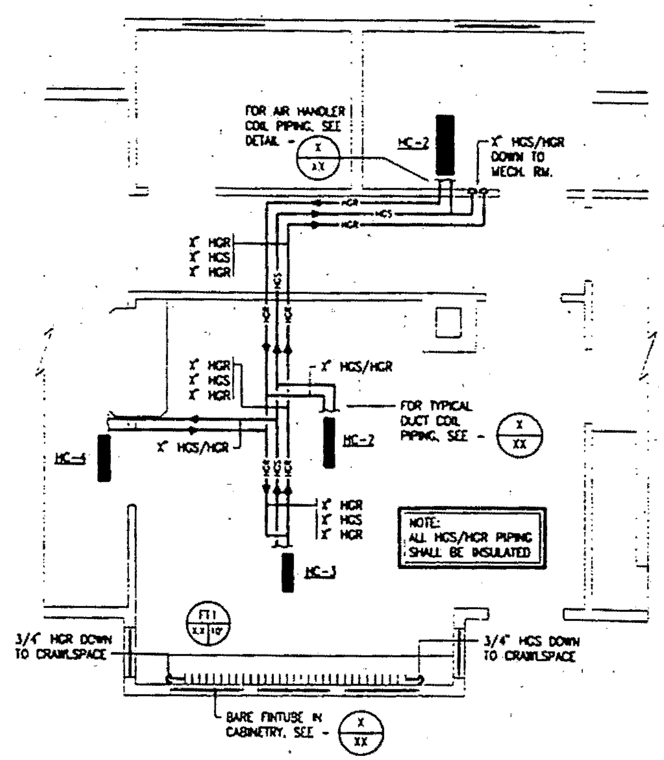
PROJECT NO. 97069.00
SUBMITTAL DATE JUNE 26, 1997
DRAWN WCK
CHECKED RSA
REVISIONS
PLOT DATE
FILE NAME 7690-M2

M2

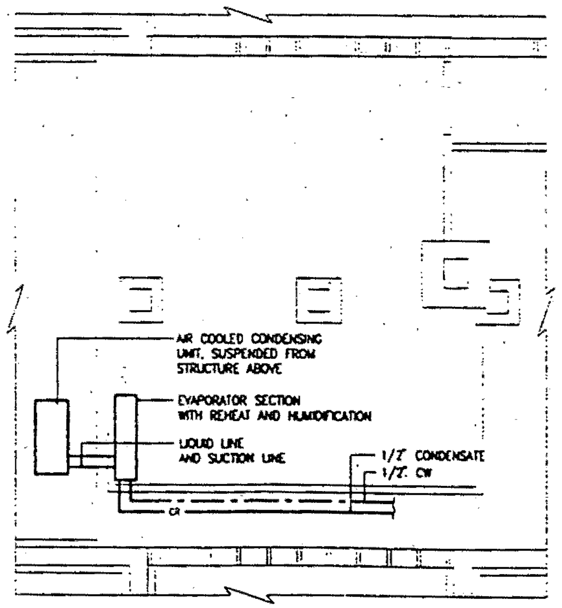
RSA Engineering, Inc. - RSAnet - G:\1997\97069\7690-M2 06/26/97
Last Edit: Jun 25, 1997 - 13:21:29



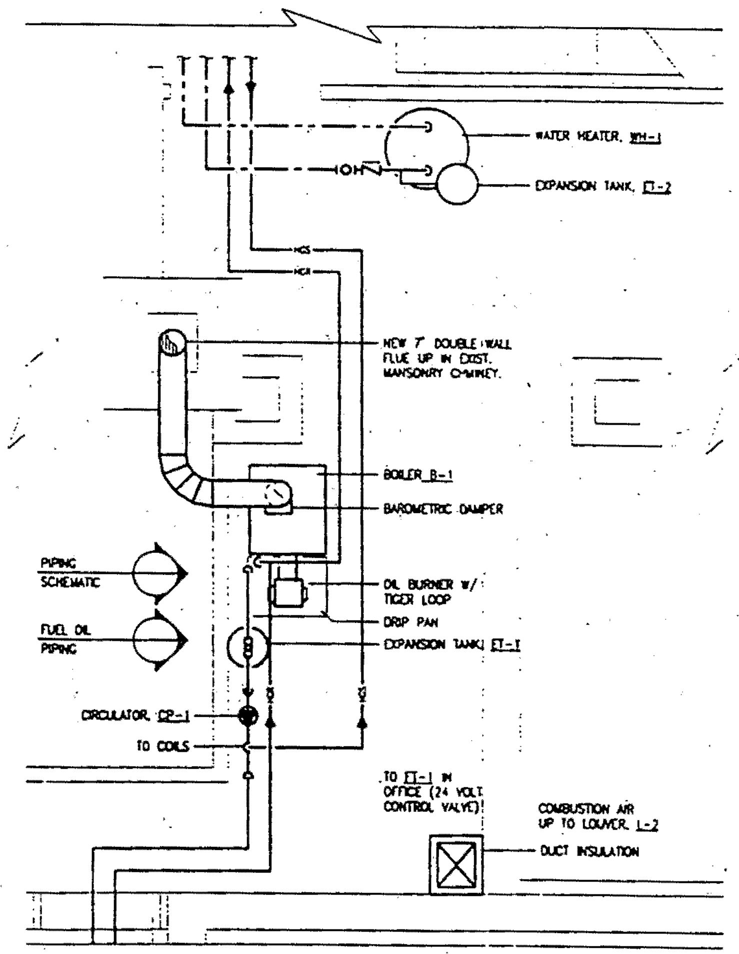
1 VENTILATION PLAN
1/4" = 1'-0"



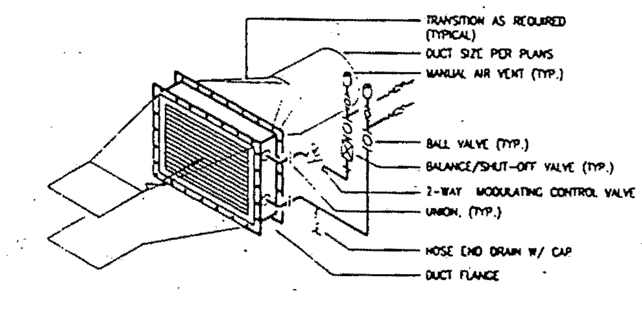
2 HEATING PIPING PLAN
1/4" = 1'-0"



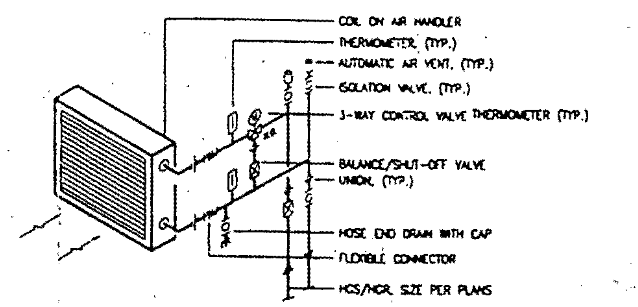
3 ARCHIVE ROOM MECHANICAL PLAN
1/4" = 1'-0"



4 MECHANICAL ROOM PLAN
1/4" = 1'-0"



5 TYPICAL BOOSTER COIL PIPING DIAGRAM
NO SCALE



6 3-WAY COIL PIPING DIAGRAM
NO SCALE

REDUCED DRAWINGS NOT TO SCALE

SEWARD RAILROAD DEPOT RESTORATION

SEWARD ALASKA

PLANS AND DETAILS

HYER

ARCHITECTURE PLANNING INTERIORS DEVELOPMENT

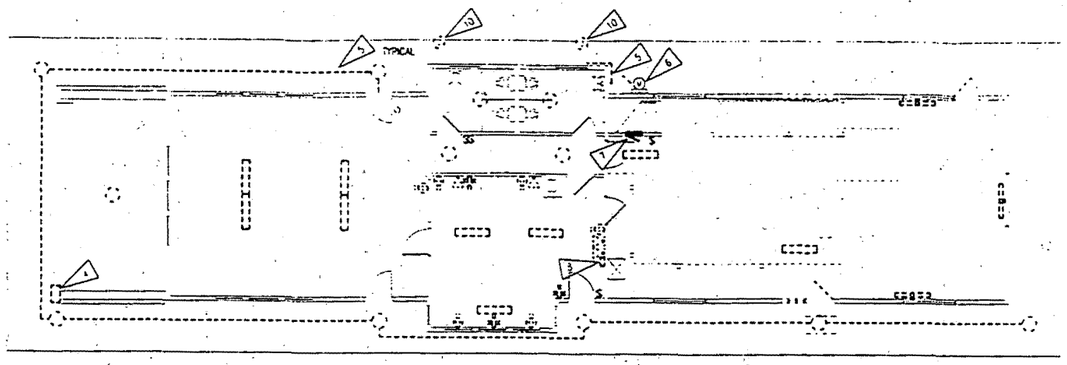
101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543

PROJECT NO. 97069.00
SUBMIT DATE JUNE 26, 1997
DRAWN
CHECKED
REVISIONS
PLOT DATE
FILE NAME 7690-M3

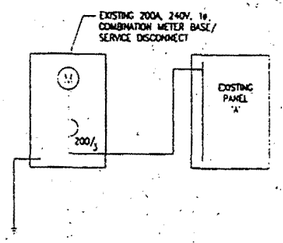
M3

RSA Engineering, Inc. - RSAnet G:\1997\97069\7690-M3 06/26/97

Last Edit: Jun 25, 1997 - 14:43:30



1 FIRST FLOOR DEMOLITION PLAN
1/8" = 1'-0"



2 SERVICE ONE-LINE
NO SCALE

NOTES:

1. THE INFORMATION SHOWN ON THIS DRAWING IS TAKEN FROM A CASUAL WALK THROUGH OF THE FACILITY. THERE IS NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HERE-IN. THE CONTRACTOR SHALL FIELD VERIFY ALL ITEMS SCHEDULED FOR DEMOLITION PRIOR TO START OF WORK.
2. THE OWNER SHALL HAVE FIRST RIGHT OF REFUSAL ON ALL SALVAGEABLE MATERIALS. THE CONTRACTOR SHALL DELIVER SALVAGED MATERIALS TO A WAREHOUSE AS DIRECTED BY THE OWNER. THE CONTRACTOR SHALL DISPOSE OF, OFF SITE, ALL UNWANTED MATERIALS.
3. DASHED OR DOTTED LINES INDICATE EXISTING ITEMS TO BE REMOVED.
4. METER BASE/ SERVICE DISCONNECT MOUNTED ON PLATFORM TO BE REMOVED.
5. ALL SURFACE MOUNTED CONDUIT ON EXTERIOR OF BUILDING TO BE REMOVED.
6. EXISTING SERVICE ENTRANCE EQUIPMENT TO REMAIN.
7. EXISTING FACILITY PANELBOARD TO REMAIN.
8. EXISTING TELEPHONE PUNCHDOWN BLOCK TO BE DEMOLISHED.
9. ALL ELECTRICAL DEVICES, CONDUIT AND WIRING IN CRAWL SPACE TO BE DEMOLISHED.
10. DEMOLISH BRANCH CIRCUITS FOR EXISTING SIDEWALK SNOWMELT SYSTEM.

FIXTURE SCHEDULE

TYPE	LOCATION	MANUFACTURER AND CATALOG NUMBER (OR APPROVED EQUAL)	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	LAMPS NO.	LAMPS WATTS
A	EXTERIOR		INCANDESCENT SURFACE MOUNTED EXTERIOR HISTORICAL RESTORATION FIXTURE.	SURFACE	CEILING	1	100
B	AS SHOWN		INCANDESCENT PENDANT MOUNTED HISTORICAL RESTORATION FIXTURE.	PENDANT	9'-0"	1	100
C	DRESSING, ARCHIVES, STAIRS	LITHONIA /LB-232-120-GEB	4' LOW PROFILE FLUORESCENT WRAPAROUND FIXTURE WITH ACRYLIC DIFFUSER AND ELECTRONIC BALLAST.	SURFACE	CEILING	2	32 T8
D	MECHANICAL CRAWLSPACE	/C-2-32-120-GEB -WGCLW	4' FLUORESCENT STRIP FIXTURE WITH ELECTRONIC BALLAST AND WIRE GUARD	SURFACE	CEILING	2	32 T8
X	AS SHOWN	LITHONIA /LRP-1-RW-120/277 -EL N	EDGE LIT LED EMERGENCY EXIT SIGN WITH BRUSHED ALUMINUM HOUSING, ACRYLIC PANEL, AND SEALED MAINTENANCE FREE NICKEL CADMIUM BATTERY.	WALL	ABOVE DOOR	-	2.3
X1	AS SHOWN	LITHONIA /LRP-1-RW-120/277 -EL N-EW	SAME AS TYPE 'X' EXCEPT END MOUNTING	WALL	7'-0"	-	2.3
X2	AS SHOWN	LITHONIA /ELA-WT-HO812-T	12 VOLT HALOGEN EMERGENCY LIGHTING TWIN REMOTE FIXTURE	WALL	7'-0"	2	8 HAL
X3	AS SHOWN	LITHONIA /ELM4-Y-AM-RD	12 VOLT LEAD CALCIUM BATTERY PACK FOR REMOTE EMERGENCY FIXTURES WITH SEALED MAINTENANCE FREE LEAD CALCIUM BATTERY, LOW VOLTAGE DISCONNECT, AND INTEGRAL VOLT AND AMMETERS.	WALL	7'-0"	-	-

LEGEND

	LIGHT FIXTURE - SURFACE MTD ON CLG
	LIGHT FIXTURE - SURFACE MTD ON WALL
	EMERGENCY EXIT LIGHT - SURFACE MTD WALL
	REMOTE EMERGENCY LIGHT
	FLUORESCENT FIXTURE - SURFACE MTD
	FLUORESCENT FIXTURE - WALL MTD
	FLOODLIGHT - OUTDOORS, WEATHERPROOF
(A)	FIXTURE TAG (LETTER INDICATES TYPE)
	MOTOR (SIZED AS NOTED)
	DISCONNECT SWITCH
	DISCONNECT SWITCH (FUSED)
	COMBINATION DISCONNECT/MAGNETIC MOTOR STARTER
$_{\frac{1}{2}}$	FRACTIONAL HORSEPOWER MOTOR STARTER
$	SINGLE POLE SWITCH
$_3, $_4	THREE WAY SWITCH, FOUR WAY SWITCH
$_T	TIMER SWITCH
	CONDUIT, CONCEALED
#10	NUMBER AND SIZE OF WIRES (NO MARKS = 2 #12)
A-2	HOMERUN TO PANEL (PANEL AND CIRCUIT No.)
	PANEL
	DUPLEX RECEPTACLE
	QUADRAPLEX RECEPTACLE
	RECEPTACLE FLOOR OUTLET - DUPLEX,QUADRAPLEX
	SPECIAL PURPOSE OUTLET
	TELEPHONE FLOOR OUTLET
	TELEPHONE OUTLET
	JUNCTION BOX
	PHOTOCELL
C	CONDUIT
CO	CONDUIT ONLY
WP	WEATHERPROOF
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GRSC	GALVANIZED RIGID STEEL CONDUIT
E	DENOTES EXISTING ITEM
R	DENOTES EXISTING ITEM THAT HAS BEEN RELOCATED
	DUPLEX RECEPTACLE TO BE REMOVED (DASHED OR DOTTED LINES INDICATE ITEMS TO BE REMOVED TYPICAL)
1	NOTE TAG (No. INDICATES NOTE)

REDUCED DRAWINGS NOT TO SCALE

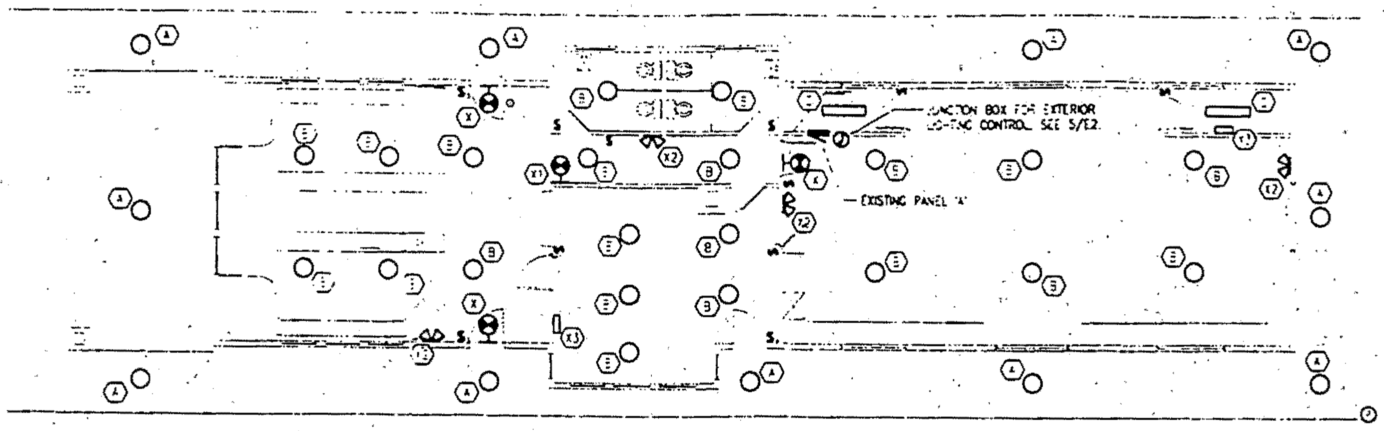
SEWARD RAILROAD DEPOT RESTORATION
SEWARD, ALASKA

ELECTRICAL DEMOLITION PLANS, ONE-LINE, LEGEND AND FIXTURE SCHEDULE

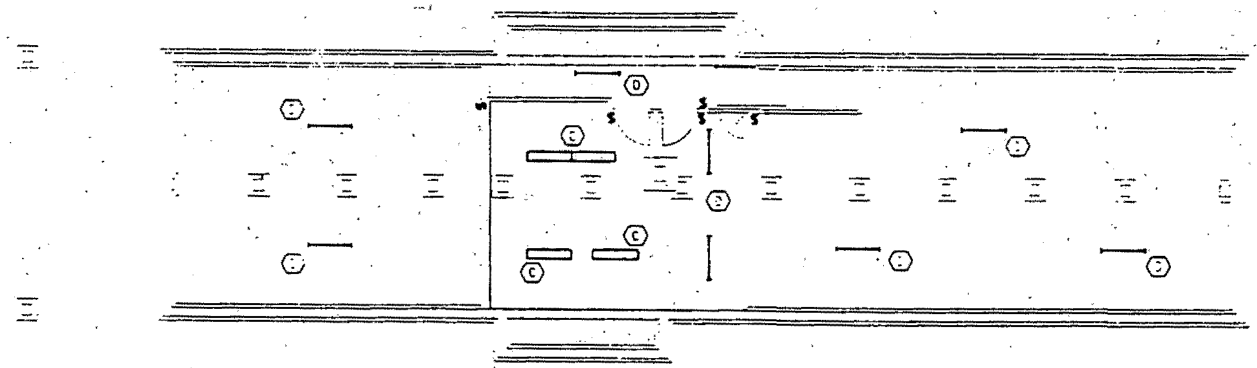
PROJECT NO. 97069.00
SUBMITTAL JUNE 26, 1997
DRAWN JSM
CHECKED TDH
REVISIONS
PLOT DATE
FILE NAME 7880-E1

E1

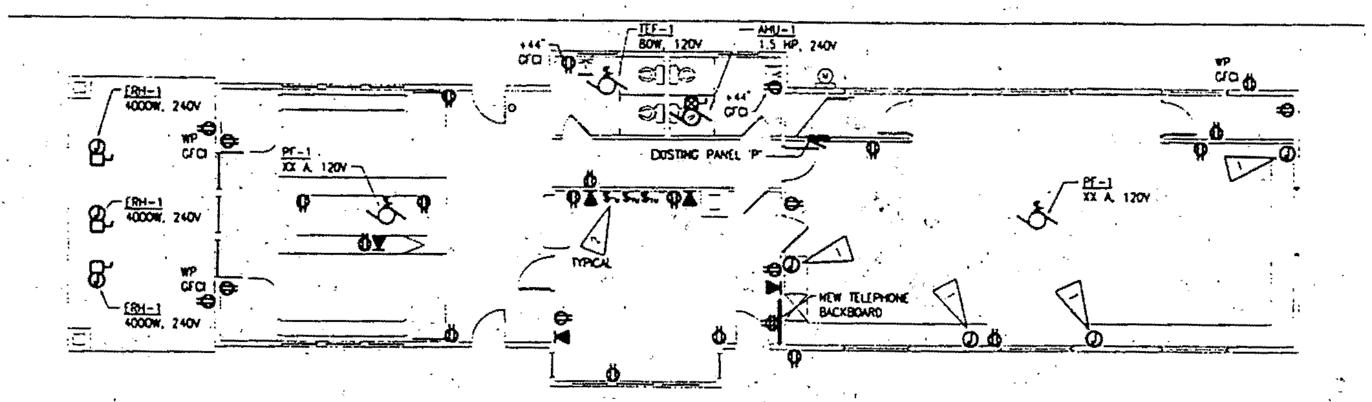
HYER
ARCHITECTURE PLANNING INTERIORS DEVELOPMENT
101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543



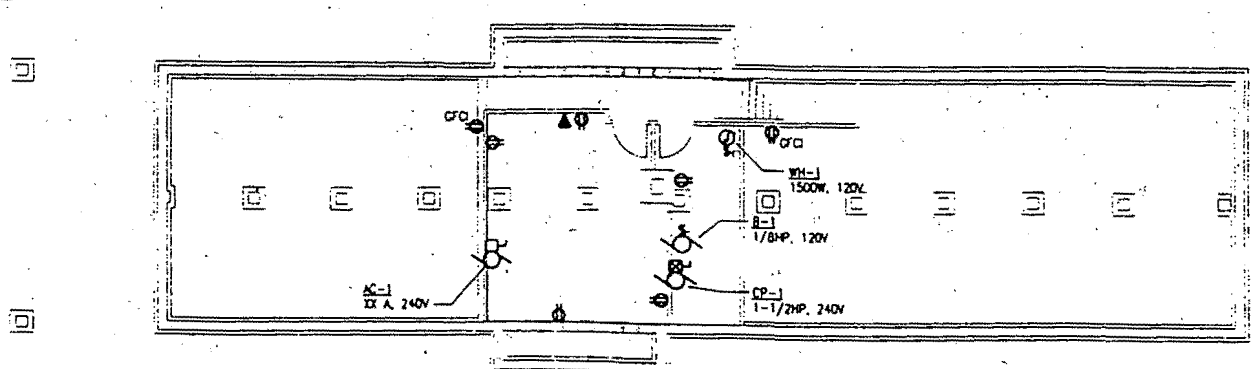
1 FIRST FLOOR LIGHTING PLAN
1/8" = 1'-0"



2 BASEMENT LIGHTING PLAN
1/8" = 1'-0"



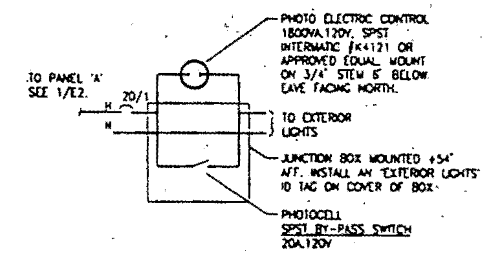
3 FIRST FLOOR POWER AND SIGNAL PLAN
1/8" = 1'-0"



4 BASEMENT POWER AND SIGNAL PLAN
1/8" = 1'-0"

NOTES:

1. JUCTION BOX FOR CONNECTION TO DISPLAY CASE. COORDINATE WITH SUPPLIER FOR EXACT LOCATION.
2. 2 TO 8 HOUR TIMER SWITCH FOR CONTROL OF EXTERIOR ELECTRIC RADIANT HEATERS.



5 EXTERIOR LIGHTING CONTROL DETAIL
NO SCALE

EXISTING PANEL 'A'

CUTLER HAMMER | 120/240V, 1Ø 3W | FLUSH MTD. | 225A MLO

CIRC	POLE	AMPS	SERVICE	VOLT-AMPS A	VOLT-AMPS B	SERVICE	AMPS	POLE	CIRC
1									2
3									4
5									6
7									8
9									10
11									12
13									14
15									16
17									18
19									20
21									22
23									24
25									26
27									28
29									30
31									32
33									34
35									36
37									38
39									40
41									42
			TOTAL V-A	0	0	0 VA			
			TOTAL AMPS	0	0	0 A			
			A.I.C. RATING:						

REDUCED DRAWINGS NOT TO SCALE

SEWARD RAILROAD DEPOT RESTORATION

SEWARD ALASKA

ELECTRICAL LIGHTING, POWER, SIGNAL PLANS, DETAILS AND PANEL SCHEDULE

PROJECT NO. 97059.00
SUBMIT DATE JUNE 26, 1997
DRAWN MSW
CHECKED TDE
REVISIONS
PLOT DATE
FILE NAME 7690-E2

E2

ECI HYER
ARCHITECTURE PLANNING INTERIORS DEVELOPMENT
101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543

D. COST ESTIMATE

HMS # 97082

CONSTRUCTION COST ESTIMATE
SCHEMATIC
OLD RAILROAD DEPOT RESTORATION
SEWARD, ALASKA

COST CONSULTANT

HMS Inc.
4103 Minnesota Drive
Anchorage, Alaska 99503

(907) 561-1653
(907) 562-0420 FAX

ARCHITECTS

ECI-Hyer, Inc. Architects
301 W. Benson Boulevard, Suite 306
Anchorage, Alaska 99503

July 14, 1997

HMS Project No.: 97082

NOTES REGARDING THE PREPARATION OF THIS ESTIMATE

This estimate has been prepared form schematic drawings dated June 27, 1997, and provided by the following:

Architectural	8 Drawings	ECI-Hyer, Inc. Architects	Anchorage, Alaska
Structural	1 Sketch	BBFM	Anchorage, Alaska
Mechanical	3 Drawings	RSA Engineering	Anchorage, Alaska
Electrical	2 Drawings	RSA Engineering	Anchorage, Alaska

The estimate is priced using A.S. Title 36 wage rates and current materials, equipment, freight and per-diem prices.

It is assumed that this project will receive competitive bids in late Summer 1997 and all work completed within (6) months including lead time for historical restoration of doors, windows, plumbing fixtures, etc.

This is a statement of probable construction cost only and actual bids may vary from this estimate, depending upon final documents, bidding climate and competition.

The cost of following items are excluded from this estimate

1. A/E fees
2. Administration and Management
3. Hazmat Removal

Gross Floor Area

Basement	570 SF
First Floor	2,525 SF
	3,095 SF
ADA Toilet Alternate:	25 SF
TOTAL GFA:	**3,120 SF**

HMS Project No.: 97082

GENERAL SUMMARY

BASE BID	$ 726,490
ADD ALTERNATES	
#1 - Re-roofing	45,302
#2 - ADA Toilet	16,616
#3 - Sprinkler System	38,487
TOTAL BASE AND ALTERNATE:	**$ 826,895**

SUMMARY

		MATERIAL	LABOR	TOTAL
01 - SITEWORK				
• Demolition		$ 0	$ 21,523	$ 21,523
• Improvements		14,011	12,066	26,077
02 - SUBSTRUCTURE		2,246	3,585	5,831
03 - SUPERSTRUCTURE		3,832	5,128	8,960
04 - EXTERIOR CLOSURE		15,652	18,513	34,165
05 - ROOF SYSTEMS		3,601	2,189	5,790
06 - INTERIOR CONSTRUCTION		26,245	29,700	55,945
07 - CONVEYING SYSTEMS		0	0	0
08 - MECHANICAL		51,958	42,352	94,310
09 - ELECTRICAL		32,561	26,795	59,356
10 - EQUIPMENT		142,743	15,045	157,788
11 - SPECIAL CONSTRUCTION		0	0	0
SUBTOTAL:				$ 469,745
12 - GENERAL REQUIREMENTS				
Operation Costs, Freight, And Per Diem	1 LS			85,000
Overhead and Profit	10.00%			55,475
Bonds and Insurances	2.50%			15,256
SUBTOTAL:				$ 625,476
13 - CONTINGENCIES				
Design Unknowns	15.00%			93,821
Escalation to Bid Date (Summer 97)	1.00%			7,193
TOTAL ESTIMATED CONSTRUCTION COST:				**$ 726,490**
$/SF				$ 232.85 /SF
GFA				3,120 SF

OLD RAILROAD DEPOT RENOVATION
SEWARD, ALASKA
SCHEMATIC CONSTRUCTION COST ESTIMATE

DATE: 7/14/97

HMS Project No.: 97082

01 - SITE WORK • DEMOLITION	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
EXTERIOR								
Remove concrete steps (2)	25	SF			5.00	125	5.00	125
Remove concrete ramp and walk	244	SF			3.70	903	3.70	903
Remove handrails (2)	40	LF			3.50	140	3.50	140
Remove wooden ramp, landing and steps	386	SF			1.95	753	1.95	753
Remove telephone booth	1	EA			100.00	100	100.00	100
Remove 18"x120" long bench	1	EA			40.00	40	40.00	40
Remove single course high wall	12	LF			6.50	78	6.50	78
Remove fascia boards	318	LF			1.50	477	1.50	477
BUILDING								
Remove ceiling insulation	2,325	SF			0.25	581	0.25	581
Remove exterior single doors	3	EA			80.00	240	80.00	240
Remove exterior window, size 3'6"x4'6"	1	EA			75.00	75	75.00	75
Ditto 6'6"x4'6"	1	EA			100.00	100	100.00	100

01 - SITE WORK • DEMOLITION	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
BUILDING (Continued)								
Saw cut and remove shingles and roof sheathing section around chimney (2)	88	SF			3.25	286	3.25	286
Saw cut and remove 36"x36"x12" thick concrete chimney in sections from foundation to top (34 VLF)	272	CF			22.50	6,120	22.50	6,120
Remove wheel guard trim	38	LF			1.50	57	1.50	57
Remove water table trim	35	LF			1.50	53	1.50	53
Remove dormer window shingles	48	SF			1.10	53	1.10	53
Remove 11'6"x2'6" dormer windows for installation of header and store for reuse	2	EA			150.00	300	150.00	300
Remove wood shingles from South Side	117	SF			1.00	117	1.00	117
Ditto damaged shingles elsewhere (assumed 10%)	115	SF			1.00	115	1.00	115
Remove horizontal siding	432	SF			1.15	497	1.15	497
Remove ladder brackets from East elevation	1	LOT			35.00	35	35.00	35
Remove broken window panes, size 10"x18"	16	EA			32.00	512	32.00	512
Ditto 14"x30" at dormer	1	EA			45.00	45	45.00	45

HMS Project No.: 97082

01 - SITE WORK • DEMOLITION	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
BUILDING (Continued)								
Remove flooring infil	16	SF			1.50	24	1.50	24
Remove 18"x96" wood bench	1	EA			35.00	35	35.00	35
Remove single doors	6	EA			75.00	450	75.00	450
Demolish partitions	1,002	SF			1.20	1,202	1.20	1,202
Remove wood columns	8	EA			65.00	520	65.00	520
Remove wood mezzanine and ramp	360	SF			3.50	1,260	3.50	1,260
Remove floor finish and sheathing at toilets	128	SF			1.50	192	1.50	192
Remove wooden toilet partitions and doors and shore for reuse	4	EA			60.00	240	60.00	240
Remove carpeting	316	SF			0.45	142	0.45	142
Remove plywood flooring	964	SF			0.70	675	0.70	675
Remove full height plywood paneling	741	SF			0.95	704	0.95	704
Remove wainscot and store for reuse	425	SF			1.10	468	1.10	468
Remove wood lath above wainscot	316	SF			1.20	379	1.20	379
Remove horizontal wood board	1,541	SF			1.10	1,695	1.10	1,695

01 - SITE WORK • DEMOLITION	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
BUILDING (Continued)								
Remove 4'0"x8'0" ceiling paneling	1,241	SF			1.25	1,551	1.25	1,551
Remove wood base	230	LF			0.80	184	0.80	184
TOTAL ESTIMATED COST:					**$ 21,523**			**$ 21,523**

HMS Project No.: 97082

01 - SITE WORK • SITE IMPROVEMENTS	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
Hand excavate to expose water table trim and slope ground away from building average 12" deep (39 CY)	1,038	SF			1.20	1,246	1.20	1,246
Excavate and form terraced seating area	58	CY			17.50	1,015	17.50	1,015
4" gravel walk with swale around building (14 CY)	1,920	SF	0.28	538	0.15	288	0.43	826
4" thick gravel performance area (4 CY)	326	SF	0.28	91	0.15	49	0.43	140
Outdoor wooden platform	124	SF	6.25	775	3.80	471	10.05	1,246
12" wide x12" thick single tier landscape timber curved seating (3)	86	LF	12.50	1,075	7.50	645	20.00	1,720
12" ditto two-tiered	86	LF	24.40	2,098	12.50	1,075	36.90	3,173
Wooden steps and landings (2)	102	SF	8.30	847	5.40	551	13.70	1,398
Concrete ditto (1)	42	SF	4.40	185	5.70	239	10.10	424
Wood handrails (6)	38	LF	10.20	388	7.50	285	17.70	673
Concrete steps at ramp	72	SF	4.40	317	5.70	410	10.10	727
Concrete ramp and landing	578	SF	2.15	1,243	2.80	1,618	4.95	2,861
Concrete retaining wall complete with footings 30" above grade	59	LF	48.70	2,873	32.00	1,888	80.70	4,761

HMS Project No.: 97082

01 - SITE WORK • SITE IMPROVEMENTS	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
11'0"x2'6" facility sign mounted on retaining wall	1	EA	960.00	960	520.00	520	1480.00	1,480
11'0"x2'6" ditto mounted on pedestals	1	EA	1130.00	1,130	640.00	640	1770.00	1,770
6" top soil and seeding	1,930	SF	0.27	521	0.20	386	0.47	907
Shrubs	20	EA	48.50	970	37.00	740	85.50	1,710
TOTAL ESTIMATED COST:				**$ 14,011**		**$ 12,066**		**$ 26,077**

HMS Project No.: 97082

02 - SUBSTRUCTURE FOUNDATION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE $	TOTAL $	RATE $	TOTAL $	UNIT RATE $	MATERIAL/LABOR $
12"x12"x12" thick concrete pad in crawl space	3	EA	48.00	144	75.00	225	123.00	369
6"x6" posts (4)	16	LF	4.15	66	5.20	83	9.35	149
Remove 4'x10" rotted sill and replace with new (1)	4	LF	6.40	26	7.70	31	14.10	57
Infill floor recess with T&G plywood sheathing	16	SF	0.75	12	0.90	14	1.65	26
Frame and install T&G floor sheathing over scale opening with gypboard underneath	42	SF	4.85	204	5.20	218	10.05	422
New T&G floor sheathing where removed	964	SF	0.75	723	0.85	819	1.60	1,542
(2) layers 5/8" gypboard to basement soffit	517	SF	0.85	439	1.50	776	2.35	1,215
Drill 5" deep holes 12" o/c to 4'x8" wall sill plate, install Borium rod fungicide and cap holes with wood plugs	258	EA	2.45	632	5.50	1,419	7.95	2,051
TOTAL ESTIMATED COST:				**$ 2,246**		**$ 3,585**		**$ 5,831**

HMS Project No.: 97082

03 - SUPERSTRUCTURE	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
DORMERS								
Install 4"x12" header to window opening (2)	24	LF	6.25	150	8.50	204	14.75	354
ROOF								
5/8" plywood sheathing, where removed	88	SF	0.52	46	0.65	57	1.17	103
CHIMNEY								
Prepare existing foundation for new chimney	9	SF	5.00	45	6.50	59	11.50	104
Cast-in-place 12" thick concrete chimney wall	10	CY	120.00	1,200	75.00	750	195.00	1,950
Formwork - exterior	408	SF	2.10	857	4.25	1,734	6.35	2,591
Slip form - interior	136	SF	3.15	428	6.40	870	9.55	1,298
Bar reinforcement	1,150	LBS	0.45	518	0.50	575	0.95	1,093
5/8"x24" dowels in existing foundations 9" o/c	16	EA	4.30	69	12.50	200	16.80	269
MECHANICAL SPACE								
2"x6" joists at 8" o/c	210	LF	1.65	347	2.10	441	3.75	788
3/4" T&G plywood	140	SF	0.75	105	0.90	126	1.65	231
5/8" gypboard	140	SF	0.48	67	0.80	112	1.28	179
TOTAL ESTIMATED COST:				**$ 3,832**		**$ 5,128**		**$ 8,960**

HMS Project No.: 97082

04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
PATCH WORK AT WALLS								
Repair wall sheathing at dormer window	48	SF	0.70	34	1.55	74	2.25	108
Ditto at walls	664	SF	0.45	299	0.95	631	1.40	930
Air infiltration barrier	712	SF	0.10	71	0.12	85	0.22	156
Painted cedar shingles to match existing	280	SF	1.95	546	1.65	462	3.60	1,008
Painted cedar siding ditto	430	SF	1.80	774	1.50	645	3.30	1,419
Painted wheel guard trim	38	LF	2.10	80	1.35	51	3.45	131
Ditto water table trim	35	LF	1.85	65	1.35	47	3.20	112
Infil upper half of single door opening with framing, sheathing, infiltration barrier and painted cedar shingles	15	SF	4.50	68	5.45	82	9.95	150
Ditto lower half with cedar siding	6	SF	4.40	26	5.30	32	9.70	58
Painted wheel guard trim	3	LF	2.10	6	1.35	4	3.45	10
Painted cedar siding and infiltration barrier to basement closed-off openings (2)	20	SF	4.40	88	5.30	106	9.70	194
Infil window opening with framing and sheathing	33	LF	2.70	89	3.80	125	6.50	214

04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
PATCH WORK AT WALLS (Continued)								
Install operable replica of original siding double door to above	46	SF	3.20	147	4.20	193	7.40	340
Infil window and door opening with framing and sheathing	37	SF	2.70	100	3.80	141	6.50	241
Install (2) piece original siding replica with one operable piece and one fixed piece	53	SF	3.50	186	4.30	228	7.80	414
SOFFIT, ETC.								
Re-attached sagging soffit boards at outdoor platform	300	SF	0.15	45	0.55	165	0.70	210
New ventilation fascia boards	318	LF	4.40	1,399	1.80	572	6.20	1,971
Tern metal flashing to outriggers both sides	558	SF	3.95	2,204	2.70	1,507	6.65	3,711
WALL INSULATION								
2"x4" wood studs at 24" o/c at crawl space walls	1,260	LF	0.75	945	1.20	1,512	1.95	2,457
R-19 batt insulation and vapor barrier	1,400	SF	0.58	812	0.35	490	0.93	1,302
5/8" fire taped gypboard	1,400	SF	0.43	602	0.75	1,050	1.18	1,652
1" insulation, furring strips and 5/8" gypboard at basement retaining wall	132	SF	1.25	165	2.10	277	3.35	442

04 - EXTERIOR CLOSURE	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
WALL INSULATION (Continued)								
R-19 batt insulation and vapor barrier to exterior walls	2,502	SF	0.58	1,451	0.35	876	0.93	2,327
5/8" gypboard above wainscot	2,332	SF	0.43	1,003	0.75	1,749	1.18	2,752
DOORS AND WINDOWS								
Remove, refurbish existing single doors to original condition and reinstall	4	EA	150.00	600	375.00	1,500	525.00	2,100
New tempered glazed window pane, size 10"x18"	16	EA	52.50	840	45.00	720	97.50	1,560
Ditto 14"x30"	1	EA	105.00	105	65.00	65	170.00	170
Refurbish and reinstall 11'6"x2'6" dormer windows	2	EA	130.00	260	285.00	570	415.00	830
Refurnish exterior windows and transoms (16)	420	SF	4.50	1,890	10.20	4,284	14.70	6,174
Storm sash to existing windows, size 4'0"x4'0"	2	EA	42.00	84	25.00	50	67.00	134
Ditto, 11'6"x6'6"	4	EA	167.00	668	55.00	220	222.00	888
TOTAL ESTIMATED COST:				**$ 15,652**		**$ 18,513**		**$ 34,165**

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05 - ROOF SYSTEM	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
			RATE $	TOTAL $	RATE $	TOTAL $		
Asphalt shingle roof over felt around chimney	88	SF	1.50	132	2.20	194	3.70	326
Flashing around chimney	12	LF	4.40	53	5.70	68	10.10	121
R-38 batt insulation and vapor barrier	2,325	SF	1.15	2,674	0.60	1,395	1.75	4,069
Insulation baffle around perimeter	280	LF	2.65	742	1.90	532	4.55	1,274
TOTAL ESTIMATED COST:				**$ 3,601**		**$ 2,189**		**$ 5,790**

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE	TOTAL	RATE	TOTAL	UNIT RATE	MATERIAL/LABOR
			$	$	$	$	$	$
PARTITIONS								
3 1/2" wood studs at 16" o/c	1,584	LF	0.75	1,188	1.20	1,901	1.95	3,089
(1) layer 5/8" gypboard each side	1,178	SF	0.43	507	0.75	884	1.18	1,391
(2) layers ditto	791	SF	0.82	649	1.45	1,147	2.27	1,796
(2) layers ditto to existing studs one-side	125	SF	0.82	103	1.45	181	2.27	284
DOORS								
Remove, refurbish and reinstall existing single doors	5	EA	125.00	625	310.00	1,550	435.00	2,175
(2) hour rated single metal door, frame and hardware in basement	2	EA	580.00	1,160	210.00	420	790.00	1,580
Historical look new solid core wood single door, frame and hardware	2	EA	775.00	1,550	210.00	420	985.00	1,970
FLOOR FINISHES								
Water proof membrane at toilet room	128	SF	1.25	160	1.50	192	2.75	352
Ceramic floor tile ditto	128	SF	5.70	730	7.50	960	13.20	1,690
C.T. base	62	LF	4.70	291	6.25	388	10.95	679

06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE $	TOTAL $	RATE $	TOTAL $	UNIT RATE $	MATERIAL/LABOR $
FLOOR FINISHES (Continued)								
Repair and refinish stairs, as necessary	42	SF	1.50	63	2.90	122	4.40	185
Strip finish from wood floor, sand smooth and refinish clear	1,098	SF	0.75	824	1.80	1,976	2.55	2,800
New wood flooring, clear finished	879	SF	4.85	4,263	3.25	2,857	8.10	7,120
Ditto accent wood	127	SF	7.30	927	5.50	699	12.80	1,626
New wood base, clear finish	255	LF	2.40	612	2.00	510	4.40	1,122
Refurbish and reinstall existing wood base	130	LF	0.95	124	1.50	195	2.45	319
Repair and re-finish wood wainscot	425	SF	0.70	298	2.30	978	3.00	1,276
Ditto horizontal panel	1,541	SF	0.70	1,079	2.30	3,544	3.00	4,623
Paint gypboard walls	4,010	SF	0.15	602	0.70	2,807	0.85	3,409
Strip wood ceiling finish, repair to repaint	1,012	SF	1.10	1,113	2.10	2,125	3.20	3,238
5/8" gypboard to other areas	1,313	SF	0.45	591	0.80	1,050	1.25	1,641
Paint gypboard ceiling	1,970	SF	0.15	296	0.75	1,478	0.90	1,774

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06 - INTERIOR CONSTRUCTION	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
SPECIALTIES								
Restore existing outside bench (1)	22	LF	3.50	77	7.20	158	10.70	235
Movable wind screens	1	LOT	4500.00	4,500	500.00	500	5000.00	5,000
24"x30" attic/fan room access hatch	2	EA	135.00	270	85.00	170	220.00	440
Refurbish and re-install wood toilet partitions and doors (4)	220	SF	0.85	187	2.50	550	3.35	737
New toilet accessories	2	RMS	450.00	900	170.00	340	620.00	1,240
Refurbish service counter and cash drawer 30"x60"	1	EA	65.00	65	170.00	170	235.00	235
Door signs	9	EA	22.50	203	15.00	135	37.50	338
Wood chair rail, clear finished	315	LF	5.20	1,638	3.50	1,103	8.70	2,741
78"x16" replica "Seward" sign mounted on roof	2	EA	325.00	650	95.00	190	420.00	840
TOTAL ESTIMATED COST:				**$ 26,245**		**$ 29,700**		**$ 55,945**

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08 - MECHANICAL	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
DEMOLITION								
Remove oil fired furnace complete with ductwork, oil piping, filters, etc.	1	EA			350.00	350	350.00	350
Remove ductwork and hangers, small	112	LF			5.20	582	5.20	582
Ditto, large	90	LF			8.75	788	8.75	788
Remove waste, vent and water piping throughout	120	LF			4.25	510	4.25	510
Remove sand from underground fuel oil tank and wash	1	EA			500.00	500	500.00	500
Excavate and remove tank and dispose off properly (soil remediation by others)	1	EA			750.00	750	750.00	750
Remove oil piping, etc.	72	LF			5.20	374	5.20	374
Remove oil fired water heater and piping	1	EA			285.00	285	285.00	285
Remove flue connector from chimney	4	LF			8.00	32	8.00	32
Remove floor register and patch floor	24	EA	10.00	240	55.00	1,320	65.00	1,560
Remove wall mounted thermostat and pull wires back to basement furnace	1	EA			50.00	50	50.00	50

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
DEMOLITION (Continued)								
Remove 1920 era drinking fountain to store for re-use	1	EA			85.00	85	85.00	85
Ditto floor mounted water closet	2	EA			70.00	140	70.00	140
Ditto wall hung lavatory	2	EA			65.00	130	65.00	130
Remove water closets and dispose	2	EA			70.00	140	70.00	140
Remove 4" VTR	1	EA			45.00	45	45.00	45
PLUMBING								
Refurbish drinking fountain and reinstall	1	EA	250.00	250	170.00	170	420.00	420
Ditto floor mounted water closets	2	EA	165.00	330	120.00	240	285.00	570
Ditto wall hung lavatory	2	EA	195.00	390	130.00	260	325.00	650
New water closets to match 1920's era	2	EA	770.00	1,540	120.00	240	890.00	1,780
Hose bib - frost proof	2	EA	75.00	150	55.00	110	130.00	260
CI waste piping (4"-1 1/2")	164	LF	7.20	1,181	12.20	2,001	19.40	3,182
CI vent piping (2 1/2" to 1 1/4")	40	LF	5.10	204	11.40	456	16.50	660
4" VTR	1	EA	85.00	85	70.00	70	155.00	155

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
PLUMBING (Continued)								
Connection to existing 4" waste	1	EA	25.00	25	55.00	55	80.00	80
4" cleanout tee	1	EA	82.00	82	115.00	115	197.00	197
Copper water piping-insulated (1 1/2" to 3/4")	180	LF	8.40	1,512	10.15	1,827	18.55	3,339
Connection to 1 1/2" existing waterline	1	EA	12.50	13	45.00	45	57.50	58
1 1/2" water meter with remote readout	1	EA	780.00	780	100.00	100	880.00	880
1 1/2" shut-off valves	2	EA	38.00	76	40.00	80	78.00	156
1" isolation and check valves	2	EA	47.00	94	40.00	80	87.00	174
ET2-4.4 gallon domestic hot water expansion tank	1	EA	285.00	285	100.00	100	385.00	385
WH-1: Water heater 50 gallons, 1,500 watt electrical	1	EA	2700.00	2,700	300.00	300	3000.00	3,000
HEATING								
B-1: Weil McLain WG0-6 oil fired boiler, with drip pan	1	EA	4850.00	4,850	1420.00	1,420	6270.00	6,270
P-1: 1 1/2" HP, 3 speed hydronic pump	1	EA	745.00	745	215.00	215	960.00	960
Glycol fluid manually injected	30	GAL	8.50	255	7.20	216	15.70	471

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
HEATING (Continued)								
ET-1: 4.4 gallon expansion tank	1	EA	285.00	285	100.00	100	385.00	385
7" diameter double wall flue connected to boiler and concrete chimney	16	LF	39.50	632	13.25	212	52.75	844
7" diameter ditto inside chimney	34	VLF	39.50	1,343	15.20	517	54.70	1,860
Barometric damper	1	EA	67.00	67	45.00	45	112.00	112
Bare fin tube baseboard	12	LF	28.50	342	13.70	164	42.20	506
Pencil proof cabinet type diffuser for above	12	LF	8.25	99	3.50	42	11.75	141
ERH-1: 4,000 watt x 61" long radiant heating panel	3	EA	285.00	855	120.00	360	405.00	1,215
Heating Coil								
HC1-2,350 CFM	1	EA	885.00	885	215.00	215	1100.00	1,100
HC2-1,120 CFM	1	EA	630.00	630	180.00	180	810.00	810
HC3-390 CFM	1	EA	185.00	185	100.00	100	285.00	285
HC4-900 CFM	1	EA	545.00	545	170.00	170	715.00	715
Heating coil valves and gauges	36	EA	62.00	2,232	45.00	1,620	107.00	3,852

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
HEATING (Continued)								
Insulated glycol supply and return copper piping (2" to 3/4")	322	LF	9.20	2,962	13.50	4,347	22.70	7,309
VENTILATION								
AHU-1: 2,350 CFM x 1 1/2 HP air handling unit complete with filters, mixing box and coil chamber	1	EA	5370.00	5,370	1200.00	1,200	6570.00	6,570
TEF: 250 CFM toilet exhaust fan	1	EA	635.00	635	155.00	155	790.00	790
L1: 24"x30" outside air louver	1	EA	95.00	95	50.00	50	145.00	145
L2: 36"x35" ditto	1	EA	210.00	210	85.00	85	295.00	295
Exhaust fan wall cap with back draft damper	1	EA	148.00	148	75.00	75	223.00	223
A: 24"x24" (4 way) supply air grille	4	EA	95.00	380	40.00	160	135.00	540
B: 12"x12" ditto	1	EA	62.00	62	30.00	30	92.00	92
C: 16"x16" return air grille	2	EA	73.00	146	30.00	60	103.00	206
6"x6" ditto	2	EA	38.00	76	25.00	50	63.00	126

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
VENTILATION (Continued)								
PFI 48" diameter paddle fans with variable speed switch	2	EA	380.00	760	150.00	300	530.00	1,060
12" flexible ducts	10	LF	2.80	28	5.60	56	8.40	84
10" ditto	2	LF	2.15	4	4.75	10	6.90	14
Ductwork and hangers	1,720	LBS	1.70	2,924	3.95	6,794	5.65	9,718
Duct insulation	288	SF	1.80	518	2.40	691	4.20	1,209
Sound lining	425	SF	2.25	956	2.90	1,233	5.15	2,189
Volume dampers	3	EA	35.00	105	30.00	90	65.00	195
Thermostat with locking protective cover	1	EA	87.00	87	65.00	65	152.00	152
Electronic control to equipment	1	LOT	2100.00	2,100	3200.00	3,200	5300.00	5,300
Test and balance system	12	HRS			110.00	1,320	110.00	1,320

08 - MECHANICAL	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
COOLING								
AC-1: 1.5 tons, 870 CFM Liebert air conditioner with miroprocesser control, hi-low temperature alarm, hi-low humidity alarm and humidity control package	1	EA	5750.00	5,750	1750.00	1,750	7500.00	7,500
Evaporator section with retreat coil and humidification	1	EA	1250.00	1,250	630.00	630	1880.00	1,880
1/2" cold water piping	30	LF	1.90	57	5.50	165	7.40	222
1/2" condensate drain	20	LF	1.90	38	5.50	110	7.40	148
FUEL OIL								
FT-1: 550 gallon, 105"x47" ST1-P3 double walled polyurethane coated fuel tank	1	EA	2750.00	2,750	875.00	875	3625.00	3,625
Fuel oil supply and return lines in double with containment piping	36	LF	17.50	630	23.75	855	41.25	1,485
Connection to tank and boiler	2	EA	15.00	30	45.00	90	60.00	120
TOTAL ESTIMATED COST:				**$ 51,958**		**$ 42,352**		**$ 94,310**

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
DEMOLITION								
Remove exterior fixtures	7	EA			45.00	315	45.00	315
Remove exterior surface conduit and wiring	186	LF			3.50	651	3.50	651
Remove interior fixtures complete with conduit and wiring	17	EA			65.00	1,105	65.00	1,105
Remove meter base and disconnect including platform	1	EA			230.00	230	230.00	230
Remove telephone punch down block	1	EA			85.00	85	85.00	85
Remove crawl space fixtures, devices, conduit and wiring	1	LOT			500.00	500	500.00	500
Remove branch circuits for sidewalk snow melt system	1	LOT			150.00	150	150.00	150
Remove devices complete with conduit and wiring	16	EA			50.00	800	50.00	800
SERVICE AND DISTRIBUTION								
New 200 amp, 3 pole, meter base/disconnect, grounded	1	EA	1750.00	1,750	835.00	835	2585.00	2,585
Feeder and conductor	20	LF	4.15	83	6.70	134	10.85	217

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
SERVICE AND DISTRIBUTION (Continued)								
Connection to main power	1	EA	25.00	25	75.00	75	100.00	100
Ditto to panel	2	EA	12.00	24	45.00	90	57.00	114
LIGHTING AND POWER								
A. (1) lamp, 100 watts incandescent historical look exterior soffit fixture	11	EA	165.00	1,815	70.00	770	235.00	2,585
B. (1) lamp ditto pendant mounted interior fixture	21	EA	215.00	4,515	85.00	1,785	300.00	6,300
C. 48" low profile fluorescent wrap around	6	EA	120.00	720	65.00	390	185.00	1,110
D. 48" fluorescent strip fixture	7	EA	85.00	595	60.00	420	145.00	1,015
X-1: Exit signs	4	EA	162.00	648	70.00	280	232.00	928
X-2: 12 volt Halogen emergency lighting remote twin fixture	4	EA	365.00	1,460	105.00	420	470.00	1,880
X-3: 12 volt battery pack remote emergency fixture	2	EA	335.00	670	90.00	180	425.00	850
Photo electric controls and contractor	1	EA	285.00	285	150.00	150	435.00	435
0-8 hour timer for exterior electric radiant heater	3	EA	95.00	285	55.00	165	150.00	450

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
LIGHTING AND POWER (Continued)								
Junction boxes	7	EA	5.50	39	35.00	245	40.50	284
Duplex receptacle	24	EA	10.20	245	40.00	960	50.20	1,205
Ditto GFIC	4	EA	18.50	74	52.00	208	70.50	282
Ditto GFIC - weatherproof	4	EA	23.00	92	65.00	260	88.00	352
Single pole switch	7	EA	10.20	71	40.00	280	50.20	351
Two pole switch	1	EA	15.00	15	48.00	48	63.00	63
Three-way switch	4	EA	23.00	92	60.00	240	83.00	332
Four-way switch	1	EA	32.00	32	75.00	75	107.00	107
Thermal switch	3	EA	37.00	111	40.00	120	77.00	231
Motor disconnect switch	3	EA	95.00	285	50.00	150	145.00	435
Combination disconnect/motor starter	1	EA	235.00	235	125.00	125	360.00	360
Motor connections	7	EA	12.00	84	65.00	455	77.00	539
Conduit and wiring	1,455	LF	2.95	4,292	4.30	6,257	7.25	10,549

09 - ELECTRICAL	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
SPECIAL SYSTEMS								
Telephone - backboard panel with quadruplex receptacle	1	EA	125.00	125	165.00	165	290.00	290
Telephone outlet	6	EA	23.00	138	40.00	240	63.00	378
Ditto pay phone	1	EA	40.00	40	65.00	65	105.00	105
Empty conduit	120	LF	1.80	216	3.10	372	4.90	588
MISCELLANEOUS								
Allowance for stage lighting	1	LOT	3500.00	3,500	1500.00	1,500	5000.00	5,000
Ditto task lighting at display cases	1	LOT	1000.00	1,000	500.00	500	1500.00	1,500
Ditto for security alarm	1	LOT	4000.00	4,000	2000.00	2,000	6000.00	6,000
Ditto for fire alarm	1	LOT	5000.00	5,000	3000.00	3,000	8000.00	8,000
TOTAL ESTIMATED COST:				**$ 32,561**		**$ 26,795**		**$ 59,356**

10 - EQUIPMENT	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
BUILT-IN FITTINGS								
24" wide credenza/casework with base board grille opening	13	LF	162.00	2,106	40.00	520	202.00	2,626
24" wide exhibit display cases, 7'6" tall (2) (as per quote)	58	LF	2000.00	116,000	150.00	8,700	2150.00	124,700
24" wide rectangular sales counter complete with lighting pylons, shelves, drawer and flap door (1)	39	LF	350.00	13,650	80.00	3,120	430.00	16,770
20" wide bench with side arms and back rest (2)	23	LF	48.00	1,104	25.00	575	73.00	1,679
FURNISHINGS								
NOTE: Cash register and folding chairs NIC								
60" high display partitions free-standing (4)	16	LF	110.00	1,760	25.00	400	135.00	2,160
Venetian blinds, old style (6)	315	SF	7.50	2,363	1.30	410	8.80	2,773
Ceiling hung stage curtain 13'4" high	48	LF	120.00	5,760	27.50	1,320	147.50	7,080
TOTAL ESTIMATED COST:				**$ 142,743**		**$ 15,045**		**$ 157,788**

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ADDITIVE ALTERNATE 1 RE- ROOFING	QUANTITY	UNIT	MATERIAL		LABOR		TOTAL	TOTAL
			RATE $	TOTAL $	RATE $	TOTAL $	UNIT RATE $	MATERIAL/LABOR $
OMIT								
Roofing work from base bid	-88	SF	2.10	-185	3.00	-264	5.10	-449
ADD								
Remove existing roofing and paper	4,374	SF			0.70	3,062	0.70	3,062
Replace rotted plywood (assume 15%)	656	SF	0.50	328	0.65	426	1.15	754
New 1/2" CDX plywood sheathing	4,374	SF	0.55	2,406	0.65	2,843	1.20	5,249
Roofing felt	4,374	SF	0.15	656	0.20	875	0.35	1,531
4" exposure cedar shingle roofing	4,374	SF	1.65	7,217	1.50	6,561	3.15	13,778
Ice/water shield	1,722	SF	1.10	1,894	0.95	1,636	2.05	3,530
Ridge shingle	100	LF	3.50	350	4.20	420	7.70	770
Hip shingle	124	LF	3.50	434	4.20	521	7.70	955
Subtotal				13,100		16,080		29,180
General Conditions, Overhead and Profit	35.00%							10,213
Contingency	15.00%							5,909
TOTAL ESTIMATED COST:								**$ 45,302**

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ADDITIVE ALTERNATE 2 ADA TOILET	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
Cut door opening in existing wall	21	SF			7.50	158	7.50	158
Excavate and dispose for crawl space	10	CY			15.00	150	15.00	150
Concrete footings including excavation and backfill	15	LF	12.50	188	10.20	153	22.70	341
CMU foundation wall including insulation and dampproofing	60	SF	6.20	372	8.75	525	14.95	897
Subfloor framing and T&G flooring	25	SF	3.10	78	5.70	143	8.80	221
Roof framing and plywood sheathing	30	SF	4.85	146	6.20	186	11.05	332
Exterior wall, insulated	135	SF	5.20	702	7.00	945	12.20	1,647
Shingle roofing and insulation	30	SF	3.20	96	2.50	75	5.70	171
Single new door with transom above	1	EA	775.00	775	210.00	210	985.00	985
Sheet vinyl flooring over water proofing membrane	25	SF	2.70	68	2.95	74	5.65	142
Wood base	17	LF	2.90	49	2.00	34	4.90	83
Gypboard over existing wall	40	SF	0.50	20	0.85	34	1.35	54
Gypboard ceiling	25	SF	0.50	13	0.90	23	1.40	36
Paint walls and ceiling	185	SF	0.15	28	0.80	148	0.95	176

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ADDITIVE ALTERNATE 2 ADA TOILET	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
Toilet roll holder	1	EA	30.00	30	15.00	15	45.00	45
Grab bars	2	EA	65.00	130	25.00	50	90.00	180
Mirror	1	EA	125.00	125	25.00	25	150.00	150
Paper towel dispenser	1	EA	85.00	85	30.00	30	115.00	115
Sanitary napkin disposal	1	EA	65.00	65	15.00	15	80.00	80
Door sign handicapped accessible	1	EA	30.00	30	15.00	15	45.00	45
Handicapped accessible water closet and rough-in	1	EA	1170.00	1,170	770.00	770	1940.00	1,940
Ditto sink	1	EA	990.00	990	730.00	730	1720.00	1,720
Toilet exhaust fan, duct and wall cap	1	EA	375.00	375	250.00	250	625.00	625
Ditto switch and duplex GFIC	2	EA	85.00	170	120.00	240	205.00	410
Subtotal:				5,705		4,998		10,703
General Conditions, Overhead and Profit	35.00%							3,746
Contingencies	15.00%							2,167
TOTAL ESTIMATED COST:								**$ 16,616**

HMS Project No.: 97082

ADDITIVE ALTERNATE 3 SPRINKLER SYSTEM	QUANTITY	UNIT	MATERIAL RATE $	MATERIAL TOTAL $	LABOR RATE $	LABOR TOTAL $	TOTAL UNIT RATE $	TOTAL MATERIAL/LABOR $
New 4" water line from street to building	100	LF	48.50	4,850	27.00	2,700	75.50	7,550
4" stand pipe and valves	1	EA	2375.00	2,375	1100.00	1,100	3475.00	3,475
Wet pipe sprinkler system	3,120	SF	1.30	4,056	1.50	4,680	2.80	8,736
Ditto in attic	140	SF	1.10	154	1.30	182	2.40	336
Ditto in crawlspace	1,955	SF	1.10	2,151	1.30	2,542	2.40	4,693
Subtotal:				13,586		11,204		24,790
General Conditions, Overhead and Profit	35.00%							8,677
Contingencies	15.00%							5,020

TOTAL ESTIMATED COST: **$ 38,487**

APPENDIX C

Appraisal Document for 501 Railway Avenue, Seward AK

MacSWAIN ASSOCIATES
4401 Business Park Boulevard , Suite 22
Anchorage, Alaska 99503

S U M M A R Y
A P P R A I S A L
R E P O R T

Valuation of the Seward Depot Building located at 501 Railway Avenue, Seward, Alaska

File No. 97-193

Valuation Date: June 11, 1997

Submitted To:

Mr. Jim Hutton
Project Manager
Chugach Engineering, Inc.
560 East 34th Avenue
Anchorage, AK 99503-4196

MacSwain Associates
4401 Business Park Blvd., Suite 22
Anchorage, Alaska 99503
Phone 907-561-1965
Fax 907-561-1955

June 30, 1997

Mr. Jim Hutton
Project Manager
Chugach Engineering, Inc.
560 East 34th Avenue
Anchorage, AK 99503-4196

Re: Seward Depot Building
501 Railway Avenue
Seward, Alaska

Dear Mr. Hutton:

In accordance with your request, we have prepared a Summary Appraisal of the above referenced commercial property. The purpose of this report is to estimate the market value of the subject property. This appraisal has been completed in compliance with the *Uniform Standards of Professional Appraisal Practice (USPAP).*

The accompanying report sets forth the most pertinent data gathered, the techniques used, and the reasons leading to the opinion of value. Based on the results of our investigation and analyses, the estimated fee simple market value of the subject property, as of June 11, 1997, is:

TWO HUNDRED SEVENTY FIVE THOUSAND DOLLARS
($275,000)

The subject is an historical building, which is not considered in the valuation. However, there is no market evidence historical buildings are selling for a premium.

We wish to thank you for the opportunity to be of service. Please feel free to contact us should you have any questions regarding this appraisal.

Respectfully submitted,

Steve MacSwain, MAI
MacSwain Associates

MacSwain Associates

Appraiser's Certificate

The undersigned certify that to the best of his knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported contingent and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- Our analyses, opinions, and conclusions were developed, and the report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- We have made a personal inspection of the property that is the subject of this report. We have personally inspected all of the transactions that are utilized in the comparative analyses contained herein.
- The professional assistance of Stanley Dunagan in the property inspection, analyses, and valuation is acknowledged.
- As of the date of this report, Steve MacSwain, MAI, has completed the requirements of the continuing education program of the Appraisal Institute. Steve MacSwain (AA 42) is a certified General Real Estate Appraiser in the State of Alaska.
- The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan; and the appraisers are competent and qualified to perform this appraisal.

Steve MacSwain, MAI

MacSwain Associates

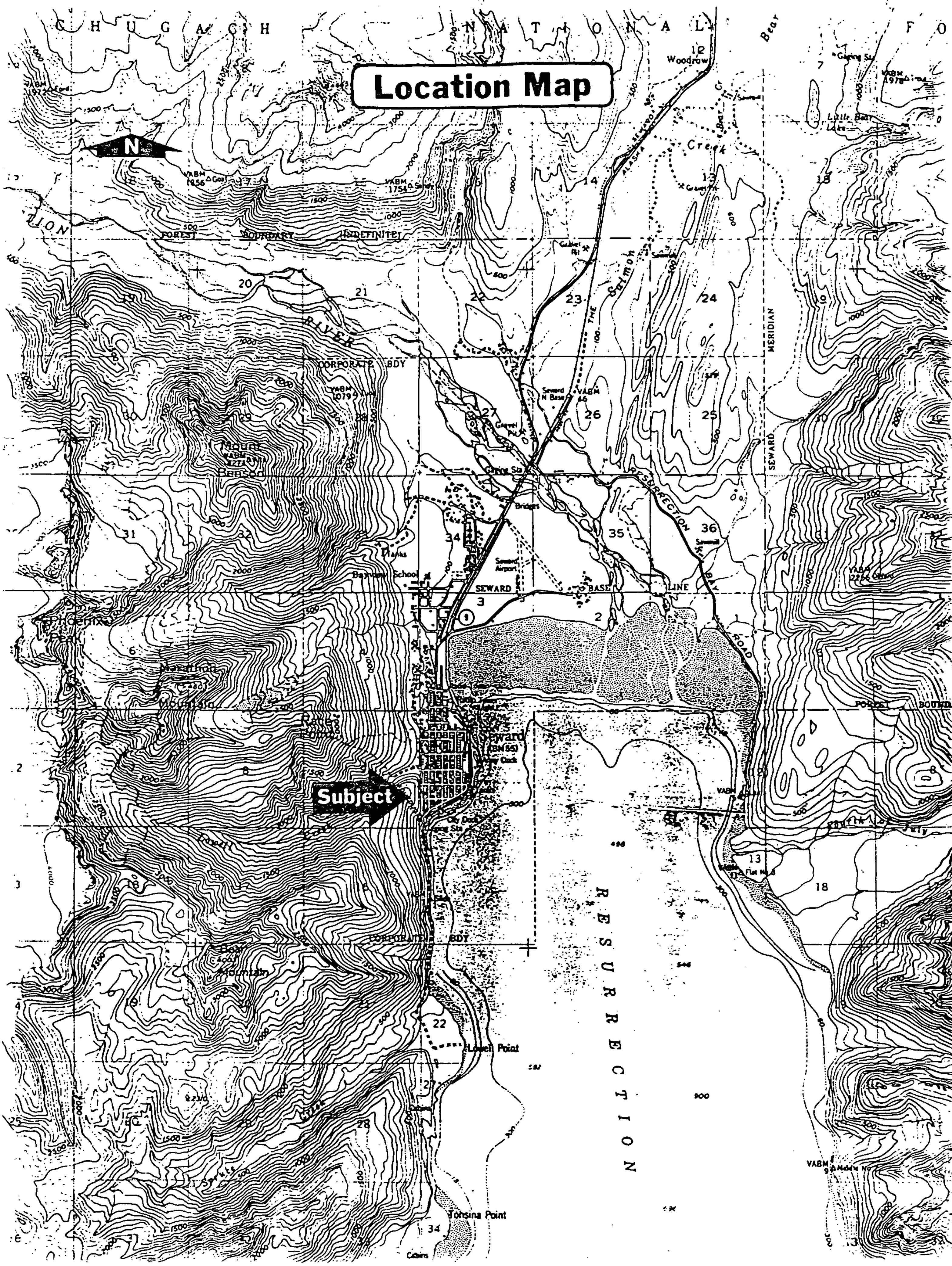
Table of Contents

N
Subject

MacSwain Associates

Summary of Facts and Conclusions

Purpose of Appraisal:	Estimate market value
Property Type:	Former Alaska Railroad Depot
Location:	501 Railway Avenue, Seward, Alaska
Legal Description:	Waterfront Tract 1
Tax ID No.	149-200-13
Owner:	City of Seward
Site Size:	16,538 Square Feet
Improvements:	Site is improved with the historical Seward Depot Building, a wood frame structure originally constructed in 1917 and moved to the site in 1923. The building contains 2,472 square feet, divided into a waiting room, office and restrooms and a freight and baggage room. There is also a 576 square foot unfinished basement. It is now vacant and in fair condition. Structural needs substantial "basic" repair due to age.
Zoning:	CBD-Central Business District
Access:	Railway Avenue, fully improved, paved two-lane
Highest and Best Use:	Commercial
Property Interest Appraised:	Fee simple estate
Date of Value:	June 11, 1997
Summary of Value Estimates:	
Cost Approach	N/A
Sales Comparison Approach	$275,000
Income Approach	N/A
Final Market Value Estimate:	**$275,000**


Location Map
N
Subject
CHUGACH NATIONAL FO
Woodrow
Mount Benson
Marathon Mountain
Bear Mountain
Lowell Point
Tonsina Point
Seward
Seward Airport
SEWARD BASE LINE
CORPORATE BDY
FOREST BOUNDARY INDEFINITE
RESURRECTION
SEWARD MERIDIAN
Bayview School
Little Bear Lake
Bear Creek

Subject Property Photographs

Date: June 11, 1997 Taken by: SJM

Easterly view of subject.

Northeasterly view of subject

Subject Property Photographs

Date: June 11, 1997 Taken by: SJM

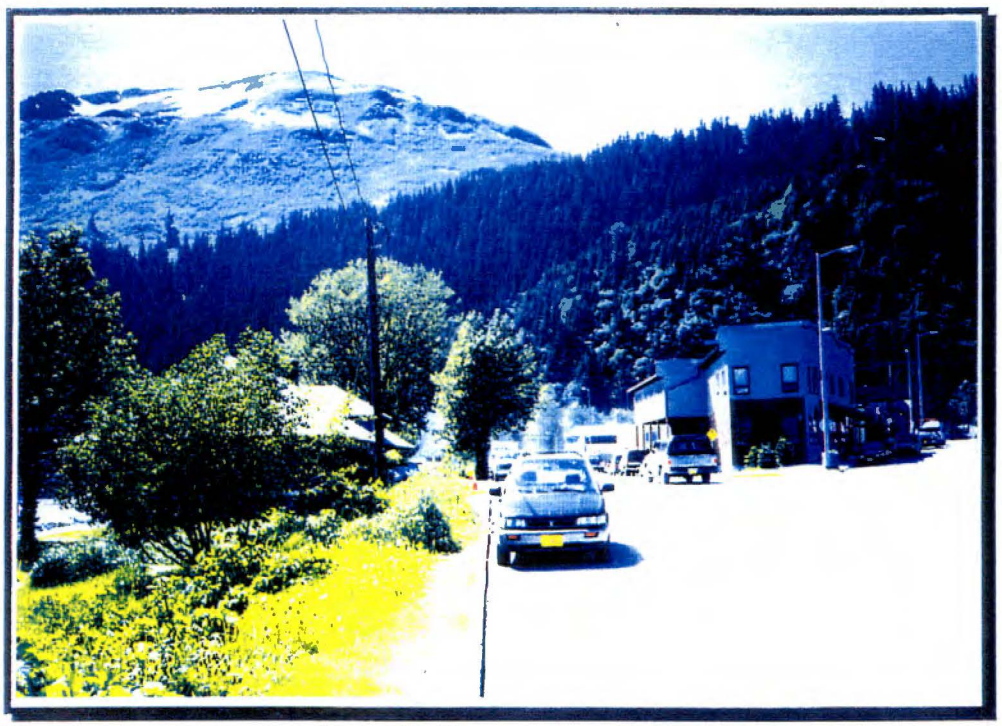
Northerly view

Northwesterly view

Subject Property Photographs

Date: June 11, 1997 Taken by: SJM

Westerly view of subject



Southwesterly view of Railway Avenue frontage and access

Subject Property Photographs

Date: June 11, 1997 Taken by: SJM

Westerly view of Railway Avenue frontage and access

Southerly view of subject taken from Fifth Avenue

Subject Property Photographs

Date: June 11, 1997 Taken by: SJM

Interior view of waiting room and office area

Chapter 1: Definition of Appraisal Problem

Purpose of Appraisal and Date of Value

The purpose of this appraisal is to estimate the fair market value of the subject property. The valuation date is June 11, 1997 which is the date of inspection.

Intended Use of Appraisal Report

The intended use of the appraisal is to provide a basis for a business decision by the client.

Identification of Real Estate Appraised

The subject property is located at 501 Railway Avenue, Seward, Alaska.

Legal Description

The subject property is legally defined as:

Waterfront Tract 1, Seward Plat 95-0013, Seward Recording District, Third Judicial District, State of Alaska

Definition of Market Value

The term "market value" is defined by the Appraisal Standards Board of the Appraisal Foundation in its Uniform Standards of Professional Appraisal Practice (USPAP) as:

> *The most probable price which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*
>
> *a. buyer and seller are typically motivated;*
>
> *b. both parties are well informed or well advised, and acting in what they consider to be their best interest;*
>
> *c. a reasonable time is allowed for exposure in the open market;*

d. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and

e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.[1]

Interest Valued

The interest appraised is the fee simple estate, which is defined as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.[2]

Assessed Value

A two-year assessment summary of the subject property is listed below.

Year	Parcel No.	Land	Improvements	Total
1996	149-200-13	$165,400	$95,700	$261,100
1997	149-200-13	$165,400	$95,700	$261,100

Based on a mill rate of 11.50 for this tax district, the 1997 real estate taxes would be $3,003. However, the subject is now tax exempt as it is owned by the City of Seward. There are no known assessments pending against the subject.

Ownership and History

According to municipal records, the subject property is owned by the City of Seward. The subject is the former Alaska Railroad Depot. It was originally constructed in 1917 and located on the east side of Seward. In 1928 it was moved to its present site, serving as the Alaska Railroad Depot until the great Alaska Earthquake of 1964. The trestle and other related improvements were located in the intertidal zone

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[1] *Uniform Standards of Professional Appraisal Practice*, 1996 Edition. (Washington, DC: The Appraisal Foundation, 1996), p. 10.

[2] *Appraisal of Real Estate*, Eleventh Edition, by the Appraisal Institute, p. 137.

directly south of the subject. As the result of the earthquake, a large tsunami swept across Seward's waterfront, toppling heavy cranes of the railroad trestle, sweeping the trestle away and destroying everything on pilings within the intertidal zone. The railroad then developed a more modern facility northeast of town. The shore in the subject's area was rip-raped, filled and developed with non-railroad related improvements, including the Alaska Ferry Marine Terminal. The subject was used as a ticket office for the marine terminal prior to its being vacated.

Anticipated Marketing Period

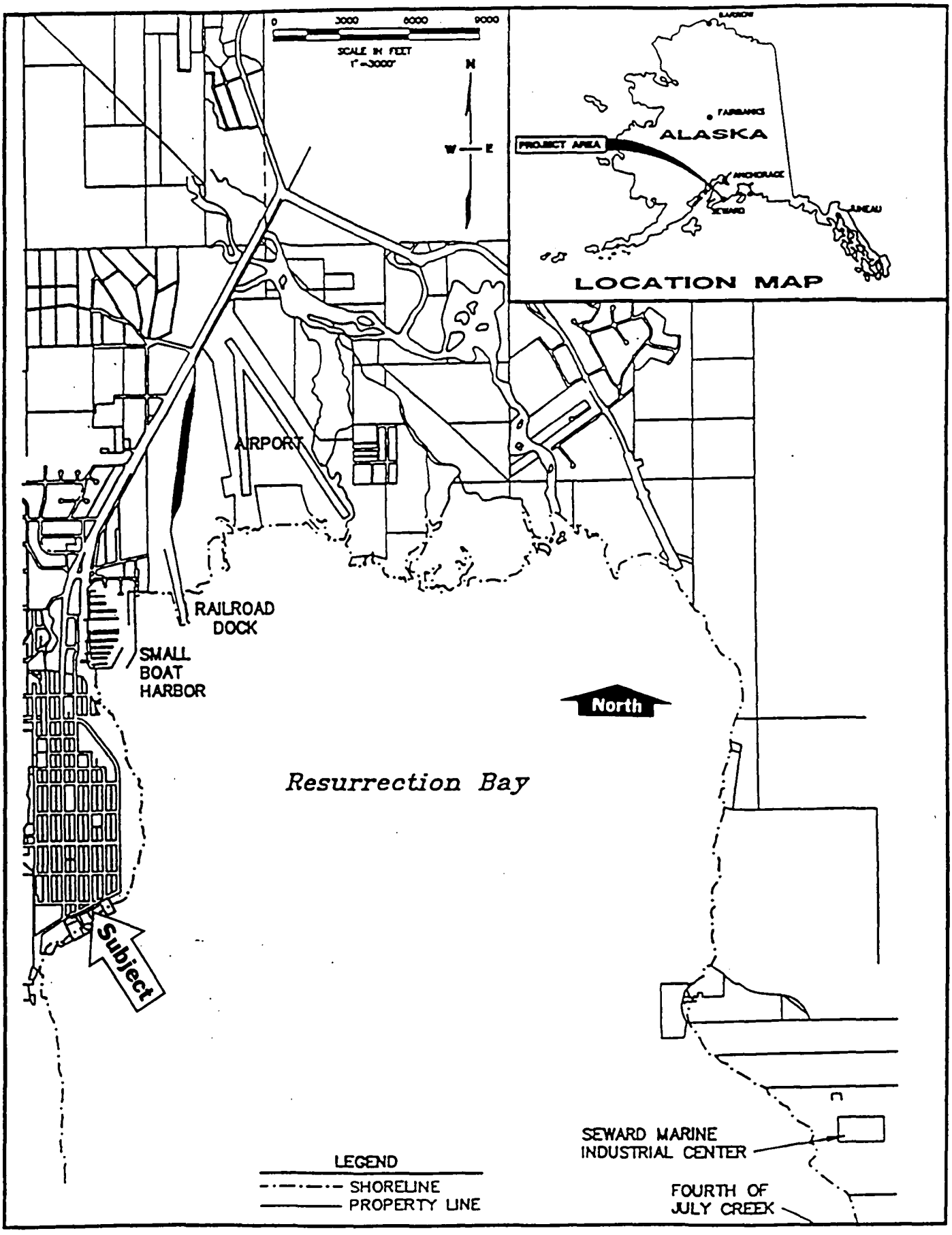
Discussions with brokers and analysis of property sales indicates a marketing period of 6 to 12 months is a reasonable expectation for the appraised property. This estimate is based upon discussions with local real estate brokers, buyers and sellers.

Scope of the Appraisal

The objective of this engagement is to prepare a Summary Appraisal Report of the subject property.

The sales comparison approach to value was developed to facilitate the market analysis. The cost approach is not relevant due to the subject's age and specialized construction. As demonstrated in the income approach section of this report, this approach is not a reliable method of valuing the subject. The subject's income producing potential is not a primary consideration of a typical purchaser of the subject. As part of the appraisal process, we have also made numerous independent investigations and analysis; including consultations with real estate professionals, property owners, and investors. Pertinent data from the appraisers' files as well as municipal data pertaining to property tax assessments, zoning, and ownership were relied upon. The investigation and analyses culminates in an estimate of the subject's fee simple market value.

Vicinity Map



Chapter 2: Area and Neighborhood Description

Overview

The subject neighborhood is known as the Seward Central Business District, located on the south fringe of the Seward Townsite. Seward has a population of approximately 4,000. The economy is diverse and relatively robust, relying primarily on commercial fishing and tourism. A community profile of Seward is contained in the Addenda of this report.

Neighborhood Description

The subject's immediate neighborhood boundaries can generally be defined as A Street to the north, First Avenue to the west and Resurrection Bay to the east and south. The neighborhood is predominantly developed with older structures, of 1960s or older vintage. Most have been upgraded throughout the years. Seward is constructing a new Alaska SeaLife Center/Institute of Marine Science Facility on the south fringe of the Seward central business district., fronting Resurrection Bay in the immediate vicinity of the subject. It is scheduled to open in 1998. The majority of its $50 million funding is being provided by the Exxon Valdez Oil Spill Trustee Council. It will include a research facility, SeaLife rehabilitation center and public education/information theme. When the facility is completed, it will provide an economic boost for the downtown business district and have a strong positive influence on tourist related facilities in the area. A Market Demand Analysis, performed by the Alaska Village Initiatives in 1994 and updated in 1996, as part of the Environmental Impact Statement for the Alaska SeaLife Center, projects an average annual 5% growth rate of non-resident, non-cruise visitors over the next 10 years and details recent past solid growth in all Seward area tourism segments.

In addition, numerous cruise lines which originate and terminate voyages in Seward, will allocate time for their passengers to visit the SeaLife Center prior to their departure to Anchorage or other destinations. Currently, most cruise lines do not allocate time for their passengers to visit the Seward Townsite. This large increase of tourists with relatively high disposable incomes should have a strong, positive effect on tourism oriented businesses and, ultimately, commercial property rents and values.

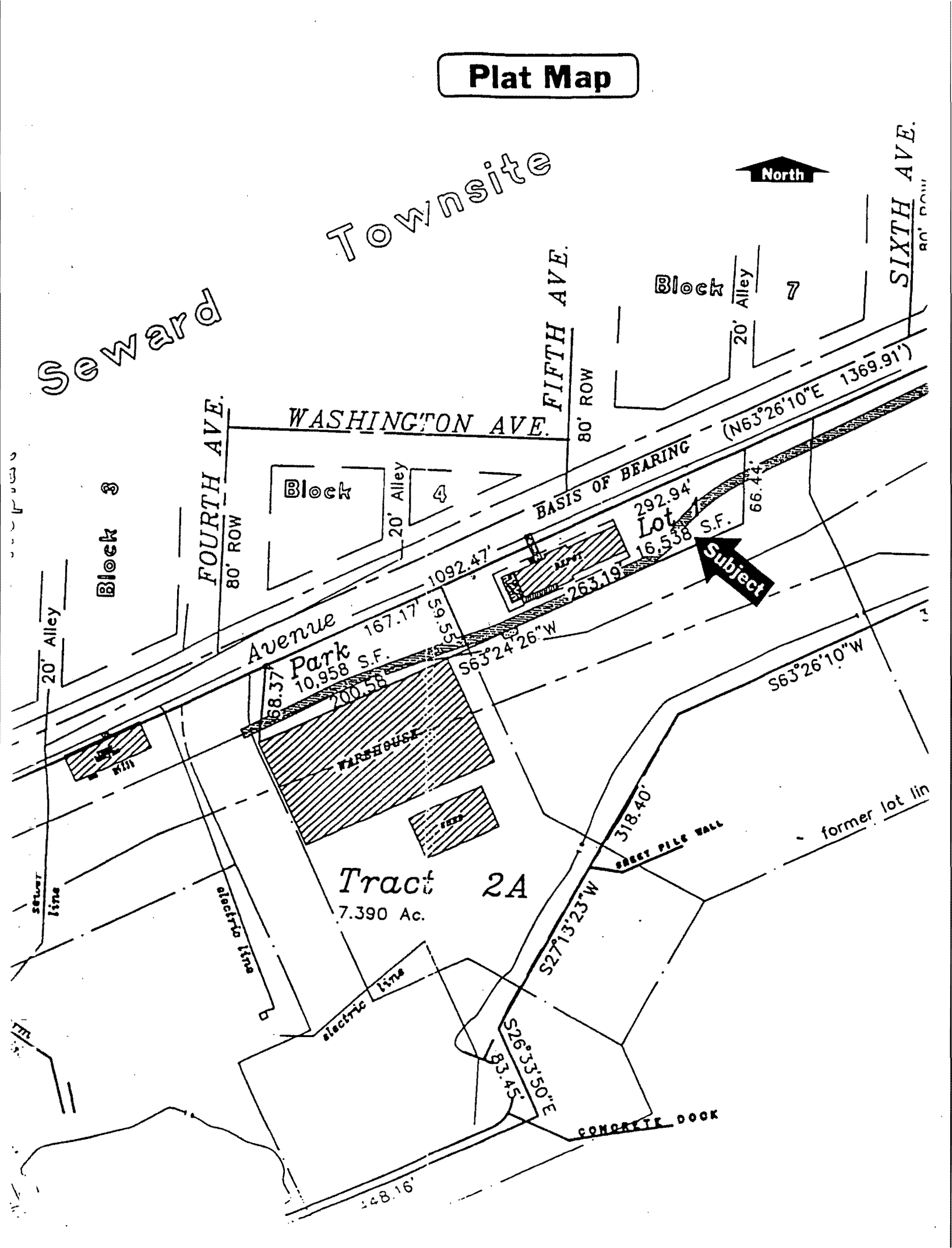
There are tentative plans for a joint venture by the United States Park and Forest Services, the City of Seward and the Seward Chamber of Commerce, to develop a 30,000± square foot convention center

between the harbor and central business districts. This is in the preliminary stages of development but has the backing of all three of Alaska's congressional delegates.

The neighborhood is primarily zoned CBD-Central Business District, which is primarily intended for most types of commercial uses. The neighborhood has all public utilities available which include electricity, water, sewer and telephone service. Natural gas is not available in Seward. The existing streets are mostly fully improved, asphalt surfaced, two lane streets.

The subject neighborhood is the primary business center in Seward. Vacancies for habitable commercial structures are less than 5% and have been for years. Overall the neighborhood is expected to be positively impacted by the opening of the SeaLife Center. Appreciation in building rents and consequently property values is likely in the near future. Located directly north of the subject is Solly's Building, a two-story, wood frame mixed retail, office and residential structure. A parking lot to support the SeaLife Center is located directly east and south of the subject. Directly west is a small, 11,000± square foot park and next to it is the SeaLife Center.

Plat Map


Seward Townsite
North
SIXTH AVE.
FIFTH AVE.
80' ROW
Block 7
20' Alley
WASHINGTON AVE.
(N63°26'10"E 1369.91')
BASIS OF BEARING
FOURTH AVE.
80' ROW
Block 8
Block 4
20' Alley
20' Alley
292.94'
Lot 1
16,558 S.F.
66.44'
Subject
1092.47'
263.19'
S63°24'26"W
Avenue
167.17'
Park
10,958 S.F.
68.37'
200.58'
FIREHOUSE
S63°26'10"W
318.40'
former lot lin
SHEET PILE WALL
Tract 2A
7.390 Ac.
S27°13'23"W
S26°33'50"E
83.45'
CONCRETE DOCK
148.16'
sewer line
electric line
electric line

Chapter 3: Site Description and Analysis

Overview

Land can be raw or improved; whereas a site is land that is improved so that it is ready to be used for a specific use. Analysis of land describes characteristics that enhance or detract from its utility or marketability, and then compares its neighborhood alternatives. A description and analysis of the subject follows.

Site Description

The subject site is a trapezoidal shaped interior lot containing 16,538 square feet. The site is generally level and three feet below the grade of Railway Avenue. The site has all public utilities available, i.e., water, sewer, electricity and telephone. The site is zoned CBD-Central Business District. Excerpts of the zoning details are contained in the addenda of this report. This zoning does not require on-site parking. Railway Avenue parallel's the site's north boundary. In the immediate area of the subject, Fifth Avenue and Washington Avenue intersect with Railway Avenue. There is a good view of Resurrection Bay to the south.

A complete geotechnical report was not provided. The site appears to have well drained, gravel soils, which is typical of the area.

A title report was not supplied. The plat map does not show any perimeter easements present. An asphalt walkway is shown to meander through the east portion and parallel the southwest boundary. This walkway is not noted as an easement area. As improved, it does not have an adverse influence on the building improvements. If vacant, its location in the east portion of the site could possibly limit development options.

Environmental Considerations

No obvious adverse environmental conditions were observed during the inspection or are known to exist. A buried heating fuel tank is located under the front entry sidewalk. No leakage is known. The appraised value assumes there is no site contamination or hazardous building materials present.

Chapter 4: Improvement Description and Analysis

Overview

The description and analysis that follows is based on observations of the appraised property during the June 11, 1997 inspection and a Condition Survey of the subject supplied by the client. It provides the basis for determining the property's highest and best use and helps in identifying and selecting comparables suitable for analysis. A brief description of the building details follows.

Improvement Description

The subject improvements consist of a one-level, wood frame structure containing a total of 2,472 square feet of enclosed above grade building area plus a 288 square foot covered platform area. Of the enclosed building area, 632 square feet is office, corridor and restroom areas, the waiting room is 728 square feet and the freight and baggage area is 1,112 square feet. There is also a 576 square foot unfinished basement.

The footings, foundation walls and basement floor are poured concrete. All above grade wall construction is wood frame. Exterior walls are 2 x 6 inch studs with horizontal 1 inch ship-lap sheathing and a combination of painted beveled cedar and cedar shingle siding. The roof is pitched wood frame construction with dormers. The roof covering is standard 3 tab composition shingle. Floors in the waiting room, corridor and bathrooms are painted tongue and groove wood. The office area has carpet floor coverings and the baggage room floors are plywood. Wall coverings in the office, corridor, and bathrooms are lath and plaster with a wood wainscot. In the waiting room plywood paneling has been laid over the original lath and plaster walls. Ceiling coverings in the waiting room, office, corridor and restrooms are painted 4 foot by 8 foot panels. Wall and ceiling coverings in the freight and baggage rooms are painted tongue and groove wood. Windows are single pane, set in wood casements. There are clerestory windows in the freight and baggage rooms. Most doors are wood and appear to be original. Heat is supplied by a single oil-fired forced air furnace. The mens and womens restrooms have three fixtures each. The building does not have sprinklers. Electrical service consists of an overhead 120/240 volt, one phase, 200 amp service. Lighting is minimal, supplied by surface and pendant mounted fluorescent and incandescent fixtures. A covered 288 square foot platform is located on the building's west, north and south sides. An asphalt surfaced walkway meanders through the east side of the site and along the southeast boundary. Most of the remaining site area has a mixed gravel/organic surface with grass and brush cover.

The building was constructed in 1917 and has a chronological age of 80 years. Typical wood frame commercial building's life expectancies in Alaska are 40 to 60 years. The subject structure appears to be basically sound with substantial economic life remaining. A Condition Survey of the subject by ECI/Hyer, Inc. Architects, was supplied to the appraisers, along with supplementary reports by BBFM Engineers, Inc. and RSA Engineering, Inc. The basic conclusions are the structure is reasonably sound but will require substantial repairs to be habitable and/or preserve its historic nature. Primary conclusions are as follows:

1. The roof covering is nearing the end of its life, which has resulted in some water damage.
2. The exterior walls are not insulated. There is minimal roof insulation, some of which needs replacement due to water damage.
3. The existing heating system cannot adequately heat the entire building.
4. The exterior wall coverings need paint and repair.
5. Along the north and east sides of the building the site needs to be regraded as it now slopes towards the building.
6. Some framing members, sill plates and trim will need replacement. Some additional framing support members should be added.
7. A majority of the windows need some type of rehabilitation.
8. The tongue and groove flooring needs repairs as it has swelled and buckled in areas. The bathroom floors need new sub and finish floors.
9. All lighting fixtures should be replaced.
10. The chimney needs relining or replacement, as a minimum cleaned and exposed for visual inspection.

The report also has numerous recommendations for repairs to preserve the historic nature of the building. The report does not have dollar estimates for the repairs. The extent of structural and cosmetic repairs could vary considerably, depending upon the intent of a potential user. Assuming the aforementioned repairs are completed, the remaining economic life is subjectively estimated at 20 to 25 years.

Highest and Best Use Analysis

There are no building setback requirements for the subject's CBD-Central Business District zoning . Also, 100% lot coverage is allowed.

Highest and Best Use As Though Vacant

As vacant, there are no apparent physical limitations which prohibit development, assuming the asphalt sidewalk is not a permanent easement. The legally permissible uses of the subject site are primarily commercial in nature but also allow multi-family and other varied uses. These types of uses are physically possible for the subject site. Market research further suggests, new construction and rehabilitation in the subject neighborhood is likely due to the construction of the SeaLife Center and its expected positive economic impact for the neighborhood. Based on these economic factors, the most productive use of the subject parcel is to hold for market appreciation or to facilitate commercial related development.

Highest and Best Use As Though Improved

The subject site is developed with an 2,472 square foot historic railroad depot building that is currently vacant and in need of repair. Its 6:1 land to building ratio is higher than typical for Seward Central Business District zoned properties. Due to the anticipated positive impact of the SeaLife Center, located in the immediate proximity of the subject, a commercial use, most likely retail, which capitalizes on the tourism the SeaLife Center is expected to generate is the subject's highest and best use.


Comparable Land Sales
JEFFERSON ST.
AVE.
THIRD
FOURTH
FIFTH
SIXTH
BALLAINE BLVD.
CHURCH ST.
ADAMS ST.
FIRE HALL
CITY HALL
CENTRAL BUSINESS DISTRICT
CBD 6
PARK LOT
PAVILION
Comp 1
Comp 2
Comp 3
Comp 4
Comp 5
Comp 6
Subject
RAILWAY
PARK
DOCK
N

Chapter 6: Summary of Analysis and Valuation

Land Valuation

Table 1 below summarizes the commercial land sales that are compared to the subject site. These sales offer similar development opportunities, i.e., highest and best use. The map facing this page provides a location reference. The transactions utilized were analyzed on a price per square foot basis. Details of these land sales are located in the Addenda.

Table 1: Summary of Comparable Land Sales

No	Location	Zoning	Sale Date	Sale Price	Size (SF)	Price/SF	Time Adj Price/SF
1	323 Third Avenue	CBD	09/95	$25,000	3,000	$8.33	$8.75
2	NWC Washington St. and Third Avenue	CBD	09/95	$81,000	9,000	$9.00	$9.45
3	SEC Washington St. and Third Avenue	CBD	09/92	$120,000	12,000	$10.00	$10.50
4	WS of Fifth Avenue	CBD	01/97	$170,000	9,000	$11.50	$11.50
5	SWC Fourth Avenue and Adams Street	CBD	07/94	$105,000	9,000	$11.67	$12.25
6	NWC Railway Avenue and Fourth Avenue	CBD	06/93	$5,500	5,500	$11.82	$12.41
	Subject	CBD	N/A	N/A	16,538	N/A	N/A

Explanation of Adjustments

Time

There appears to be some increasing optimism that economic conditions in the downtown central business district will improve significantly with the completion of the SeaLife Center. Increases in land values cannot be clearly documented because of the lack of recent closed land sales. However, Seward pending sales indicate appreciating land values. Comparable Land Sale No. 4, a pending sale at $11.50 per square feet, is located in a central core periphery area where historic sales have usually been less than the central core area. The sale price of $11.50 is among the highest sold in Seward, suggesting appreciation is present.

Another pending sale is an assemblage of Lots 12 through 19 and 21 through 28 of Block 8. These are contiguous lots located directly across Railway Avenue from the subject between Fifth and Sixth Avenues. Improvements on the lots include six detached residences, a bowling alley and lodging facility, under four different ownership's. The buyer plans to construct a 120 room hotel and has been granted a conditional use permit. A preliminary plat of the assemblage has been accepted that will result in an assembled site area of 45,020 square feet. The total sales price is reportedly between $1.1 and $1.2 million, indicating a cost to the purchaser of $24 to $27 per square foot. This, plus the cost of demolition, could push the sales price into the $30 per square foot range. Whether this sale will close is highly debatable and its feasibility is highly questionable. It initially was supposed to close in the spring of 1997 and has now been delayed. Because of the aforementioned circumstances, and because this is an assemblage, no credible weight can be given to this sale. However, like Comparable Sale No. 4, it suggest CBD land values are appreciating. It is reasonable to adjust upwards Comparable Land Sales Nos. 1, 2, 3, 5 and 6 about 5% for time to reflect this increasing awareness of positive change that is occurring in the area.

Cash Equivalency

All of the owned financed sales were at cash equivalent terms. No cash equivalency adjustments are necessary.

Zoning

As the subject and the comparables all have the same CBD zoning designation, no zoning adjustment is necessary.

Soils

The subject and all of the sales have good soils, therefore, no adjustment is necessary.

Size

No definite patterns are discernible within the comparable land sales indicating price differentials due to size. Smaller sites sometimes sell for more than similar larger sites as the larger sites have land in excess of the purchaser's needs. However, premiums are often paid for assemblage. A warranted size adjustment is not apparent from the data.

Utilities

The comparables and the subject have all public utilities available and developed to the site. No utilities adjustment is necessary.

Location

Comparable Land Sale Nos. 1 and 4 are located in the northwest and east periphery of the central core area. Land values in these periphery areas are typically less than those in the subject's immediate area, in close proximity to the SeaLife Center. A reasonable location adjustment for Comparable Land Sale Nos. 1 and 4 is +10%.

Intersection Influence

An intersection location is typically more desirable than interior locations for commercial and retail sites, as traffic exposure and possibly access is enhanced. The subject has a relatively larger amount of road frontage in relation to size and three roads intersect in front of it. Comparable Land Sale Nos. 1 and 4 have inferior non-intersection locations and are adjusted upward 5%.

Comparable Land Sale No. 1 is the September 1995 sale of a 3,000 square foot site located at 323 Third Avenue, three blocks northwest of the subject. In comparison to the subject, this comparable is adjusted +10% for its inferior location on the north fringe of the central business district and +5% for its inferior non-intersection location. After adjusting for these differences, this comparable indicates a market price of $10.06 per square foot for the subject.

Comparable Land Sale No. 2 is the September 1995 sale located at the southwest corner of Washington Street and Third Avenue, two blocks west of the subject. This sale has 9,000 square feet for $9.00 per square foot, time adjusted to $9.45 per square foot. No significant adjustment is warranted.

Comparable Land Sale No. 3 is a multi-lot, September 1992 sale at the southeast corner of Washington Street and Third Avenue, two blocks west of the subject. The time adjusted sale price is $10.50 per square foot. In comparison to the subject, no significant adjustment is warranted.

Comparable Land Sale No. 4 is a pending sale of three contiguous lots located one block north of the subject. One lot was improved with an older concrete block and wood frame structure. The seller allocated $11.50 per square foot to the land, which the buyer agrees is reasonably representative of market. In comparison to the subject, a +10% location adjustment is warranted as this comparable's location on the east periphery of the central business district core area is inferior to the subject's location in close proximity to the SeaLife Center. A +5% intersection frontage adjustment is also applicable. After adjusting for these differences, this comparable indicates a market price for the subject of $13.23 per square foot.

Comparable Land Sale No. 5 is the July 1994 sale of a 9,000 square foot site located at the southwest corner of Fourth Avenue and Adams Street, two blocks northwest of the subject. The time adjusted sales price is $12.25 per square foot. In comparison to the subject, no significant adjustment is warranted.

Comparable Land Sale No. 6 is the June 1993 sale of a 5,500 square foot site located at the northwest corner of Railway Avenue and Fourth Avenue, one block west of the subject. The time adjusted sales price is $12.41 per square foot. In comparison to the subject, no significant adjustment is warranted.

Table 2: Comparable Sales Adjustment Grid

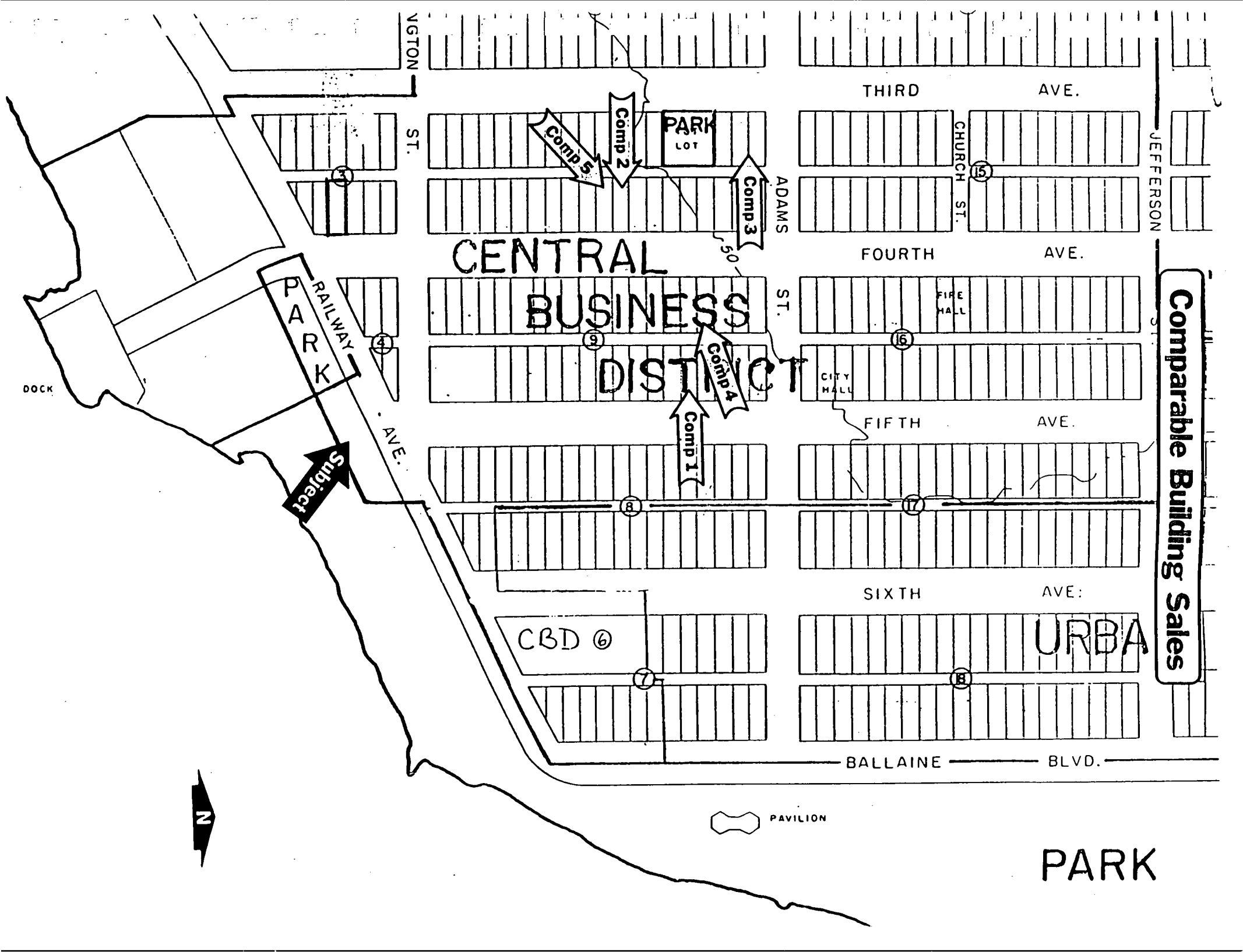
Comp No.	1	2	3	4	5	6
Time Adj. CE Sales Price/SF	$8.75	$9.45	$10.50	$11.50	$12.25	$12.41
Location	+10%	-0-	-0-	+10%	-0-	-0-
Intersection Location	+5%	-0-	-0-	+5%	-0-	-0-
Net Adjustment	+15%	-0-	-0-	+15%	-0-	-0-
Indicated Value/SF	$10.06	$9.45	$10.50	$13.23	$12.25	$12.41

Correlation and Conclusion of Comparable Land Sales

After adjusting for differences, the comparable land sales indicate a value range for the subject from $9.45 to $13.23 per square foot. Comparable Land Sale No. 4, at the high end of the range, is a pending sale that has not yet closed. As it is a pending sale, it is given least weight. The remaining sales indicate a value range for the subject of $9.45 to $12.41 per square foot. Considering the subject's location in the immediate vicinity to the SeaLife Center and Resurrection Bay, its market value is estimated near the high end of the range at $12.00 per square foot. The indicated value is summarized as follows:

16,538 SF x $12.00/SF = $198,456

Estimated Land Value (R)	**$200,000**


Comparable Building Sales
Comp 1
Comp 2
Comp 3
Comp 4
Comp 5
Subject
CENTRAL
BUSINESS
DISTRICT
CBD ⑥
PARK
RAILWAY
PARK
THIRD AVE.
FOURTH AVE.
FIFTH AVE.
SIXTH AVE:
BALLAINE BLVD.
ADAMS ST.
CHURCH ST.
JEFFERSON
FIRE HALL
CITY HALL
PAVILION
DOCK
N
PARK

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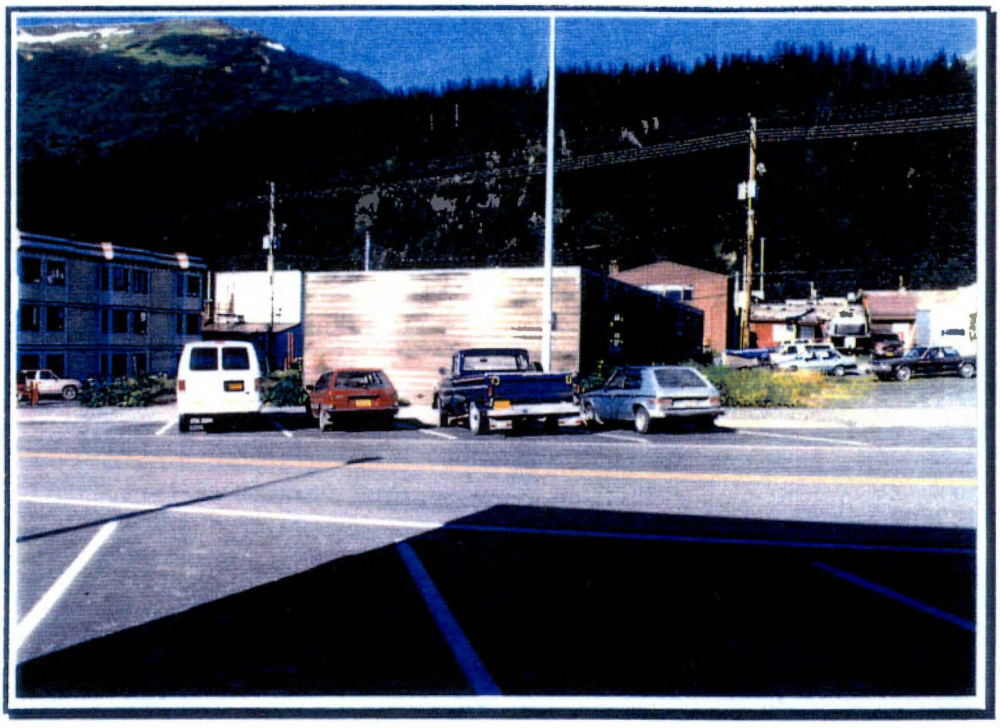

Comparable Building Sale No. 1

Location: West side of Fifth Avenue, 90 feet South of Adams Street, Seward, Alaska

Legal Description: Lots 4, 5 and 6, Block 9, Original Townsite of Seward

Tax ID No.	149-110-27, 35 & 36	**Instrument:**	EM Agreement
Grantor:	Larry Werner, et al.	**Book/Page:**	N/A
Grantee:	Brad Snowden	**Terms:**	Cash
Sale Price:	$170,000	**Zoning:**	CBD-Central Business District
Sale Date:	1/97 EM - Pending	**Use at Sale:**	Vacant
Site Size:	9,000 SF	**Parking:**	Street & on-site
Building Size:	2,550 SF	**Land-to-Building Ratio:**	3.5:1

Building Type: Concrete block with cedar

MacSwain Associates

Comparable Building Sale No. 2

Location: 223 Fourth Avenue, Seward, Alaska

Legal Description: Lot 9, Block 10, Original Townsite of Seward

Tax ID No.	149-080-21	**Instrument:**	W.D.
Grantor:	Robert Knudson & Gordon Turner	**Book/Page:**	N/A
Grantee:	Kevin Murphy & Jean Boyd	**Terms:**	Terms: $75,000 down payment, balance at 8%
Sale Price:	$375,000 of which $140,000 is allocated to the real estate	**Zoning:**	CBD-Central Business District
Sale Date:	10/95	**Use at Sale:**	Retail/Apartments
Site Size:	3,000 Square Feet	**Parking:**	On street only
Building Size:	2,910 SF Above Grade 900 SF Basement 3,810 SF Total	**Land-to-Building Ratio:**	.9:1

MacSwain Associates

Comparable Building Sale No. 3

Location: SEC Adams Street and Third Avenue, Seward, Alaska

Legal Description: Lots 39 and 40, Block 10, Original Townsite of Seward

Tax ID No.	149-080-14	**Instrument:**	W.D.
Grantor:	Christy & Jeff Leer, et al.	**Book/Page:**	82/592
Grantee:	William & Cindy Clark, et al.	**Terms:**	$20,000 dwn, bal. at 10%
Sale Price:	$136,500	**Zoning:**	CBD-Central Business District
Sale Date:	8/96	**Use at Sale:**	Vacant restaurant
Site Size:	6,000 SF	**Parking:**	On-site and street
Building Size:	1,825 SF	**Land-to-Building Ratio:**	3.3:1
Building Type:	Wood frame		

MacSwain Associates

Comparable Building Sale No. 4

Location: 232 Fourth Avenue, Seward, Alaska

Legal Description: Lot 37, Block 9, Original Townsite of Seward

Tax ID No.	149-110-15	**Instrument:**	W.D.
Grantor:	Mihai & Violet Popesco	**Book/Page:**	80/1
Grantee:	Ken & Ida Rykfogel	**Terms:**	$50,000 dwn, $80,000 D/T, 10.5% int.
Sale Price:	: $130,000	**Zoning:**	Central Business District (CBD)
Sale Date:	1/96	**Use at Sale:**	Vacant retail
Site Size:	3,000 SF	**Parking:**	On-street only
Building Size:	1,620 SF	**Land-to-Building Ratio:**	1.9:1

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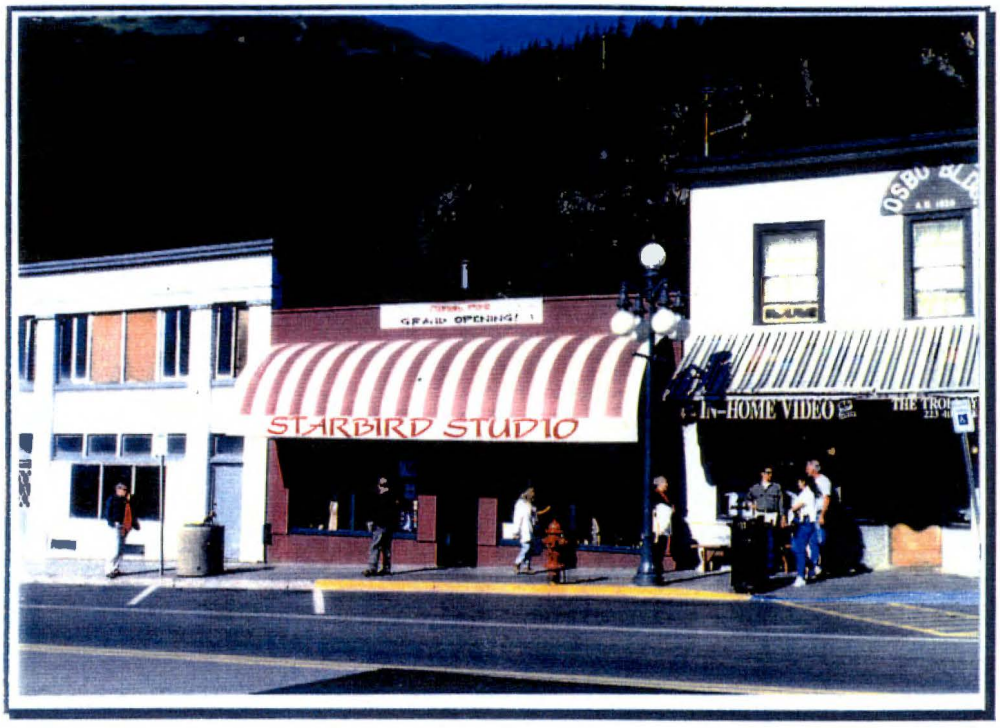


Comparable Building Sale No. 5

Location: 221 Fourth Avenue, Seward, Alaska

Legal Description: Lot 10, Block 10, Original Townsite of Seward

Tax ID No.	149-080-20	**Instrument:**	W.D.
Grantor:	Christy Johnson	**Book/Page:**	84/0931
Grantee:	James Woerner	**Terms:**	Grantee did not wish terms disclosed. However, a $150,000 Deed of Trust naming National Bank of Alaska as lender was recorded
Sale Price:	$250,000	**Zoning:**	Central Business District (CBD)
Sale Date:	2/97	**Use at Sale:**	Retail
Site Size:	3,000	**Parking:**	On-street

Sales Comparison Approach

The sales comparison approach is a systematic procedure of estimating the subject's market value by comparing it directly to sales afforded similar physical and economic character. The approach is founded by on the principal of substitution, theorizing value is a function of a knowledgeable investor's (buyer) intent to pay no more for a specific property than the cost of acquiring an alternative property offering similar utility (economic satisfaction). This interaction is most viable when comparable properties have recently sold without the element of duress. Details of these sales are located in the Addenda. Table 3 summarizes the most recent commercial building sales that are compared to the subject property.

Table 3: Summary of Comparable Building Sales

No.	Location	Sale Date	Sale Price	GBA (SF)	Bldg. $/SF
1	W side Fifth Ave.	1/97	$170,000	2,550	$26.08
2	223 Fourth Ave.	10/95	$140,000[3]	3,810	$27.30
3	SEC Adams St. and Third Ave.	8/96	$136,500	1,825	$36.83
4	232 Fourth Ave.	1/96	$130,000	1,620	$58.02
5	221 Fourth Ave.	2/97	$250,000	2,944	$72.69
	Subject	N/A	N/A	2,472	N/A

Comparable Building Sale No. 1 is a pending sale located one block north of the subject. Of the total sale price of $170,000, $66,500 was allocated to the building improvements containing 2,550 square feet, indicating a building only sale price of $26.08 per square foot. This building is unpartitioned and in poor condition as the roof structure needs replacement. Overall, it is inferior, indicating a building price per square foot for the subject of more than $26.08 per square foot.

[3] Total sale price of $375,000 of which $140,000 is allocated to the sale price of the real estate only.

Comparable Building Sale No. 2 is the October 1995 sale of the OSBO Building, a mixed use wood frame structure, originally constructed in 1902 and upgraded throughout the years. It is located one-half block northwest of the subject. It has a 900 square foot basement with a minimal finish used as office, storage and mechanical area. The ground floor contains 2,010 square feet, of which 1,650 square feet is average quality retail space and the balance is storage area. The upstairs contains 900 square feet and was configured into two apartments at the time of sale. Overall this building's condition is superior to the subject and its interior finish more amenable for immediate retail use. As such, it indicates a building price per square foot for the subject of less than $27.30 per square foot.

Comparable Building Sale No. 3 is the August 1996 sale of a 1,825 square foot, wood frame restaurant building located at the southeast corner of Adams Street and Third Avenue, one block northwest of the subject. The sale price included minimal restaurant equipment. At the time of sale, it was vacant and in a condition somewhat superior to the subject. Its overall quality is comparable. As such , its building sale price of $38.63 is an upper indication of the subject's potential market value.

Comparable Building Sale No. 4 is the January 1996 sale of a 1,620 square foot concrete block and wood frame building located two-thirds of a block northwest of the subject. Since the time of sale, it has been extensively renovated by the owner-users. The building price was $58.02 per square foot. This comparable is superior to the subject in quality and condition, indicating a building price per square foot for the subject of well less than $58.02 per square foot.

Comparable Building Sale No. 5 is located adjacent to Comparable Building Sale No. 2. This is the February 1997 sale of an above average, wood frame, retail building which has 1,144 square feet of basement area formerly used as a florist shop and 1,800 square feet of above grade retail space of above average quality and condition. This comparable's far superior to the subject, indicating a building price per square foot of far less than $72.69.

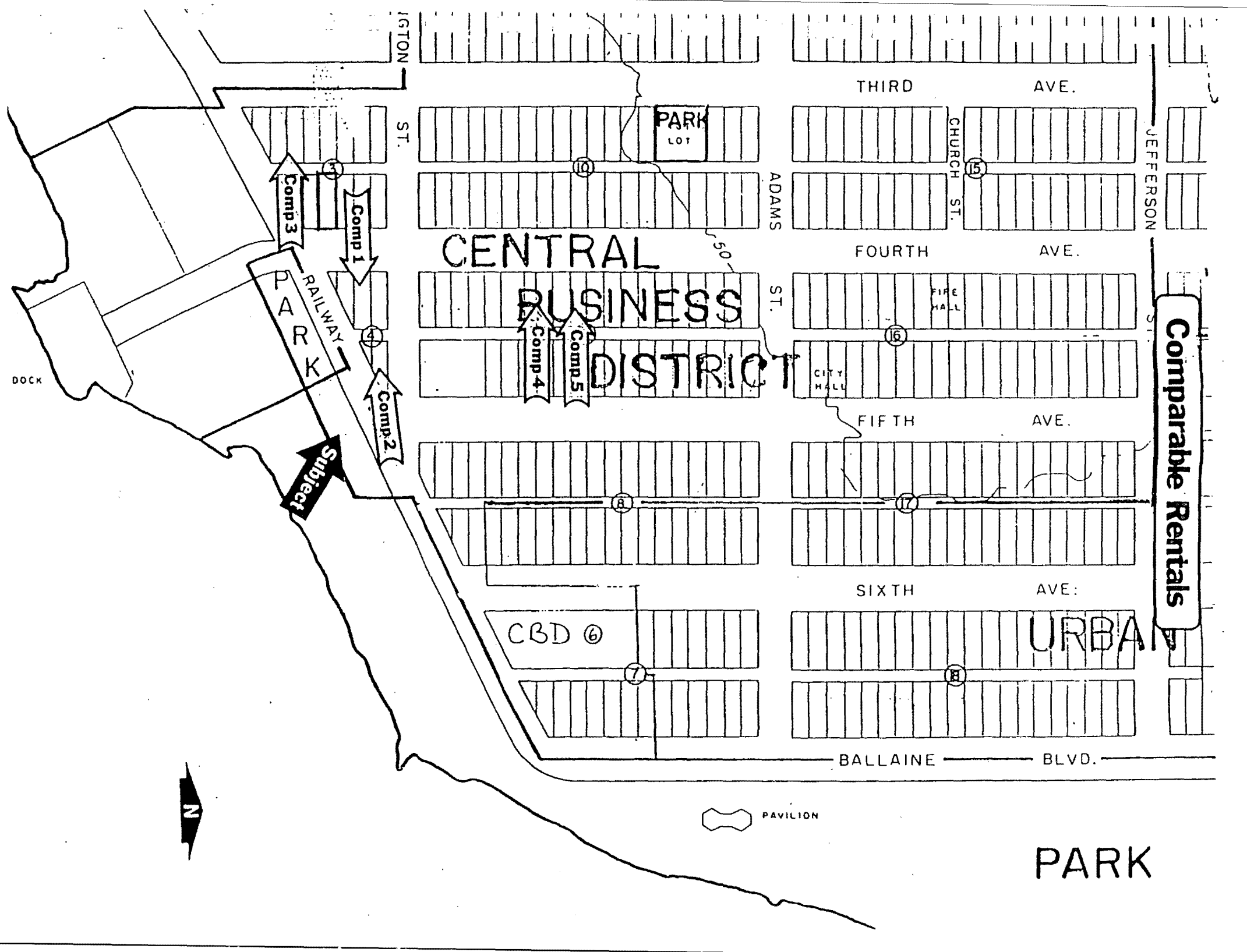
Analysis of Value Per Square Foot

The building price per square foot range is relatively wide, from $26.08 to $72.69. Comparable Building Sale Nos. 4 and 5, in the upper portion of the range, are far superior to the subject. Comparable Building Sale No. 1, at the low end of the range is inferior. Comparable Building Sale Nos. 2 and 3, at $27.30 to $36.83 per square foot are upper indicators of the subject's potential market value.

Considering the anticipated improving retail climate in the immediate area, the subject's above grade building price per square foot is estimated at $27.00. The contributory value of the 576 square foot unfinished basement and 288 square foot covered platform is estimated at $10.00 per square foot, which develops the following value estimate:

Above Grade Area:	2,472 SF x $27/SF	=	$ 66,744
Basement:	576 SF x $10/SF	=	5,760
Covered Platform:	288 SF x $10/SF	=	2,880
Land Value		=	200,000
Indicated Value		=	$275,384

Value Indicated by Sales Comparison Approach (R) $275,000


IGTON
ST.
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CHURCH ST.
JEFFERSON
ADAMS
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FOURTH
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CENTRAL
BUSINESS
DISTRICT
FIRE HALL
CITY HALL
FIFTH
AVE.
SIXTH
AVE:
Comparable Rentals
Comp 1
Comp 2
Comp 3
Comp 4
Comp 5
Subject
RAILWAY
PARK
DOCK
CBD ⑥
URBA
BALLAINE
BLVD.
PAVILION
N
PARK

MacSwain Associates

Building Rental No. 1

Location: East side of Fourth Avenue, between Railway Avenue and Washington Street, Seward, Alaska

Lessor: Skip Chamberlin

Instrument: Lease

Lessee: BC Sales

Terms: 10 years, rent rate increases are negotiable

Lease Price: $2,050/Month or $0.82/SF based on above grade area

Zoning: CBD-Central Business District

Lease Date: 6/97

Tenant Expenses: Lessor pays utilities, tenant pays janitorial

Confirmed With: Skip Chamberlin By/Date: SDD/6-97

Building Description: This is the lease of 2,500 square feet of above grade, retail space across from the Sea Life Center. The lease also includes the use of 2,500 square feet of storage basement below. Basic building components include poured concrete foundation walls, wood frame interior walls with a combination of stucco, plywood and wood lap siding. The roof is flat with a built-up hot mop covering. The lease area is divided into two separate areas, operated by a husband and wife. Typical

MacSwain Associates

Building Rental No. 2

Location: 411 Washington Street, Seward, Alaska

Lessor: George Leetus

Instrument: Lease

Lessee: Qutekcak Traders Exchange and Others

Terms: Negotiable

Lease Price: $1.10/SF

Zoning: CBD-Central Business District

Lease Date: Various

Tenant Expenses: Lessor pays utilities, tenant pays janitorial

Confirmed With: George Leetus **By/Date:** SDD/6-97

Building Description: This is the Solly Building, located on the south fringe of the Seward his first and second floor space. It is of average quality with carpet and linoleum floor coverings, and drywall wall and ceiling coverings. The lessor indicates the current tenants are paying undisclosed lower rents at this time. The new rents charged considers the positive impact of the opening of the Sea Life Center

MacSwain Associates

Building Rental No. 3

Location: Seaview Plaza, 302 Railway Avenue, Seward, Alaska

Lessor: Dale R. Lindsey

Instrument: Lease

Lessee: BC Sales

Terms: Various

Lease Price: $0.90 to $1.31/SF

Zoning: CBD-Central Business District

Tenant Expenses: Janitorial and electric

Confirmed With: Dale R. Lindsey

By/Date: TRD/1-97

Building Description: This is a modified, two-story (with partial storage basement), wood frame office building located directly across from the Sea Life Center. It has an enclosed central courtyard with a water fountain and an interior finish which is above average quality for Seward. The building was originally constructed in three phases from 1906 to 1983. It was originally constructed as a building supply warehouse and retail lumber company. In 1983 the building was extensively remodeled into a mini-mall for retail to office use. The renovation included all new mechanical, plumbing and electrical systems, as well as all interior and exterior wall coverings, roof coverings, and all other finish components.

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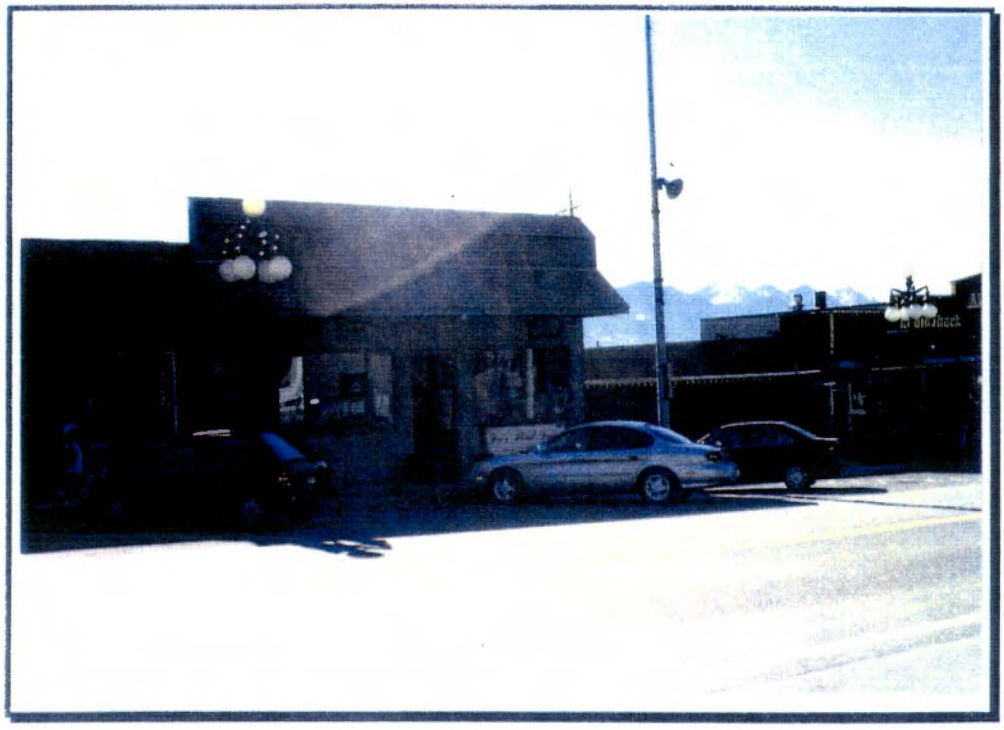

Building Rental No. 4

Location: DLK Building, 216 Fourth Avenue, Seward, Alaska

Lessor: DLK Partners **Instrument:** Lease

Lessee: State of Alaska 4/3/96-4/4/97 (Ext.) **Terms:** See lessee
State of Alaska $1,747 ÷1,100 SF =$1.59
Dees Floral Shop: $600 ÷ 572 SF = $1.05/SF
ASEA Legislature: $240 ÷ 300 SF = $0.80/SF

Lease Price: See above **Zoning:** CBD-Central Business District

Lease Date: Various

Tenant Expenses: Full service

Confirmed With: Donna Kowalski, Lessor By/Date: DLP/9-95
John Gillespie, Listing Broker SDD/3-96
Undisclosed TRD/1-97

Building Description: This is a multi-tenant, two-story, concrete building located in the heart of the central business district at 216 Fourth Avenue. This building was originally constructed in 1945, has been upgraded and has an effective age of 13 years. It has no elevator, air conditioning or ventilation.

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Building Rental No. 5

Location: The McMullen Building, 222 Fourth Avenue, Seward, Alaska

Lessor: Carol Jaffa

Instrument: Lease

Lessee: Reader's Delight/
Grant Electronics

Terms: Annual leases

Lease Price: $1.25/SF/Mo Main floor

Zoning: CBD-Central Business District

Lease Date: Various

Tenant Expenses: Tenant pays electricity and janitorial

Confirmed With: Carol Jaffa, Lessor

By/Date: TRD/1-31-97

Building Description: This is an older, concrete, tilt-up, two-story structure located in the heart of the downtown core business district. Lessor would not disclose individual lease areas but indicated the lease rates are based on net usable areas. She charges the same rate for all three areas, including the second floor. Interior finish is fair to average quality and the condition is average. The walls are taped, textured and painted drywall. The ceiling is suspended acoustic tiles and recessed fluorescent lighting. Floor coverings are carpet, heat is oil-fired hot water. It has off-street parking. The building does not have an elevator, air conditioning or ventilation.

Income Approach

This approach to market value yields an unreliable market value indication as the following analysis demonstrates. The anticipation of future benefits is the basic economic premise of the income approach. Value is measured by estimating the present worth of all rights to these future benefits. Converting future benefits into a value conclusion requires a capitalization process. The appraisers have employed direct capitalization to convert property income into a value estimate. The first step of the income analysis is to project market rent. Table 4 below summarizes commercial properties that are considered direct rental competition.

Table 4: Summary of Comparable Commercial Building Rentals

No	Location	Lessee	Lease Date	GBA (SF)	Price/Mo	Rent/SF	Adj. Price/SF	Tenant Expenses
1	East side of 4th Ave.	BC Sales	06/97	2,500	$2,050	$0.82	$0.67	Janitorial
2	411 Washington St.	Various	10/97-3/98	Various	Various	$1.10	$0.95	Janitorial
3	302 Railway Ave.	Various	Various	Various	Various	$0.90 to $1.31	$0.80 to $1.21	Janitorial and electric
4	216 Fourth Ave.	Various	Various	Various	Various	$1.05	$0.90	Varies
5	222 Fourth Ave.	Various	Various	Various	Various	$1.25	$1.10	Janitorial and electric

The subject needs substantial repairs before it would be in a rentable condition. This would include the roof covering replacement, heating system upgrades and floor repairs. The cost of these repairs, including entrepreneur incentive, is conservatively estimated at $20,000 and deducted as a lump sum adjustment at the end of this analysis to conclude the subject's "as is" market value. Also assumed is the prospective tenant would be responsible for utilities and minimum maintenance. The subject is a stand-alone, single tenant building and it is most customary for tenants of similar properties to pay the utilities. The rents per square foot of the Comparable Rentals are adjusted to reflect this rented scenario.

Comparable Rental No. 1 is located "kitty corner" to the subject. It has an adjusted rent of $0.67 per square foot. Although the owner recently verbally agreed to a new 10 year lease, he feels the current rental rate is below market, especially considering the rent also includes use of a similar size storage basement. He plans to renegotiate the rent once the SeaLife Center opens. Due to the aforementioned, this comparable is a low indicator of the subject's potential market rent.

Comparable Rental No. 2 is located across the street from the subject. The lessor plans to charge tenants $1.10 per square foot with the new tenants taking possession between October 1997 and March 1998. The adjusted rent is $0.95 per square foot. He did not disclose the rental rates of the present tenants, but indicated they do pay less. The new rental rate reflects the owner's estimated market rent increase due to the opening of the SeaLife Center. This comparable multi-tenant first and second floor design is less desirable than the subject's one level, single tenant features, but its overall finish is superior to the subject.

Comparable Rental No. 3 is the Seaview Plaza, located one block west of the subject, across from the SeaLife Center. Its rental rates are adjusted to $0.80 to $1.21 per square foot to reflect the subject rental scenario. The least desirable space, located within the entire complex, leases for the least per square foot. This comparable's quality and condition are superior to the subject.

Comparable Rental No. 4 is the DLK Building located two-thirds of a block northwest of the subject. Most similar is Dee's Floral Shop which occupies ground floor retail space at an adjusted rate of $0.90 per square foot. This comparable's condition and quality is superior to the subject but its multi-tenant features are less appealing.

Comparable Rental No. 5 is the McMullen Building located two-thirds of a block northwest of the subject. The ground floor retail space rents at an adjusted rate of $1.10 per square foot. This comparable's condition and quality is superior to the subject but its multi-tenant features are less appealing.

Correlation and Conclusion as to Stabilized Market Rent

The adjusted rental range is from $0.67 to $1.31 per square foot. Comparable Rental No. 1, at the low end of the range, is a low indicator of the subject's stabilized market rent. Most of the comparable rents are based on current market conditions. However, market conditions are anticipated to significantly improve in the near

future when the SeaLife Center opens in 1998. This opening should dramatically increase downtown tourist traffic. Cruise ships will begin allocating time for passengers to visit the SeaLife Center and downtown area, whereas presently most do not have time allocated for passengers to visit the Seward area. Because of the subject's unique design and close proximity to SeaLife Center, it is positioned to benefit as well or better than most competing properties. Considering the aforementioned, the subject's stabilized market rent is estimated at $1.00 per square foot. The estimated rent of the basement and covered platform area is $0.10 per square foot.

Vacancy and collection information is based on data gathered on comparable rentals in the area and is estimated to be 5%. The projected annual operating expenses are based on what a typical owner of a property, like the subject, would have to pay. The directly overall capitalization rates extracted from the comparable sales, range from 7.3 to 13.2 percent. The subject's older age is an upward influence on the applicable direct overall capitalization rate. A downward influence is the anticipated improvement in market conditions in the near future. Reasonable is 11%. The income approach, using direct capitalization, is summarized as follows:

Potential Gross Annual Income (Stabilized - As Repaired)

Above Grade Building Area:			
2,472 SF x $1.00/SF x 12 Mos.		=	$ 29,664
Basement Area: 576 SF x $0.10/SF x 12 Mos.		=	691
Platform Area: 288 SF x $0.10/SF x 12 Mos.		=	346
Total Potential Gross Annual Income		=	$ 30,701
Less: Vacancy and Collection Loss (6%)		-	1,535
Effective Gross Annual Income		=	$ 29,166
Less Expenses:			
Real Estate Taxes	$3,000		
Insurance ($0.35/SF)	900		
Management (6%)	1,750		
Utilities	Tenant		
Maintenance, Repairs, Supplies & Misc.	1,500		
Reserves for Replacement	1,000		
Total Expenses (25% of EGI)		-	8,150
Indicated Net Annual Operating Income		=	$ 21,016

Divided by 11% OAR	÷	.11
Indicated Value	=	$191,055
Subtract Estimated Cost of Basic Repairs	-	20,000
Indicated "As Is" Value		$171,055

The subject's indicated value using the income approach is nearly $30,000 less than the estimated land value of $200,000, which is illogical. As such, the income approach is unreliable and not given weight in the final value reconciliation.

The only relevant approach in estimating the subject's market value is the sales comparison approach. This approach was examined with a total of five building sales which have recently occurred in close proximity to the subject. The sales represent the current economic environment for similar properties in Seward. This is the most relevant approach to value. Most of the buyers of the comparable building sales are owner-users.

Conclusion of Value

Finally, it is our opinion the market value of the subject property, as of June 11, 1997, is:

Estimated Market Value of Subject Property	**$275,000**

Assumptions and Limiting Conditions

This appraisal is subject to the following general assumptions and limiting conditions.

- This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Appraisal Practice (USPAP) for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

- No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be marketable unless otherwise stated.

- The property is appraised free and clear of all liens or encumbrances unless otherwise stated.

- The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

- All maps, plot plans, and other illustrative material are believed to be accurate, but are included only to help the reader visualize the property.

- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.

- It is assumed the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.

- Possession of this report, or a copy thereof, does not carry with it the right of publication.

- The appraiser, by reason of this appraisal, is not required to give consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.

- Neither all nor any part of the contents of this report shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

- The Americans With Disabilities Act (ADA) became effective in January 1992. We have not made a specific compliance survey or analysis of this property to determine whether it is in conformance with the various, detailed requirements of the ADA. The value estimate is predicated on the assumption that, except as identified by the appraisers, the subject improvements comply with the ADA. It is possible that a comprehensive compliance survey could reveal additional areas in which the property does not conform with one or more of the Act's requirements. If so, this could have a negative effect upon the market value or marketability of the property.

MacSwain Associates

Comparable Land Sale No. 1

Location:	323 Third Avenue, Seward, Alaska		
Legal:	Lot 9, Block 14, Original Townsite of Seward		
Tax ID No.:	149-060-29		
Grantor:	William E. Dam, Sr.	**Instrument:**	W.D.
Grantee:	Connie Bencardino	**Book/Page:**	77/999
Sale Price:	$25,000	**Terms:**	Buyer did not disclose but indicated they were cash equivalent
Adjusted Sale Price:	$25,000		
Sale Date:	9/95	**Zoning:**	CBD, Central Business District
Site Size:	3,000 SF	**Utilities:**	Electric, phone, sewer, water
Highest & Best Use:	Commercial	**Use at Sale:**	Vacant
Access:	Third Avenue and alley		
Easements/Restrictions:	Normal		
Confirmed With:	Connie Bencardino	**By/Date:**	DLP/9-95
Property Description:	The site is at grade and has an inside lot location. It is cleared and all public utilities are available.		
Remarks:	None		

Analysis: **$25,000 ÷ 3,000 SF = $8.33/SF**

MacSwain Associates

Comparable Land Sale No. 2

Location:	NWC Washington Street and Third Avenue, Seward, Alaska		
Legal:	Lots 18, 19 and 20, Block 11, Original Townsite of Seward		
Tax ID No.:	149-050-17		
Grantor:	Chugach Development Corporation	**Instrument:**	W.D.
Grantee:	Jack Scoby	**Book/Page:**	N/A
Sale Price:	$81,000	**Terms:**	Cash
Adjusted Sale Price:	$81,000		
Sale Date:	9/95	**Zoning:**	CBD, Central Business District
Site Size:	9,000 SF	**Utilities:**	Electric, phone, water, sewer
Highest & Best Use:	Office building	**Use at Sale:**	Vacant
Access:	Washington Street and Third Avenue		
Easements/Restrictions:	Normal		
Confirmed With:	Jack Scoby	**By/Date:**	DLP/9-95
Property Description:	This is a slightly sloping lot with good soils located on the southwest fringe of the central business district. The grantee constructed a pre-leased office building on the site.		
Remarks:	None		

Analysis: **$81,000 ÷ 9,000 SF = $9.00/SF**

MacSwain Associates

Comparable Land Sale No. 3

Location:	SEC of Washington Street and Third Avenue, Seward, Alaska		
Legal:	Lots 37, 38, 39, and 40 Block 3, Original Townsite of Seward (Replatted to Lot 40A Seaview Plaza)		
Tax ID No.:	149-070-08		
Grantor:	Anka Banic	**Instrument:**	W.D.
Grantee:	Dale Robert Lindsey	**Book/Page:**	65/790
Sale Price:	$120,000	**Terms:**	$60,000 dwn; $60,000 D/T at 8% for 3 years
Adjusted Sale Price:	$120,000		
Sale Date:	9/92	**Zoning:**	Central Business District (CBD)
Site Size:	12,000 SF	**Utilities:**	All available
Highest & Best Use:	Commercial	**Use at Sale:**	Vacant
Access:	Third Avenue , Washington Street and alley		
Easements/Restrictions:	Normal		
Confirmed With:	Grantee	**By/Date:**	SJM/3-95
Property Description:	Property consisted of four well located commercial lots in downtown Seward. The lots have subsequently been replatted to one lot. The lots are rectangular in shape and near street grade.		
Remarks:	The grantee owns the southerly adjoining parcel.		

Analysis: **$120,000 ÷ 12,000 = $10/SF**

MacSwain Associates

Comparable Land Sale No. 4

Location:	West side of Fifth Avenue, 90 feet south of Adams Street, Seward, Alaska		
Legal:	Lots 4, 5 and 6, Block 9, Original Townsite of Seward		
Tax ID No.:	149-110-27, 35 & 36		
Grantor:	Larry Werner, et al.	**Instrument:**	EM Agreement
Grantee:	Brad Snowden	**Book/Page:**	N/A
Sale Price:	$170,000	**Terms:**	Cash
Adjusted Sale Price:	$170,000		
Sale Date:	1/97 EM - Pending	**Zoning:**	Central Business District (CBD)
Site Size:	9,000 SF	**Utilities:**	All available
Highest & Best Use:	Commercial	**Use at Sale:**	Vacant
Access:	Fifth Avenue and alley		
Easements/Restrictions:	None noted		
Confirmed With:	Larry Werner and Brad Snowden	**By/Date:**	SDD/6-97

Property Description: This sale consists of three contiguous lots containing a total of 9,000 square feet. Also located on the site is a 2,550 square foot concrete block and wood frame building, 1950s vintage, in poor condition. The grantor allocated $11.50 per square foot or $103,500 to the land and the balance of $66,500 to the building. The lots are rectangular in shape and at street grade. The grantee also indicated the allocated land value is reasonably representative of market.

Remarks: The grantee owns the southerly adjoining parcel, the Best Western Hotel and will use this sale for expansion.

Analysis: **$103,500 ÷ 9,000 SF = $11.50/SF**

MacSwain Associates

Comparable Land Sale No. 5

Location:	SWC of Fourth Avenue and Adams Street, Seward, Alaska		
Legal:	Lots 1, 2, and 3, Block 10, Original Townsite of Seward		
Tax ID No.:	149-080-27 & 31		
Grantor:	Luella L. Yezierski	**Instrument:**	W.D.
Grantee:	Mary Williams	**Book/Page:**	73/506
Sale Price:	$105,000	**Terms:**	$21,000 dwn; $84,000 D/T at 8%
Adjusted Sale Price:	$105,000		
Sale Date:	7/94	**Zoning:**	Central Business District (CBD)
Site Size:	9,000 SF	**Utilities:**	All available
Highest & Best Use:	Commercial	**Use at Sale:**	Vacant
Access:	Fourth Avenue, Adams Street and alley		
Easements/Restrictions:	Normal		
Confirmed With:	Grantor	**By/Date:**	SJM/3-95
Property Description:	Property consists of three rectangular shaped intersection lots located in the downtown Seward business district. The lots are generally level and slightly below grade.		
Remarks:	These are very well located downtown Seward lots. Reportedly, the grantee plans to construct a gift/craft shop on this site.		

Analysis: **$105,000 ÷ 9,000 SF = $11.67/SF**

MacSwain Associates

Comparable Land Sale No. 6

Location:	NWC of Fourth Avenue and Railway Avenue, Seward, Alaska		
Legal:	Lots 5, 6, and 7, Block 3, Original Townsite of Seward		
Tax ID No.:	149-070-04		
Grantor:	Mary E. Lechner, et al.	**Instrument:**	W.D.
Grantee:	James Pruitt	**Book/Page:**	68/234
Sale Price:	$65,000	**Terms:**	$21,000 dwn; $53,000 D/T
Adjusted Sale Price:	$65,000		
Sale Date:	5/93	**Zoning:**	Central Business District (CBD)
Site Size:	5,500 SF	**Utilities:**	All available
Highest & Best Use:	Commercial	**Use at Sale:**	Vacant
Access:	Fourth Avenue, Railway Avenue and alley		
Easements/Restrictions:	Normal		
Confirmed With:	KPB Assessor and DLP	**By/Date:**	SJM/3-95
Property Description:	Property consists of a small, trapezoid shaped parcel located at the southern portion of the Seward downtown business core. Site has an older 2,800 square foot dilapidated shop building with little or no value.		
Remarks:	Grantee acquired the site on speculation and has no immediate plans to develop.		

Analysis: **$65,000 ÷ 5,500 SF = $11.82/SF**

MacSwain Associates

siding

Confirmed With: Larry Werner
Brad Snowden

By/Date: SDD/6-97

Property Description: This is the sale of three contiguous lots with a building located on the center lot. The building has concrete block walls with cedar siding and a flat, wood frame roof with a built-up hot mop covering. The interior is unpartitioned with taped and painted drywall wall and ceiling coverings and is being used for storage. Overall condition at the time of sale was poor. The roof structure needs replacement due to rot. The grantee owns the adjacent Best Western Motel and needs the land for future expansion. The grantee allocated $11.50 per square foot for the land. The grantee agreed the allocated sale price of the land was reasonably representative of its market value.

Remarks: The grantee owns the Best Western Hotel, directly adjacent. He will use this property for expansion.

Analysis:

Estimated Gross Income	N/A
Less Expenses (25%)	
Projected Net Operating Income	
Overall Capitalization Rate	
Gross Annual Income Multiplier	

Sales Price	**$170,000**
Less: Land Value	**-103.500**
Contributory Value of Improvements	**$66,500**

Overall price/ SF $170,000 ÷ 2,550 SF = $66.67/ SF
Overall price/ SF $66,500 ÷ 2,550 SF = $26.08/ SF (excluding land)

MacSwain Associates

Building Type: Wood frame with stucco front

Confirmed With: Grantor **By/Date:** TRD/3-97

Property Description: This is the sale of the OSBO Building. Originally constructed in 1920, it has been added to and upgraded through the years. The ground floor contains 1,650 square feet of retail area and 360 square feet of storage area. The second floor contains two apartments with a total of 900 square feet. The basement is a minimal finish office, storage and mechanical area. The grantee indicates they would have discounted up to $50,000 for cash. Based on the seller's allocations and considering the cash equivalency discount, the allocation to the real estate was $140,000 with the balance attributable to the video business and inventory.

Remarks: None

Analysis:

Estimated Gross Income	$38,670
Less V & C Loss (5%)	-1,934
Effective Gross Income	$36,736
Less: Expenses (47%)	-18,202
Projected Net Operating Income	$18,534
Overall Capitalization Rate	13.2%
Gross Annual Income Multiplier	3.6

Sales Price	**$140,000**
Less: Land Value	**-36.000**
Contributory Value of Improvements	**$104,000**

Overall price/ SF $140,000 ÷ 3,810 SF = $36.75/ SF
Overall price/ SF $104,0 00 ÷ 3,810 SF = $27.30/ SF (excluding land)

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Confirmed With: Brenda O'Brien @ Seward Real Estate KPB Assessor's Office **By/Date:** SDD/6-97

Property Description: This is the sale of a vacant, fair quality, wood frame restaurant, originally constructed in 1945. At the time of sale it was vacant and in fair condition. Minimal FF&E consisting of a walk-in freezer and stove hood was included. The grantee has since renovated it and reopened.

Remarks: None.

Analysis:

Estimated Gross Income	$20,805
Less V & C Loss (5%)	-1,040
Effective Gross Income	$19,765
Less: Expenses (27%)	-5,336
Projected Net Operating Income	$14,429
Overall Capitalization Rate	10.57%
Gross Annual Income Multiplier	6.56

Sales Price	**$136,500**
Less: Land Value	**-66,000**
Contributory Value of Improvements	**$70,500**

Overall price/ SF **$136,500 ÷ 1,825 SF = $74.80/ SF**

Overall price/ SF **$70,500 ÷ 1,825 SF = $38.63/ SF (excluding land)**

MacSwain Associates

Building Type: Concrete block and wood frame

Confirmed With: KPB Assessors Office & Brenda O'Brien Seward Real Estate **By/Date:** SDD/6-97

Property Description: At the time of sale this property was in fair condition and vacant for years. It is a one-level structure containing 1,620 square feet, constructed in 1966. Exterior walls are concrete block and wood frame, the roof is flat with a built-up hot mop covering and heat is oil-fired hot water baseboard. Since the time of sale, it has been extensively renovated. The grantees use it as a retail jewelry outlet.

Remarks: None

Analysis:

Estimated Gross Income	$22,356
Less V & C Loss (5%)	-1,118
Effective Gross Income	$21,238
Less: Expenses (27%)	-7,004
Projected Net Operating Income	$14,234
Overall Capitalization Rate	10.9%
Gross Annual Income Multiplier	5.8

Sales Price	**$130,000**
Less: Land Value	**-36,000**
Contributory Value of Improvements	**$94,000**

Overall price/ SF $130,000 ÷ 1,620 SF = $80.25/ SF
Overall price/ SF $94,000 ÷ 1,620 SF = $58.02/ SF (excluding land)

MacSwain Associates

Building Size: 1,800 SF Above Grade
1,144 SF Basement
2,944 SF Total

Land-to-Building Ratio: 1.7:1

Building Type: Wood frame

Confirmed With: Christy Johnson **By/Date:** SDD/6-97

Property Description: This is the sale of an average to above average quality, wood frame retail building located in the heart of the Seward central business district. It was originally constructed in 1941 but has been upgraded and added to since and was in relatively good condition. It was owner occupied and the grantees now use it for a retail outlet. Above grade floor coverings are predominantly commercial grade carpet, wall coverings are slat board with stucco and drywall and ceilings are dropped acoustic. The basement was semi-finished and had been used as a florist shop.

Remarks: None

Analysis:

Estimated Gross Income	$34,258
Less V & C Loss (5%)	-1,713
Effective Gross Income	$32,545
Less: Expenses (44%)	-14,319
Projected Net Operating Income	$18,225
Overall Capitalization Rate	7.3%
Gross Annual Income Multiplier	5.8

Sales Price	**$250,000**
Less: Land Value	**-36,000**
Contributory Value of Improvements	**$214,000**

Overall price/ SF $250,000 ÷ 2,944 SF = $84.92/ SF
Overall price/ SF $214,000 ÷ 2,944 SF = $72.69/ SF (excluding land)

interior finish components consist of linoleum floor coverings, drywall wall coverings and drywall ceiling covers with acoustic tile overlay. Heat is electric. Overall condition and quality is fair.

MacSwain Associates

Appraiser Qualifications

Appraiser

Steve MacSwain, MAI

Member of Appraisal Institute - No. 5700
State of Alaska, Certified General Real Estate Appraiser - No. 42

Real estate appraiser and consultant of all property types throughout Alaska including commercial, industrial, residential, subdivisions and special purpose. Appraisal and consulting services have been performed for a variety of purposes including financing, leasing, insurance, condemnation, taxation, buy-sell decisions and property damages. Considerable experience with valuation and consultation of environmentally impaired properties. Special consulting expertise in evaluation of large parcels of remote land and litigation support. Professional experience totals 27 years.

Professional Experience

1986 to Present	MacSwain Associates - Owner
1975 - 1986	Appraisal Company of Alaska - President
1970 - 1975	Real Estate Services Corporation - Appraiser
1969 - 1970	State of Alaska Department of Highways - Right-of-way agent

Court Experience

Qualified as an Expert Witness in the State of Alaska Superior Court and United States Federal Court

Education

Bachelor of Business Administration (1969), University of Alaska, Fairbanks

MacSwain Associates

Appraisal Education[1]

1996 - Standards of Professional Practice by the Appraisal Institute

1996 - Dynamics of Office Building Valuation by the Appraisal Institute

1996 - Appraisal of Retail Properties by the Appraisal Institute

1995 - Appraisal Practices for Litigation by the Appraisal Institute

1995 - The Appraiser as Expert Witness by the Appraisal Institute

1994 - Environmental Awareness by the International Right of Way Association

1994 - Skills of Expert Testimony by the International Right of Way Association

1992 - Understanding Environmental Contamination in Real Estate by the International Right of Way Association

1991 - Appraisal Institute Symposium on Valuation of Contaminated Properties

1989 - Condemnation and Mineral Appraisal Seminar by the American Institute of Real Estate Appraisers

1978 - Investment Analysis by the American Institute of Real Estate Appraisers

1976 - Urban Properties by the American Institute of Real Estate Appraisers

1974 - Principles of Income Property Appraising by the Society of Real Estate Appraisers

1971 - Real Estate Appraisal: Basic Principles, Methods, and Techniques by the American Institute of Real Estate Appraisers

1970 - Appraisal of Residential Properties by the American Institute of Real Estate Appraisers

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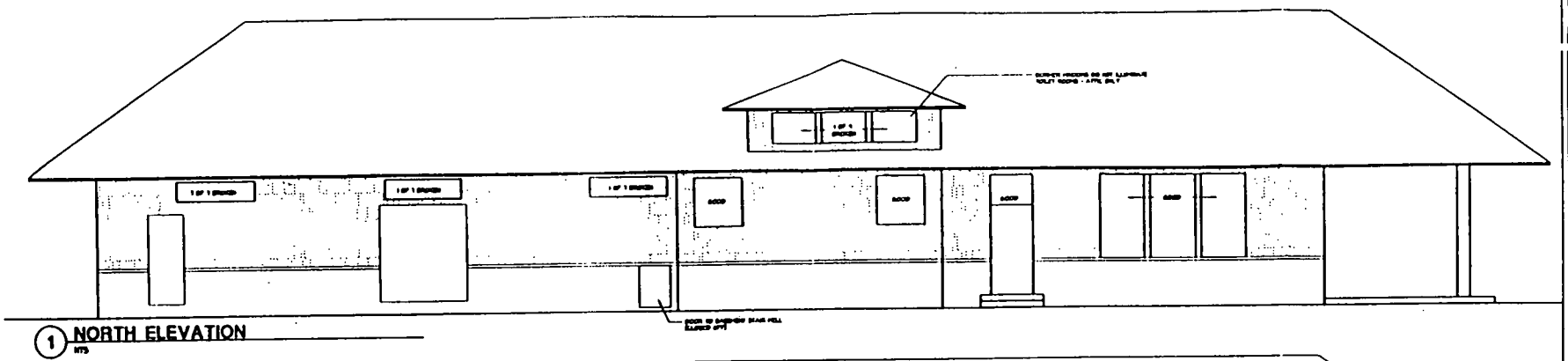
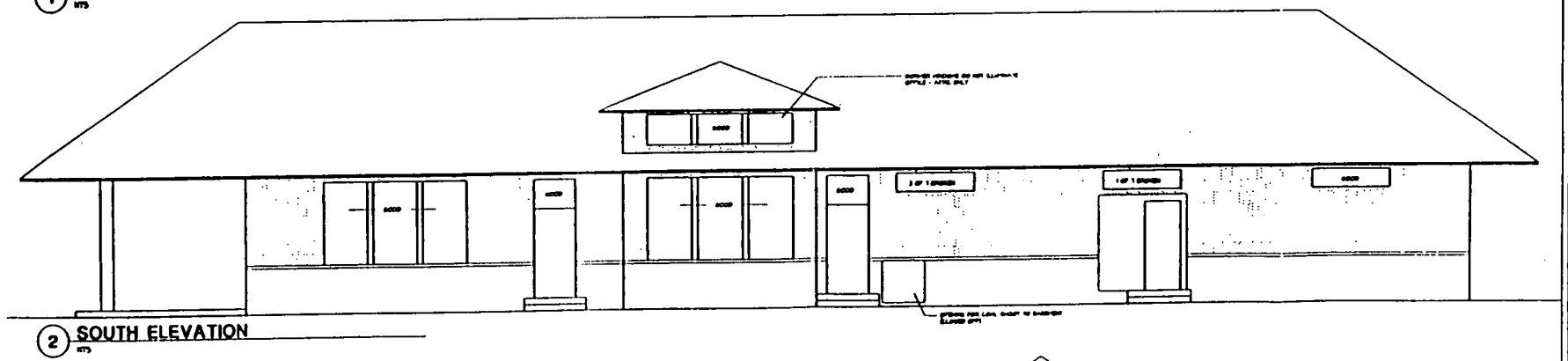
[1] Partial listing only. Numerous other seminars and classes taken that evaluate property interests and analyze the cost, market, and income approaches to value.

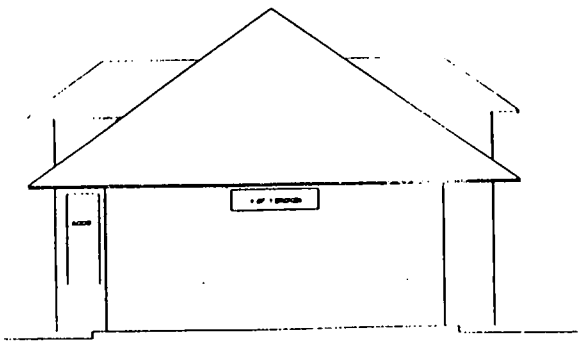
Community Service	Past member of Board of Equalization, Municipality of Anchorage
Other Pertinent Appraisal Qualifications	Appointed as a Master by the Municipality of Anchorage to determine just compensation Past president of Alaska Chapter 57 of the Appraisal Institute Admissions chairman of Alaska Chapter 57 of the Appraisal Institute for seven years Presently regional member of the Ethics and Counseling Panel of the Appraisal Institute Member of the International Right of Way Association
Appraisal Projects of Significance	Principal real estate consultant and expert witness for all lands affected by the Exxon Valdez Oil Spill. Project involved over 2,000,000 acres of remote land and nearly 2,000 private property owners. Principal appraiser of 77 bank branches located throughout Alaska that were being liquidated by the FDIC due to insolvency. Appointed as the south-central representative of a three member panel that analyzed and valued over 1,000,000 acres and 4,000 parcels for the Mental Health Lands Settlement. Assessor for the North Slope Borough, Kodiak Island Borough, City of Nome, and the City of Valdez. Represented Seibu Alaska, Inc. in their property tax appeal with the Municipality of Anchorage that resulted in a $65 million reduction in assessed value.



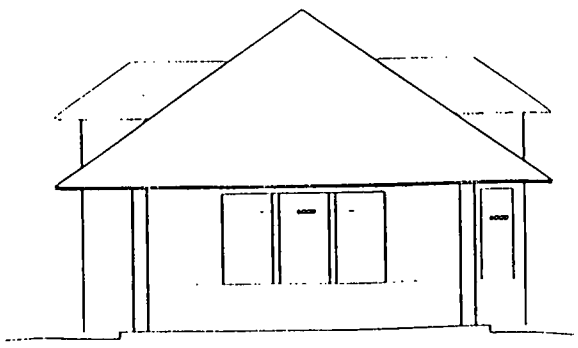
1 NORTH ELEVATION



2 SOUTH ELEVATION



EAST ELEVATION



3 WEST ELEVATION

EXISTING BUILDING
ELEVATIONS

SEWARD DEPOT RENOVATION
SEWARD, ALASKA

HYER
ARCHITECTURE PLANNING INTERIORS DEVELOPMENT

4551 BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5541

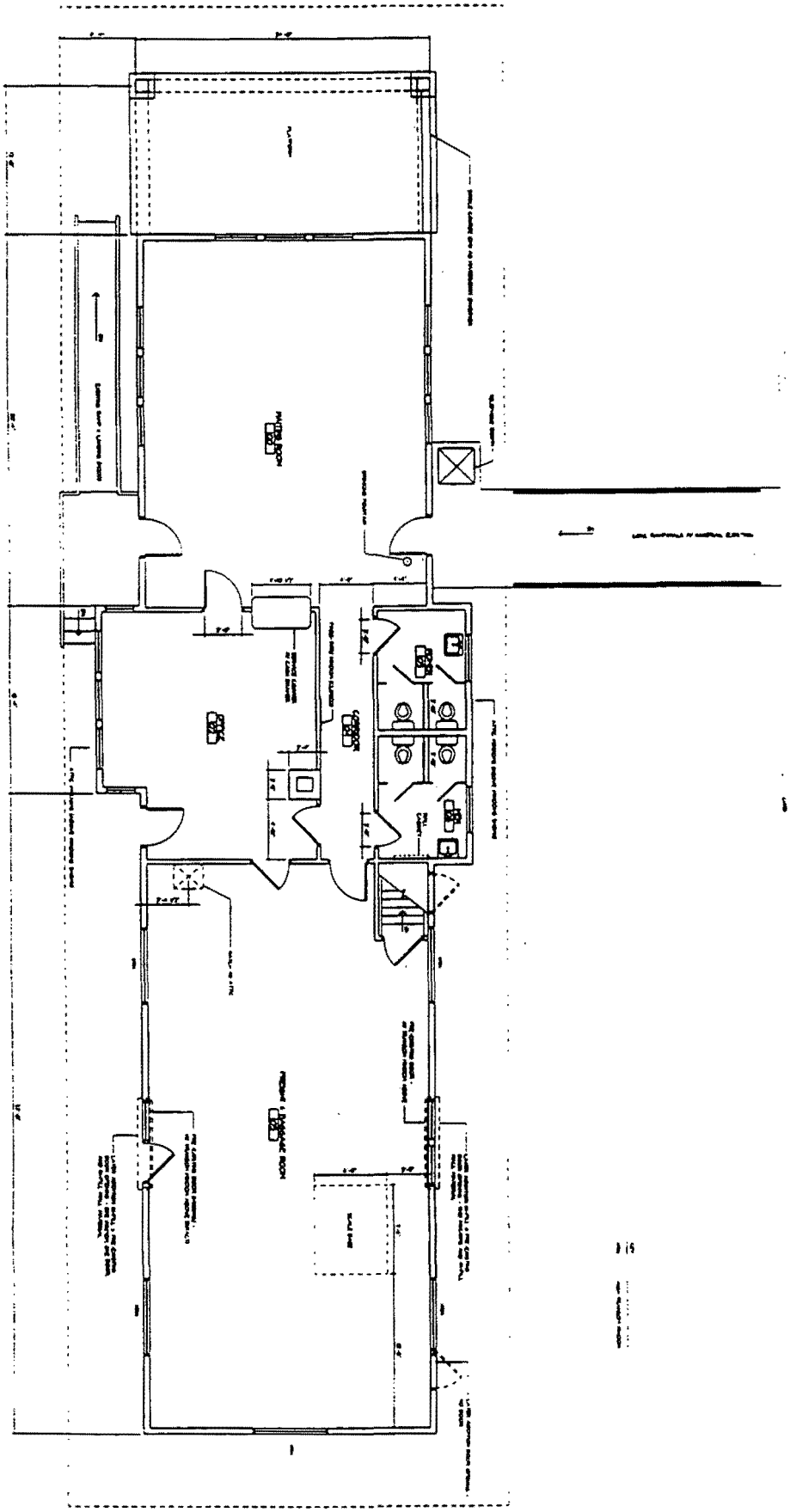
1 FOUNDATION PLAN & FOOTING SECTION

EXISTING BUILDING FOUNDATION PLAN

SEWARD DEPOT RENOVATION

SEWARD, ALASKA

© HYER INC 101 WEST BENSON SUITE 305 ANCHORAGE ALASKA 99503 907-561-5543 ARCHITECTURE PLANNING INTERIORS DEVELOPMENT HYER



1 BUILDING PLAN

EXISTING BUILDING FLOOR PLAN SEWARD DEPOT RENOVATION

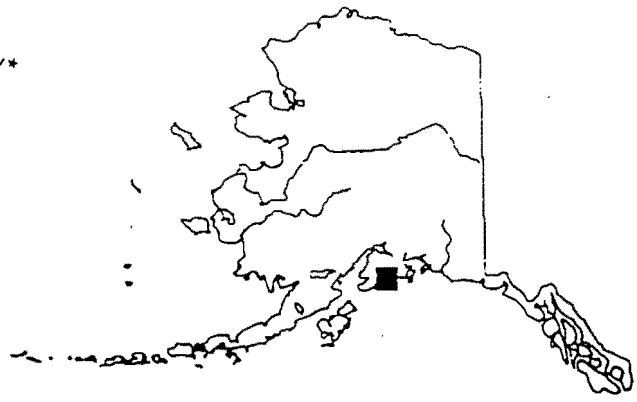
SEWARD, ALASKA

101 WEST BENSON SUITE 306 ANCHORAGE ALASKA 99503 907-561-5543

ARCHITECTURE PLANNING INTERIORS DEVELOPMENT HYER

SEWARD

COMMUNITY INFORMATION SUMMARY*



Current Population	2,732
Incorporation Type	Home Rule City
Borough Located In	Kenai Peninsula Borough
Native Village	No

Geographic Information

Seward is situated on Resurrection Bay on the Kenai Peninsula, 128 highway miles south of Anchorage. It is the gateway to the Kenai Fjords National Park. It lies at approximately 60° 11' N. Latitude and 149° 39' W. Longitude. The area encompasses 14 sq. miles of land and 7.2 sq. miles of water. Winter temperatures range from 17 to 28; summer temperatures average 49 to . Average annual precipitation includes 66 inches of rain and 80 inches of snowfall.

Socioeconomic Information

Seward was named for U.S. Secretary of State William Seward, 1861-69, who negotiated the purchase of Alaska. The town s founded in 1902 by surveyors for the Alaska Railroad, which was built between 1915 and 1923. Tsunamis generated after the 1964 earthquake destroyed the railroad terminal and killed several residents. As the ocean terminus of the railroad and an ice-free harbor, Seward has become an important supply center for Interior Alaska.

Seward is primarily a non-Native community, although the Mount Marathon Tanaina Indians are very active in the community. e annual Fourth of July celebration and its grueling Mount Marathon race brings participants and visitors from Southcentral Alaska and beyond. 15.2% of the population are Natives.

As the southern terminal for the Alaska Railroad and road link to Anchorage and the Interior, Seward has long been a nsportation center. The economy has expanded with tourism, ship services and repairs, fish processing, the Chugach sawmill, a coal export facility for Usibelli Mine, a State Prison, and the University's Institute of Marine Sciences. 105 residents hold commercial fishing permits. Seward will host tourists from over 90 cruise ships in 1994. Over 190,000 travelers toured the nai Fjords National Park visitors center in Seward in 1993. During the April 1990 U.S. Census, there were 886 occupied useholds, and 12.0% of all houses were vacant. 1,167 jobs were estimated to be in the community. The official unemployment rate at that time was 9.2%. 952 persons age 16 and over were not employed, or 45.0% of the potential labor force. The 1989 median household income was $37,049, and 10.7% of residents were living below the poverty level.

There are 2 schools in the community. They serve 853 students, and are staffed by 59 certified teachers.

Seward is accessible by the Seward and Sterling Highways from Anchorage and the statewide highway system. Daily air services and charters are available at the State-owned airport. Cargo barges and ocean freighters arrive from Seattle and erseas; the State Ferry provides passenger and vehicle transportation. The Alaska Railroad connects Seward to Anchorage d Fairbanks.

Sanitation, Energy, Health, and Other Facilities

Water is supplied by wells and surface mountain water, piped, and distributed throughout Seward. Sewage is collected via es to a secondary treatment lagoon. Almost all homes are fully plumbed. Seward Electric System purchases power from Chugach Electric, and owns five standby diesel generators. Funds have been requested to extend the sewage system to Dairy Hill, the only area of Seward not currently served. A washeteria is available. Refuse collection services are provided.

Electricity is provided by the Seward Electric System. The power plant is fueled by Natural Gas & Diesel. Heating fuel (bulk l) is available. Known bulk fuel tank farms include: Marathon Fuel Corp. (6 @ 120,000 gals.); City (40,000); Other (68,000).

The local hospital is Seward General Hospital. Hospital is a qualified Acute Care facility. Long Term Care: Wesley Nursing Home. Alternative health care is provided by First Responder: Bear Creek Fire/EMS,Inc. (224-3345); Ambulance: Seward lunteer Ambulance Corps (224-5449).

In-State telephone service is provided by GTE Alaska Inc. Long-Distance telephone service is provided by Alascom; GCI. Cable TV is provided by Seward Cablevision.

cal and Regional Organizations

ity – City of Seward, P.O. Box 167, Seward, AK 99664 (907-224-3331)
Village Corporation – Grouse Creek Corporation, P.O. Box 723, Seward, AK 99664 (907-224-5902)
lage Corporation – Mount Marathon Native Assoc., P.O. Box 995, Seward, AK 99664 (907-224-3118)
amber of Commerce – Seward Chamber of Commerce, P.O. Box 749, Seward, AK 99664 (907-224-3046)
Borough – Kenai Peninsula Borough, 144 North Binkley, Soldotna, AK 99669 (907-262-4441)
Education – Kenai Peninsula Schools, 148 N. Binkley St., Soldotna, AK 99669 (907-262-5846)
gional Development – Kenai Pen. Econ. Dev. District, 110 Willow St., #106, Kenai, AK 99611 (907-283-3335)
using Authority – North Pacific Rim Housing Auth, 4201 Tudor Centre Dr., #205, Anchorage, AK 99508 (907-562-1444)

* This information has been extracted from the Department of Community & Regional Affairs Community Database. For a complete Community Profile, r for data in an electronic format, contact the DCRA Research & Analysis Section, Municipal & Regional Assistance Division, at 907-465-4750.