AWARE
SHÁA KA ATYÁTX'I NOOWÚ

Oct. 28, 2022

CBJ Housing Department
155 Seward St.
Juneau, AK 99801

Dear CBJ Affordable Housing Fund,

Thank you for this opportunity to submit requests to Juneau's Affordable Housing Fund. AWARE has been diligently working to build 7 SRO units on land we purchased in Douglas since 2020. We have come far!

Unfortunately, while developers can anticipate some increase in cost over the course of a year, we were unable to predict the steeply escalated costs associated with construction for this project. The estimates we obtained in 2020, when we began this project, are obsolete in the face of increases in supply and labor costs.

When we purchased this property for $400,000 in 2020, we estimated about $900,000 to create 7 SRO units using the existing structure as a base. We raised $1.125M, which was our goal. We broke ground on the project in September, 2022, and received our Guaranteed Maximum Price (GMP) from our construction partner on Oct. 26, 2022. That GMP was $1.71M, just for construction (ie. excluding purchase and design costs). That is nearly $600,000 more than we'd estimated.

We are working with Carver Construction to lower that GMP. I feel confident that we will be able to value engineer some additional aspects of construction, however, we will not be able to reduce our way into fitting within our original budget. In the end, it costs what it costs for supplies and labor, and we are going to need to increase our budget.

To that end, I have included an updated application, with new budget and cost estimates. I've also included our original application for reference. I recognize that we are making a second ask for one project. I am making second asks of many of our original funders, and am hopeful to bridge the gap created by inflation. The need for housing has not dwindled, in fact, housing remains a top priority for Juneau, for AWARE, and for the individual survivors we serve. It is just even more expensive to provide today than it was two years ago.

Please consider our additional ask for $298,896, which is roughly half of what we will need. I am very hopeful that other partners will also contribute additional funds, and have several pending requests submitted.

We are dedicated to local development, and need local support.

Kindly,

Mandy Cole
Executive Director, AWARE

Financial Analysis Template

Goal: One page summary of property information, total project costs, use of JAHF funds, investment structure, and timeline for use of JAHF funds

Property Information			
Property Name	AWARE Cordova St. Apartments		
Location	Juneau Alaska		
Unit Mix	Units	Size (SqFt)	Avg. Rent ($)
0BR/1BA	7	450	618
2BR/1BA			
1BR 1BA			
Other			
Other			
Total/Average	7	450	618

Investment Structure: List all funding sources
State/federal resources, private equity, personal investment, etc.
Line C30 should match Total Project Costs on H30

Type of Funding	Funding Amount	Amount Committed or Received
Rasmuson	$350,000	$350,000
CBJ Housing Fund	$150,000	$150,000
AK Mental Health Trust	$70,000	$70,000
Juneau Comm Foundation- NCL	$60,000	$60,000
AWARE Board	$100,000	$145,000
AWARE Capital Campaign	$45,000	$32,100
Weinberg Foundation	$350,000	$350,000
Pending Request to Denali Comm	$292,896	0
Juneau Affordable Housing Fund	$298,896	0
Total Investment	$1,716,792	
Gap Financing Needed	$0	
Total Project Cost	$1,716,792	

Place an X in the box for when JAHF funds will be used

Timeline For Use of JAHF Funds	0- 9 month	9-18 month	18-30 month
Land/Property purchase			
Predevelopment period			
Construction period (post-closing)		X	
After Certificate of Occupancy			

Project Budget: List expenses for the project and indicate where JAHF Funds will be used.

List of eligible uses for JAHF Funds below

Project Expenses	Total Project Costs	Use of JAHF Funds
Predevelopment costs		
Capital costs	$1,716,792	
Operating Assistance		
Capacity Building		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Project Expense		
Total Project Cost	$1,716,792	

Below is a list of eligible uses for JAHF funds for project use in project budget

Predevelopment Costs	Capital Costs	Operating Assistance (1 year)	Capacity-Building/Supportive Services
Architect Fee (design, supervision)	Land	Salaries	Training
Legal Fees	Residential structures	Advertising, marketing	Software acquisition
Packaging/Processing	Nonresidential structures	Accounting services	Client services:
Survey and soil borings	On Site improvements	Auditing expenses	Rental assistance
Appraisal	Off Site improvements	Insurance	Budget counseling
Environmental Study	Remove, Refinance Liens/ Encumbrances	Legal expenses	Substance abuse aid
Market Study	General requirements	Permits, licenses, taxes	Project specific costs
Permit fees	Contractor Fees	Admin	Other
Other	Developer's Fee	Maintenance/Repairs	
	Architect Fee (design, supervision)	Other	
	Legal Fees		
	Packaging/Processing		
	Other		

Juneau Affordable Housing Fund

APPLICATION FORM

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
HOUSING PROGRAM

For more information, contact:
Scott Ciambor, Chief Housing Officer
City and Borough of Juneau
155 S. Seward St.
Juneau, Alaska 99801
Phone: 907-586-5240 ext. 4171
Email: scott.ciambor@juneau.org

Application Checklist

Check all items that you have included with this application.

Note: The items identified as Borrower Information must be provided for each applicant. If separate entities will operate and own the real property, both must be applicants/co-borrowers.

- ❑ **Property information**
- ❑ Copies of deeds, permits, purchase agreement, lease, home inspection reports
- ❑ Appraisal (as-is, as proposed if available)
- ❑ Location map /site description

- ❑ **Project Information**
- ❑ Project Narrative: Market study information, housing waiting list information, evidence of local support for the project, and fit into CBJ plans and housing priorities
- ❑ Approach to green building and sustainable development
- ❑ Blueprints, preliminary design drawings, housing unit floor plans

- ❑ **Financing Information**
- ❑ Project budget/pro forma
  - ❑ Construction Budget/Bids
  - ❑ Operating Budget
  - ❑ Support Services Budget, if applicable
- ❑ Documentation of financing gap
  - ❑ Senior loan terms (loan documents/commitment letters)
  - ❑ Documentation of grant commitment letters or loan documents requested/received
  - ❑ Credit or loan denial letters, if any

- ❑ **Borrower Information. Provide the information below for any entity operating the project property and/for any entity who will own the project property.**
- ❑ JAHF Application for Funding, completed and signed (pg. 3)
- ❑ Borrower Financial Statements (balance sheet and current operating statements < 90 days old)
- ❑ Board resolution(s) authorizing the application, if required by your organization
- ❑ Resumes/Organizational History for Developer, Project Sponsor, Property Manager
- ❑ Articles of Incorporation & Bylaws (S & C Corps, including non-profits); Articles of Incorporation & Operating Agreement (LLC); Partnership Agreement (General & Limited Partnerships) for each borrower.
- ❑ Current List of Officers & Directors, General/Managing Partners, Authorized Members

Application for Funding

Formatting Note: All applicants must sign and submit pg. 3. For the other sections, applicants can put information/narrative into their own format –making sure that all details requested are addressed. For sections 8 & 9, applicants can attach their own pro forma to supplement information provided. During the review period, applicants may be asked to provide missing or additional details.

1. **APPLICANT IDENTIFICATION – for capital projects, the entity owning the property must be an applicant/co-borrower and sign below.**

   Copy and complete the information below for each applicant/co-borrower.

Legal Entity: ☒ Non-profit ☐ Public Housing Authority ☐ Ltd./Gen'l Partnership ☐ S/C Corp ☐ LLC ☐ Individual ☐ Other (Describe):

Applicant Name: AWARE, Inc.

Mailing Address: Street/City/State/Zip: PO BOX 20809 Juneau, AK 99802

Phone: 907-586-6623

Fax: 907-586-2479

Contact Name/Title: Mandy Cole/ Executive Director

Email: mandyoc@awareak.org

Applicant's Federal I.D. or Social Security Number: 92-0064944

Contact Person for Award Notification: Mandy Cole

The Juneau Affordable Housing Fund (JAHF) is a program of the City and Borough of Juneau (CBJ). Approval of all grants and loans from the JAHF is a public process and loan files maintained by the CBJ are subject to open government policies and procedures observed by the CBJ. By signing and delivering this application to JAHF, I/we hereby WAIVE ANY RIGHTS TO OBJECT TO OR PREVENT THE DISCLOSURE TO THE PUBLIC OF THE FOLLOWING INFORMATION: Grantee's/Borrower's name; name and location of the project; grant or loan amount and terms; amounts and source of other financing; public purpose of the grant or loan; a description of the project including the number of units and number of units set aside for the public purpose.

I/we, am/are authorized to apply for financing from the City and Borough of Juneau Affordable Housing Fund on behalf of the applicant and certify that the information contained in this application is true and accurate.

Signature mandy cole **Date** 10/28/21

Printed Name:
Title:
Applicant:

2. PROJECT DESCRIPTION:

Project Name	Cordova St. Housing Development
Project Address Street/City/Zip	201 Cordova St.
Property Complete Legal Description	
Site Size	
Current Site Zoning	

Type of project:

- ☒ Affordable, low-income, senior, or special needs housing
- ☐ Fair market workforce housing
- ☐ Downtown housing
- ☐ Other:

Please identify and provide a description of the project. Include a narrative that:

- highlights market study information, population targeted, local support for the project, and fit into CBJ plans and housing priorities;
- includes a location map, and describes the condition of housing nearby; availability of public transportation; location of schools, shopping and employment centers, and other information relevant to the site; and
- Describes how this project addresses green building technologies and encourages sustainable development.

3. TYPE OF FUNDING REQUEST: Choose any of the following activities that describe your request:

- ☒ Construction of new housing
- ☐ Acquisition of land for new housing construction
- ☐ Acquisition of existing housing
  Rehabilitation of existing housing
- ☐ Capacity building activities
- ☐ Operating expenses
- ☐ Supportive services
- ☐ Other:

4. ORGANIZATIONAL DEVELOPMENT AND TEAM SUMMARY

Provide details on the organizational capacity and team experience for the project.

Please Attach Resumes and/or organizational references for the Project Development Team Members below

☒ Project Sponsor ☒ Developer ☒ Property Manager

Please discuss:

- the objective, management structure, and staffing of the sponsor organization;
- experience and ability to implement and manage housing projects/complex capital projects, including the organizations fiscal management systems;
- service provision experience, if part of the overall project design; and
- details for extended project development team members such as general contractor, architect, structural and mechanical engineers, attorney, consultant, tax advisor – if available.

5. HOUSING UNITS AND POPULATION TARGETS

List unit details below and describe the total housing units, unit mix, and units anticipated to be funded with JAHF funding.

Unit Type	Total # of Units	Unit Size (Sq. Ft.)	Total Unit Area: Garage + Unit Size	# ≤ 30% HUD Income Limit	# ≤ 50% HUD Income Limit	# ≤ 80% HUD Income Limit	Market Rate Units
SRO	7	335-400	2600	7			
Efficiencies							
1 Bedroom							
2 Bedroom							
3 Bedroom							
4 Bedroom							
5 Bedroom							
Total Units							

For income limits, see Appendix B of Juneau Affordable Housing Fund Program Description and Application Guidelines or go to HUD User Datasets at https://www.huduser.gov/portal/pdrdatas_landing.html

Total Residential Square Footage: 2600sqft

Manager's Unit included? ☐ Yes ☒ No If Yes, describe:

DEVELOPMENT DESIGN	# Units	# Buildings
Detached Single Family		
Townhouse		
2-, 3-, 4-plex		
Multi-Family		
Scattered Sites		
Tiny Homes		

OTHER AMENITIES:

☒ Units contain Washer/Dryer Appliances ☐ Units contain Washer/Dryer hook-ups only
☐ Common Laundry with: # washers and # dryers.
☐ Covered parking spaces: # ☒ Uncovered parking spaces: # 8
☐ Other amenities (describe)

Population to be served:
Affordable Housing: ☒ Single adults ☐ Families with minor children ☐ Chronic homeless ☐ Seniors ☐ Assisted Living ☐Veterans ☐ Special needs (describe) ☒ Survivors of Domestic Violence ☐ Workforce Housing
☐ Other (describe)

Number of years units will be committed to serving the population above:
☐ 10 years ☐ 15 years ☐ 20 years ☒ 30 years ☐ Other (describe)

FOR RENTAL PROJECTS ONLY
List Rental Rates for each type of unit and describe the process you will use to set and adjust rents.

Unit Type	Rental Rate @ ≤ 30% HUD Income Limit	Rental Rate @ ≤ 50% HUD Income Limit	Rental Rate @ ≤ 80% HUD Income Limit	Market Rate Rental Rate
SRO	$618/month			
Efficiencies				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4 Bedroom				
5 Bedroom				
Total Units				

FOR HOMEOWNERSHIP PROJECTS ONLY
List proposed sales price of all homes in project. Indicate if the project will include affordability covenants, e.g. community land trust.

Unit Type	JAHF Financed Units	Financed by Other Affordable Housing Lenders	Market Price Units
1 Bedroom			
2 Bedroom			
3 Bedroom			
4+ Bedroom			
Total Units			

6. PROJECT READINESS AND SITE INFORMATION: Please provide details on site control and project readiness.

How is control of the project property site established?

☑ Ownership ☐ Purchase Agreement ☐ Purchase Option ☐ Lease ☐ Other (describe)

If no site control exists, describe plans to acquire the project property?

Current property owner's name:

Is the site properly zoned for your development? YES

- Attach evidence that the site is properly zoned for the proposed use or if a variance or exception is required, evidence that a request has been filed and a hearing date has been scheduled.

Does the project operator plan to own the property directly?

Yes, already owned by AWARE

If property is to be owned by related entity, please provide name of entity and specify relationship (e.g., subsidiary corporation or partnership of which applicant is general partner)

Name of entity:
Relationship:

PLEASE NOTE: Entity proposed to own the property must be co-applicant and co-borrower for any JAHF Financing.

Are there liens or other encumbrances on the property that must be cleared by allocating funds to them? If yes, please describe amount due, date due, nature of obligation and cost of clearing title.

Have you obtained	**Yes/No**	**If No, when will these be completed?**
Blueprints	yes	
Zoning changes	n/a	
Building permits	No	When funding package is complete, contractor hired.
Utility hookups	yes	
Environmental report	no	*If needed, concurrent with building permits*
Commitments from service providers	Yes	

Will the project require any displacement of current occupants? If yes, will you compensate or relocate those who are displaced? Describe your proposed plan for relocation assistance.

No

Please attach copies of supporting documents – evidence of zoning, deeds, permits, leases, options, sales agreements, etc. Projects requesting assistance for homeownership (rehab or acquisition) must include a current Home Inspection Report.

7. PROJECT TIMELINE: Please provide a project timeline. Use anticipated or actual calendar dates. Be sure to include dates of initial closing, construction start and substantial completion. Include the following items on the timeline, as it may apply:

- Financial Commitment for funding sources
- Initial closing date
- Location survey complete
- Preliminary site plan complete
- Design, development and pricing
- Site plan approval
- Construction and bid documents
- Engineering plan approval
- Final pricing
- Building permit
- Construction contract executed
- Start construction
- Substantial completion
- Final completion/Certificate of Occupancy

8. PROJECT COSTS AND RESOURCES

The rest of the application will focus on funding use and financial feasibility.

- Please provide a narrative explaining the need for JAHF funding.
- In the section below, provide the expected use of funds for your project and provide the JAHF grant or loan amount requested.

8a. USES OF FUNDS

Purpose	Sections Required if funding requested for these purposes	Amount
Acquisition, Construction, Rehabilitation	9a	$ $1,716,792 (construction)
Pre-Development Costs	9b	$
Operating Assistance (max one year)	9c	$
Capacity Building	9d	$
Self-Sufficiency/Support Services (max one year)	9e	$
Project Total		**$** $1716792
Less Cash provided by owner or borrower	8b	$ $145000
Less Other Financing	8b	$ $980000 + (295,896)
JAHF grant or loan requested		**$ 295896**

8b. FUNDING SOURCES/REVENUES

Funder	Specify Agency/ Program/Investor Name	Amount Committed or Received[1]	Amount Requested[2]	Date of Application	Anticipated Approval Date
Alaska Housing Finance Corporation	HOME LIHTC SNHG Other:				
Other Alaska State Govt.					
Federal Govt.					
Local Govt. (not JAHF)					
Subsidies					
Bank Loan					

1 Please attach documentation verifying non-JAHF funds including the interest rate, repayment period, and other terms governing committed or received funds.

2 Please list amounts applied for which are pending approval here. Do not show any requests which have been declined or any unfunded portion of an application which was committed for less than the amount requested.

Funder	Specify Agency/ Program/Investor Name	Amount Committed or Received[1]	Amount Requested[2]	Date of Application	Anticipated Approval Date
Private Loan					
Private Grant					
		980000	980000	various	approved
Private Investor					
Applicant's Funds		$145,000			
Other		295896	Pending		
	Totals	$ 1420896	$ 1420896		

Total non-JAHF funds committed and requested above: + $1420896

Total JAHF grant/loan requested from 8a above + $295896

Total project funding from all sources. Total project cost must match total project funding in 8a. Above. = 1,716,792

Reminder:

- Qualifying projects are eligible for grants and loans up to $50,000 per affordable or workforce housing unit created, or for other eligible uses on a similar per unit basis.
- For profit-developer projects utilizing JAHF funds for workforce housing must reserve at least 20% of units for tenants with gross incomes at 80% or less AMI for at least ten years or the life of the loan.

Your grant/loan may be approved for an amount less than requested.

9. DETAILED USE OF FUNDS

For section 9, applicants only need to complete the sub-section(s) for which JAHF funding is being requested. (See 8a) The total JAHF funds requested and the total of funds provided by others should match the total in Section 8a and 8b.

9a. CAPITAL COSTS. Please include below the total project cost for each type of capital cost (Acquisition, New Construction, or Rehabilitation) regardless of funding source.

Capital Costs	Acquisition	Construction	Rehabilitation	Admin/Overhead
Land	$400,000			
Residential structures		*$1716792*		
Nonresidential structures				
On Site improvements				
Off Site improvements				
Remove, Refinance Liens/ Encumbrances				
General requirements				
Contractor Fees				
*Developer's Fee				
Architect Fee				
Design				
Supervision				
Legal Fees				
Packaging/Processing				
Other (describe)				
Other (describe)				
			Total Capital Costs	$ *2116792*

General requirements: % of 9a Total	
Builder's General Overhead: % 9a Total	7 %
Builder's Profit: % of 9a Total	6.25 %

% of Construction $1,716,792

PROJECT COST PER UNIT $ ($2116792- $400,000 acquisition)/7units= $245256/unit

*The amount and use of developer's fee will be relevant to the evaluation of the application.

AWARE is the developer on this project, and we are not assessing a developer's fee.

9b. PREDEVELOPMENT COSTS (list cost of each item below) AWARE requests no predevelopment funding.

Predevelopment Costs	JAHF Funds	Other Funds	Total Cost
Architect Fee			
Design			
Supervision			
Legal Fees			
Packaging/Processing			
Surveys and Soil Borings			
Appraisal			
Environmental Study			
Market Study			
Other (describe)			
Other (describe)			
		Total Predevelopment Costs	$

9c. OPERATING ASSISTANCE request for one (1) year AWARE requests no operating assistance.

Operating Costs (Annual)	JAHF Funds	Other Funds	Total Cost
Salaries – Office & Admin			
Advertising and Marketing Management Fees			
Accounting Services and Fees			
Auditing Expenses (project only)			
Insurance			
Legal Expenses (project only)			
Office Supplies, Postage, etc.			
Permits, Licenses and Misc. Taxes			
Telephone and Answering Services			
Other Supportive Services			
Other			
ADMINISTRATIVE Subtotal(A)			
Salaries – Maintenance & Janitorial			
Exterminating			
Costs associated with lead-paint reduction			
Electrical Repairs & Supplies			
Garbage and Trash Removal			
Grounds Maintenance Contract and Supplies			
Heating & Air Conditioning Maintenance			
Janitorial Supplies			
Painting			
Plumbing Repairs & Supplies			
Rental Equipment/Small Tools			
Roof Repairs			
Other			

Operating Costs (Annual)	JAHF Funds	Other Funds	Total Cost
Other			
MAINTENANCE & REPAIRS Subtotal (B)			
UTILITIES PAID BY OWNER			
REAL ESTATE TAXES			
GROUND RENT			
RESERVE FOR REPLACEMENT			
Other (describe)			
Other (describe)			
Total Operating Costs (A+B+this subsection)			

Revenues Earned Year 1:

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Year 1
Unit Rentals	9975	9975	9975	9975	$39,900
Fees/Other					
Total					

9d. CAPACITY BUILDING COSTS must be directly related to the specific housing project covered by this application. General organizational development or broad-based client needs assessments will not be funded. Examples of capacity building include training for on-site property manager or maintenance staff, acquisition of software for facility management, website development for rental information, etc.

AWARE requests no capacity building costs.

Purpose/Use of Funds (list)	JAHF Funds	Other Funds	Total Cost
Total Capacity Building Costs			

9e. SELF-SUFFICIENCY / SUPPORTIVE SERVICES **AWARE requests no supportive services funding.**
Enter funding amounts anticipated for salaries and other expenses related to providing the services offered to residents in the specific housing project named in this application:

Purpose/Use of Funds (list)	Y/N	JAHF Funds	Other Funds	Total Cost
Rental/Down Payment Assistance				
Job Skills Training				
Educational Courses				
Budget Counseling/Financial Literacy				
Substance Abuse Aid				
Mental Health Care				
Other Health Care				
Child Care				
Other Project-Specific Costs:				
Total				

The funding requested is for a ❑ new position ❑ current position

For services not to be provided by applicant, please list service(s) and service provider(s):

Carver Construction, LLC
Powered by RedTeam

COST ESTIMATE
Including Item Details

1330005 - AWARE - Cordova St. Apartments - Construction

Manager: Eric Carver

As of 10/26/2022

Original Scope

	Description	Quantity	U/M	Labor ($)	Material ($)	Subcontract ($)	Equipment ($)	Other ($)	Total ($)
00001	MATERIAL SUPPLY	1.00	l/s	0.00	186,493.00	0.00	0.00	0.00	186,493.00
	Valley Base Bid	1.00	ea	Material @	166,330.00	=			166,330.00
	Need to add: *~RC channel* *~Additional shingles - 15 sq to 27 sq* *~roof underlayment + 1 ea roll*								
	Valley Window bid	1.00	ea	Material @	17,128.00	=			17,128.00
	Milgard Ultra Fiberglass - verify lead times & if excessive look for alternate mnfct								
	Additional Shingles	1.00	ea	Material @	3,035.00	=			3,035.00
	**dupont Roof protector; 1 roll @ $107* **Legacy Shingles 50 yr, 12 sq @ $244 = 2928* *~~correction on quantities to original mats list*								
013100	Project Management and Coordination	1.00	l/s	79,380.00	0.00	0.00	0.00	0.00	79,380.00
	Project Management and Coordination	336.00	hrs	Labor @	80.00	=			26,880.00
	Project Management and Coordination throughout entire project. ***assume 12 hrs p/wk for 7 months*								
	Superintendent	700.00	hrs	Labor @	75.00	=			52,500.00
	Expect that the superintendent will spend a minimum of 5 hrs a day coordinating work & performing other superintendent tasks outside of working tasks. ***25 hrs p/wk for 7 months*								
013300	Submittal Procedures	1.00	l/s	8,000.00	0.00	0.00	0.00	0.00	8,000.00
	Process Material Submittals	100.00	ea	Labor @	80.00	=			8,000.00
	-concrete - pre-cast ftgs, mix & rebar - 3 *-metal hand rails - design & shop drawings - 12* *-metal grate treads & risers - 3* *-Framing pkg - brkts, glu-lams, etc.. - 10* *-interior trim - 4* *-Facia flash - color & design - 4* *-Foam board - found & ext wall insulation - 2* *-VB - foundation - 1* *-shingles & underlayment - 3*								

-siding - metal & composite - 16
-doors & hdwr - 6
-windows - 4
-gypsum bd - fire rated & acoustic - 2
-signage - 3
-toilet accessories - 4
-casework - 10
-counter tops - 2
-Plumbing/Mech - 6
-Electric - 4

014500	Quality Control	1.00	l/s	1,928.00	0.00	0.00	0.00	0.00	1,928.00
	Setup DFOW Plan & Meeting Schedule	1.00	hrs	Labor @	80.00	=			80.00
	**establish QC plan & system*								
	DFOW Meetings Throughout	24.00	hrs	Labor @	77.00	=			1,848.00
	-Civil - general demolition - 3 *-Foundation/concrete - 5* *-Framing & electric/mech/sprinkler rough-ins - 6* *-roofing/siding/exterior finishes - 5* *-finish-paint/interior finishes/flooring/trim-out/TCO - 5*								
015100	Temporary Utilities	1.00	l/s	0.00	350.00	1,420.00	0.00	12,001.00	13,771.00
	Electric - Throughout	1.00	ea	Other @	1.00	=			1.00
	****OWNER TO SUPPLY ELECTRIC*								
	Temporary heat - #1 diesel	2,000.00	gal	Other @	6.00	=			12,000.00
	-assumes 50 gals p/day for 40 days *-will use to heat the house after framing through sheetrock* *-assume switching to electric heaters as soon as possible to minimize fuel use*								
	GCi	6.00	mon	Subcontract @	145.00	=			870.00
	GCI Data package for job shack throughout the project.								
	Spider Box	2.00	ea	Subcontract @	275.00	=			550.00
	Budget for the electrician to hook up/ disconnect temporary power supply. 1ea per floor, total 2ea Spider boxes will be used.								
	Misc materials for spider box	1.00	ea	Material @	350.00	=			350.00
	Misc breakers & cable								
015300	Temporary Construction	1.00	l/s	14,658.00	2,875.00	0.00	0.00	0.00	17,533.00
	Temporary Fencing - Uppe	12.00	hrs	Labor @	58.00	=			696.00

r lot LABOR

**install 6' security panels @ upper lot to block traffic into the site*
~assume 15 ea 6'x12' panels w/feet & will install a lock at the entry panel to secure at night

Temporary Fencing - Lower Lot - Labor	12.00	hrs	Labor @	58.00	= 696.00

**setup 6' security panels @ lower lot to block traffic from Cordova*
~assume 12 ea panels @ $15 p/panel p/month - $180 p/mo

Temp Found Support structure Basement - labor	64.00	hrs	Labor @	58.00	= 3,712.00

**install temp post & beams to support house during the North foundation rebuild & int post footings*
**assume digging temp footings to elevation of new ftgs to avoid sluffing*
**includes jacking, leveling & installing the entire support system*

Temp Support structure Basement - Mats	1.00	ea	Material @	2,500.00	= 2,500.00

**6*6 post, 6*8 beams, mis brkts, 4*12 ftgs, etc....*

Remove Temp Foundation Support - Labor	20.00	hrs	Labor @	58.00	= 1,160.00

**remove temp support system & dispose of materials*
**backfill holes & prep for SOG pour*

Temp window & door plugs	12.00	hrs	Labor @	70.00	= 840.00

**install plywood plugs in all window & door exterior rough openings*
**remove plugs when new units ready to install*

Temp window Plug - Mats	1.00	ea	Material @	375.00	= 375.00

Scaffolding - Siding	123.00	hrs	Labor @	58.00	= 7,134.00

Setup scaffolding for siding around Building:
South Side;
**install single-stage of scaffolding across the entire elevation; assume 10' spacing so 7 sets w/planks - 12*
~~assume not handrail
**remove scaffolding - 7*

North Side;
**setup 2 high with planks & hand railing - 7 sets wide - 36*
**remove scaffolding - 14*

West Side;
**Setup 2 stages high & 3 wide w/planks & hand rail; will need add time to deal with the hill - 28*
~~assume using 24' planks to span from top of the hill to lower scaffoding
**remove scaffolding - 12*

East Side;
**setup scaffold 1 stage high & 3 wide with planks and handrail - 8*

~~will need middle section 2 high to reach gable work
**remove scaffolding - 6*

	Safety System - Roof	6.00	hrs	Labor @	70.00	=			420.00
	**assumes setting up 6 ea ridge brackets to connect ropes to*								
015400	Construction Aids	1.00	l/s	2,600.00	0.00	0.00	54,370.00	0.00	56,970.00
	Security Fencing	3.00	mths	Equipment @	1,200.00	=			3,600.00
	**6'x12 panels w/feet - assume $40 p/mo p/section* *~~assume 30 panels*								
	Snorkle lift	3.00	mths	Equipment @	3,200.00	=			9,600.00
	**framing & siding prep - N, E & W sides*								
	Diamond Concrete Saw Rental	1.00	wks	Equipment @	840.00	=			840.00
	**demo N concrete stem walls & footings*								
	Diamond Concrete Saw - Chain wear	1.00	ea	Equipment @	900.00	=			900.00
	**$2 p/1000th wear on the chain; assume replacement chain since so much cutting - 900*								
	LeBlanc Excavator Rental	42.00	hrs	Equipment @	35.00	=			1,470.00
	**assume 20 hrs of use for rock wall demo & demo of South concrete steps* **assume 22 hrs for West stair & South deck footings - excavate, set footings & backfill*								
	30 lb jack hammer	2.00	wks	Equipment @	650.00	=			1,300.00
	**remove East rock wall & footing excavation* **assume 2 hammers @ $325 p/wk*								
	Forklift	7.00	mths	Equipment @	4,250.00	=			29,750.00
	**assume forklift onsite throughout*								
	Scaffolding Rental	5.00	mths	Equipment @	350.00	=			1,750.00
	**stage scaffolding & pump jacks for exterior wall work*								
	Job Shack Rental	7.00	mths	Equipment @	250.00	=			1,750.00
	**assume Carver job shack*								
	Job Shack Setup/Tear down	40.00	hrs	Labor @	65.00	=			2,600.00
	**haul job shack to site; anchor & setup inside office - 2 men for 1.5 days = 24 hrs* **demob job shack at end of project - 2 men 1 day = 16 hrs*								

	Porta Potty	7.00	mths	Equipment @	230.00	=			1,610.00
	90 lb Jack Hamer	2.00	wks	Equipment @	900.00	=			1,800.00
	removing Interior SOG for underground ~~assume 2 ea 90 lb jack hammers @ $450/wk each								
015600	Temporary Barriers and Enclosures	1.00	l/s	0.00	0.00		0.00	0.00	0.00	0.00
	There are no Items for this Assembly								
016600	Product Storage and Handling Requirements	1.00	l/s	13,313.00	0.00		0.00	0.00	0.00	13,313.00
	Concrete Forms	10.00	hrs	Labor @	58.00	=			580.00
	gather forms for new ftgs & stem walls								
	Metal Handrails	4.00	hrs	Labor @	70.00	=			280.00
	receive handrails & verify measurements accurate								
	Framing Package	10.00	hrs	Labor @	58.00	=			580.00
	unpack framing package, verify qtys & protect								
	Interior Trim Pkg	3.00	hrs	Labor @	70.00	=			210.00
	unpack all interior trim, verify qtys & stock inside								
	Shingles Pkg	7.00	hrs	Labor @	45.00	=			315.00
	unload shingles & related mats & spot on roof ~assume 2 men								
	Siding Pkg	12.00	hrs	Labor @	58.00	=			696.00
	unload, unpack & verify qtys, stack onsite & protect								
	Doors & windows	8.00	hrs	Labor @	70.00	=			560.00
	unload, verify qty & quality, spot inside ~includes checking swings, hdwr & measurements								
	Gypsum Board	14.00	hrs	Labor @	58.00	=			812.00
	unload sheetrock & spot inside ~includes counting sheets p/room to facilitate accurate room count								
	Casework	20.00	hrs	Labor @	58.00	=			1,160.00
	unpack, verify qty & quality, spot in apts ~includes verifying all parts onsite								
	Material Runs Throughout	140.00	hrs	Labor @	58.00	=			8,120.00

*expedite materials & tools throughout project
~assume 1 man 5 hrs p/wk throughout
~based on 7 month project

017000	Execution and Closeout Requirements	1.00	l/s	640.00	0.00		0.00	0.00	640.00
	Execution and Closeout Requirements	8.00	hrs	Labor @	80.00	=			640.00
	*administer commissioning & final inspections								
017113	Mobilization	1.00	l/s	6,012.00	475.00		1,250.00	0.00	0.00	7,737.00
	Job Shack Setup	22.00	hrs	Labor @	58.00	=			1,276.00
	*deliver & setup job shack onsite								
	Job Shack - Demob	16.00	hrs	Labor @	58.00	=			928.00
	*demob & remove job shack from site								
	Temp Lights & Power - labor	8.00	hrs	Labor @	70.00	=			560.00
	*setup temp lights on 1st & 2nd floors *setup spider boxes for temp power throughout; 1 box on ea floor								
	Supply Temp Power to site	1.00	l/s	Subcontract @	1,250.00	=			1,250.00
	*SE Electric to disconnect existing power & connect spider boxes on each floor								
	Temp Lights & Power - Mats	1.00	ea	Material @	475.00	=			475.00
	*misc mats for supplying temp power & lights								
	Mobilize tools & mats onsite	32.00	hrs	Labor @	58.00	=			1,856.00
	*mobilize tools, equipment & initial materials onsite								
	Demob & return tools & materials	24.00	hrs	Labor @	58.00	=			1,392.00
	*return tools, mats & remove all from site								
017400	Cleaning and Waste Management	1.00	l/s	17,220.00	475.00		0.00	17,097.50	2,750.00	37,542.50
	Daily cleaning	70.00	hrs	Labor @	58.00	=			4,060.00
	Daily tool roll up and site cleaning. Expect 2ea guys for 6 months to spend 15 minutes rolling up tools & securing the site.								
	Clean up after major events	80.00	hrs	Labor @	58.00	=			4,640.00
	Clean up after major events like exterior demo, interior demo, framing install, concrete cutting, drywall install, materials shipments, clean up after subcontractors, exterior rock demo insulation demo etc.								

	Final Cleaning	84.00	hrs	Labor @	80.00	=			6,720.00
	Expect cleaner to spend full 12 hour day in each unit @ $80 p/hr								
	Misc Materials for Clean Up	1.00	ea	Material @	475.00	=			475.00
	Cleaners, bags etc.								
	Dump runs	40.00	hrs	Labor @	45.00	=			1,800.00
	Dump runs throughout project *~assume 20 dump runs @ 2 hrs p/run*								
	Dump Fees	20.00	ea	Other @	130.00	=			2,600.00
	**assume 20 dump runs w/Carver trailer thruout*								
	AK Waste roll-off - 20 cy	3.50	mths	Equipment @	4,885.00	=			17,097.50
	**Monthly rental - $510* **Haul fee, assume 2.5 p/mo @ $150 = 375* **debris fee - assume 10 tons p/load * 2.5 loads p/mo * $160 p/ton = $4,000*								
	AK Waste Roll off - Delivery/Pickup fee	2.00	ea	Other @	75.00	=			150.00
017800	Closeout Submittals	1.00	l/s	3,200.00	0.00		0.00	0.00	0.00	3,200.00
	Closeout Submittals	40.00	hrs	Labor @	80.00	=			3,200.00
	**administer all closeout submittals:* *~as-builts* *~O&M Manual w/warrantees* *~CBJ - Cert of Occupancy* *~Cert of Final Completion*								
022100	Surveys	1.00	l/s	420.00	0.00		3,800.00	0.00	0.00	4,220.00
	Surveys	1.00	l/s	Subcontract @	3,800.00	=			3,800.00
	**Bean Surveying to:* *~establish all structural concrete elevations on the exterior of the building; Wall A; Wall B & Stairs* *~Establish all concrete sidewalk elevations* *~Provide As-Builds & the set-back form for the CBJs CO* *~Verify Wall A; Wall B; Stair footings & sidewalk final elevation before Carver begins forming* ****Carver to supply elevation of the interior SOG & mark to the Top-of-Slab reference point on the NW corner of the bldg; measurement will be located on concrete wall @ the side of the existing exterior basement door.*								
	Work with Surveyor	6.00	hrs	Labor @	70.00	=			420.00
	Time to work with the surveyor, CBJ & owner								

024100	Demolition	1.00	l/s	37,756.00	300.00	0.00	0.00	0.00	38,056.00
	*remove window wells on South exterior wall	6.00	hrs	Labor @	70.00	=			420.00
	*excavate & remove window wells @ exterior wall ~assume opening area @ opening to allow for patching & sealing wall								
	Concrete Wall Demo	60.00	hrs	Labor @	58.00	=			3,480.00
	*cut North concrete basement wall/ftg into sections that can be removed *cut NE section of concrete wall @ window sill height & remove upper section *cleanly cut West wall/ftg vertically where required to meet 32" below grade requirement *remove & dispose of concrete - assume Glacier State doing this scope & we will assist								
	1st Floor - Interior Framing Demo	28.00	hrs	Labor @	58.00	=			1,624.00
	*remove blkg in ceiling & prep for new joist; includes removing or sinking nails in joist *remove joist & headers @ East end & prep for new joist install								
	Cut Joist for New Glu-lam install	18.00	hrs	Labor @	70.00	=			1,260.00
	*cut joist to allow for installing new Glu-lam recessed into ceiling ~~assumes temporary support in place ~~assumes new Glu-lam installed in straight line from GL B - GL D (delete 7" offset)								
	2nd Floor Interior Demo - labor	80.00	hrs	Labor @	58.00	=			4,640.00
	*remove insulation in walls & ceilings, cleanup studs & rafters ~~dispose of all insulation *remove all electric, plumbing & mechanical; assumes plumber & electrician disconnect & Carver does all demo *remove framing required for new layout - interior walls *demo exterior walls, included headers, where required for new window & door layouts *separate haz-mat materials to haul to the CBJ Haz-mat site for disposal; primarily light ballast *remove damaged sections of floor & patch with like mats								
	2nd Floor Interior Demo - Mis Mats	1.00	ea	Material @	300.00	=			300.00
	*misc blkg & plywood to patch existing floor								
	Exterior Demo - South Walls	80.00	hrs	Labor @	58.00	=			4,640.00
	*remove siding & soffits *remove windows & doors *remove SE wall with rock on it; salvage rock & move to SW corner of the upper lot ~~assume rock to be removed with excavator w/jack hammer along w/concrete steps *remove section of roof @ SE corner & cut rafters back to create overhang to match rest of bldg *remove ramp & handrail @ SW corner *remove concrete ramp ~~assume using excavator w/hammer & will demo @ same time as rock wall								

	Exterior Demo - North Walls	50.00	hrs	Labor @	58.00	=			2,900.00
	**remove siding & soffits; assume scaffolding in place* **remove windows & doors* **remove sheds & small entry roof* **remove sidewalks - assume Glacier State removing all exterior concrete*								
	Exterior Demo - West Walls	36.00	hrs	Labor @	58.00	=			2,088.00
	**remove siding & soffits; assume scaffolding in place* **remove windows & doors* **remove exterior stairs & handrail* **remove lower portion of corbel brkt; verify new support system in place before removing* *~~assume lower portion removed just below angle*								
	Exterior Demo - East Wall	60.00	hrs	Labor @	58.00	=			3,480.00
	**remove siding & soffits; assume scaffolding in place* **remove rock wall; salvage rock & store @ SW corner of upper lot for Owner* *~~assume using 30 lb jack hammer for removal* **remove lower portion of corbel brkt; verify new support system in place before removing* *~~assume lower portion removed just below angle*								
	Roof Demo	48.00	hrs	Labor @	58.00	=			2,784.00
	**remove roofing @ old S entry to allow for demo of rock wall & section or roof framing* *~~assume cutting metal back to allow for demo but leave rest of metal intact until we are ready to install the shingles* **remove metal & underlayment @ entire roof & prep for new shingle install* **remove deteriorated 1x10 cedar facia; assume entire East gable & 25% of the rest of the roof* *~~100 lf of 1x12 cedar total* **cut ridge back to allow for ventilation; assume 2" ea side of ridge* **remove gutters & down spouts*								
	1st Floor SOG Demo	180.00	hrs	Labor @	58.00	=			10,440.00
	**open SOG @ each side of the existing support post & temporarily support the ceiling to prep for SOG removal* **remove all framing, including the conc wall firring & stairs & haul debris off site* **jack hammer out the SOG - assume 3 men for 1.5 weeks* **remove concrete off site - assume using Carver dump trailer*								
028500	Mold Remediation	1.00	l/s	1,392.00	480.00		0.00	0.00	0.00	1,872.00
	Mold Remediation	24.00	hrs	Labor @	58.00	=			1,392.00
	Use RMR to remediate mold on underside of the sheathing and truss. Use pump spray bottles & deck brushed to remove mold. Clean up after remediation is complete.								
	RMR Mold Remover	9.00	gal	Material @	30.00	=			270.00
	PPE Equipment for guys doing remediation	1.00	ea	Material @	85.00	=			85.00
	Tyvek suits. Eye protection, Gloves, Face masks. Expect 2ea guys to work remediation								

	Shipping for RMR	1.00	ea	Material @	125.00	=			125.00
030000	Concrete	1.00	l/s	27,024.00	23,813.00	0.00	0.00	0.00	50,837.00
	North Wall - Footings - Labor	32.00	hrs	Labor @	70.00	=			2,240.00
	**install footings for new concrete stem wall @ north wall & portion of west wall* *~~assumes matching details for CBJ footing/stem wall for 2 story house* *~~assume 2 men for 2 days to form, tie rebar, epoxy rebar into existing footings stem wall & pour concrete*								
	North wall Stem Wall - Labor	84.00	hrs	Labor @	65.00	=			5,460.00
	**install stem wall where removed* *~~assume using rented form ply but if not purshcase* *~~details to match CBJ footing & stem wall details for a 2 story bldg* *~~assume 3 men for 3.5 days to form & pour walls*								
	South Decks Footings - Labor	40.00	hrs	Labor @	70.00	=			2,800.00
	**set pre-cast concrete ftgs w brkts for south deck foundations* *~16 ea footings to set & assume using LeBlanc's excavator to set* *~ftgs = 12"x36" w/brkt for 4*4 post* **brace ftgs, backfill & prep for deck install*								
	South Decks Footings - Materials	16.00	ea	Material @	230.00	=			3,680.00
	**Big-Foot w/8" column ftg w/brkt for 4*4* *~assume supplied from AK Concrete Casting - Price each = $230*								
	Footings & Stem Walls - MATERIALS	1.00	ea	Material @	5,240.00	=			5,240.00
	**3/4"x4*8 form wood - 20 ea * $1440* **2*12*16 ftg forms - 10 ea * $650* *2*4*16 bracing - 75 ea $1650* **misc mats - $1500*								
	West Stairs Footings - LABOR	18.00	hrs	Labor @	70.00	=			1,260.00
	**form & pour 16" ftgs for West stairs; assume 4 ea* *~use 16" PVC pipe for permanent ftgs* *~excavation & backfill in Div 33*								
	West Stairs Footings - MATS	1.00	ea	Material @	1,285.00	=			1,285.00
	**16" PVC pipe - 16 lf = $160* **rebar for columns - 4 ea @ $225 = 900*								

*mis mats - $225

SOG Install - Labor	48.00	hrs	Labor @	58.00	=	2,784.00

*install rebar over the foam, mark SOG elevation on exterior walls & prep for SE Concrete pour
~~all Carver crew
~~#3 rebar @ 16" OC

SOG Install - MATERIALS	1.00	ea	Material @	5,905.00	=	5,905.00

*#3 rebar - 20' sticks * 160 ea @ $8 = 1280
*5-1/2 sack concrete - 20cy @ $225 = 4500
*mis mats - $125

SOG - AGGPRO Pump Truck	1.00	ea	Material @	703.00	=	703.00

Pump truck per hour: $185.00 * 3 hrs = 550
Pump charge per yard: $3.00 * 20cy = 60
Wash out per use: $93

Retaining Wall Footings- LABOR	48.00	hrs	Labor @	65.00	=	3,120.00

*set footings, tie rebar & pour
~210 lf of 4'x1' ftgs
~assume 3 men for 2 days

Retaining Wall - Walls - LABOR	144.00	hrs	Labor @	65.00	=	9,360.00

*install walls to create the retaining wall A & B & the ADA ramp
~assume forming, tieing rebar, pour mud for all walls
~strip & clean forms & site
~sack walls & finish - assume 1 man for 3 days
~based on 3 men for 1 week
~forms to be rented if possible but otherwise purchase form wood

Retaining Wall Ftgs/Walls - CONCRETE	20.00	cy	Material @	275.00	=	5,500.00

*Retaining Wall A & B - 7.3 cy
*Steps & Main stair found - 3.5 cy
*Sono Tubes - west stairs - 2.5 cy
*New foundation - ftgs & stemwall - 6.5 cy

~~assume all concrete is Winter mix

Retaining Wall Ftgs/Walls -REBAR	1.00	ea	Material @	1,500.00	=	1,500.00

ALL RETAINING WALLS;
*#4 x 20' sticks - 60 ea @ $14 = 840
*#4 uprights - 140 ea @ $3.50 = 490
*1/2" x 12" anchor bolts - 20 ea @ $4 ea = 80

030000	Concrete	1.00	l/s	0.00	0.00	5,600.00	0.00	0.00	5,600.00

	Concrete	1.00	l/s	Subcontract @	5,600.00	=				5,600.00
	Concrete									
	SOG Lay & Finish - Sub	0.00	l/s	Subcontract @	0.00	=				0.00
	Lay & finish only - GC to supply concrete & pump truck *~GC needs to set rebar & mark elevation on ext walls* *~includes cutting cont joints & if we need to treat with silicone it will cost $.50 p/lf*									
055200	Metal Railings	1.00	l/s	1,680.00	2,640.00		0.00	0.00	0.00	4,320.00
	Galv Metal Pipe Rail - -AD A Ramp Materials	22.00	lf	Material @	120.00	=				2,640.00
	**refer to 2/C405 - installs on one side of the ADA ramp* *~~VERIFY PRICE FROM PFC*									
	Galv Metal Pipe Handrail - Labor	24.00	hrs	Labor @	70.00	=				1,680.00
	**install pipe handrail @ ADA ramp - Approx 22 lf* *~assume cast brkts attached to top of retain wall in lieu of cast into wall* *~assume 2 men for 1 days install & 1 man 1 day to attach*									
061000	Rough Carpentry	1.00	l/s	30,010.00	3,700.00		0.00	0.00	0.00	33,710.00
	1st Floor - Frame North W alls - LABOR	64.00	hrs	Labor @	70.00	=				4,480.00
	New North Wall; **install pt plates & sill sealer* **layout walls* **frame walls per plans through sheathing; includes Hold Downs*									
	1st Floor - Frame North W alls - MATERIALS	1.00	ea	Material @	750.00	=				750.00
	**fasteners; brkts; blkg; etc...*									
	1st Floor - Fur Walls	18.00	hrs	Labor @	70.00	=				1,260.00
	**install furred walls per plans;* *~combination of 2*4 & 2*6 walls against the concrete walls* *~assume all PT plates & studs*									
	1st Floor - Frame Party W alls	28.00	hrs	Labor @	70.00	=				1,960.00
	**frame demising walls - 3 ea* *~framed from ff to 2nd floor deck* *~includes removing & reseting floor joist if it is in the way of wall*									
	1st Floor - Ceiling Joist In stall - LABOR	40.00	hrs	Labor @	58.00	=				2,320.00
	**install ceiling joist per plan* *~includes sistering compromised joist that were notched for plumbing; approx 1/2 the joist from GL B - GL D* *~reinstall removed blkg throughout*									

1st Floor Ceiling Joist Install - MATERIALS	1.00	ea	Material @	675.00	=	675.00
**hangars; fasteners; etc...*						
1st Floor - Post & beam install	48.00	hrs	Labor @	65.00	=	3,120.00
**install new post & beams per plan - 12" Glu-lams installed into joist space* *~includes installing hangars* *~assumes cutting joist to allow Glu-lam install done in Div 2 - Demolition* *~assumes all post & beam from GL A - GL D*						
1st Floor - In-fill window Framing	18.00	hrs	Labor @	70.00	=	1,260.00
**frame in old window well openings & seal* *~assumes installing PT studs; PT plywood; asphalt sealant around opening; Enka-drain(or simular), on exterior of wall; backfill*						
1st Floor - Frame Interior Walls	22.00	hrs	Labor @	70.00	=	1,540.00
**frame all interior walls per plans*						
2nd Floor - Frame Exterior Walls - LABOR	28.00	hrs	Labor @	70.00	=	1,960.00
**frame window & door openings p/plans* *~assume all framing completed from inside* *~all new framing to be 2*6* *~includes furring South walls @ plumbing walls*						
2nd Floor - Frame Exterior Walls - MISC MATS	1.00	ea	Material @	500.00	=	500.00
2nd Floor - Frame Party Walls	32.00	hrs	Labor @	70.00	=	2,240.00
**frame demising walls per plans* *~walls installed from floor deck to roof deck*						
2nd Floor - Glu-lam Install	24.00	hrs	Labor @	70.00	=	1,680.00
**install 6-3/4" Glu-lams between GL A & GL B* *~installed below roof trusses*						
2nd Floor - Additional Corbel Support - LABOR	14.00	hrs	Labor @	70.00	=	980.00
**install 4 ea 2*4 from bottom plate to top plate behind each corbel* *~will verify with struct. engineer for final design details* *~includes corner corbels so 8 each*						
2nd Floor - Additional Corbel Support - MISC MATS	1.00	ea	Material @	325.00	=	325.00
**fasteners; 2*4*						

	2nd Floor - Frame Interior Walls - LABOR	36.00	hrs	Labor @	70.00	=				2,520.00
	**frame all interior walls per plans*									
	2ND Floor - Frame Interio r Wall - MISC MATS	1.00	ea	Material @	450.00	=				450.00
	1st & 2nd Floor - Install bl ocking & backing - LABOR	56.00	hrs	Labor @	65.00	=				3,640.00
	**install blkg & backing for sheetrock; casework; bathroom fixtures; etc....*									
	1st & 2nd Floor - Install bl ocking & backing - MISC MATS	1.00	ea	Material @	625.00	=				625.00
	2Xs; fasteners; etc...									
	Roof - Frame revised Roof - SE Section - LABOR	15.00	hrs	Labor @	70.00	=				1,050.00
	**cut trusses once roof extension removed & install new facia* *~overhang to match rest of roof overhangs* *~includes installing new 1*12 cedar finish facia to match existing*									
	Roof - Frame revised Roof - SE Section - MISC MATS	1.00	ea	Material @	375.00	=				375.00
	**Sub facia; finish facia; fasteners;*									
061500	Wood Decking, Stairs & R ailing	1.00	l/s	8,960.00	1,525.00		0.00	0.00	0.00	10,485.00
	South Decks & Stairs Inst all - LABOR	72.00	hrs	Labor @	70.00	=				5,040.00
	**install entry decks per plans* *~includes foundation; 4*4 pt post; 4*10 pt beams; 2*6 pt joist* *~decking = 2*6 Sunwood* *~stairs = 4*12 stringers w/galv. metal treads* *~railings on 1 side of the stairs only* *~skirting per note on 1/A301*									
	South Decks & Stairs Inst all - MISC MATS	1.00	ea	Material @	1,250.00	=				1,250.00
	**brackets; fasteners; etc....* *~~includes materials for skirting detail on 1/A301*									
	West Stairs - LABOR	56.00	hrs	Labor @	70.00	=				3,920.00
	**install new stairs per plan on C403 & C405* *~assumes foundation installed in Div 3 so this only includes carpentry* *~includes foundation; stairs; railing; bracing;*									
	West Stairs - MISC MATS	1.00	ea	Material @	275.00	=				275.00
	**brackets; fasteners; etc...*									

062000	Finish Carpentry	1.00	l/s	6,230.00	3,020.00	0.00	0.00	0.00	9,250.00
	1st Floor - Window & Door Trim - LABOR	16.00	hrs	Labor @	70.00	=			1,120.00
	**install clear, pre-finished Hemlock trim at all windows, exterior doors & interior doors* **base to be rubber* *~~~window sills to be Corian w/Hemlock skirt*								
	1st Floor - Window & Door Trim - MIS MATS	1.00	ea	Material @	225.00	=			225.00
	fasteners; fillers; glue; touchup mats								
	1st & 2nd Floor Window Sills - CORIAN MATS	72.00	lf	Material @	35.00	=			2,520.00
	**supply only - assume 8" wide* **assume from Counter Fitters - CONFIRM PRICE FOR SUPPLY - BUDGET BASED ON $35 P/SF*								
	1st & 2nd Floor Window Sills - CORIAN - LABOR	16.00	hrs	Labor @	70.00	=			1,120.00
	**install window sills - assume pre-cut from Counter Fitters then final fit & glue onsite*								
	1st Floor - Closet Shelving - LABOR	12.00	hrs	Labor @	70.00	=			840.00
	**install the following shelving:* *Apt 101 - laundry;* *Apt 102 - double closet* *Apt 103 - double closet*								
	2nd Floor - Window & Door Trim - LABOR	21.00	hrs	Labor @	70.00	=			1,470.00
	**install clear, pre-finished Hemlock trim at all windows, exterior doors & interior doors* **base to be rubber* *~~~window sills to be Corian w/Hemlock skirt*								
	2nd Floor - Window & Door Trim - MIS MATS	1.00	ea	Material @	275.00	=			275.00
	fasteners; fillers; glue; touchup mats								
	2nd Floor - Closet Shelving - LABOR	24.00	hrs	Labor @	70.00	=			1,680.00
	**install the following shelving:* *Apt 201 - double closet - 2 ea* *Apt 202; 203; 204 - double closet - 3 ea*								
070000	Thermal and Moisture Protection	1.00	l/s	0.00	0.00	0.00	0.00	0.00	0.00
	There are no Items for this Assembly								
071300	Sheet Waterproofing	1.00	l/s	2,188.00	175.00	0.00	0.00	0.00	2,363.00

	Window Well Patches - Foundation Sealing - LABOR	4.00	hrs	Labor @	70.00	=				280.00
	**install Bituthene or similar at patches where window wells removed - 3 ea* *~assume each is being installed over existing concrete & PT plywood patches*									
	Window Well Patches - Foundation Sealing - MIS MATS	1.00	ea	Material @	175.00	=				175.00
	**Bituthene*									
	North Foundation - Stem Wall Membrane	14.00	hrs	Labor @	70.00	=				980.00
	**install Bituthene or similar @ new N foundation stem walls*									
	Roof Perimeter Membrane - Ice & Snow Guard	16.00	hrs	Labor @	58.00	=				928.00
	**install Ice & Snow membrane @ the perimeter of the roof* *~2 runs on the eaves & gable ends; will extend a minimum of 2' inside the wall line*									
072100	Thermal Insulation	1.00	l/s	13,958.00	0.00		0.00	0.00	0.00	13,958.00
	Foundation - SOG Insulation	32.00	hrs	Labor @	58.00	=				1,856.00
	**install 2" of EPS foam under SOG* *~assume installed over the 15 mil Stego-Wrap* *~seal penetrations & edges with spray foam*									
	1st Floor Walls - Interior/Exterior Walls/Ceiling	40.00	hrs	Labor @	58.00	=				2,320.00
	**install R-13 in all exterior furred walls; 2*4 & 2*6* **install R-19 in all new framed exterior walls* **install R-19 in demising walls; from SOG to plywood deck above* **Install R-13 in ceilings*									
	1st Floor - Perimeter Header Joist Insulation	40.00	hrs	Labor @	58.00	=				2,320.00
	**install 4" of pink foam board @ header joist* *~spray foam all edges & penetrations*									
	2nd Floor Wall - Interior/Exterior/Roof	64.00	hrs	Labor @	58.00	=				3,712.00
	**install R-13 in all exterior walls; detail 5/A802 shows R-19 but this would only work at furred walls* *~~assume R-13 throughout since there is 2" of outsulation* **install R-19 in Demising walls; from floor deck to roof deck* **install R-38 in roof; too narrow at eaves but this will use foam board to maximize R value*									
	Roof - Eave Insulation - LABOR	50.00	ea	Labor @	70.00	=				3,500.00
	**install 3 layers of 2" EPS foam board 8' from Exterior wall to create maximum R-value due to narrow trusses @ wall line* *~Assume R-5 p/inch for a total of R-30; since only only 2 layers @ wall line it will only be R-20*									

	~spray foam all penetrations & gaps								
	Roof - Eave Insulation - M IS MATS	1.00	hrs	Labor @	250.00	=			250.00
	spray foam; fasteners; etc...								
072400	Exterior Insulation and Fin ish Systems	1.00	l/s	6,148.00	0.00	0.00	0.00	0.00	6,148.00
	Out-sulation - South Side	18.00	hrs	Labor @	58.00	=			1,044.00
	**install 2" of EPS foam board* *~assume attaching w/cap nails* *~seal penetrations & joints w/spray foam*								
	Out-sulaion - North Side	48.00	hrs	Labor @	58.00	=			2,784.00
	**install 2" of EPS foam board; includes foam @ overhang - 2"* *~assume attaching w/cap nails* *~seal penetrations & joints w/spray foam*								
	Out-sulation - West Side	20.00	hrs	Labor @	58.00	=			1,160.00
	**install 2" of EPS foam board; assumes corbel brkts cut to bottom of angle support* *~assume foam to install minimum of 12" below grade @ lower wall* *~assume attaching w/cap nails* *~seal penetrations & joints w/spray foam*								
	Out-sulation - East Side	20.00	hrs	Labor @	58.00	=			1,160.00
	**install 2" of EPS foam board; assumes corbel brkts cut to bottom of angle support* *~assume foam to install minimum of 12" below grade @ lower wall* *~assume attaching w/cap nails* *~seal penetrations & joints w/spray foam*								
072600	Vapor Retarders	1.00	l/s	8,352.00	392.00	0.00	0.00	0.00	8,744.00
	1st Floor Vapor Barrier - Walls	32.00	hrs	Labor @	58.00	=			1,856.00
	**install 6 mil VB @ all exterior walls* *~seal penetration, joints & window/door openings with black death*								
	2nd Floor Vapor Barrier - Walls/ceiling	64.00	hrs	Labor @	58.00	=			3,712.00
	**install 6 mil VB @ all exterior walls & ceiling* *~seal penetration, joints & window/door openings with black death*								
	Vapor Barrier - Mats	1.00	ea	Material @	392.00	=			392.00
	**20*100*6 mil visqueen - 2 rolls = $200* **Black death(20oz Tremco acoustic sealant) - 16 ea @ $12 = $192*								
	Foundation Vapor Barrier	48.00	hrs	Labor @	58.00	=			2,784.00

*install 15 mil Steg0 wrap under SOG
~includes sealing wall penetrations with tape & stego sealant

072700	Air Barriers	1.00	l/s	5,800.00	0.00		0.00	0.00	5,800.00
	Air Barrier - South Elevation	16.00	hrs	Labor @	58.00	=			928.00
	*install Wrap Shield system on wall & prep for furring install ~assume attaching with cap nails to hold until furring strips installed ~all penetrations sealed with Wrap Shield tapes & caulkings								
	Air Barrier - North Elevation	32.00	hrs	Labor @	58.00	=			1,856.00
	*install Wrap Shield system on wall & prep for furring install ~assume attaching with cap nails to hold until furring strips installed ~all penetrations sealed with Wrap Shield tapes & caulkings								
	Air Barrier - West Elevation	28.00	hrs	Labor @	58.00	=			1,624.00
	*install Wrap Shield system on wall & prep for furring install ~assume attaching with cap nails to hold until furring strips installed ~all penetrations sealed with Wrap Shield tapes & caulkings								
	Air Barrier - East Elevation	24.00	hrs	Labor @	58.00	=			1,392.00
	*install Wrap Shield system on wall & prep for furring install ~assume attaching with cap nails to hold until furring strips installed ~all penetrations sealed with Wrap Shield tapes & caulkings								
073100	Shingles and Shakes	1.00	l/s	5,400.00	0.00		0.00	0.00	5,400.00
	Shingles Install	2,700.00	sf	Labor @	2.00	=			5,400.00
	*install shingles to include: ~Dupont Roof Protector underlayment ~D-flash ~vented ridge ~Malarkey Legacy Scotchgard shingles -related flashings for penetrations								
074600	Siding	1.00	l/s	34,300.00	650.00		0.00	0.00	34,950.00
	Siding Install - South Side	48.00	hrs	Labor @	65.00	=			3,120.00
	*install composite siding system including: ~PT furring strips including around penetrations ~Starter strip & penetration flashings ~Siding install ~final trim install & touchup								
	Siding Install - North Side	120.00	hrs	Labor @	65.00	=			7,800.00

*install metal siding on lower walls & composite siding system including:
~PT furring strips including around penetrations
~Starter strip & penetration flashings on upper & lower walls
~install siding
~install final trim & touchup

Siding Install - West Side	96.00	hrs	Labor @	65.00	=	6,240.00

*install metal siding on lower walls & composite siding system including:
~PT furring strips including around penetrations
~Starter strip & penetration flashings on upper & lower walls
~install siding
~install final trim & touchup

Siding Install - East Side	72.00	hrs	Labor @	65.00	=	4,680.00

*install metal siding on lower walls & composite siding system including:
~PT furring strips including around penetrations
~Starter strip & penetration flashings on upper & lower walls
~install siding
~install final trim & touchup

Soffit Install - LABOR	134.00	hrs	Labor @	70.00	=	9,380.00

*install vinyl soffits around the perimeter, includes:
~installing 1x4 strapping to bottom of rafters; assume 3 runs ttl
~installing J-trim & F-trim & prep for vinyl soffit
~install Vinyl soffit
***South side = 40
***North side = 40
***West side = 30
***East side = 24

Corbel Flashing - LABOR	32.00	hrs	Labor @	70.00	=	2,240.00

*install flashing over existing wood corbels; assumes corbels shortened to bottom of angle brace
~8 ea @ 4 hrs p/corbel

Corbel Flashing - Mats	1.00	ea	Material @	650.00	=	650.00

Facia Extension	12.00	hrs	Labor @	70.00	=	840.00

*install 1" ripped cedar strip on bottom of existing subfacia to extend to bottom of finish facia
~will need to install before the facia flashing installation
~assume installing while scaffolding in place

077113	Gutters and Downspouts	1.00	l/s	0.00	0.00	2,428.00	0.00	0.00	2,428.00

Gutters and Downspouts	1.00	l/s	Subcontract @	2,428.00	=	2,428.00

*assume $7 p/LF for gutters & downspouts; $25 p/mitered corner; eave wedges $3.75 ea(assume wedges installed @ 16" OC)
~gutters = 145' @ $7 = 1015
~downspouts = 100' @ $7 = 700
~wedges = 110 ea @ $3.75 = 413
~Miters = 12 ea @ $25 = 300

****assume Silverbow Construction supplying & installing gutters & downspouts; talk to Johnny Burruss - 907-321-3170*

078400	Firestopping	1.00	l/s	420.00	100.00		0.00	0.00	0.00	520.00
	Firestopping	6.00	hrs	Labor @	70.00	=				420.00
	Install FS-1 Caulking around all penetrations in the upper level floor.									
	FS-1 Caulking	4.00	ea	Material @	25.00	=				100.00
081000	Doors and Frames	1.00	l/s	10,500.00	0.00		0.00	0.00	0.00	10,500.00
	Metal Entry Doors - Storage & Mech	12.00	hrs	Labor @	70.00	=				840.00
	**install 2 ea metal doors & jambs in Storage 001 & Mechanical 002* *~assume extra insulated galv, mtl doors & jambs without lites - $5507 total to jobsite*									
	Install Door Hardware - Interior Doors	11.00	hrs	Labor @	70.00	=				770.00
	**install the following hardware:* *~7 ea privacy hdwr sets on the apt bathroom doors; lever style - 7 hrs* *~install knobs on bi-fold doors; 7 ea - 4 hrs*									
	Exterior Door Install - Therma-Tru	32.00	hrs	Labor @	70.00	=				2,240.00
	**install Therma-Tru fiberglass, full-lite doors to all apartments & into the Storage Room 001* *~8 doors total* *~~~could save approx $200 p/door for insulated metal doors*									
	Interior Door Install	50.00	hrs	Labor @	70.00	=				3,500.00
	**install 7 ea, solid-core, Birch, swing doors w/Hemlock frames, clear finished* *~~assume 3 hrs p/door - 21hrs* **install 7 ea, Birch, Bi-fold closet doors, clear finished* *~~assume 4 hrs p/door = 28hrs ttl*									
	Install Door Hardware - Exterior Doors	45.00	hrs	Labor @	70.00	=				3,150.00
	**install exterior, commercial-grade, lever lock sets for 9 exterior doors - 5 hrs p/door = 45 hrs ttl* *~~assume all locks keyed to a master system - coordinate with Juneau Alarm for keying & have him key to Owner's preference* *~~includes all apartment entry doors, Storage 001 & Mech 002.* *~~include closer on Mechanical 002 door*									
085000	Windows	1.00	l/s	3,990.00	0.00		0.00	0.00	0.00	3,990.00
	Window Install	57.00	hrs	Labor @	70.00	=				3,990.00
	**install Milgard Fiberglass Windows per the following:* ***includes prepping the opening, setting the window & installing sealants & flashings & prep for siding install* *~North Side - 12 ea @ 4 hrs each = 48 hrs* *~West Side - 2 windows @ 3 hrs ea = 6 hrs*									

~East side - 1 window @ 3 hrs ea = 3 hrs

092900	Gypsum Board	1.00	l/s	19,790.00	1,170.00	0.00	0.00	0.00	20,960.00
	RC Channel - Mats	90.00	ea	Material @	13.00 =				1,170.00
	**assume RC8 in 25g - 8' sticks* **assume ceiling only but verify with Owner if the walls will get RC along with the Silent/FX*								
	Hang drywall	13,500.00	sf	Labor @	1.30 =				17,550.00
	**install all Gypsum board throughout - assume all 5/8"x4x12 except the sound board, this will be 5/8"x4x8* *~based on 13,500 sf of walls & ceilings* *~windows not wrapped* *~hang only & not corner bead* *~assume $1.35 p/sf for labor*								
	Install RC on Ceiling	32.00	hrs	Labor @	70.00 =				2,240.00
	Install RC channel on ceilings of lower units - assume perpendicular to joist & 24" OC								
096000	Flooring	1.00	l/s	0.00	0.00	45,995.00	0.00	0.00	45,995.00
	Flooring	1.00	l/s	Subcontract @	45,995.00 =				45,995.00
	Flooring								
	Flooring	0.00	l/s	Subcontract @	0.00 =				0.00
	RBI								
099113	Exterior Painting	1.00	l/s	70.00	1.00	0.00	0.00	0.00	71.00
	Exterior Painting - LABOR	1.00	hrs	Labor @	70.00 =				70.00
	**paint corbels if flashing not installed*								
	Exterior Painting - Mats	1.00	ea	Material @	1.00 =				1.00
	**primer - 2 gal @ $40 = $80* **paint - 2 gal @ $50 = $100* **mis mats @ $50* *~~add only if corbels not flashed*								
099123	Interior Painting	1.00	l/s	0.00	0.00	29,670.00	0.00	0.00	29,670.00
	Interior Painting	1.00	l/s	Subcontract @	29,670.00 =				29,670.00
	Interior Painting								
	Interior Painting	0.00	l/s	Subcontract @	0.00 =				0.00
	Interior Painting								
101400	Signage	1.00	l/s	980.00	360.00	0.00	0.00	0.00	1,340.00
	Entry Door Signs	14.00	hrs	Labor @	70.00 =				980.00

*install signs @ each entry door
~assume 6" aluminum numbers mounted beside each entry door
~assume name @ Storage 001 & Mech 002

	Entry Door Signs - MATS	8.00	ea	Material @	45.00	=			360.00

*6" aluminum numbers - 7 sets ea
*6" aluminum names - 2 ea (Storage 001& Mech 002)

102800	Toilet, Bath, and Laundry Accessories	1.00	l/s	2,940.00	630.00		0.00	0.00	0.00	3,570.00
	Toilet & Bath Accessories - LABOR	42.00	hrs	Labor @	70.00	=				2,940.00

*install the following in 7 each Bathroom:
~TP Holder
~Robe hooks, 2 ea
~24" towel bar, 1 ea
~hand towel bar - 1 ea

	Toilet & Bath Accessories - MATS	1.00	ea	Material @	630.00	=			630.00

~TP holder - 7 ea @ $20 = 140
~Robe hook - 14 ea @ $10 = 140
~24" towel bar - 7 ea @ $35 = 245
~hand towel bar - 7 ea @ $15 = 105

104400	Fire Protection Specialties	1.00	l/s	520.00	1,572.00		0.00	0.00	0.00	2,092.00
	Install fire extinguisher br ackets & extinguishers	8.00	hrs	Labor @	65.00	=				520.00

Install 1ea fire extinguisher bracket in the kitchen of each unit. Extinguisher should be installed under kitchen cabinet unless otherwise directed. Install 1ea fire cabinet & install extinguisher in the storage area.

	Fire Alarms Are hardwired	0.00	ea	Material @	0.00	=			0.00
	Fire Extinguishers	8.00	ea	Material @	70.00	=			560.00

10lb ABC Dry Chemical NO Tag 4A 80 BC Extinguisher.

	Fire Extinguisher Hangers	7.00	ea	Material @	50.00	=			350.00

Mounting Bracket for 5,6 & 10lb extinguishers

	Fire Extinguisher Cabinet	7.00	ea	Material @	66.00	=			462.00

11.5"x26.5"x5.75" Non rated steel surface mounted vertical locking cabinet.

	Freight for fire protection equipment	1.00	ea	Material @	200.00	=			200.00

113100	Residential Appliances	1.00	l/s	6,240.00	29,050.00		0.00	0.00	0.00	35,290.00
	Supply Appliances for Kitchens	1.00	ea	Material @	29,050.00	=				29,050.00
	~Ranges - 7 ea @ $1200 = 8400 *~Refers - 7 ea @ $1000 = 7000* *~Microwave-vent hood - 7 ea @ 950 = 6650* *~Dishwasher - 7 ea @ $1000 = 7000*									
	Install Appliances - LABOR	96.00	hrs	Labor @	65.00	=				6,240.00
	**install 7 ranges - 12 hrs* **install 7 refers - 10* **install 7 microwave/hoods - 32* **install 7 dishwashers - 42*									
122000	Window Treatments	1.00	l/s	0.00	0.00		0.00	0.00	0.00	0.00
	Window Treatments	1.00	l/s	Subcontract @	0.00	=				0.00
	Window Treatments									
123000	Casework	1.00	l/s	18,060.00	0.00		0.00	0.00	0.00	18,060.00
	Unit 101 Kitchen & Bath Casework Install	40.00	hrs	Labor @	70.00	=				2,800.00
	Install casework in unit 101. Casework should already be stocked in unit space by the time install happens. Material handling time is covered in Quality Control Assembly.									
	Unit 102 Kitchen & Bathroom Casework Install	24.00	hrs	Labor @	70.00	=				1,680.00
	Casework should already be organized & stocked in the space before install begins. Material handling time is accounted for in the Quality Control Assembly.									
	Unit 103 Kitchen & Bath Casework Install	24.00	hrs	Labor @	70.00	=				1,680.00
	Casework is identical to Unit 102. Casework should be already stocked in unit before install begins. Material handling time covered in Quality Control Assembly									
	Unit 201 Kitchen Casework Install	40.00	hrs	Labor @	70.00	=				2,800.00
	Identical to unit 101. Casework should already be in the unit before install begins. Material handling time is accounted for in Quality Control Assembly.									
	Unit 202 Kitchen & Bath Casework Install	26.00	hrs	Labor @	70.00	=				1,820.00
	Install kitchen & bath casework in units 202. Bathroom casework has some built in shelving.									
	Unit 203 Kitchen & Bath Casework Install	26.00	hrs	Labor @	70.00	=				1,820.00

	Unit 204 Kitchen & Bath Casework Install	26.00	hrs	Labor @	70.00	=				1,820.00
	Adjustments	16.00	hrs	Labor @	70.00	=				1,120.00
	Time for finish carpenter to go around and in and adjust all drawer & cabinet faces.									
	Install Casework Pulls	36.00	hrs	Labor @	70.00	=				2,520.00
	Time to install all casework pulls									
123600	Countertops	1.00	l/s	0.00	0.00		14,140.00	0.00	0.00	14,140.00
	Supply & Install P-lam Counters - Apt 101	1.00	ea	Subcontract @	2,685.00	=				2,685.00
	Supply & install P-lam counters in All Bathrooms & Kitchens: *Apt 101;* *Bathroom - 6 @ $85 = 510* *Kitch - 2' - 12 @ $85 = 1020* *Kitch 3'-6" - 7 @ $165 = 1155*									
	Supply & Install P-lam Counters - Apt 102 & 103	2.00	ea	Subcontract @	2,510.00	=				5,020.00
	Supply & install P-lam counters in All Bathrooms & Kitchens: *Apt 102/103; Mirror* *Bathroom - 6 @ $85 = 510* *Kitch - 2' - 8 @ $85 = 680* *Kitch 3'-6" - 8' @ $165 = 1320*									
	Supply & Install P-lam Counters - Apt 201	1.00	ea	Subcontract @	2,610.00	=				2,610.00
	Supply & install P-lam counters in All Bathrooms & Kitchens: *Apt 201;* *Bathroom - 5 @ $85 = 425* *Kitch - 2' - 16 @ $85 = 1360* *Kitch 3'-6" - 5 @ $165 = 825*									
	Supply & Install P-lam Counters - Apt 202, 203, 204	3.00	ea	Subcontract @	1,275.00	=				3,825.00
	Supply & install P-lam counters in All Bathrooms & Kitchens: *Apt 202, 203, 204; Identical* *Bathroom - 5 @ $85 = 425* *Kitch - 2' - 10 @ $85 = 850*									
211300	Fire-Suppression Sprinkler Systems	1.00	l/s	0.00	0.00		34,800.00	0.00	0.00	34,800.00
	Fire-Suppression Sprinkler Systems	1.00	l/s	Subcontract @	34,800.00	=				34,800.00
	Fire-Suppression Sprinkler Systems									

	Supply & Install Sprinkler Systems	0.00	l/s	Subcontract @	0.00	=			0.00
	Southeast Fire Protection to Supply & Install Fire-Suppression Sprinkler Systems								
	****Per conversation w/Tom M I increased budget amount to $32K - will fine-tune if we get the projects*								
220000	Plumbing/Mechanical	1.00	l/s	0.00	0.00	237,229.00	0.00	0.00	237,229.00
	Plumbing/Mechanical	1.00	l/s	Subcontract @	237,229.00	=			237,229.00
	Plumbing/Mechanical								
	Plumbing/Mechanical	0.00	l/s	Subcontract @	0.00	=			0.00
260000	Electrical	1.00	l/s	0.00	0.00	142,500.00	0.00	0.00	142,500.00
	Electrical	1.00	l/s	Subcontract @	142,500.00	=			142,500.00
	Electrical								
	Electrical	0.00	l/s	Subcontract @	0.00	=			0.00
	Electrical Scope as drawn on plans. Electrical fixture supply as well.								
	***Increased from $76K to $80 per conversation w/Richard & will fine-tune once we get the project*								
310000	Earthwork	1.00	l/s	0.00	0.00	177,450.00	0.00	0.00	177,450.00
	Earthwork	1.00	l/s	Subcontract @	177,450.00	=			177,450.00
	Earthwork								
	Earthwork	0.00	l/s	Subcontract @	0.00	=			0.00
	All exterior improvements except asphalt Glacier State Contractors - refer to 4/7/22 bid - $168,800								
	****Deducted $26,000 for retaining walls since I have concrete retaining walls budgeted & will probably work better for ADA ramp*								
312300	Excavation and Fill	1.00	l/s	0.00	0.00	0.00	0.00	0.00	0.00
	There are no Items for this Assembly								
320000	Exterior Improvements	1.00	l/s	0.00	0.00	0.00	0.00	0.00	0.00
	Exterior Improvements	1.00	l/s	Subcontract @	0.00	=			0.00
	Exterior Improvements								
321600	Curbs, Gutters, Sidewalks, and Driveways	1.00	l/s	0.00	0.00	8,440.00	0.00	0.00	8,440.00
	Curbs, Gutters, Sidewalks, and Driveways	1.00	l/s	Subcontract @	8,440.00	=			8,440.00
	Curbs, Gutters, Sidewalks, and Driveways								
	Sidewalks - LABOR	0.00	ea	Subcontract @	0.00	=			0.00
	**install all sidewalks shown on the Civil plans submitted on 3.5.22*								

***labor to install based on 98 square yards @ $70 p/sy = $6860 - round to 9500*

~assumes the sidewalks on the ADA ramp as well
~excludes new concrete walks @ South elevation; this is to be PT deck system

	Sidewalks - Mats	0.00	cy	Material @	0.00	=			0.00
	**assumes concrete + mis mats*								
321700	Paving Specialties	1.00	l/s	0.00	0.00	16,450.00	0.00	0.00	16,450.00
	Paving Specialties	1.00	l/s	Subcontract @	16,450.00	=			16,450.00
	Paving Specialties								
	Paving Specialties	0.00	l/s	Subcontract @	0.00	=			0.00
	***SECON - $16450*								

SUBTOTAL DIRECT COSTS	**400,079.00**	**260,246.00**	**721,172.00**	**71,467.50**	**14,751.00**	**1,467,715.50**
Indirect Costs	28,005.53	18,217.22	50,482.04	5,002.73	1,032.57	
Indirect Cost Allocation Rates	7.00%	7.00%	7.00%	7.00%	7.00%	
TOTAL DIRECT & INDIRECT COSTS	**428,084.53**	**278,463.22**	**771,654.04**	**76,470.23**	**15,783.57**	**1,570,455.59**
Profit Margin					6.25%	107,299.50

Supplemental Markups:

0001	Contingency - MATERIALS	15.00	Percent of Direct Material	39,036.90
	Contingency - MATERIALS Cost:	15.00	Percent of Direct Material	

TOTAL PRICE	**1,716,791.98**

AWARE's Cordova St. Housing Development

Application for Juneau Affordable Housing Fund

Oct. 29, 2021

AWARE
SHÁA KA ATYÁTX'I NOOWÚ

October 29, 2021

CBJ Housing Department
155 Seward St.
Juneau AK 99801

Dear CBJ Affordable Housing Review Committee,

Please find AWARE's application for our Cordova St. Housing Development attached. We are excited to be in the position to deliver needed, efficient, and safe affordable housing for our Juneau community. We appreciate your time and consideration on behalf of our organization and our participants.

Kindly,

Mandy Cole
AWARE, Inc., Executive Director

Section 1. Property Information

DigiSign Verified: D78E1DD9-08AA-49A2-8361-03712D22A4E3

AGREEMENT TO PURCHASE AND EARNEST MONEY RECEIPT

SEAMLS

This Agreement to Purchase and Earnest Money Receipt ("Agreement") describes the terms and conditions of sale of the below-described real property. This is a legally binding contract. Read carefully before signing. If not understood, seek competent legal advice. The Parties must clearly checkmark the boxes that apply to this Agreement, initial, and sign where indicated.

SELLER: W&B RENTALS LLC

BUYER: ANARE Inc.

Seller agrees to sell and Buyer agrees to buy, on the terms and conditions herein, the following described real property having a street address of: 201 Cordova Street Juneau AK 99801

For Property known as (herein, the "property"): Juneau Recording District, First Judicial District, State of Alaska.
(Legal description) WEST JUNEAU BL H LT 1A and WEST JUNEAU BL H LT 2A

1. PURCHASE AGREEMENT TERMS

1.1. Purchase Price to be: $ 385,000.00 Three Hundred Eighty-Five Thousand Dollars

1.2. ☐ IS ☒ IS NOT Contingent upon appraisal being no less than purchase price. If appraisal is less than Purchase Price, Buyer and Seller agree to negotiate in good faith. Release Date: The Parties will have five (5) days from both Parties' receipt of the Property appraisal to renegotiate the Purchase Price other terms. If the Parties are not able to renegotiate, the earnest money shall be returned to Buyer and this Agreement is terminated.

1.3. ☐ IS ☒ IS NOT Contingent upon the sale of Buyer's property located _____
☐ IS ☒ IS NOT Subject to 72-hour Contingency Agreement.

1.4. Earnest Money shall be in the amount of $ 5,000.00 in the form of ☐ Cashier's check ☒ Personal Check ☐ Promissory Note ☐ or n.a. . The earnest money shall be deposited in the Trust Account of RE/MAX of Juneau . *Broker holding the earnest money may elect to transfer the earnest money to the Title Company or another Broker.

1.5. All Cash Offer ☐ NO ☒ YES If YES, BUYER agrees to supply SELLER within 3 days of acceptance of this agreement by all Parties evidence of sufficient funds and/or proceeds necessary to close the transaction.

1.6. Loan: The Buyer shall apply for the following loan below not later than _____ business days (3 days if not filled in):
☐ Conventional ☐ VA ☐ FHA ☐ USDA ☐ HUD184 ☐ AHFC ☐ Owner Financing ☐ Other: _____
Buyer agrees to pay all fees as set forth above and satisfy all conditions required by the lending institution for processing of loan application. If Buyer chooses to change lender or loan program during the course of the transaction, Seller's Licensee and Seller must be notified in writing within three (3) business days of doing so and the Buyer shall supply a new prequalification letter within the 3-business day notification period.

1.7. Pre-Qualification Letter: ☐ Attached is Buyer's pre-qualification letter.
☐ Buyer shall provide pre-qualification letter within ___ days (three days if not filled in).

1.8 Title/Escrow Company: First American Title Company Lender: n.a.

1.9. Closing shall be on or before: 11/13/2020 Closing shall not be unreasonably withheld by either Party. "Closing Date" is defined as: The day that the deed is recorded to transfer right, title and interest to the property to Buyer and consideration is paid to Seller. Buyer and Seller shall sign all required documents.

1.10. Possession: shall be ☒ On delivery or recording of the deed or ☐ Subject to occupancy agreement.

1.11. Buyer's intended use of the property is as follows: Investment

Marty McKeown	Deborah Lewis	
Buyer's Licensee	**Seller's Licensee**	**Neutral Licensee**

JMC 11/7/20		BP 11-07-2020		WP 11-07-2020	
Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date

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2. CLOSING COSTS Closing fees and costs shall be paid by the Parties on the Closing Date, as follows:

☒ Seller and Buyer shall split the escrow closing fee and Recording fee, unless otherwise required by applicable FHA or VA regulations. Buyer shall be responsible for all fees and costs related to the Buyer's loan including, but not limited to, the Loan Origination Fee, Appraisal, Document Prep, ALTA Title Insurance, tax service fee, and Flood Research fee, unless otherwise required by applicable FHA or VA regulations. Seller shall provide As Built Survey, if required. Seller shall pay Owner's Title Insurance and if applicable, Re-Sale Certificate and any Assessments and/or Liens against the Property.

-OR-

☐ Seller shall contribute _____% of the purchase price towards total Closing Costs and Prepaids. Buyer shall be responsible for the remainder. Buyer shall be responsible for any upfront costs and be reimbursed, as appropriate upon a successful Closing. Seller to be additionally responsible for a survey, if required and pay any assessments.

-OR-

☐ Seller shall contribute $_____ towards total Closing Costs and Prepaids. Buyer shall be responsible for the remainder. Buyer shall be responsible for any upfront costs and be reimbursed, as appropriate upon a successful Closing. Seller to be additionally responsible for a survey, if required and pay any assessments.

-OR-

☐ Other: See Attached "Addendum A"

3. CONTINGENCIES The contingencies listed below or on attached addendum shall be deemed to have been released, waived, or satisfied, and this Agreement shall continue to the Closing Date, unless, by the date specified for each contingency (" Release Date") the Party requesting that contingency has notified the other Party in writing that the contingency is not released, waived, or satisfied. If a Party has notified the other Party prior to the release date that a contingency is not released, waived, or satisfied, this Agreement is terminated, and earnest money will be returned to the buyer, unless the Parties negotiate other terms or conditions. Buyer shall provide Seller, at no cost, copies of all reports and documents regarding the Property obtained as a result of the below described contingencies within five (5) days of receipt.

3.1 Title Contingency.

Buyer will be provided with a preliminary title report for the Property. This Agreement is contingent upon Buyer's receipt and approval (to Buyer's satisfaction) of the preliminary title report. Release Date: Buyer will have five (5) days from receipt of the preliminary title commitment to raise objections.

If Buyer does not approve the preliminary commitment, Seller, at Seller's expense will have thirty (30) days from receipt of Buyer's objections to remove the title defects and encumbrances, with the exception of encumbrances to be discharged on the Closing Date. If the Seller is unable to correct the defects and encumbrances, the Buyer may elect (at Buyer's sole option) either to accept title subject to the defects and encumbrances which are not cured or to terminate this Agreement whereupon all earnest money paid by Buyer will be immediately returned to Buyer. In such event, Seller will be liable for any cancellation fee for the preliminary commitment for title insurance.

3.2 Appraisal Contingency. This Agreement is subject to the contingency referenced in Paragraph 1.2.

3.3 Inspection Contingency.

3.3.1 Buyer ☒ is waiving this inspection contingency. Buyer has reviewed, signed and attached this Agreement the SEAMLS Form: Inspection Agreement Addendum electing the waiver. If Buyer has waived this inspection contingency, this contingency will have no further force or effect.

3.3.2 Buyer ☐ is not waiving the inspection contingency and is entitled to inspect the Property as described in the SEAMLS Form: Inspection Agreement Addendum.

3.4 Sale or Resale of Common Interest Ownership. This Agreement is subject to Alaska law regarding the sale of new and existing condominiums found in Alaska Statutes, Title 34, Chapter 08.

MC 11/7/20		BP 11-07-2020	WP 11-07-2020
Buyer's Initials Date	Buyer's Initials Date	Seller's Initials Date	Seller's Initials Date

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4. REPRESENTATIONS AND WARRANTIES

4.1 Title. The Seller shall convey title by Statutory Warranty Deed or N.A. . Title shall be, at closing date, free and clear of all liens and encumbrances. Conditions, restrictions, reservations, rights-of-way, easements and covenants of record, consistent with Buyer's intended use of Property, are not considered encumbrances.

4.2 Condition of the Property. Buyer represents and warrants to Seller and Licensee(s) associated with this Agreement that Buyer is completing Buyer's own independent due diligence, inspections and investigations of the Property, and of matters listed as Contingencies and Disclosures, in Paragraphs 3.3 and 6 of this Agreement, respectively, unless waived, and that the decision to purchase is not based upon any representations or warranties of Seller or any Licensee(s) associated with this Agreement, expressed or implied (which includes, but is not limited to the property's square footage, septic system, latent defects, plumbing, heating, electrical systems, fixtures, appliances, roof, sewer, soil conditions, foundation, structural conditions, insulation, and compliance with state, federal and municipal law), but solely upon the independent due diligence, investigations and inspections of Buyer. Buyer will indemnify, defend and hold any Licensee(s) associated with this Agreement harmless from all damages, claims, losses, liabilities, costs, and expenses which arise out of the Property, occurring after conveyance of the property. Nothing in this paragraph changes or relieves Seller's liability for failing to make the disclosures required by the Residential Real Property Disclosure Statement in good faith as required by AS34.70.010 et seq.

4.3 Damage or Destruction. Seller agrees, in the event that the Property is destroyed or materially damaged prior to the Closing Date, the earnest money shall be returned to the Buyer and this Agreement is terminated, unless the Parties agree otherwise in writing. Any prepaids paid for by the buyer will be reimbursed by the seller.

4.4 Representations of Funds. The Parties represent and warrant that they have sufficient funds to comply with the terms and conditions of this Agreement and are not relying on any contingent source of funds, unless otherwise described in this Agreement. Unless specifically provided for differently in this agreement, Buyer shall establish tax and insurance reserves, as appropriate. If Buyer neglects or refuses to comply with any of the conditions, to make all required payments promptly, Buyer becomes unable to qualify for financing, fails to provide lender with necessary information to process an application, lacks sufficient funds to close, or otherwise fails to comply with this agreement, then the earnest money and additional earnest money, if any, shall be forfeited to Seller.

4.5 Use and Operation of the Property. Seller represents and warrants to buyer and Licensee(s) associated with this Agreement, as of the Effective Date of this Agreement through the Closing Date, the Property will be used, operated and managed by the Seller in a manner consistent with the way the Property is currently being used, operated and managed. Seller will not execute or modify any existing lease or other agreement regarding the Property, without first obtaining the written consent of Buyer.

5. DISCLOSURES

5.1 Seller's Residential Real Property Disclosure Statement (Alaska Statutes §§ 34.70, et seq.):

☒ Disclosed. The Parties acknowledge, before Buyer signed this Agreement, Buyer did receive a completed written disclosure statement in the form required under Alaska Statute § 34.70.050.

☐ Not Disclosed. The Parties acknowledge, before Buyer signed this Agreement, Buyer did not receive completed written disclosure statement in the form required under Alaska Statute § 34.70.050. The disclosure statement will be provided to Buyer on or before seven (7) days upon acceptance of the offer. Buyer may terminate this Agreement, and is entitled to return of the earnest money, by delivering a written notice of termination to Seller or Seller's Licensee within three (3) days after the disclosure statement is delivered to Buyer in person or within six (6) days after the disclosure statement is delivered to Buyer by deposit in the mail.

☐ Waived or Exemption for First Sale. Buyer and Seller agree that Alaska Statutes §§ 34.70, et seq. does not apply to this Agreement because: (1) the Parties have waived their rights under Alaska Statutes §§ 34.70, et seq.; or (2) the Property has never been occupied and transferred by sale, exchange, installment land contract, lease with an option to purchase, other option to purchase, or a ground lease coupled with improvements. Buyer and Seller have reviewed, signed and attached to this Waiver of Residential Real Property Disclosure Statement (Alaska Statutes §§ 34.70, et seq.) or Exemption for First Sale (Alaska Statute (AS) 34.70.010 – 34.70.200). If Buyer and Seller agree to and sign a Waiver By Agreement or Exemption for First Sale, Alaska Statutes §§ 34.70, et seq. will have no further force or effect regarding this Agreement and the Property.

5.2 Material Amendment. The information in the written disclosure statement can become inaccurate as a result of an act or agreement after the written disclosure statement has been delivered to Buyer, or seller may become aware of a condition that was not disclosed in the statement. In such case, Seller must amend the disclosure statement. Buyer may terminate this Agreement, and is entitled to return of the earnest money, by delivering a written notice of termination to Seller or Seller's Licensee within three (3) days after the amended written disclosure statement is delivered to Buyer in person or within six (6) days if it is delivered to Buyer by deposit in mail.

5.3 Lead Based Paint Disclosure Statement. If the Property was built before 1978, Seller has provided Buyer with a Lead-Based Paint Disclosure Statement.

Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date
MC	11/7/20			BP	11-07-2020	BP	11-07-2020

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6. REQUESTED FOR & DISCLOSURES OF INFORMATION

Disclosure of Information. Upon request, the Parties hereby consent to the procurement and disclosure to each other and their Licensee(s), and attorneys, agents, and other Parties having interest essential to this Agreement (e.g., banks, lenders, escrow agents, appraisers, and home inspectors) of any and all information and documents regarding the Property that are reasonably necessary to consummate this Agreement, which includes, but is not limited to credit denials, closing statements, loan progress reports, appraisals, and inspection reports. Prior to procurement and disclosure, it is the disclosing Parties' duty and obligation to redact personal information from documents. Buyer and Seller agree that all such information and documents are provided in good faith without representation or warranty, express or implied, and no responsibility is or will be accepted by the disclosing Party Licensee(s) associated with this Agreement as to the accuracy and completeness of the information and documents.

7. DEFAULT

Failure to comply with any terms or conditions of this Agreement, shall be default or breach, and Buyer and Seller will have the following remedies.

7.1 If Buyer fails to comply with the terms and conditions of this Agreement and/or complete the purchase of the Property, Seller may: (1) terminate this Agreement and the earnest money shall be forfeited by Buyer and paid to Seller; or (2) demand Buyer reimburse all costs and fees incurred by Seller relating to this Agreement. These are the only remedies for breach of this agreement and are liquidated damages. The seller may not seek additional damages or specific enforcement of this Agreement.

7.2 If Seller fails to comply with the terms and conditions of this Agreement and/or complete the sale of the Property, Buyer may do any of the following: (1) terminate this Agreement and the earnest money shall be returned to the Buyer and (2) demand Seller reimburse all costs and fees incurred by Buyer relating to this Agreement. These are the only remedies for breach of this agreement and are liquidated damages. The buyer may not seek additional damages or specific enforcement of this Agreement.

8. EARNEST MONEY DISPOSITON

If Buyer is in default or breach, earnest money may not be released or paid to Seller unless the Parties sign a Termination of Agreement to Purchase with Release of Earnest Money Addendum. If a dispute arises, prior to release or payment of the earnest money, the Broker or title company holding the earnest money shall retain the money until one of the following occurs:

(1) a written release is executed by Buyer and Seller agreeing to disbursement of the earnest money.

-OR-

(2) a legal action is filed regarding the Agreement and/or release and distribution of the earnest money, at which time the earnest money shall be deposited with the Superior/District Court Clerk where the legal action is filed.

-OR-

(3) Ninety (90) days have passed since the effective date of this Termination Agreement and the Parties have not exercised options (1) or (2), at which time Broker or title company must release or pay the earnest money to Buyer or Seller. Broker or title company must release or pay the earnest money no less than ninety (90) days and no more than one hundred eighty (180) days after the effective date of the Termination Agreement. Fifteen (15) days prior to release or payment under option (3), Broker or title company must send the Parties written notice, at the Parties address described in the Termination Agreement, of the release.

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9. LICENSEES A "licensee" or "broker" is a person licensed under Alaska Statutes (AS 08.88.600-08.88.695). Unless otherwise provided for in writing by Buyer or Seller, the following are acting as Licensee(s) in this transaction:

BUYER

Licensee & Office: Marty McKeown RE/MAX of Juneau License# RECB17289

Phone Cell: 9079572313 Phone Work: 907-789-4794 Email: MartyMcKeown@yahoo.com

SELLER

Licensee & Office: Deborah Lewis RE/MAX of Juneau License# RECS17370

Phone Cell: 907-321-3076 Phone Work: 907-789-4794 Email: dabbielewis@gci.net

☐ NEUTRAL or ☐ SPECIFIC ASSISTANCE

Licensee & Office: _____ License# _____

Phone Cell: _____ Phone Work: _____ Email: _____

The Parties acknowledge receipt of the Alaska Real Estate Consumer Disclosure. In cases when there is a Neutral Licensee, the Parties acknowledge receipt of the Waiver of Rights to be Represented.

The parties represent and warrant that Licensee(s) statements, comments and recommendations to Buyer and Seller regarding this Agreement and the Property are expressions of opinion only. Buyer and Seller are not relying on any promises or guarantees made by Licensee regarding any of the terms and conditions of this Agreement and the Property, which includes but is not limited to the availability of any financing, loans or interest rates, or regarding any inspections or appraisals. The Parties agree that Licensee(s) shall not be liable for defaults, breaches, statements, acts, or omissions of Buyer or Seller.

10. CLOSING

10.1 Condition of Property on Closing Date. Buyer acknowledges that Buyer has the right to , and was advised to, conduct a pre-closing walkthrough. At day and time of closing, the property shall be free and clear of any debris and personal property, with all structures broom-clean, unless Seller, before signing this agreement has identified in writing that the property is subject to a lease or other terms.

10.2 Proration of Taxes and Assessments. As applicable, for the current year and month, Buyer and Seller agree to prorate taxes, Homeowner's Association dues and assessments, water and sewer system charges, as of the Closing Date unless otherwise agreed in writing by Buyer and Seller.

10.3 Fuel. Buyer shall pay Seller for all fuel and/or propane at rate equal to the fuel's value within five (5) days of the date of possession or Closing, whichever occurs first.

10.4 Utilities. Buyer shall be responsible for transferring all utilities into their name effective on the closing date.

10.5 Extension of Closing Date. A fourteen (14) day extension of the Closing Date shall not be unreasonably withheld by the Parties. The Parties shall not be liable to each other for costs incurred as a result of a 14-day extension of the Closing Date. Any additional extension beyond the above-referenced fourteen (14) days must be agreed to in writing by Buyer and Seller.

10.6 Access to Property. On the Closing Date, unless otherwise agreed to in writing, Seller shall furnish to Buyer all keys, alarm/security codes, garage door codes, mailbox keys, and garage door openers to Buyers.

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11. MISCELLANEOUS TERMS AND CONDITIONS

11.1 By entering into this Agreement, Buyer and Seller, represent that they are eighteen (18) years of age or older, of sound mind, and legally competent to own or transfer real property in the State of Alaska.

11.2 Time is the essence as to the terms and conditions of this Agreement.

11.3 Buyer's rights under this Agreement are not assignable without the Seller's express written consent.

11.4 If an action or proceeding is brought in connection with this Agreement, the successful or prevailing Party shall be entitled to recover reasonable attorney's fees, court costs, and other reasonable fees and costs incurred in that action or proceeding (whether at trial, on appeal, and/or in bankruptcy or similar proceeding) and in enforcing any judgement rendered thereon, in addition to any other relief to which it may otherwise be entitled. For purposes of this Agreement, the prevailing Party means the Party who succeeds either affirmatively or defensively under claims having the greater value or importance, as decided by the court.

11.5 The Parties agree that a facsimile, digital, or scanned copy of this Agreement which contains the Parties' signatures may be used as the original. Parties acknowledge that digital or facsimile signatures have the same legal effect as a "wet" signature.

11.6 This Agreement, together with any attached exhibits and any addenda or amendments signed by the Parties, shall constitute the entire agreement between Seller and Buyer, and supersedes any other written or oral agreements between Seller and Buyer. This Agreement can be modified only in writing, signed by the Seller and Buyer.

11.7 A copy of this Agreement may be executed by each individual/ entity separately, and when each has executed a copy thereof, such copies, taken together, shall be deemed to be a full and complete agreement between the Parties.

11.8 Headings preceding the text of the paragraphs and subparagraphs in this Agreement are inserted solely for convenience or reference and shall not constitute a part of this Agreement, nor shall they affect the terms and conditions of this Agreement.

11.9 All documents and addendums signed by the Parties that are referred in this Agreement, attached to this Agreement, or specifically referenced or labeled as part of this Agreement, shall be incorporated in and be a part of this Agreement.

11.10 This Agreement shall be governed by Alaska Law.

11.11 The terms and conditions of this agreement and any addendums and counter offers shall survive and extend beyond the closing of this Agreement.

11.12 Buyer and Seller acknowledge and agree that they have been advised and have had a reasonable opportunity to obtain or have obtained independent legal and tax advice from a licensed and certified attorney, tax attorney and accountant regarding the legal and tax consequences of this Agreement, that they have read and fully understand the terms and conditions of this Agreement, and that the terms and conditions of this Agreement are reasonable.

11.13 Buyer and Seller are to comply in all aspects of the Foreign Investment in Real Estate Tax Act Section 1445 which requires the Closing Agent to withhold and pay to the IRS a required amount if Seller is "a foreign person" unless exempt from FIRPTA. A "foreign person" is identified within the Foreign Investment in Real Estate Tax Act.

11.14 If Buyer or Seller makes this transaction part of an IRC 1031 Exchange, there will be no cost or liability to the other Party. Both Parties agree to execute any and all documents necessary for Exchange and understand that the Party completing this exchange may assign this Agreement to Purchase to a qualified intermediary for the purposes of completing the exchange.

11.15 In this Agreement and all related documents and addendums, unless the context otherwise clearly indicates, words used in the singular include the plural, the plural includes the singular, and the neuter gender includes the masculine and feminine.

MC 11/7/20 — Buyer's Initials — Date — Buyer's Initials — Date

BP 11-07-2020 — Seller's Initials — Date

WP 11-07-2020 — Seller's Initials — Date

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BUYER'S OFFER of Agreement to Purchase and Earnest Money Receipt

SEAMLS

Buyer is authorized to sign, understands that this is a legally binding document, and acknowledges and agrees to the terms and conditions of this Agreement. Buyer authorizes Seller's Licensee the exclusive right to obtain Seller's acceptance of this Agreement until 10:00 ☒A.M/☐P.M. (AST/ADST) on 11/08/2020. If Seller does not accept, the earnest money shall be returned to Buyer and Buyer's Offer of Agreement to Purchase and Earnest Money Receipt is terminated.

Date and Time: 11/7/20 1:45pm Buyer Signature: _____

Printed Legal Name: AMARK Inc.

Address: _____

Phone: _____ Email: _____

Date and Time: _____ Buyers Signature: _____

Printed Legal Name: _____

Address: _____

Phone: _____ Email: _____

Seller's Acceptance of Agreement to Purchase and Earnest Money Receipt or Counter Offer

Seller is authorized to sign and understands that this is a legally binding document. Initial only one of the following:

____/____ Seller agrees to sell the Property on the terms and conditions of this Agreement.

BP / WP Seller agrees to sell the Property, subject to the acceptance by Buyer and Seller of the attached Counter Offer which amends certain terms and conditions of this Agreement.

(Note: Seller must initial and sign this Agreement and the attached Counter Offer for this Agreement and the counter offer to be effective.)

Date and Time: 11-07-2020 7:47 PM PST Seller: Bradley Parker

Printed Legal Name: W&B RENTALS LLC

Address: _____

Phone: _____ Email: _____

Date and Time: 11-07-2020 7:48 PM PST Seller: Winnie Parker

Printed Legal Name: _____

Address: _____

Phone: _____ Email: _____

Buyer's Initials	Date	Buyer's Initials	Date	Seller's Initials	Date	Seller's Initials	Date
WC	11/7/20			BP	11-07-2020	WP	11-07-2020

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American Land Title Association

ALTA Settlement Statement - Seller
Adopted 05-01-2015

File No.: 0231-3614964
Printed: 11/12/2020, 3:44 PM
Officer/Escrow Officer: Melissa Deleon/MD
Settlement Location:
8251 Glacier Hwy, Juneau, AK 99801

First American Title Insurance Company

8251 Glacier Hwy • Juneau, AK 99801
Phone: (907)789-5252 Fax: (907)789-7395
Final Settlement Statement

First American

Property Address: 201 Cordova Street, 0 Cordova Street, Juneau, AK 99801
Buyer: AWARE Inc.
Seller: W&B Rentals LLC
Lender:
Settlement Date:
Disbursement Date:

Description	Seller	
	Debit	Credit
Financial		
Sale Price		400,000.00
Prorations/Adjustments		
County Taxes 11/13/20 to 12/31/20 @$4,144.61/yr		556.40
Title Charges & Escrow / Settlement Charges		
Policy: ALTA Owners - 2006 STD to First American Title Insurance Company	1,482.00	
Escrow/Closing Fee to First American Title Insurance Company	290.00	
Sales Tax - Escrow Fees to First American Title Insurance Company	14.50	
Commission		
Real Estate Commission to RE/MAX of Juneau	8,000.00	
Real Estate Commission to RE/MAX of Juneau	8,000.00	
Government Recording and Transfer Charges		
Record Warranty Deed-First to Department of Natural Resources	12.50	
Payoff(s) and Payment(s)		
True North Federal Credit Union		
Principal Balance to True North Federal Credit Union	307,847.32	
Miscellaneous		
CBJ Sales Tax on Commission to RE/MAX of Juneau	310.00	
CBJ Sales Tax on Commission to RE/MAX of Juneau	310.00	
Repairs to Specialty Renovations	3,162.00	
Professional Design Services to Gotschall + Associates Architects, LLC	8,820.00	
Professional Design Services to Gotschall + Associates Architects, LLC	8,804.25	
Tax Installment: Amount to City & Borough of Juneau	4,144.61	
Tax Installment: Penalty Due to City & Borough of Juneau	207.23	
Tax Installment: 2019 Balance Due to City & Borough of Juneau	5,388.02	

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Description	Seller	
	Debit	Credit
Subtotals	356,792.43	400,556.40
Due To Seller	43,763.97	
Totals	400,556.40	400,556.40

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize First American Title Insurance Company to cause the funds to be disbursed in accordance with this statement.

Seller(s):

W&B Rentals LLC, an Alaska limited liability company

BY: Bradley Parker, Member

Winnie A. Parker

BY: Winnie Parker, Member

Melissa DeLeon

Escrow Officer: Melissa Deleon

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File # 0231-3614964
Printed on 11/12/2020 at 3:44 PM

American Land Title Association

ALTA Settlement Statement – Buyer
Adopted 05-01-2015

File No.: 0231-3614964
Printed: 11/11/2020, 9:54 PM
Officer/Escrow Officer: Melissa Deleon/MD
Settlement Location:
8251 Glacier Hwy, Juneau, AK 99801

First American Title Insurance Company

8251 Glacier Hwy • Juneau, AK 99801
Phone: (907)789-5252 Fax: (907)789-7395
Estimated Settlement Statement

First American

Property Address: 201 Cordova Street, 0 Cordova Street, Juneau, AK 99801
Buyer: AWARE Inc.
Seller: W&B Rentals LLC
Lender:
Settlement Date: 11/13/2020
Disbursement Date:

Description	Buyer	
	Debit	Credit
Financial		
Sale Price	400,000.00	
Prorations/Adjustments		
County Taxes 11/13/20 to 12/31/20 @$1,366.61/yr	183.46	
Title Charges & Escrow / Settlement Charges		
Escrow/Closing Fee to First American Title Insurance Company	290.00	
Sales Tax - Escrow Fees to First American Title Insurance Company	14.50	
Commission		
RE/MAX of Juneau Credit to Buyer		5,000.00
Earnest Money $5,000.00		
Government Recording and Transfer Charges		
Record Warranty Deed-First to Department of Natural Resources	12.50	
Subtotals	400,500.46	5,000.00
Due From Buyer		395,500.46
Totals	400,500.46	400,500.46

Our wire instructions do not change. If you receive an email or other communication that appears to be from us and contains revised wiring instructions, you should consider it suspect and you must call our office at an independently verified phone number. Do not inquire with the sender.

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Escrow Officer: Melissa Deleon

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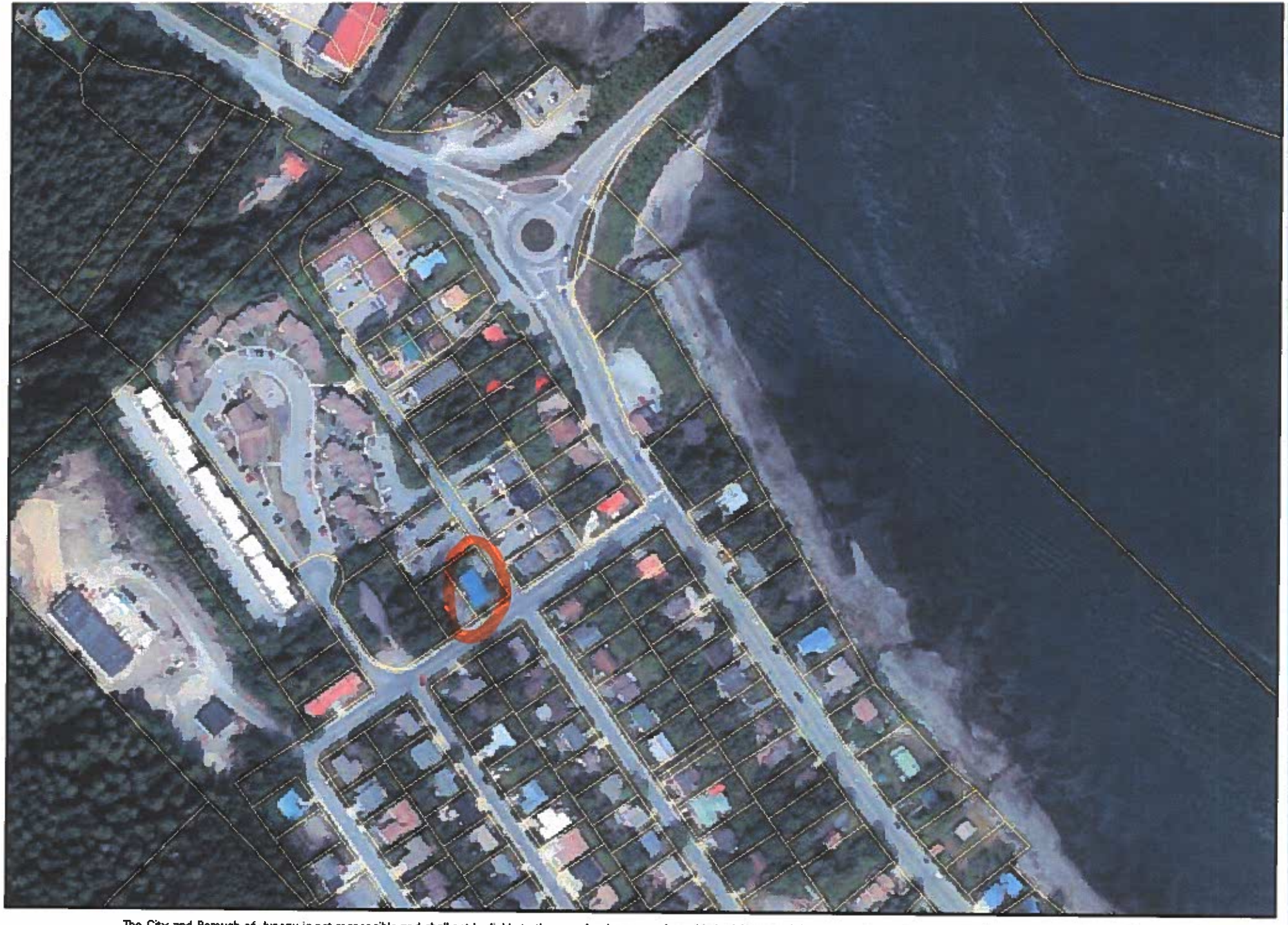

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N

property location

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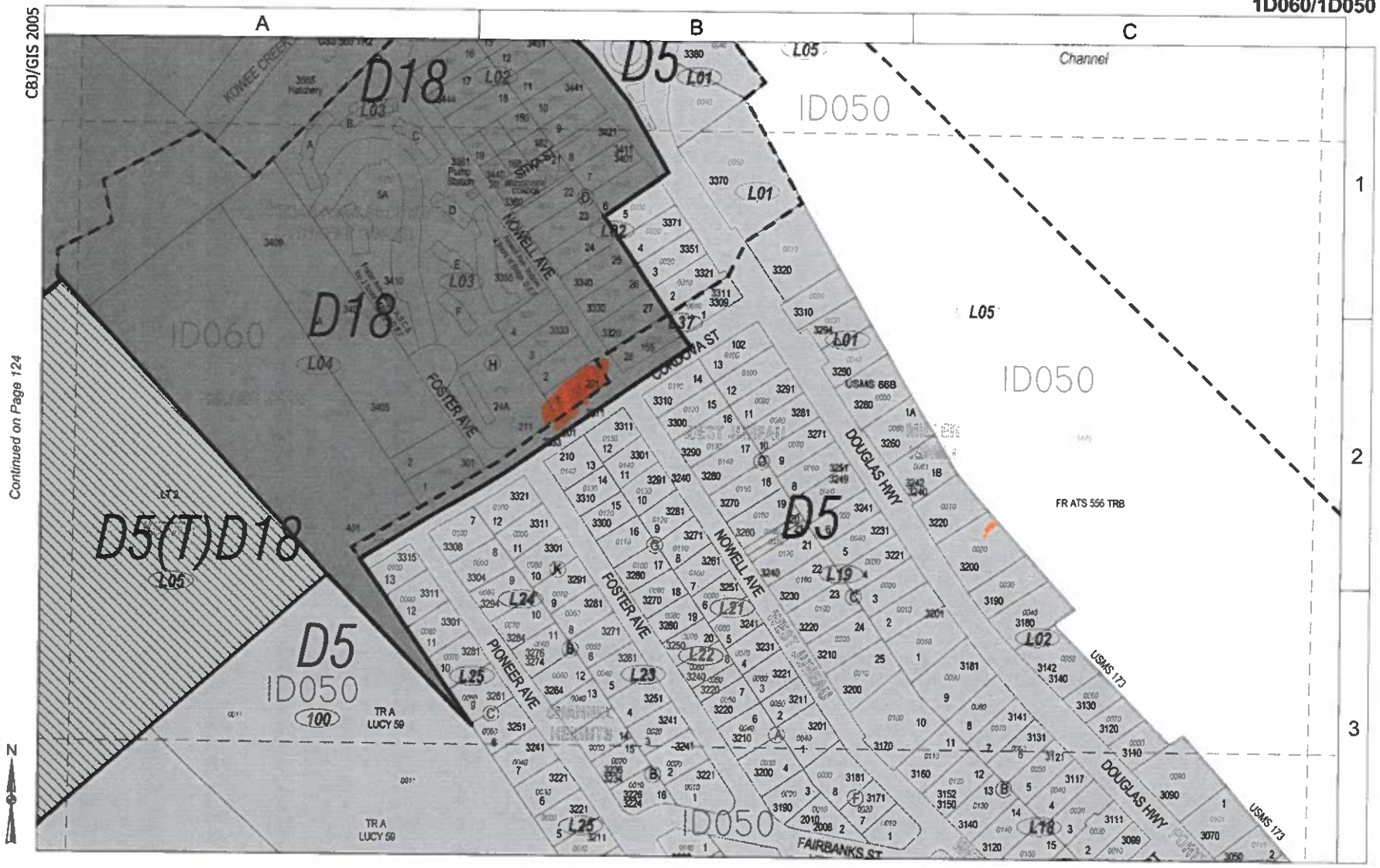
Continued on Page 126

1D060/1D050

CBJ/GIS 2005



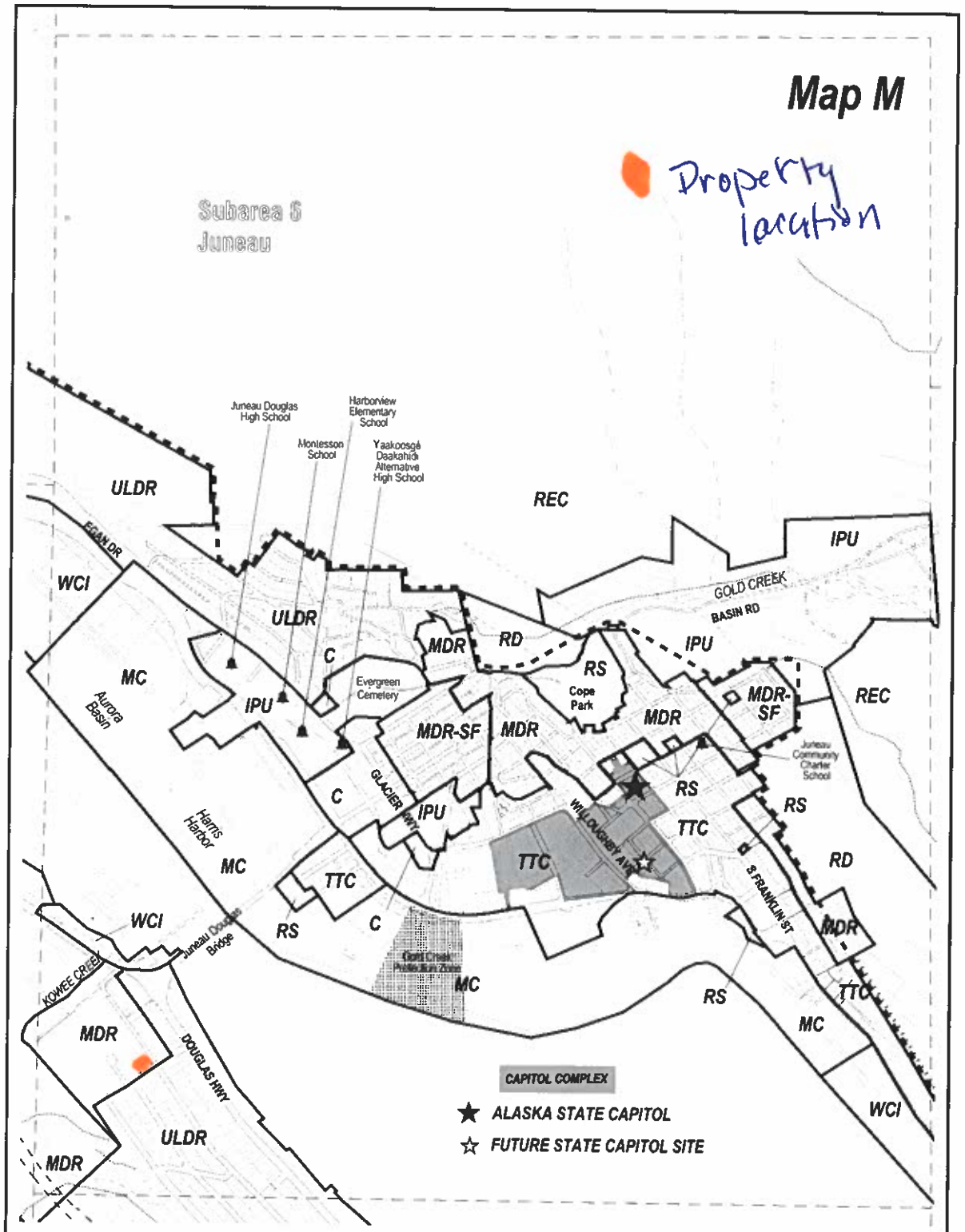
Continued on Page 124

Continued on Page 128

Assessor Tax Code

6D090 102 0030

Parcel Code Prefix | Block Number | Lot Number



NATURAL RESOURCE
- REC Recreational Resource
- RD Resource Development
- SP State Park
- NP CBJ Natural Area Park
- RS CBJ Recreational Service Park
- CA CBJ Conservation Area
- SC Stream Protection Corridor

COMMERCIAL INDUSTRIAL
- C Commercial
- MC Marine Commercial
- WCI Waterfront Commercial Industrial
- LI Light Industrial
- HI Heavy Industrial

RESIDENTIAL
- RDR Rural Dispersed Residential
- RLDR Rural Low Density Residential
- ULDR Urban Low Density Residential
- MDR/SF Medium Density Residential- Single Family
- MDR Medium Density Residential
- HDR High Density Residential
- TTC Traditional Town Center
- M/MU Marine Mixed Use

PUBLIC
- IPU Institutional and Public Use
- Existing School
- Potential School Location

ROADS TRAILS
- Potential Arterial (alignment not specific)
- Potential Road (alignment not specific)
- Trails

OTHER
- New Growth Areas
- Mendenhall Wetlands State Game Refuge
- Subarea Boundary
- Urban Service Area
- Beach Access
- Streams

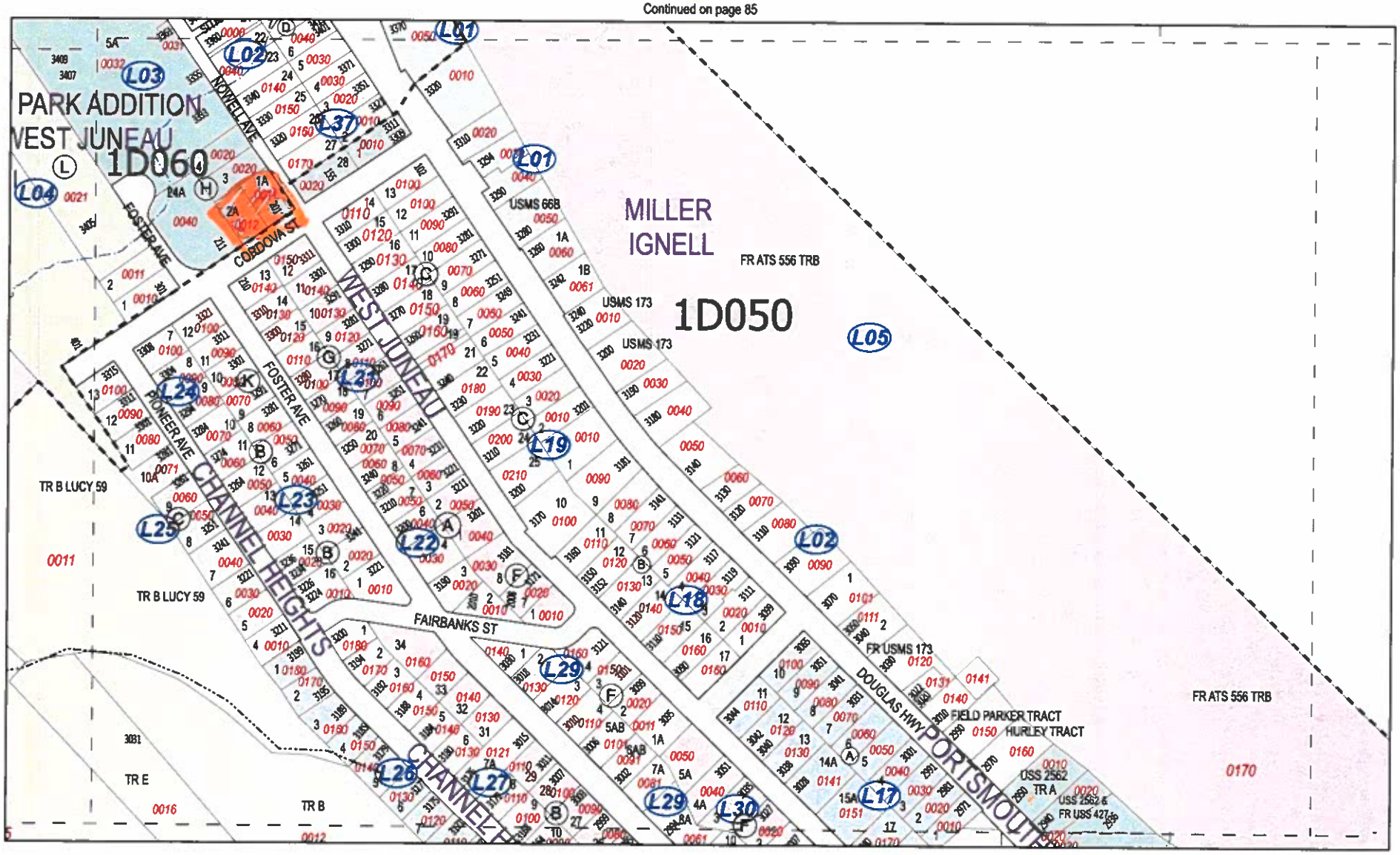
City & Borough of Juneau
COMPREHENSIVE PLAN
Adopted October 20th, 2008
Ordinance No. 2008-30

NOTE: Potential geophysical hazards, wetlands, flood zones, natural resource setbacks or other features which can affect properties may be present. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT FOR DETAILED INFORMATION

Prepared by: Community Development Department

Property location

Continued on page 85



Continued on page 82

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0 125 250 500 Feet

Property Information

155	7	B	EAST VALLEY
Address Number	Lot	Block	Subdivision

Assessor Tax Code

6D090	102	0030
Parcel Code Prefix	Block Number	Lot Number

N

Section 2. Project Information

AWARE
SHÁA KA ATYÁTX'I NOOWÚ

CBJ Affordable Housing Trust Fund Project Narrative
AWARE's Cordova Street Development

AWARE was incorporated in 1978 as Juneau Committee on Assaults Against Women (JCAAW), Inc., and began offering services to survivors of domestic and sexual violence, including shelter and advocacy within the legal system. Since that time, our organization has evolved in name, service delivery and operation; today's AWARE serves 9 Southeast Alaska communities, provides emergency safe shelter and transitional housing for people of all genders, facilitates programming for people who use abusive tactics, and hosts a robust community-based anti-violence program which is recognized around the state. We remain committed to our mission: To provide safe shelter and supportive services for survivors of domestic or sexual violence; and to effect the social, political, and legal changes needed to eliminate oppression, gender violence and violence against children.

AWARE's service area includes: Elfin Cove (population 4), Gustavus (population 454), Haines (population 1,863), Hoonah (population 808), Juneau (population 32,227), Klukwan (population 72), Pelican (population 67), Skagway (population 1,059), Tenakee Springs (population 137), and Yakutat (population 649).

AWARE provides an extensive array of services for survivors, including: 24hr careline support and safety planning, 24hr emergency safe shelter, transitional housing, legal advocacy which includes protection order support, attorney support via our Rural Legal program, victim-witness support and court/hospital accompaniment, children's programming (trauma-based counseling and psycho-educational group and parenting support), housing advocacy, including Rapid Rehousing financial and life skills support, and stand-alone trauma counseling for adults.

AWARE's coordinates Haa Tóoch Lichéesh, Juneau's violence prevention coalition, and hosts community and state-wide Girls on the Run programming, and Boy's Run I toowu klatseen in partnership with Central Council Tlingit and Haida Tribes of Alaska. AWARE's prevention department has also become a leader in equity and accessibility programming, training and supporting the Juneau School District and other community organizations.

AWARE also provides education for men who have used abusive tactics through our Juneau Choice & Accountability Program (JCAP). Our victim services staff works with partners of those referred to JCAP for regular safety checks and planning, legal support, and children's programming.

In FY20, AWARE supported 234 individuals with community services, 214 individuals and families in emergency shelter, and 40 families with Transitional Housing. We provided 9,946 nights of emergency safe shelter, and 6,396 nights of transitional housing. AWARE served over 690 individuals on a wide spectrum on need during FY20, from those requiring immediate physical safety to those who were questioning the dynamics in their relationship and hoping to talk about their feelings. The work of AWARE is varied, but often comes down to one vital goal: stronger, safer relationships in our community.

Description of Project:

AWARE is applying to the JAHF for $150,000 for capital construction costs for seven single room occupancy units at our 201 Cordova St. property. There is an existing building shell on the property, demolished to the studs. This building is the proposed site of our 7 SROs. Because the construction will be so extensive, we are classifying this as "construction" vs. "renovation".

For over 12 years, AWARE has included housing provision in our strategic planning. We recognize the serious physical, psychological and emotional benefits that accompany independent housing, primarily because we've spent decades tending to the suffering that often occurs when people are victimized. When AWARE began in the 1970's, good-hearted women opened their homes to provide refuge to other survivors. As we've grown, we developed an emergency sheltering program that has saved lives, enabled safe parents to care for their children, and those children in turn to feel protected and loved. Our shelter program is a vital service. However, with years of personal experience in shelter, and decades of research by non-profits and governmental agencies, we now understand that shelter cannot be a stand-alone intervention. For families and individuals who have experienced violence, shelter represents reprieve from serious violence, but also can be a potential trap of repeated bouts of homelessness, poverty and trauma. At AWARE and within our community, we have clarified our expectations of shelter: Shelter stays should be rare, brief and non-recurring[1]. AWARE provides housing advocacy, including assistance with resource identification, application assistance, transportation and referral services. We also offer transitional housing, and have funding within our Rapid ReHousing program to support participants in obtaining housing. The barriers to independent housing, however, are substantial.

Need & Juneau Housing Priorities

According to the most recent comprehensive study of housing in our community, the Juneau Housing Action Plan, our housing market is "stuck", meaning private developers can only afford to invest in housing at the highest price points. The result is that affordable housing creation falls primarily to non-profit and local housing authority developers. The Juneau Housing Action plan, adopted in 2016, notes, "Juneau needs roughly "441 rentals priced under $700/month...to cover the income-rent gap for low- and very low-income households, many of whom are already eligible for subsidized housing or vouchers, which are already fully allocated"[2]. Discounting units permitted in 2019 for the Juneau Housing First Collaborative and several condominium developments, Juneau has permitted less than 20 multifamily units (apartments) each year. Affordable housing remains in high demand for Juneau, and individuals and families making less than 50% of Area Median Income (AMI) lack any real options for market rentals. The 2019 AHFC rental survey indicated a 0% vacancy rate for efficiency or studio apartments, and a 2.9% vacancy rate for 1 bedroom apartments[3].

Project

In November 2020, AWARE finalized the purchase of two adjacent lots at 201 Cordova Street, directly across the bridge in West Juneau. This property contains a former childcare facility- a 3200sq foot building demolished to the studs, ready for re-development. AWARE purchased this property with the intention of developing 7 Single Resident Occupancy (SRO) units dedicated to survivors of domestic and

[1] Juneau Coalition on Housing and Homeless Principles & Strategies, 2020
[2] Juneau Housing Action Plan, Adopted by Resolution 2780, December 19, 2016
[3] Juneau Housing Department 2019 Housing Plan Update (UPDATE)

sexual violence. We plan to explore additional construction, including building another housing facility on the second lot, within 5 years.

We are excited to be able to deliver seven compact but efficient Single Residence Occupancy units (~385sq ft each) to increase independence and safety for survivors in Juneau and from surrounding rural communities. We believe these units, and those we hope to deliver in the future, will represent a path to independence for persons who experienced violence in their relationships and, as a result, face barriers to renting market rate housing. Because we are developing these units with grant funds rather than debt service, we can avoid the complex funding formulas that ultimately make truly affordable housing development difficult or impossible for private investors. We will be able to deliver units to market that are affordable to those on a fixed income or who work at entry level or part-time jobs as they recover from domestic and sexual violence.

Each efficiency unit will contain a full-size bed, kitchenette with refrigerator, stove/oven, and dishwasher, a full bath with shower, washer/dryer and storage cabinets. The building is situated on the hillside, with the first floor opening to ground level facing the Channel. The back of the first floor is built into the hill, but has "daylight" windows for additional light. The second floor will open onto ground level of the back side of the property, with window views of the Channel on the front side of the apartments. AWARE will maintain basic fixtures and appliances for tenants, with tenants responsible for the electric heating bills for each unit.

The construction drawings show 9 parking spots for the facility, however, the Community Development Department at CBJ has determined that AWARE must only provide 8 spaces, and is further eligible for a parking waiver. We anticipate few residents will have a personal vehicle, and the units are situated directly on a popular bus line. It is likely that we will request a waiver down to 7 parking spots. Additionally, because of the zoning district and number of units proposed, AWARE will not have to seek a conditional use permit for this facility, eliminating a time-consuming step for development.

Green Development

In the 2005 report, *The Costs and Benefits of Green Affordable Housing*[4] the authors outline opportunities for the "greening" of a renovation project that include suggestions beyond the traditional green elements. They list green criteria that includes: site Selection, site design, construction methods, energy efficiency/air quality, building operations and maintenance and project financing. Using this list, our project meets several green criteria. We chose this site for several important reasons, including prioritizing infill (both a priority according to the above report and according to Juneau's Housing Action Plan), access to public transportation, and access to existing utility infrastructure. We are also using and improving an existing building envelope, decreasing demolition costs and waste. The unit design is very small and efficient, maximizing use of the building's footprint. As in our Kaasei housing project, we will balance value engineering against durability. Because we intend to own and operate this building indefinitely, it is important to us to minimize maintenance costs for the next 50 years.

Maps & Neighborhood

One of the distinct advantages of developing SROs at 201 Cordova St. is the existing diversity of multifamily housing that characterizes this neighborhood. Across Cordova St, there is a well-established neighborhood of single family residences, with a significant number of accessory apartments. To the west of the project lies the large AHFC development of Cedar Park, and AWARE is accustomed to

[4] The Costs and Benefits of Green Affordable Housing, Bradshaw et al., 2005 https://www.newecology.org/wp-content/uploads/2017/08/The-Costs-Benefits-of-Green-Affordable-Housing.pdf

providing services in this area, as well as assisting shelter residents in moving to this neighborhood. To the east, there are several smaller multifamily developments. We believe this project, beautifully and efficiently designed, is in keeping with the character of the existing neighborhood. This is also a highly traveled corridor for public transit, and we believe our residents will benefit from the easy access to bus transportation, with the option to walk across the bridge to downtown Juneau if desired.

Current Status and Timeline

AWARE owns both lots and the facility at 201 Cordova St. in West Juneau, purchased with AWARE general funds at the direction of our Board of Directors. This property was under development when we purchased it; we received the engineered designs for seven SROs at no cost. AWARE has met with the City and Borough of Juneau (CBJ) Community Development Department for a pre-application conference in order to discuss permits and regulation. We are proposing **a total project cost of $1,530,000**, which includes: land acquisition (completed in 2020), site work including utility upgrades and parking, and renovation of the existing facility. Thus far, AWARE has contributed $400,000 for the purchase of the property, as well as ongoing electrical and internet costs for security cameras, bringing **the estimated construction and site work budget to $1,130,000**. We are asking the Rasmuson Foundation for $350,000 toward construction costs. We have met and are submitting a solicited Letter of Interest to The Harry and Jeanette Weinberg Foundation for $350,000 toward construction costs. AWARE also plans to host a capital campaign with $100,000 designated from our Board of Directors as match for community support, estimated at $50,000. We have also been in touch with Travis Welch at the Alaska Mental Health Trust, and anticipate a contribution from them in the amount of $65,000. Please see summary table below.

We have added an additional line item to our original construction estimate; we understand from our Predevelopment Conference at CDD that we are likely to be required to install sprinklers throughout this project, and have secured an additional $60,000 from the Juneau Community Foundation toward this expense.

AWARE works collaboratively with other Juneau non-profit housing developers, including St. Vincent de Paul, JAMHI Health and Wellness, and The Glory Hall. In preparation of this application, TGH and AWARE collaborated to support one another's request, and ensure the requests totaled the amount available rather than exceeded the amount available. See attached MOU.

Funding Sources Summary Table		
Rasmuson Foundation	$350,000	Expected Nov. 17th
Weinberg Foundation	$350,000	Expected Jan. 2022
AK Mental Health Trust	$65,000	Expected spring 2022
AWARE Capital Reserve	$400,000 (completed)	Nov. 2020
AWARE Capital Campaign	$100K Board match + $50k Community Support	$100K designated July 2021, $50K expected by Feb. 2022
Juneau Comm. Foundation	$60,000	Designated Oct. 2021
CBJ Affordable Housing Fund	$150,000	Expected winter 2021

Sustainability

AWARE is a well-resourced organization, due to years of conservative financial management. While our shelter operations are nearly 100% grant funded, our transitional housing project does generate revenue. Staffing and maintenance for our transitional Kaasei project is supported in part by program

grant sources, however, Kaasei generates enough revenue to ensure annual operation and between $15,000-$30,000 in reserve each year. The proposed Cordova St. project would have smaller margins, both because the scale of the project is smaller and all the units will be efficiencies rather than a mix of efficiencies, 1- and 2-bedroom units. We project that the facility will be self-sustaining, however, as it will involve minimal staff time (services will be provided via AWARE advocates rather than dedicated staff), and there will be no "common" spaces to monitor. Each unit will open directly to the outside, eliminating interior hallways and stairwells. We will continue to have security cameras on entrances and exits, which can be accessed remotely by staff. At a 5% vacancy rate, which is likely higher than we will have, 7 units will generate roughly $40,000 annually. Some of this revenue will be used to cover staff time and maintenance costs, however, we project that we will be able to reserve $6000-$8000 each year for long term maintenance and replacement costs. AWARE has a healthy general maintenance reserve, currently valued at $330,000 for our three properties. We have also completed all deferred maintenance, and are working on a 30 year reserve/replace schedule for each facility.

Project Director

Mandy Cole and Saralyn Tabachnick, Executive & Deputy Directors at AWARE, have a combined 50 years experience running the agency. They developed Kaasei Transitional Housing in 2015, and have increased both the staff capacity and AWARE's operating & capital reserves to $1.2 million as of FY2020. Mandy Cole is also Board President of the Juneau Housing First Collaborative, which recently completed a $7million expansion of Forget-Me-Not Manor to 64 permanent supportive housing units.

AWARE's Board of Directors is also integral to this project; the Cordova Street Development committee consists of former AK State Legislator Sam Kito III, who brings engineering and public facilities experience, as well as Corey Wall, partner at Jensen Yorba Wall Architecture, along with AWARE's executive team.

The staff at AWARE will also provide supportive services, and no funding for supportive services is requested from JAHF. Advocates, who respond to crisis and intervene as needed, are fully staffed at AWARE 24 hours a day/7 days per week. We also have a "Housing Specialist" position who works directly with participants as they are moving toward, or maintaining, independent housing. This position is funded by several grant sources, and we are looking at the potential to expand to 1.5FTEs in the future. As currently funded, this position could add an additional 7 tenants to her caseload without incurring additional costs.

Timeline

Completed:

November 2020: AWARE purchases both lots at 201 Cordova St. for $400,000.

December 2020: AWARE invests in internet and electrical costs to ensure security at the site. Pays pro-rated property taxes for 2020.

Summer 2020: AWARE works with Rasmuson Foundation to gauge interest in the project.

July 2020: AWARE designates $100,000 as match for future capital campaign to develop 7 SROs

Winter 2020: AWARE submits Letter of Inquiry to Rasmuson Foundation re: Cordova St. Development

Spring 2021: AWARE connects with Travis Welch at AK Mental Health Trust Authority re: possible $125,000 request.

Summer 2021: AWARE is invited to apply to Rasmuson Foundation for a Tier 2 capital grant award ($350,000), and submits application to be reviewed at Rasmuson Nov. 17, 2021 meeting. Rasmuson

connects AWARE staff with The Henry and Jeannette Weinberg Foundation, who invite AWARE to apply to the Foundation for an additional $350,000. The Henry and Jeannette Weinberg Foundation indicate that their approval will likely be contingent upon approval from Rasmuson Foundation.

October 2021: Applications submitted for Rasmuson, Weinberg and Juneau Affordable Housing Fund. Site visit conducted with Rasmuson in advance of their November meeting. Continued application process with AK Mental Health Trust Authority. AWARE receives $60,000 award from Juneau Community Foundation.

Proposed:

November 2021: AWARE launches capital campaign with the goal of raising $50,000, in addition to the $100,000 match designated by AWARE Board of Directors. Rasmuson awards AWARE Tier 2 application.

December 2021: CBJ awards AWARE JAHF application.

January 2022: Weinberg Foundation awards AWARE application.

February 2022: Capital Campaign concludes, AWARE executes RFP for construction.

March 2022: AWARE finalizes design, awards construction bid

April 2022: Building permits obtained

May 2022: Construction begins

November 2022: CO obtained, ready for occupancy

Memorandum of Understanding
Between
JUNEAU COOPERATIVE CHRSTIAN MINISTRY dba THE GLORY HALL (TGH)
and
AIDING WOMEN IN ABUSE AND RAPE EMERGENCIES (AWARE)

TGH and AWARE provide emergency permanent and supportive housing in Juneau and work collaboratively to ensure efficient use of resources. Our collaborations include training opportunities, coordinated approach to programs and operations, including coordination of all shelter and housing services.

Additionally, AWARE, and TGH agree to make all housing applications for housing operated by each agency available to one another. If housing placement preference is available at a particular site, preference will be given to eligible TGH and AWARE clients to ensure that the most vulnerable citizens of Juneau have access to safe, permanent, and supportive housing.

Consistent with the existing collaborations, TGH and AWARE support one another's applications for the City and Borough of Juneau Affordable Housing Trust Fund Funding. We recognize that both of our projects are critically important for the continuation of cohesive provision of affordable housing in Juneau. Explicitly, AWARE and TGH have reviewed and support one another's applications, including the specific requests and the funding amounts. Each agency chose to apply for the funding after communication with one another and understanding of each other's requests.

Mariya Lovishchuk

Mariya Lovishchuk, Executive Director, TGH

10-27-2021

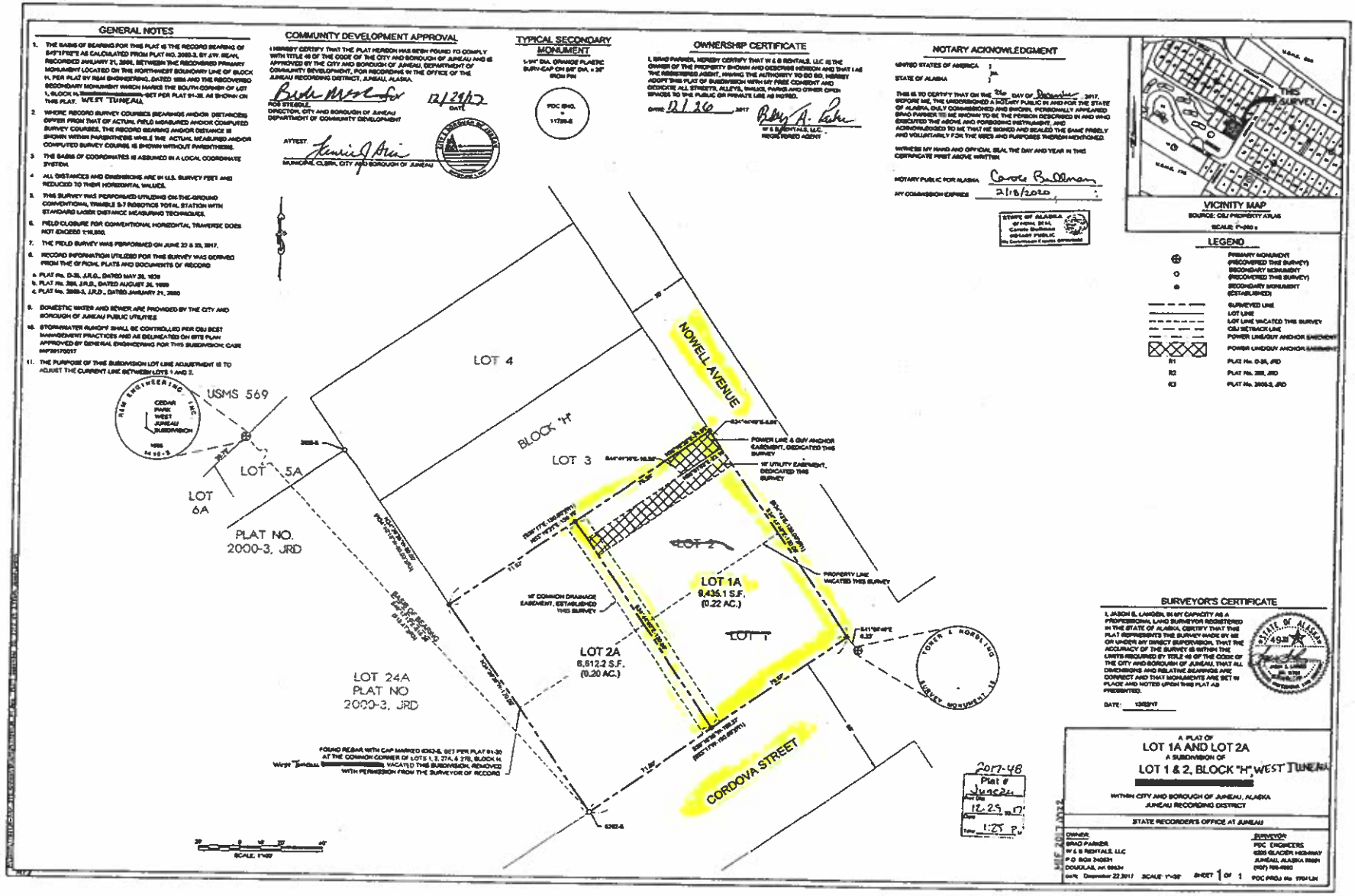
Date:

Mandy O'Neal Cole

Mandy O'Neal Cole, Executive Director, AWARE

10-27-2021

Date:


GENERAL NOTES
1. THE BASIS OF BEARING FOR THIS PLAT IS THE RECORD BEARING OF S47°11'00"E AS CALCULATED FROM PLAT NO. 2000-3, BY J.W. BEAN, RECORDED JANUARY 21, 2000, BETWEEN THE RECOVERED PRIMARY MONUMENT LOCATED ON THE NORTHWEST BOUNDARY LINE OF BLOCK H, PER PLAT BY RSM ENGINEERING, DATED 1999, AND THE RECOVERED SECONDARY MONUMENT WHICH MARKS THE SOUTH CORNER OF LOT 1, BLOCK H, [illegible] SET PER PLAT 91-30, AS SHOWN ON THIS PLAT. WEST JUNEAU.
2. WHERE RECORD SURVEY COURSES (BEARINGS AND/OR DISTANCES) DIFFER FROM THAT OF ACTUAL FIELD MEASURED AND/OR COMPUTED SURVEY COURSES, THE RECORD BEARING AND/OR DISTANCE IS SHOWN WITHIN PARENTHESIS WHILE THE ACTUAL MEASURED AND/OR COMPUTED SURVEY COURSE IS SHOWN WITHOUT PARENTHESIS.
3. THE BASIS OF COORDINATES IS ASSUMED IN A LOCAL COORDINATE SYSTEM.
4. ALL DISTANCES AND DIMENSIONS ARE IN U.S. SURVEY FEET AND REDUCED TO THEIR HORIZONTAL VALUES.
5. THIS SURVEY WAS PERFORMED UTILIZING ON-THE-GROUND CONVENTIONAL TRIMBLE S-7 ROBOTICS TOTAL STATION WITH STANDARD LASER DISTANCE MEASURING TECHNIQUES.
6. FIELD CLOSURE FOR CONVENTIONAL HORIZONTAL TRAVERSE DOES NOT EXCEED 1:10,000.
7. THE FIELD SURVEY WAS PERFORMED ON JUNE 22 & 23, 2017.
8. RECORD INFORMATION UTILIZED FOR THIS SURVEY WAS DERIVED FROM THE GPIONL PLATS AND DOCUMENTS OF RECORD:
a. PLAT No. D-35, J.R.D., DATED MAY 28, 1929
b. PLAT No. 288, J.R.D., DATED AUGUST 26, 1999
c. PLAT No. 2000-3, J.R.D., DATED JANUARY 21, 2000
9. DOMESTIC WATER AND SEWER ARE PROVIDED BY THE CITY AND BOROUGH OF JUNEAU PUBLIC UTILITIES
10. STORMWATER RUNOFF SHALL BE CONTROLLED PER CBJ BEST MANAGEMENT PRACTICES AND AS DELINEATED ON SITE PLAN APPROVED BY GENERAL ENGINEERING FOR THIS SUBDIVISION, CASE #SPS170017
11. THE PURPOSE OF THIS SUBDIVISION LOT LINE ADJUSTMENT IS TO ADJUST THE CURRENT LINE BETWEEN LOTS 1 AND 2.
COMMUNITY DEVELOPMENT APPROVAL
I HEREBY CERTIFY THAT THE PLAT HEREON WAS EITHER FOUND TO COMPLY WITH TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU AND IS APPROVED BY THE CITY AND BOROUGH OF JUNEAU, DEPARTMENT OF COMMUNITY DEVELOPMENT, FOR RECORDING IN THE OFFICE OF THE JUNEAU RECORDING DISTRICT, JUNEAU, ALASKA.
ROB STEGOLE, DIRECTOR, CITY AND BOROUGH OF JUNEAU DEPARTMENT OF COMMUNITY DEVELOPMENT
ATTEST: MUNICIPAL CLERK, CITY AND BOROUGH OF JUNEAU
TYPICAL SECONDARY MONUMENT
1-1/4" DIA. ORANGE PLASTIC SURV-CAP ON 5/8" DIA. x 30" IRON PIN
PDC ENG. 11729-S
OWNERSHIP CERTIFICATE
I, BRAD PARKER, HEREBY CERTIFY THAT W & B RENTALS, LLC IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I AM THE REGISTERED AGENT, HAVING THE AUTHORITY TO DO SO, HEREBY ADOPT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO THE PUBLIC OR PRIVATE USE AS NOTED.
DATE: 12/26/2017
W & B RENTALS, LLC
REGISTERED AGENT
NOTARY ACKNOWLEDGMENT
UNITED STATES OF AMERICA }
STATE OF ALASKA }
THIS IS TO CERTIFY THAT ON THIS 26th DAY OF December 2017, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BRAD PARKER TO BE KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.
NOTARY PUBLIC FOR ALASKA: Carrie Bullman
MY COMMISSION EXPIRES: 2/18/2020
STATE OF ALASKA
NOTARY PUBLIC
VICINITY MAP
SOURCE: CBJ PROPERTY ATLAS
SCALE: 1"=800'
LEGEND
PRIMARY MONUMENT (RECOVERED THIS SURVEY)
SECONDARY MONUMENT (RECOVERED THIS SURVEY)
SECONDARY MONUMENT (ESTABLISHED)
SURVEYED LINE
LOT LINE
LOT LINE VACATED THIS SURVEY
CBJ SETBACK LINE
POWER LINE/GUY ANCHOR EASEMENT
POWER LINE/GUY ANCHOR EASEMENT VACATED THIS SURVEY
R1 PLAT No. D-35, JRD
R2 PLAT No. 288, JRD
R3 PLAT No. 2000-3, JRD
LOT 4
BLOCK "H"
LOT 3
LOT 5A
LOT 6A
LOT 24A PLAT NO 2000-3, JRD
NOWELL AVENUE
CORDOVA STREET
USMS 569
CEDAR PARK WEST JUNEAU SUBDIVISION
PLAT NO. 2000-3, JRD
POWER LINE & GUY ANCHOR EASEMENT, DEDICATED THIS SURVEY
10' UTILITY EASEMENT, DEDICATED THIS SURVEY
LOT 2
LOT 1A 8,435.1 S.F. (0.22 AC.)
LOT 1
LOT 2A 8,612.2 S.F. (0.20 AC.)
PROPERTY LINE VACATED THIS SURVEY
10' COMMON DRAINAGE EASEMENT, ESTABLISHED THIS SURVEY
FOUND REBAR WITH CAP MARKED 6262-S, SET PER PLAT 91-30 AT THE COMMON CORNER OF LOTS 1, 2, 27A, & 27B, BLOCK H, WEST JUNEAU, VACATED THIS SUBDIVISION, REMOVED WITH PERMISSION FROM THE SURVEYOR OF RECORD
TOWER & NOBLE LTD SURVEY NO=1999-31
SCALE: 1"=20'
SURVEYOR'S CERTIFICATE
I, JASON S. LANGEN, IN MY CAPACITY AS A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ALASKA, CERTIFY THAT THIS PLAT REPRESENTS THE SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE ACCURACY OF THE SURVEY IS WITHIN THE LIMITS REQUIRED BY TITLE 49 OF THE CODE OF THE CITY AND BOROUGH OF JUNEAU, THAT ALL DIMENSIONS AND RELATIVE BEARINGS ARE CORRECT AND THAT MONUMENTS ARE SET IN PLACE AND NOTED UPON THIS PLAT AS PRESENTED.
DATE: 12/22/17
STATE OF ALASKA 4928 JASON S. LANGEN
2017-48
Plat # Juneau
Date 12.29.17
Time 1:25 P
A PLAT OF
LOT 1A AND LOT 2A
A SUBDIVISION OF
LOT 1 & 2, BLOCK "H", WEST JUNEAU
WITHIN CITY AND BOROUGH OF JUNEAU, ALASKA
JUNEAU RECORDING DISTRICT
STATE RECORDER'S OFFICE AT JUNEAU
OWNER
BRAD PARKER
W & B RENTALS, LLC
P.O. BOX 240531
DOUGLAS, AK 99824
SURVEYOR
PDC ENGINEERS
4500 GLACIER HIGHWAY
JUNEAU, ALASKA 99801
(907) 586-6002
DATE: December 22, 2017 SCALE: 1"=30' SHEET 1 OF 1 PDC PROJ No. 9701.04
MIF 2017-2012

Cordova Street Apartments
Building Renovation

SEPTEMBER 21, 2017

Planning & Design Services for

Brad Parker
201 CORDOVA STREET
Juneau, AK 99801

Project: GA+A 1701

Gotschall + Associates
Architects LLC

Architecture & Design
8300 N Douglas Hwy
JUNEAU, AK 99801
907.723.8257
GeraldGotschall@icloud.com

CONFORMED SET FOR CONSTRUCTION

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ARCHITECTURAL

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A104 EXISTING UPPER LEVEL-ASBUILT/DEMO

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A202 UPPER LEVEL FLOOR PLAN

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A204 ENLARGED PLAN: APT 102
A205 ENLARGED PLAN: APT 103
A206 ENLARGED PLAN: APT 201
A207 ENLARGED PLAN: APT 202
A208 ENLARGED PLAN: APT 203
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A501 DETAILS
A502 DETAILS
A503 DETAILS

A601 INTERIOR ELEVATIONS: TYP UNIT A201

Code Review

General Building Code Review:

IBC 2012 | 2010 ADA Standards | CBJ Title 49

Building address: 201 Cordova Street, Juneau, AK 99801
Building occupies Lot 1 & 2, Block H, Plat D-35, and Juneau Recording District.

Parcel 1: 0.41 Acres or 18,000.sf.

Site Zoning: Residential D-18 or 1 unit per 2420.sf.

Number of Units allowable on site for D-18: 18,000.sf/2420.sf = 7.438 units. The count must be rounded to nearest whole number, therefore: 7.0 units on site.

Development is less than 7 full units, (14 half units) therefore, it is a Minor Development and does not require a Conditional Use Permit, only Department approval.

Occupancy Classification: (Section 310.1)
Existing Occupancy Groups: B, Business for Office, on both floors. (Expires as use, CU permit not established.)
New Occupancy with this project: Residential R-2; Multi-family, more than 2 dwelling units where occupants are primarily permanent in nature - Non-transient (i.e. longer than 30 day stay).

The building is Type V-B (non-fire rated construction) and is not currently sprinklered.

Allowable Building Heights & Areas: (Table 503)
Occ. R-2 2-story | 7,000.sf/floor

Occupancy Separations: (Table 508.4)
Occ. R only None

Unit Separations: (Section 508.2.4) Separation between dwelling units shall be separated from other dwelling units & other occupancies, per Sections 420.2 Separation Walls & 420.3 Horizontal Separations. Adjoining separation walls shall be Fire Partitions per Section 709. Floor assemblies between dwelling units shall be horizontal assemblies per Section 712.

Fire Partitions (Section 709) between dwelling units. Install from floor to underside of floor deck or roof at 2nd floor. Walls between units shall also be sound-rated per Section 1207.2.

Section 712 Horizontal Assemblies. Dwelling units shall have 1-hour fire resistance rated horizontal assemblies [at floors.]
Assembly GA File No. FC 5120, see details. (1-hour, STC 50-54)
Section 717.3.2 Draftstopping in Floors, Group R-2. Draftstops shall be provided between R-2 units in floor/ceiling spaces. They shall be located above and in line with the dwelling units. (The Fire Partitions between dwelling units will run from floor to underside of decking at roof/ceiling, and will serve as draftstops.)

Sound Transmission, Unit Separation
Section 1207.2 Air-borne sound. Walls, and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 for air-borne noise. Rated assemblies shall be continuous behind bath & cabinet fixtures. Rating shall not apply to entrance doors; however, such doors shall be tight fitting to the frame and sill.

Section 1208.4 Efficiency Dwelling Units. An efficiency unit shall conform to this section. Min. living space of 220.sf floor area; Must have a separate closet; kitchen with a 30" minimum clearance in front of the work space; Light & ventilation per code; and shall be provided with a separate bath & toilet area.

CBJ Title 49: Efficiency units, 400.sf max. area can count as ½ unit.
- On property, 7 dwelling units are allowed or 14 'half' units.
- Total of 14 Efficiency (400.sf max) units are allowed on this property.
- Total of 7 Efficiency units are proposed in this first phase of work to renovate the existing 2-story building.

Section 1030 Emergency Escape & Rescue, or Egress Windows: At the Basement / Lower level, per 1029.1, Exc. 4, egress windows are not required from a basement or sleeping unit that has an exit door opening directly to the exterior & public way. At the upper level, per section 1029.2, provide egress windows with a min. net clear opening of 5.7sf and as otherwise addressed in this section.

Accessible units: (Section 1107.6.2.2)
Section 3411 Accessibility for Existing Buildings. 3411.1 Exception: Type B [accessible] units may not be required in existing buildings being altered or undergoing a change of occupancy.
- TYPE B UNITS - Accommodation for Type B units is being made at Units 101, 102, 103.

Parking Requirements: (CBJ Title 49, Section 49.40.210)
Total parking requirement count for proposed use of overall site: (CBJ 49.40.210 Table)
For Multifamily residential in the Juneau area:
- SRO - 1 per unit, plus 1 additional for each 4 units.
- 1.0 per 1-bedroom
- 1.5 per 2-bedroom

Standard Parking Required: ⚠1
7 Efficiency/Studio or "SRO" units: 7 parking spaces, plus 1 parking space per each 4 units: 7+2=9 spaces

Accessible Parking Spaces:
Per exception 49.40.210 b,3,A: For residential parking lots less than 10 spaces, No ADA Accessible parking stalls must be provided. Site plan shows option for 1 ADA space if Owner chooses to provide it.

Vegetative Cover: (CBJ Title 49, Section 49.50.300)
Total property coverage for D-18 districts is: 30% in vegetative cover.
- For this site: 18,000.sf x 30% = 5,400.sf
- Conditions: Bldg footprint, 1,630.sf, Lower parking lot: 1400.sf

Revisions:

⚠1 5-31-2017 Update sheet index and add sheets A102, A103, A104. Update sheets A201, A203, A204, A205 to make accommodations for Type B units at ground floor.

⚠2 8-20-2017 Revised parking layout on A102 to accommodate total of (9) parking spaces, revised Code Review: Parking count to (9) spaces.

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9/21/2017

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CONSTRUCTION DOCUMENTS - CONFORMED SET
CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE: GENERAL NOTES & CODE

DATE: SEPT. 21, 2017
CHECKED BY: GRG
DRAWN: GRG

SHEET # A101

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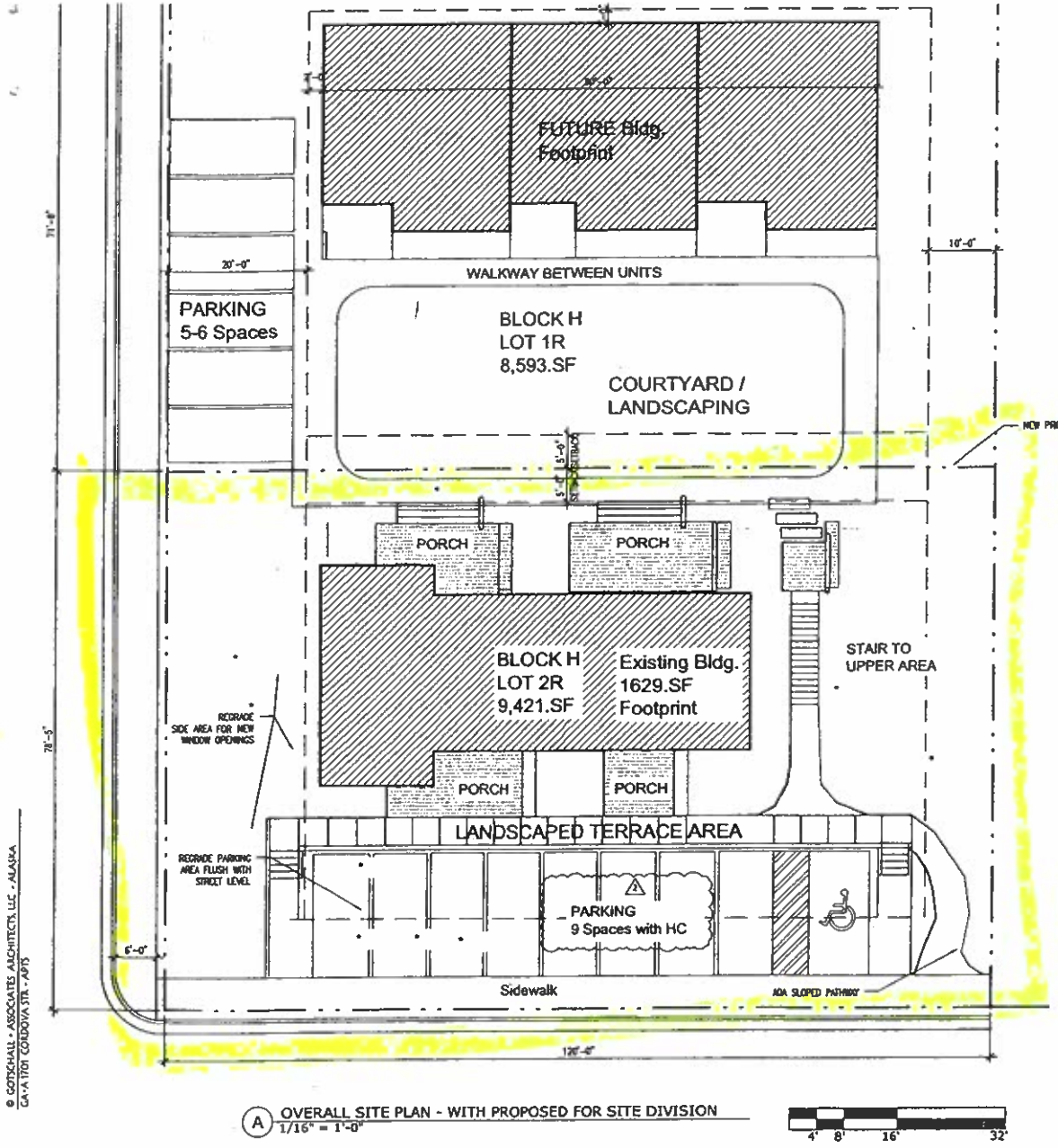
GA+A 1701 CORDOVA STR. - APTS



A OVERALL SITE PLAN - WITH PROPOSED FOR SITE DIVISION
1/16" = 1'-0"

4' 8' 16' 32'

SITE
LANDSCAPING AND A COURTYARD OUTDOOR AREA WOULD SIT BETWEEN THE TWO BUILDINGS. PARKING DOESN'T FIT VERY WELL BETWEEN THE TWO BUILDINGS, THEREFORE THE BEST USE IS A PLANNED OUTDOOR AREA AS AN ADDED AMENITY TO THE WELL APPOINTED APARTMENTS.

SITE DIVISION
A SITE DIVISION WOULD ESTABLISH A NEW SURVEY LINE ACROSS THE SITE (DIVIDING THE SITE HORIZONTALLY VS VERTICALLY) ALLOWING THE EXISTING BUILDING TO BE FULLY ENCOMPASSED ON LOT 2R WITH ADEQUATE SPACE FOR REQUIRED SETBACKS. (SEE UPCOMING SURVEY & REPLAT OF SITE.)

FUTURE BUILDING DEVELOPMENT WOULD OCCUR ON THE UPPER LOT 1R WITH ADEQUATE ROOM FOR REQUIRED SETBACKS, PARKING & LANDSCAPING ON THE SITE.

Revisions:

1 6-20-2017 Revised parking layout to accommodate total of (9) parking spaces, revised Code Summary for (9) spaces.

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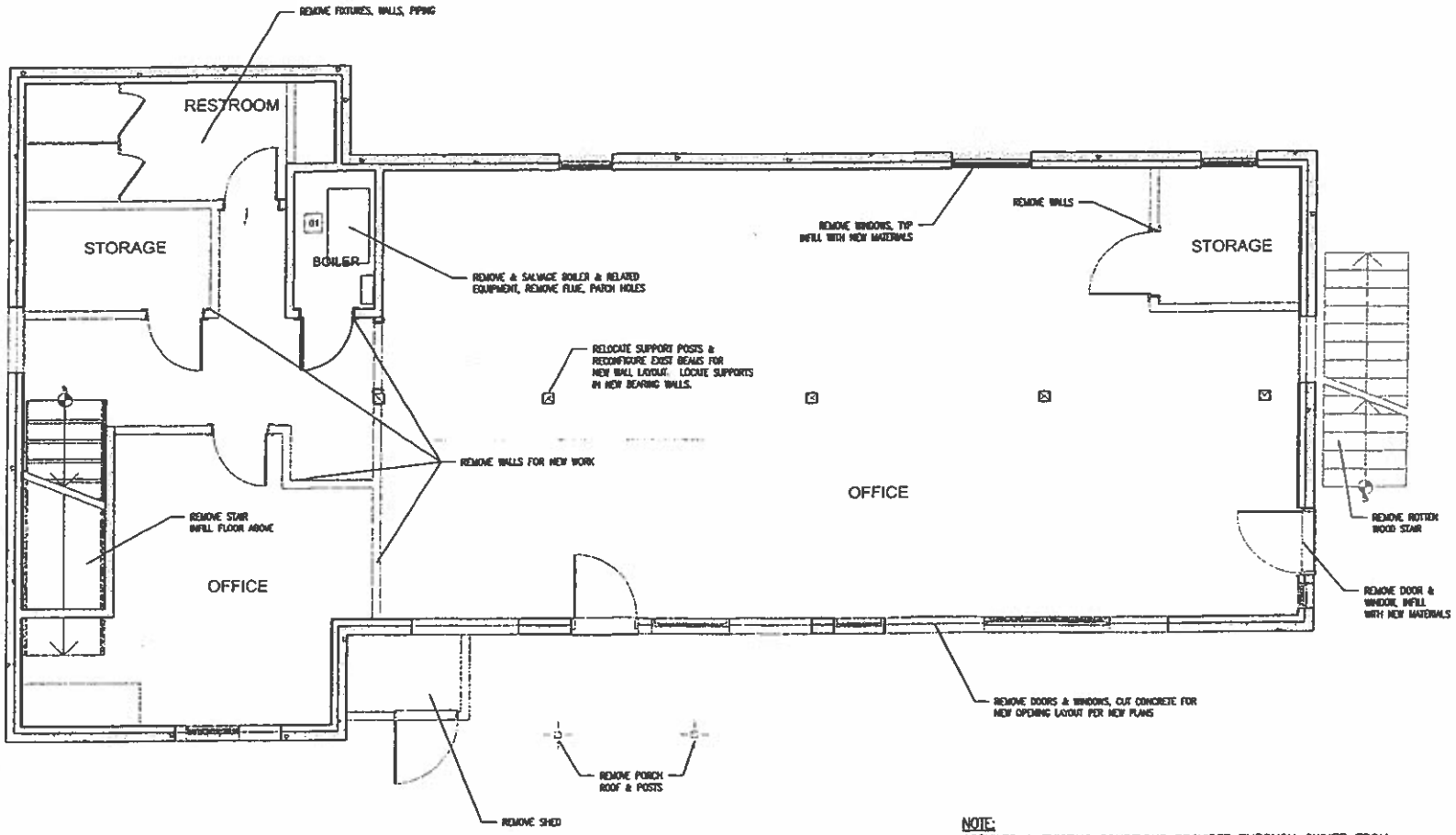
CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE
OVERALL SITE PLAN WITH PROPOSED DIVISION

DATE SEPT. 21, 2017
CHECKED BY GRG
DRAWN GRG

SHEET # A102



NOTE:
ASBUILTS & EXISTING CONDITIONS PROVIDED THROUGH OWNER FROM SEPARATE AGENT OF OWNER. PLANS INCLUDED FOR INFORMATINAL PURPOSES ONLY. VERIFY ALL CONDITIONS, DIMENSIONS, PRIOR TO STARTING LAYOUT OF NEW WORK. NOTIFY ARCHITECT OF RECORD OF DISCREPENCIES AND TO WORK THROUGH ALTERNATE LAYOUTS AS NEEDED.

1 LOWER LEVEL PLAN - ASBUILT/DEMO
3/16" = 1'-0"

18" 3' 5' 10'

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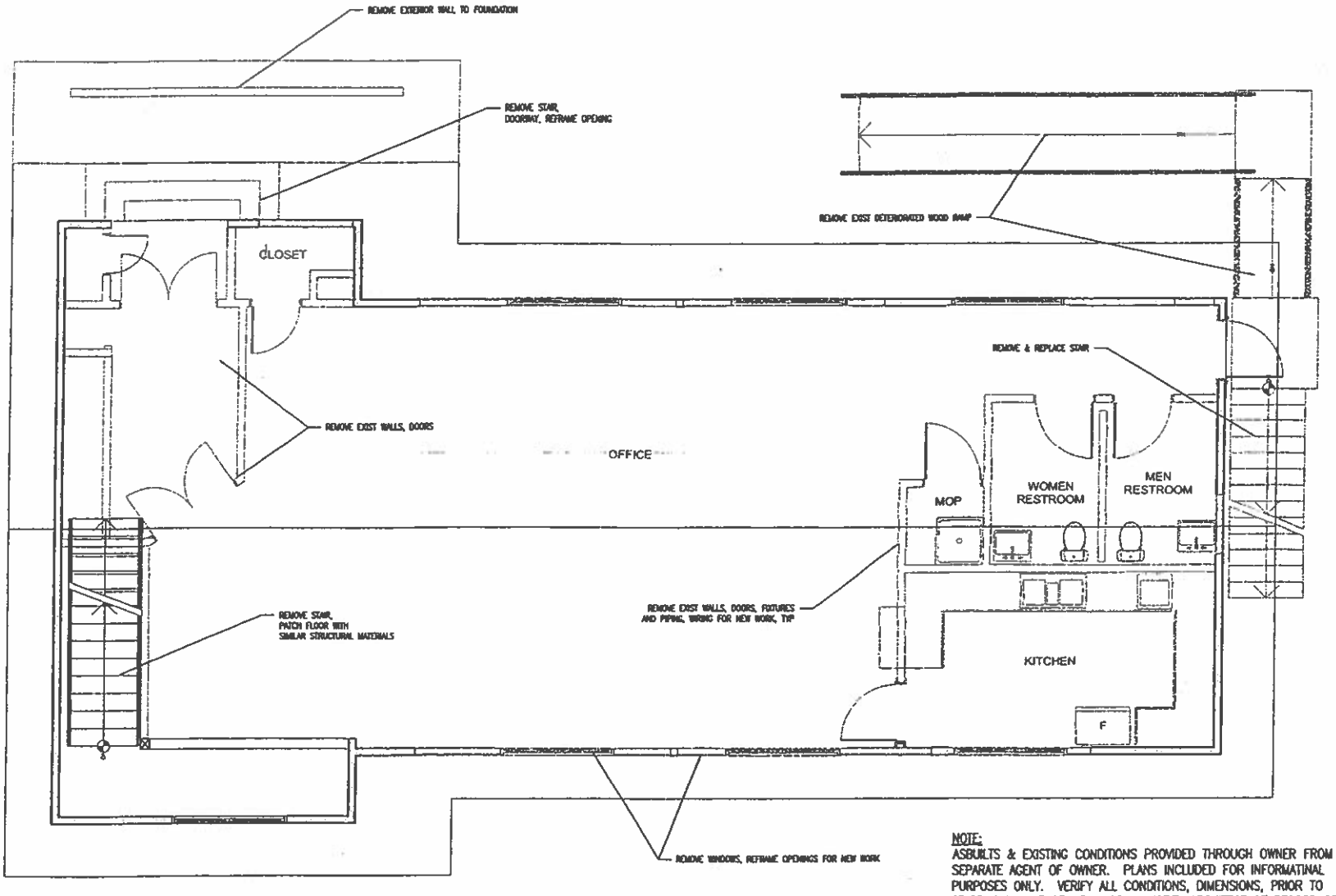
CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE
LOWER LEVEL EXISTING/DEMO

DATE SEPT. 21, 2017
CHECKED BY GRG
DRAWN GRG

SHEET # A103



NOTE:
ASBUILTS & EXISTING CONDITIONS PROVIDED THROUGH OWNER FROM SEPARATE AGENT OF OWNER. PLANS INCLUDED FOR INFORMATINAL PURPOSES ONLY. VERIFY ALL CONDITIONS, DIMENSIONS, PRIOR TO STARTING LAYOUT OF NEW WORK. NOTIFY ARCHITECT OF RECORD OF DISCREPENCIES AND TO WORK THROUGH ALTERNATE LAYOUTS AS NEEDED.

1 UPPER LEVEL PLAN - EXISTING/DEMO
3/16" = 1'-0"

18" 3' 5' 10'

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CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE
UPPER LEVEL EXISTING/DEMO

DATE SEPT. 21, 2017
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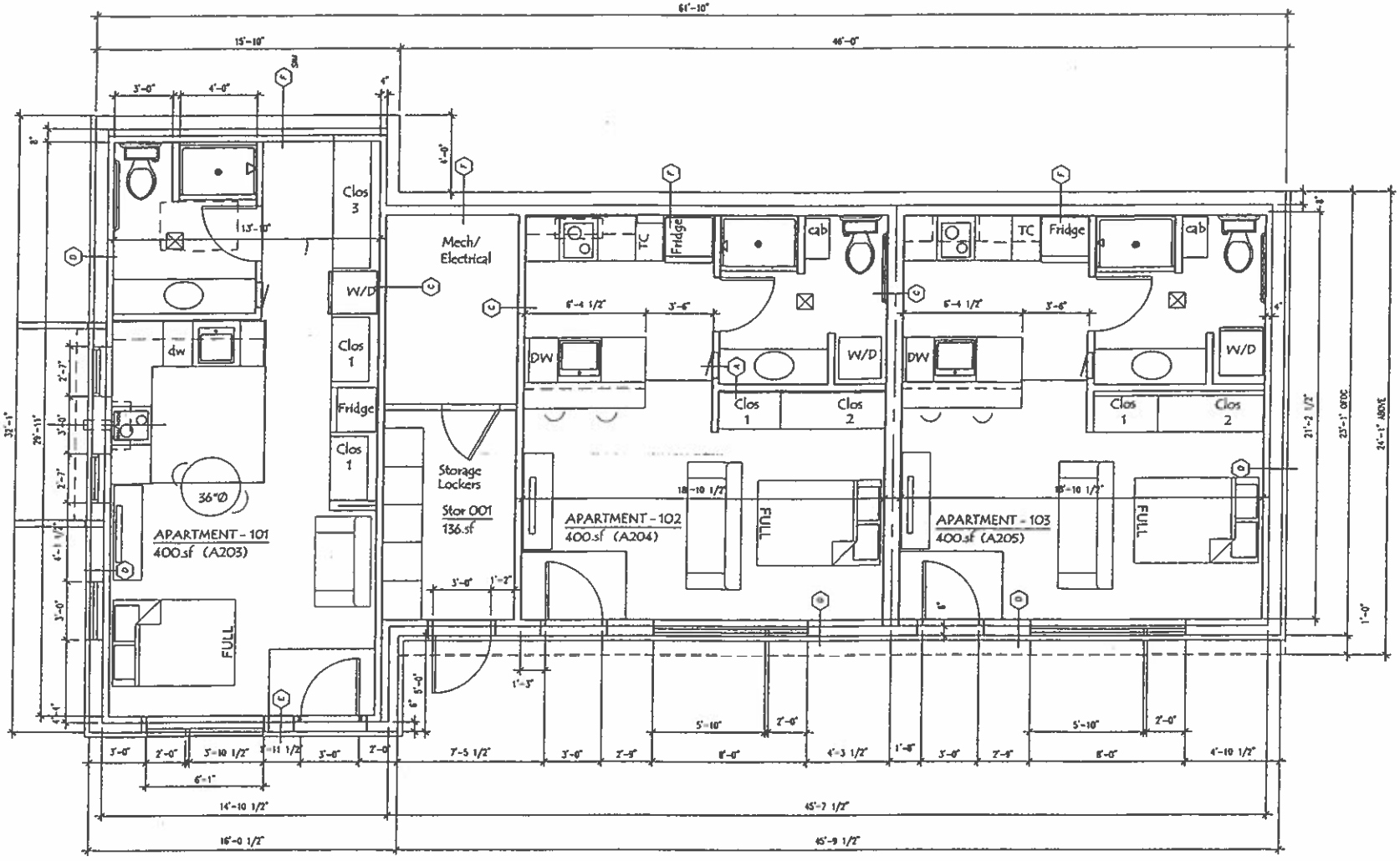
DRAWN GRG

SHEET # A104



CONSTRUCTION NOTES:

- WINDOW DIMENSIONS ARE TYPICAL UNIT SIZE, CONFIRM REQUIRED ROUGH OPENING SIZES AND SET FRAMING ACCORDINGLY FOR FINAL WINDOW MFR. DIMENSIONS.
- DOOR DIMENSIONS ARE TYPICAL UNIT SIZES, CONFIRM DOOR ROUGH OPENING SIZES AND ADJUST FRAMING ACCORDINGLY.

1 LOWER LEVEL PLAN
3/16" = 1'-0"

18" 3' 5' 10'

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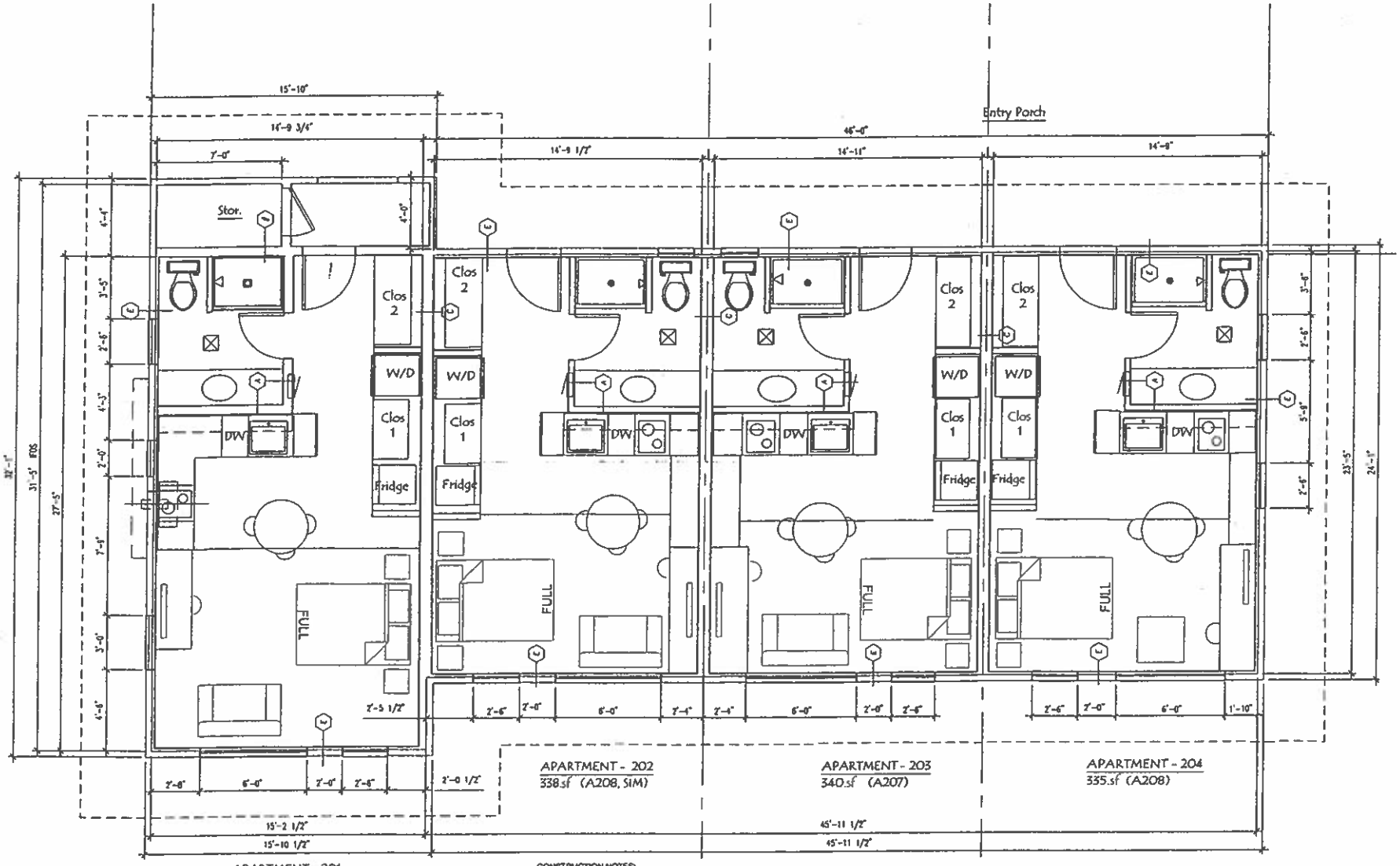
CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE
LOWER LEVEL APARTMENT PLAN

DATE SEPT. 21, 2017
CHECKED BY GRG
DRAWN GRG

SHEET # A201



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- DOOR DIMENSIONS ARE TYPICAL UNIT SIZES, CONFIRM DOOR ROUGH OPENING SIZES AND ADJUST FRAMING ACCORDINGLY.

2 UPPER LEVEL - PLAN
3/16" = 1'-0"

18" 3' 5' 10'

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CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments

201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE
UPPER LEVEL PLAN

DATE SEPT. 21, 2017
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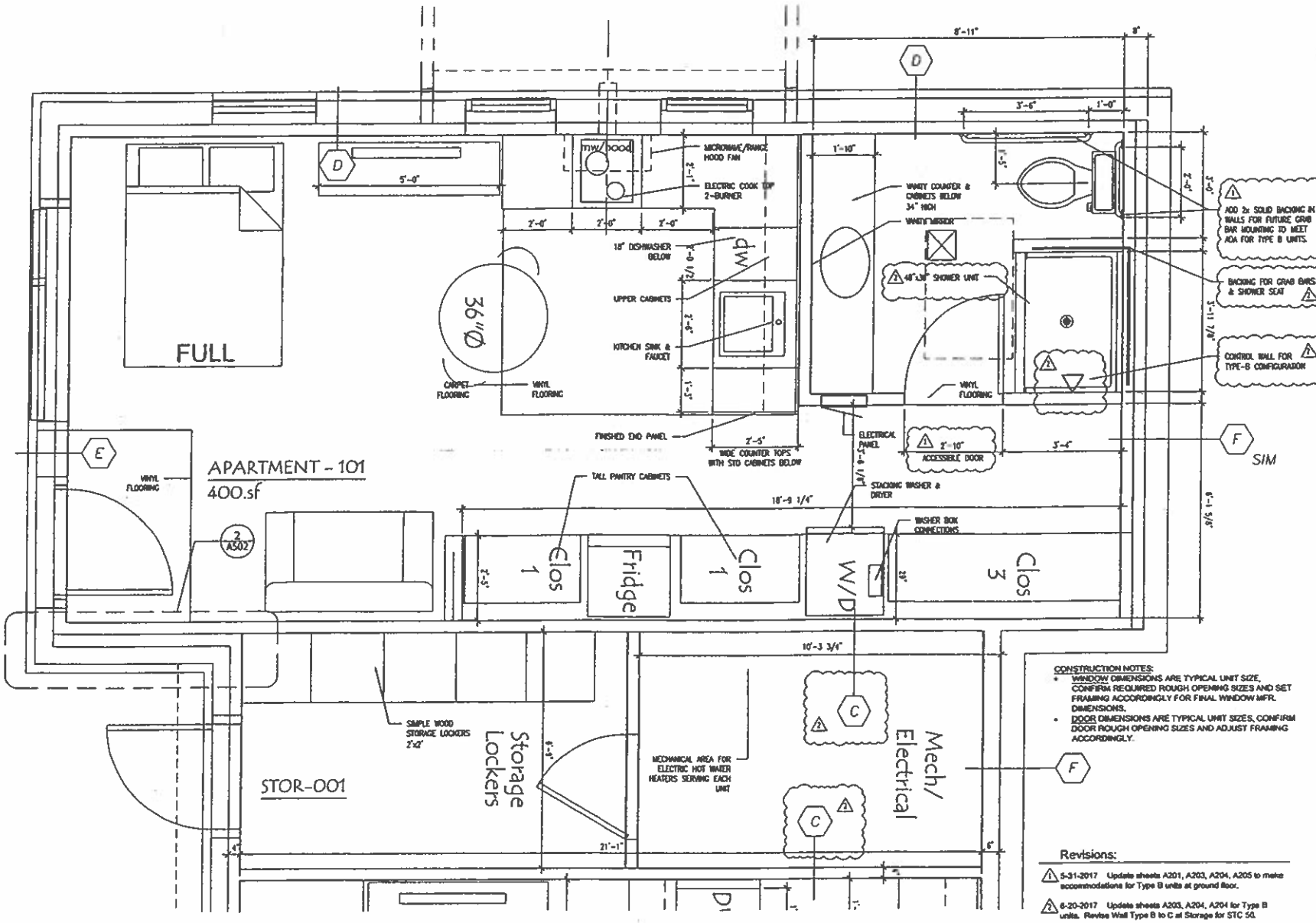
SHEET # A202



1 ENLARGED PLAN - APT 101, STORAGE
3/8" = 1'-0"

CONSTRUCTION NOTES:
- WINDOW DIMENSIONS ARE TYPICAL UNIT SIZE. CONFIRM REQUIRED ROUGH OPENING SIZES AND SET FRAMING ACCORDINGLY FOR FINAL WINDOW MFR. DIMENSIONS.
- DOOR DIMENSIONS ARE TYPICAL UNIT SIZES. CONFIRM DOOR ROUGH OPENING SIZES AND ADJUST FRAMING ACCORDINGLY.

Revisions:

1 5-31-2017 Update sheets A201, A203, A204, A205 to make accommodations for Type B units at ground floor.

2 6-20-2017 Update sheets A203, A204, A204 for Type B units. Revise Wall Type B to C at Storage for STC 50.

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CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE: LOWER LEVEL ENLARGED PLAN APT 101, STORAGE

DATE: SEPT. 21, 2017
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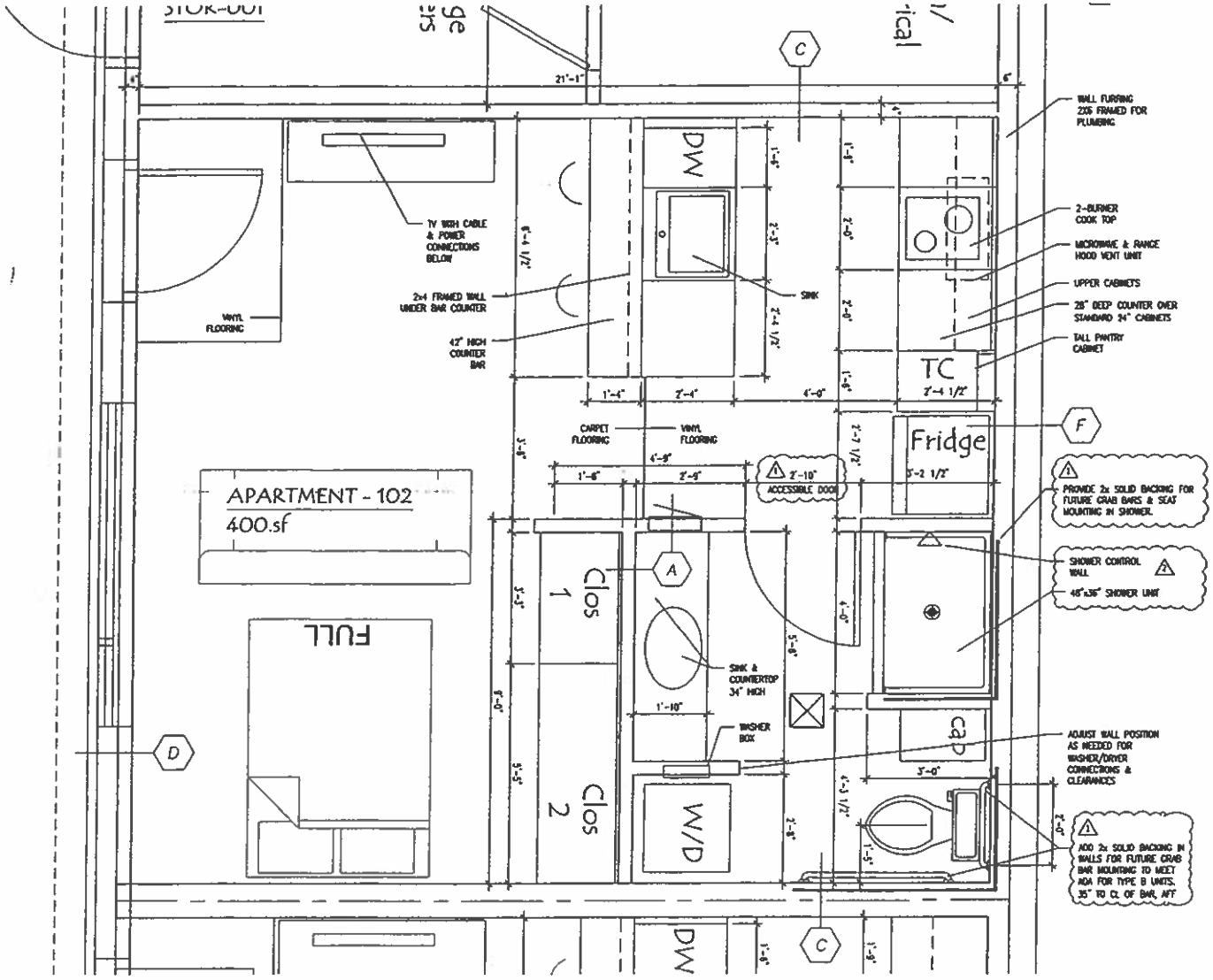
SHEET # A203



1 ENLARGED PLAN - APT 102
3/8" = 1'-0"

CONSTRUCTION NOTES:

- WINDOW DIMENSIONS ARE TYPICAL UNIT SIZE. CONFIRM REQUIRED ROUGH OPENING SIZES AND SET FRAMING ACCORDINGLY FOR FINAL WINDOW MFR. DIMENSIONS.
- DOOR DIMENSIONS ARE TYPICAL UNIT SIZES. CONFIRM DOOR ROUGH OPENING SIZES AND ADJUST FRAMING ACCORDINGLY.

Revisions:

1 5-31-2017 Update sheets A201, A203, A204, A205 to make accommodations for Type B units at ground floor.

1 8-20-2017 Update sheets A203, A204, A204 for Type B units.

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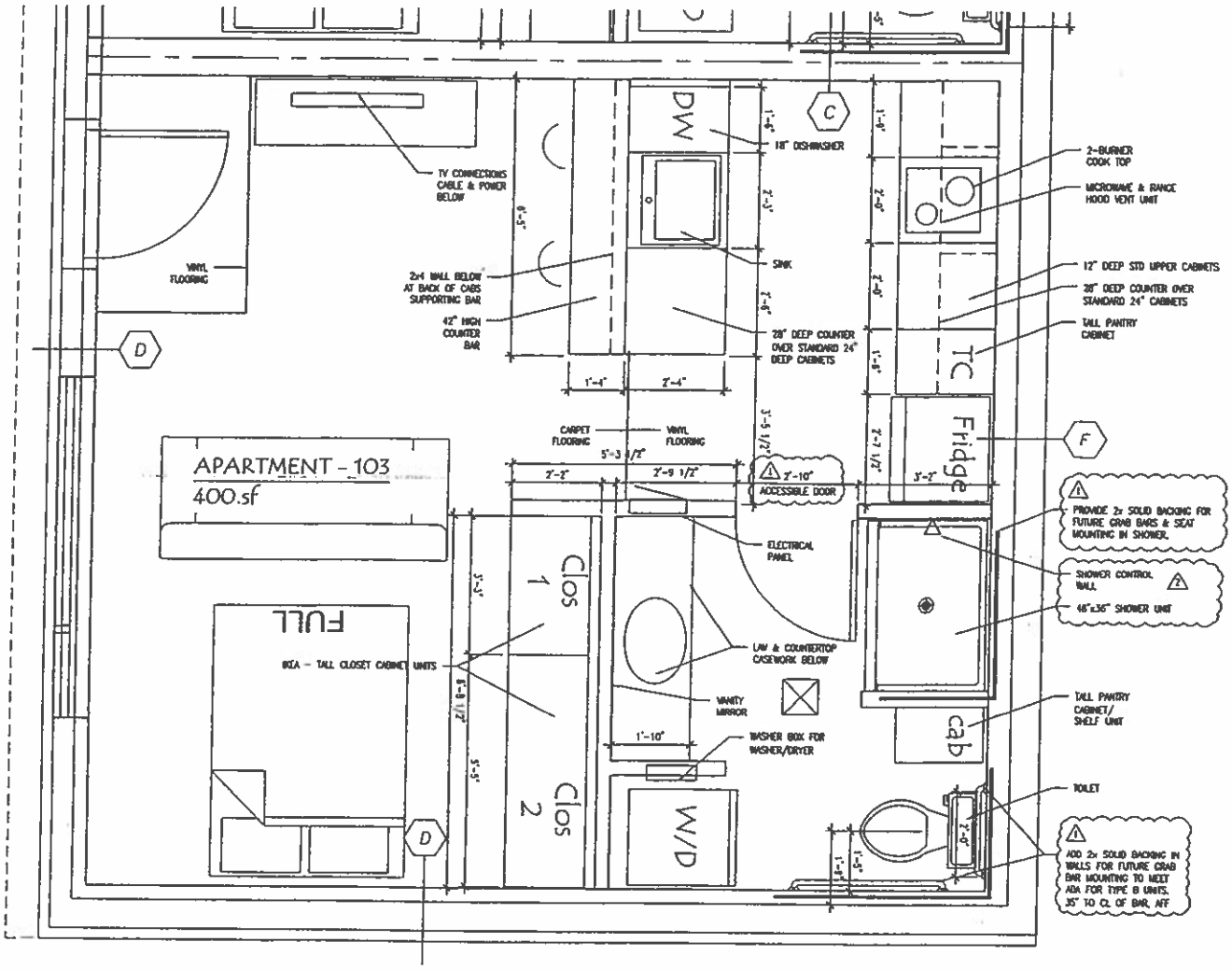
CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE
LOWER LEVEL ENLARGED PLAN APT 102

DATE SEPT. 21, 2017
CHECKED BY GRG
DRAWN GRG

SHEET # A204



1 ENLARGED PLAN - APARTMENT 103
3/8" = 1'-0"

CONSTRUCTION NOTES:

- WINDOW DIMENSIONS ARE TYPICAL UNIT SIZE. CONFIRM REQUIRED ROUGH OPENING SIZES AND SET FRAMING ACCORDINGLY FOR FINAL WINDOW MFR. DIMENSIONS.
- DOOR DIMENSIONS ARE TYPICAL UNIT SIZES. CONFIRM DOOR ROUGH OPENING SIZES AND ADJUST FRAMING ACCORDINGLY.

Revisions:

1 5-31-2017 Update sheets A201, A203, A204, A205 to make accommodations for Type B units at ground floor.

2 8-30-2017 Update sheets A203, A204, A204 for Type B units.

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9/21/2017

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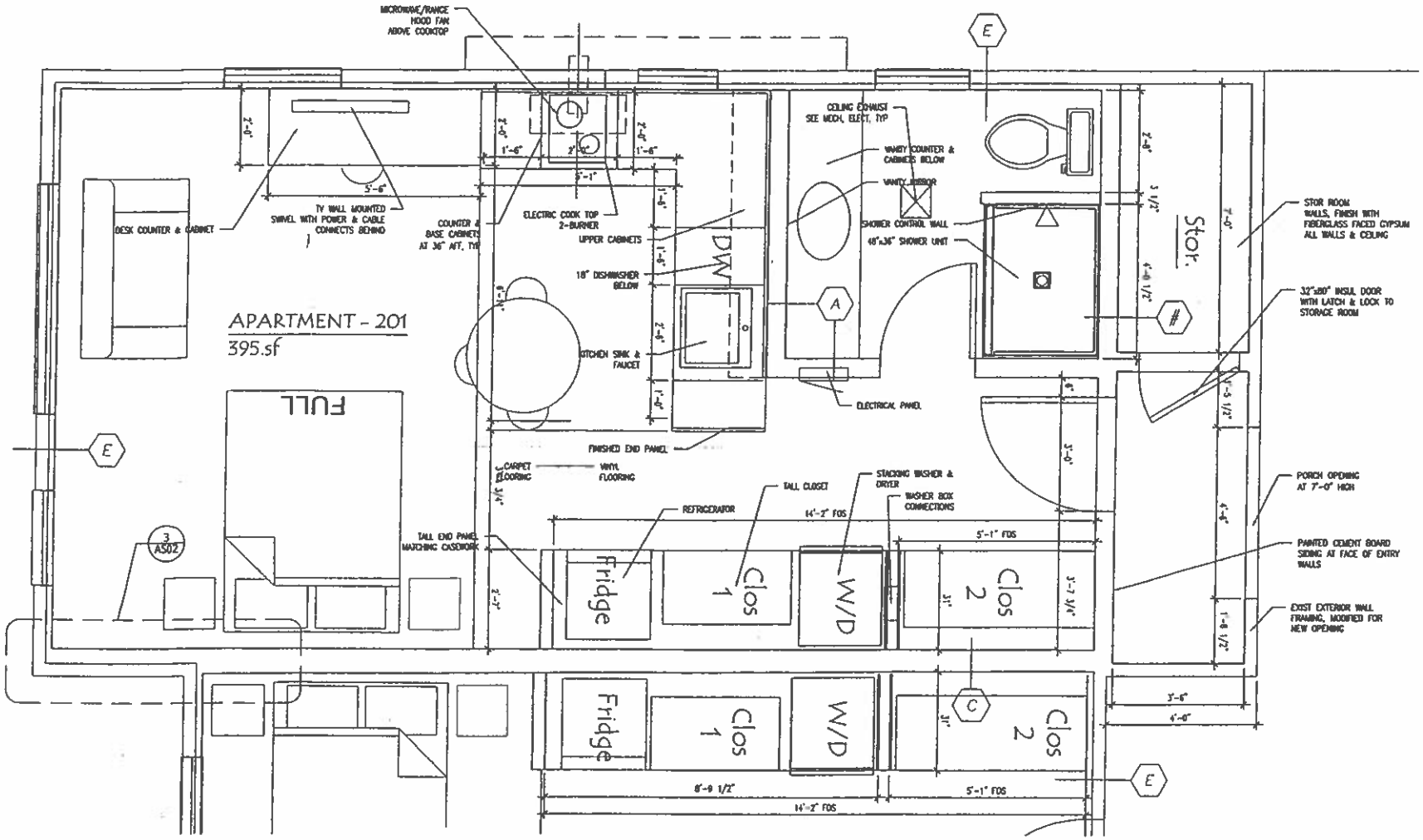
CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE
LOWER LEVEL ENLARGED PLAN APT 103

DATE SEPT. 21, 2017
CHECKED BY GRG
DRAWN GRG

SHEET # A205



CONSTRUCTION NOTES:
- WINDOW DIMENSIONS ARE TYPICAL UNIT SIZE, CONFIRM REQUIRED ROUGH OPENING SIZES AND SET FRAMING ACCORDINGLY FOR FINAL WINDOW MFR. DIMENSIONS.
- DOOR DIMENSIONS ARE TYPICAL UNIT SIZES, CONFIRM DOOR ROUGH OPENING SIZES AND ADJUST FRAMING ACCORDINGLY.

1 ENLARGED PLAN - APT 201
3/8" = 1'-0"

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STATE OF ALASKA 49TH
GERALD R GOTSCHALL A-9185 REGISTERED PROFESSIONAL ARCHITECT
9/21/2017

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Gerald@GotschallArchitect.com

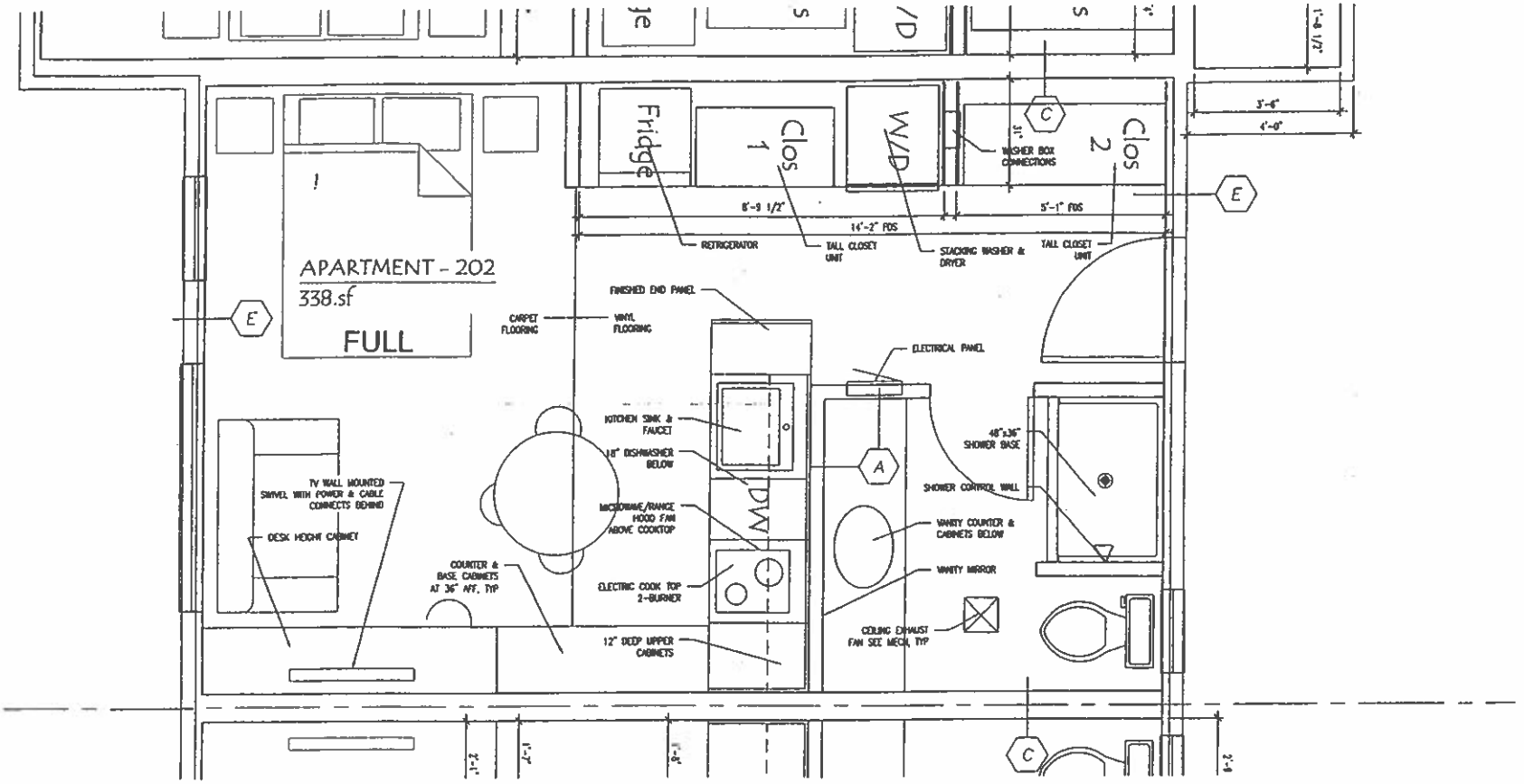
CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE: UPPER LEVEL ENLARGED PLAN APT 201

DATE: SEPT. 21, 2017
CHECKED BY: GRG
DRAWN: GRG

SHEET # A206



1 ENLARGED PLAN - APT 202
3/8" = 1'-0"

CONSTRUCTION NOTES:

- WINDOW DIMENSIONS ARE TYPICAL UNIT SIZE. CONFIRM REQUIRED ROUGH OPENING SIZES AND SET FRAMING ACCORDINGLY FOR FINAL WINDOW MFR. DIMENSIONS.
- DOOR DIMENSIONS ARE TYPICAL UNIT SIZES. CONFIRM DOOR ROUGH OPENING SIZES AND ADJUST FRAMING ACCORDINGLY.

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STATE OF ALASKA 49TH GERALD R GOTSCHALL A-8185 REGISTERED PROFESSIONAL ARCHITECT

9/21/2017

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Gerald@Gotschall@icloud.com

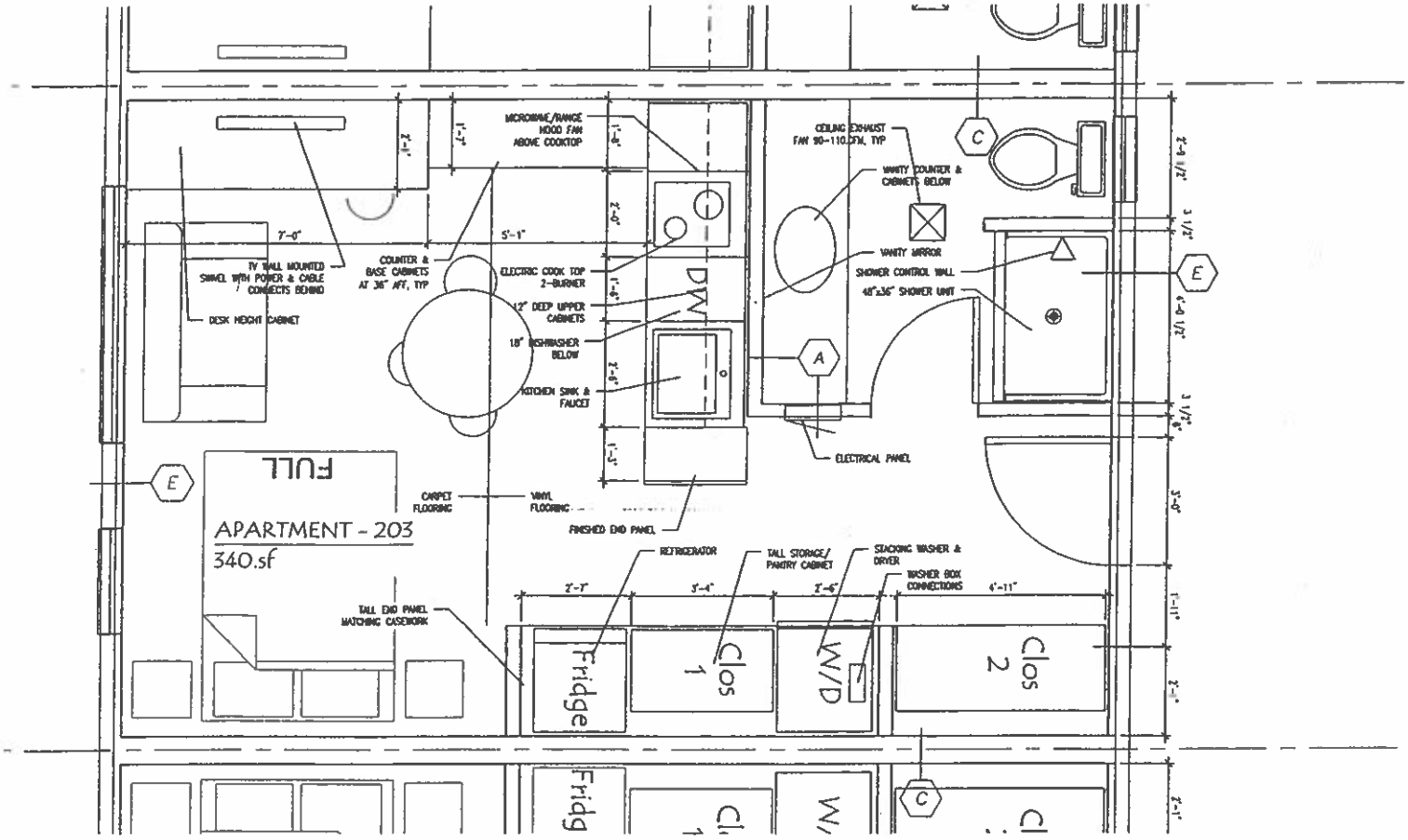
CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE: UPPER LEVEL ENLARGED PLAN APT 202

DATE: SEPT. 21, 2017
CHECKED BY: GRG
DRAWN: GRG

SHEET #: A207



1 ENLARGED PLAN - APT 203
3/8" = 1'-0"

CONSTRUCTION NOTES:
- WINDOW DIMENSIONS ARE TYPICAL UNIT SIZE, CONFIRM REQUIRED ROUGH OPENING SIZES AND SET FRAMING ACCORDINGLY FOR FINAL WINDOW MFR. DIMENSIONS.
- DOOR DIMENSIONS ARE TYPICAL UNIT SIZES, CONFIRM DOOR ROUGH OPENING SIZES AND ADJUST FRAMING ACCORDINGLY.

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STATE OF ALASKA 49TH
GERALD R. GOTSCHALL
AR#105
REGISTERED PROFESSIONAL ARCHITECT
9/21/2017

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8500 N Douglas Hwy
Juneau, AK
907.723.8257
GeraldGotschall@icloud.com

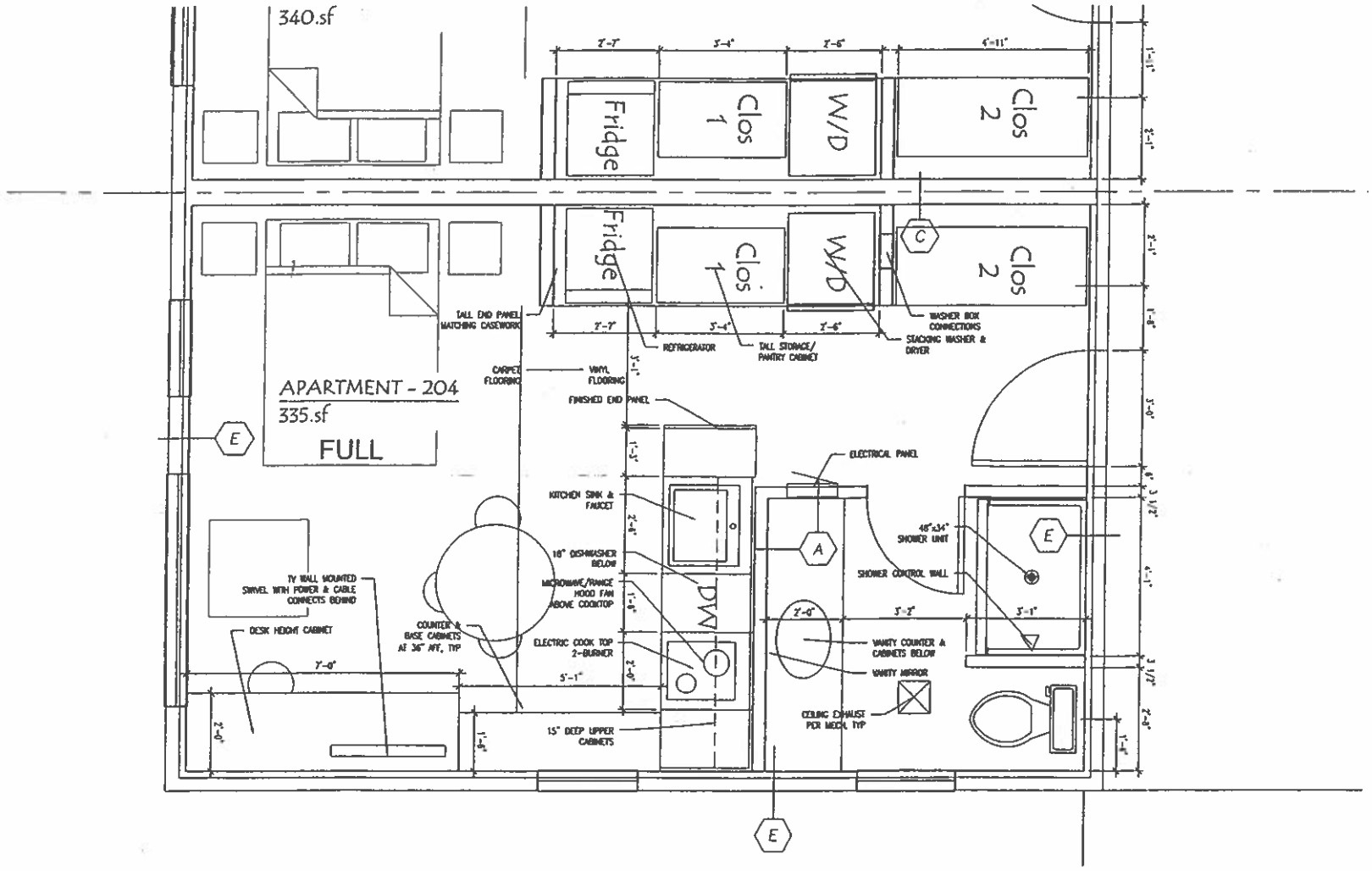
CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE
UPPER LEVEL ENLARGED PLAN APT 203

DATE SEPT. 21, 2017
CHECKED BY GRG
DRAWN GRG

SHEET # A208



1 ENLARGED PLAN - APT 204
3/8" = 1'-0"

CONSTRUCTION NOTES:

- WINDOW DIMENSIONS ARE TYPICAL UNIT SIZE, CONFIRM REQUIRED ROUGH OPENING SIZES AND SET FRAMING ACCORDINGLY FOR FINAL WINDOW MFR. DIMENSIONS.
- DOOR DIMENSIONS ARE TYPICAL UNIT SIZES, CONFIRM DOOR ROUGH OPENING SIZES AND ADJUST FRAMING ACCORDINGLY.

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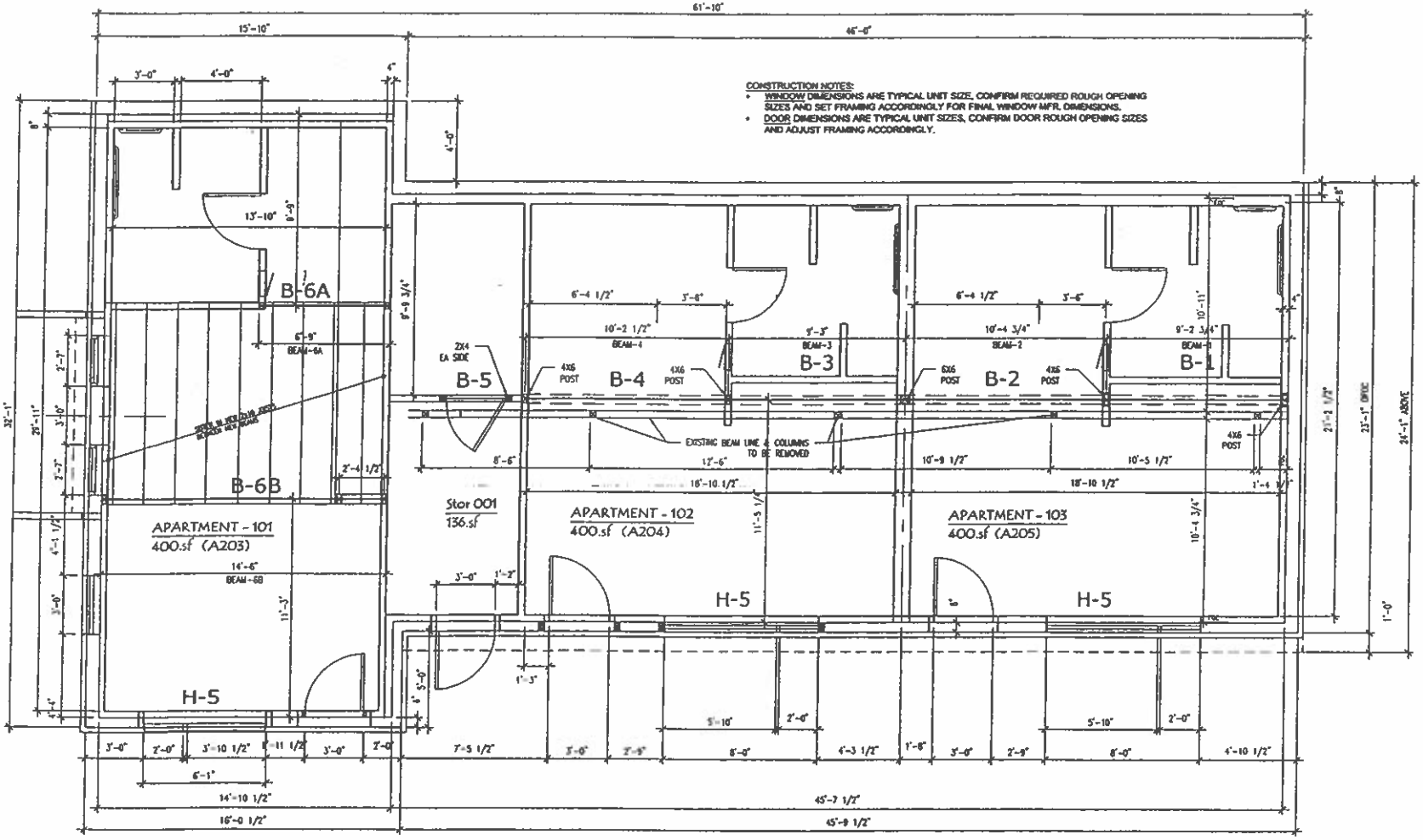
CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE: UPPER LEVEL ENLARGED PLAN APT 204

DATE: SEPT. 21, 2017
CHECKED BY: GRG
DRAWN: GRG

SHEET #: A209



CONSTRUCTION NOTES:
- WINDOW DIMENSIONS ARE TYPICAL UNIT SIZE, CONFIRM REQUIRED ROUGH OPENING SIZES AND SET FRAMING ACCORDINGLY FOR FINAL WINDOW MFR. DIMENSIONS.
- DOOR DIMENSIONS ARE TYPICAL UNIT SIZES, CONFIRM DOOR ROUGH OPENING SIZES AND ADJUST FRAMING ACCORDINGLY.

1 LOWER LEVEL PLAN - STRUCTURAL FRAMING LAYOUT
3/16" = 1'-0"

BEAM & HEADER SCHEDULE

	SIZE	TYPE	FINISH
B-1	5-1/4 x 9-1/4	2.0E Parallam WS PSL (Truss Joist)	EXPOSED: SAND, CLEAR FINISH
B-2	5-1/4 x 9-1/4	2.0E Parallam WS PSL (Truss Joist)	EXPOSED: SAND, CLEAR FINISH
B-3	5-1/4 x 9-1/4	2.0E Parallam WS PSL (Truss Joist)	EXPOSED: SAND, CLEAR FINISH
B-4	5-1/4 x 9-1/4	2.0E Parallam WS PSL (Truss Joist)	EXPOSED: SAND, CLEAR FINISH
B-5	(2)2x6 HF#2 (DOOR HEADER) IN BEARING WALL WITH HEADER		(IN WALL)
B-6A	OLD 5 1/2 x 9	ROSEBURG X-BEAM 24F V4	EXPOSED: SAND, CLEAR FINISH
B-6B	5-1/4 x 9-1/2	2.0E Parallam WS PSL (Truss Joist)	EXPOSED: SAND, CLEAR FINISH
B-7	7 x 11-7/8	2.0E Parallam WS PSL (Truss Joist)	EXPOSED: SAND, CLEAR FINISH

	SIZE	TYPE	FINISH
H-1	2x8 HF#1	WINDOW HEADER, END WALLS TO 3'	(IN WALL)
H-2	4x6 HF#2	WINDOW HEADER, LOW EXT WALL	(IN WALL)
H-3	(2)2x8 HF#2	WINDOW HEADER, SIDEWALL TO 3'-6"	(IN WALL)
H-4	(1) 1-3/4 x 9-1/2	LSL-1J MICROLAM, HEADER TO 3'-6"	(IN WALL)
H-5	5-1/2 x 9	ROSEBURG, OLD 24F-V4 OF/OF HEADERS TO 8'-6"	(IN WALL)
H-6	(2) 2x8 HF#1	LOWER FLOOR, HEADERS TO 3'-6"	(IN WALL)

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9/21/2017

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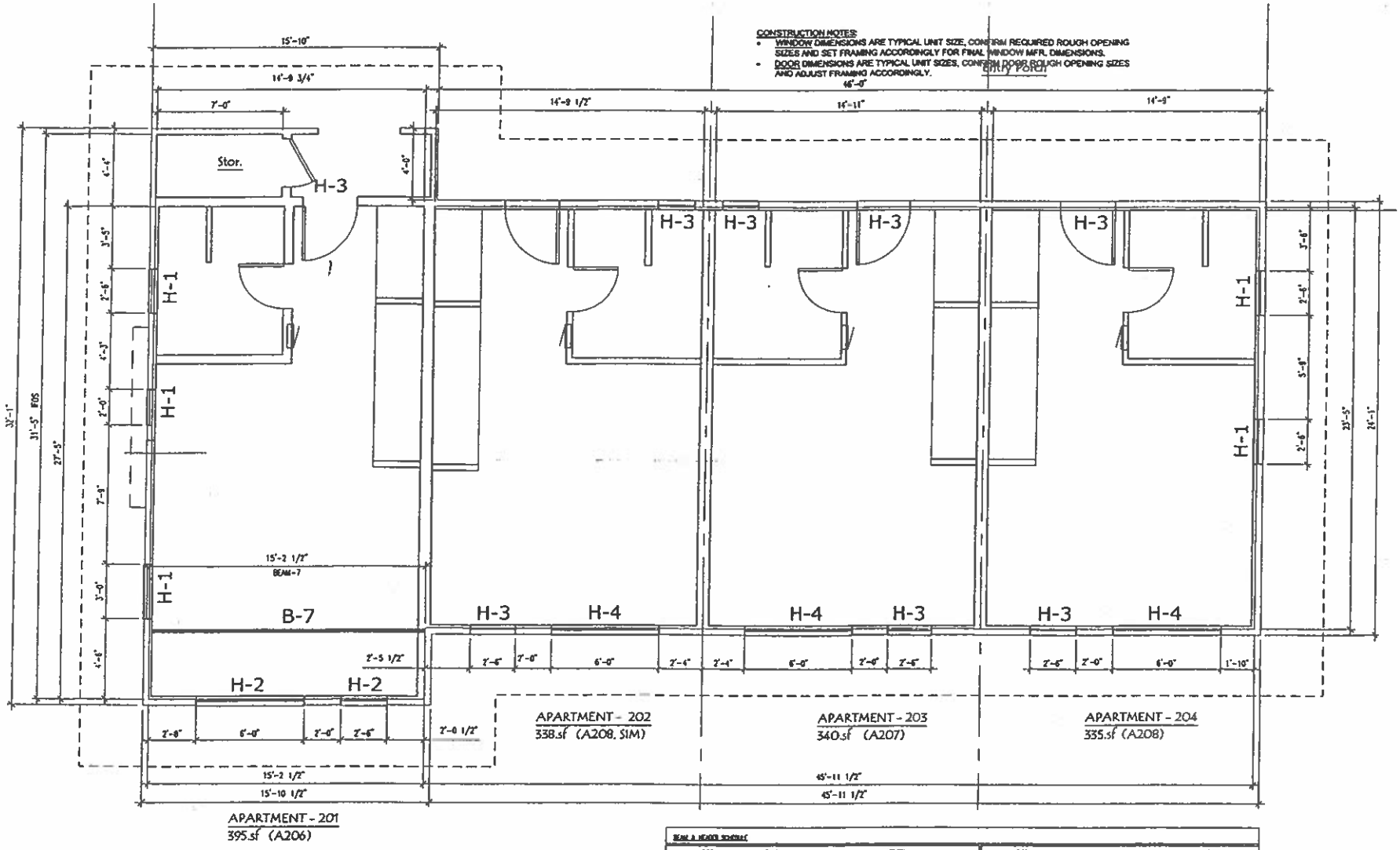
CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE: LOWER LEVEL APARTMENT PLAN FRAMING PLAN

DATE: SEPT. 21, 2017
CHECKED BY: GRG
DRAWN: GRG

SHEET #: A210



CONSTRUCTION NOTES:
- WINDOW DIMENSIONS ARE TYPICAL UNIT SIZE, CONFIRM REQUIRED ROUGH OPENING SIZES AND SET FRAMING ACCORDINGLY FOR FINAL WINDOW MFR. DIMENSIONS.
- DOOR DIMENSIONS ARE TYPICAL UNIT SIZES, CONFIRM DOOR ROUGH OPENING SIZES AND ADJUST FRAMING ACCORDINGLY.

Entry Porch

2 UPPER LEVEL PLAN - STRUCTURAL FRAMING LAYOUT
3/16" = 1'-0"

BEAM & HEADER SCHEDULE

	SIZE	TYPE	FINISH
B-1	5-1/4 x 9-1/4	2.0E Parallam WS PSL (Inner Joist)	EXPOSED: SAND, CLEAR FINISH
B-2	5-1/4 x 9-1/4	2.0E Parallam WS PSL (Inner Joist)	EXPOSED: SAND, CLEAR FINISH
B-3	5-1/4 x 9-1/4	2.0E Parallam WS PSL (Inner Joist)	EXPOSED: SAND, CLEAR FINISH
B-4	5-1/4 x 9-1/4	2.0E Parallam WS PSL (Inner Joist)	EXPOSED: SAND, CLEAR FINISH
B-5	(2)2x8 HF#2 (DOOR HEADER) IN BEARING WALL WITH HEADER		(IN WALL)
B-6A	GLB 5 1/2 x 6	ROSEBORO X-BEAM 24F V4	EXPOSED: SAND, CLEAR FINISH
B-6B	5-1/4 x 9-1/2	2.0E Parallam WS PSL (Inner Joist)	EXPOSED: SAND, CLEAR FINISH
B-7	7 x 11-7/8	2.0E Parallam WS PSL (Inner Joist)	EXPOSED: SAND, CLEAR FINISH

	SIZE	TYPE	FINISH
H-1	2x8 HF#2	WINDOW HEADER, END WALLS TO 3'	(IN WALL)
H-2	4x8 HF#2	WINDOW HEADER, LOW EXT WALL	(IN WALL)
H-3	(2)2x8 HF#2	WINDOW HEADER, SIDEWALL TO 3'-6"	(IN WALL)
H-4	(1) 1-3/4 x 9-1/2	LVL-TJ MERIDIAN, HEADER TO 6'-6"	(IN WALL)
H-5	5-1/2 x 6	ROSEBORO, GLB 24F-V4 OF/OF HEADERS TO 6'-6"	(IN WALL)
H-6	(2) 2x8 HF#1	LOWER FLOOR, HEADERS TO 3'-6"	(IN WALL)

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9/21/2017

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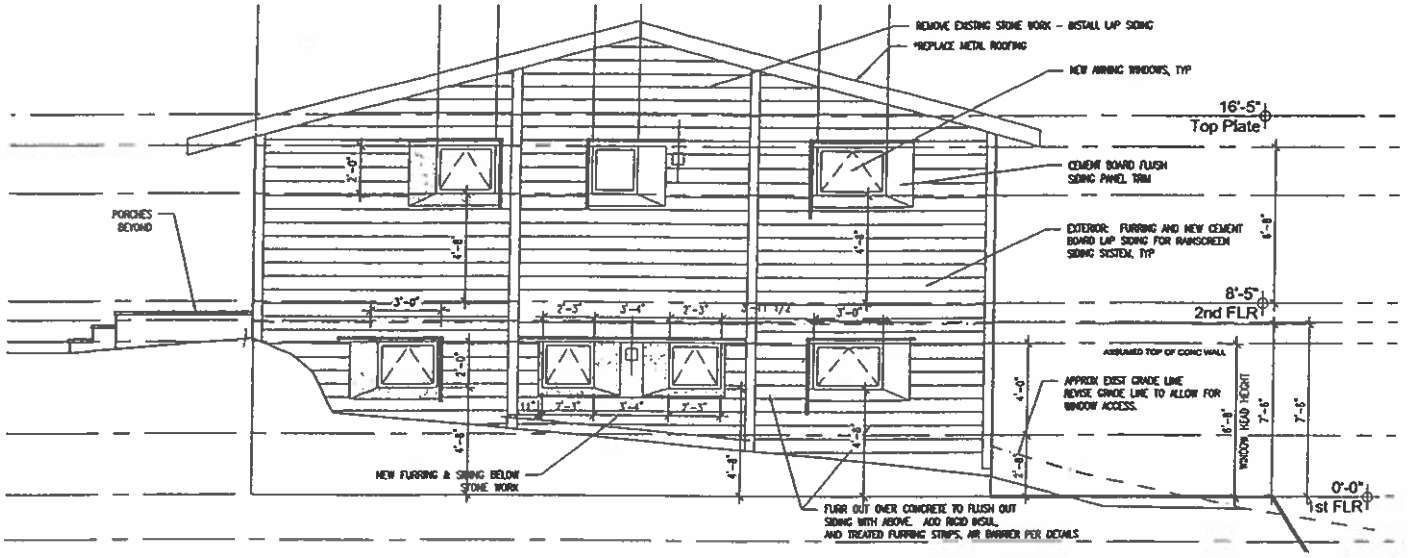
CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE: UPPER LEVEL APARTMENT PLAN FRAMING PLAN

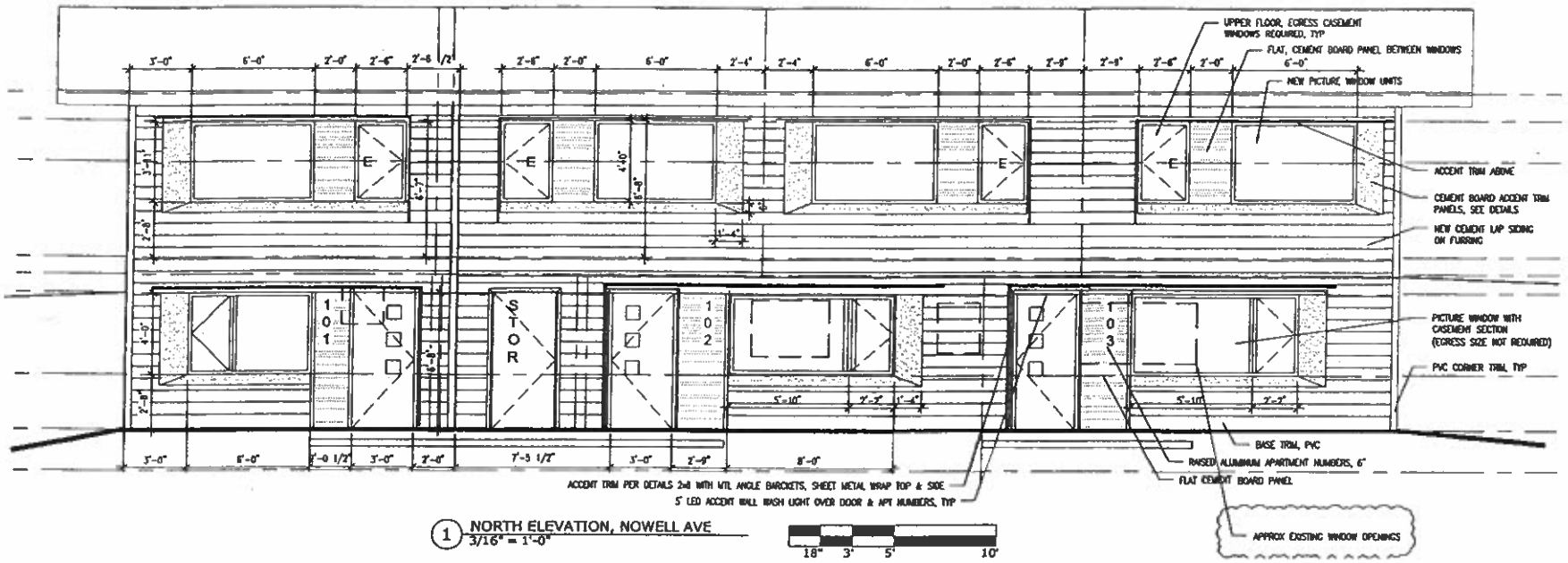
DATE: SEPT. 21, 2017
CHECKED BY: GRG
DRAWN: GRG

SHEET #: A211



1 EAST ELEVATION, CORDOVA STREET
3/16" = 1'-0"

18" 3' 5' 10'



1 NORTH ELEVATION, NOWELL AVE
3/16" = 1'-0"

18" 3' 5' 10'

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9/21/2017

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907.723.8257
Carol@GotschallPWcloud.com

CONSTRUCTION DOCUMENTS - CONFORMED SET

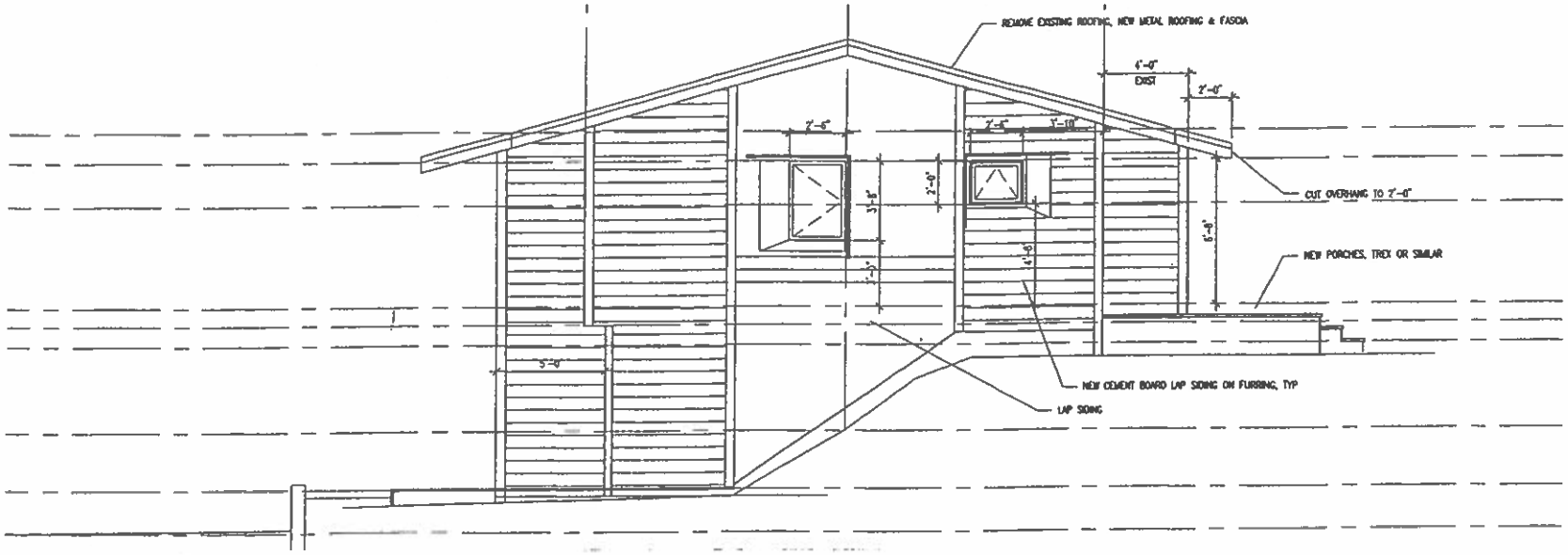
CORDOVA STREET Apartments

201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE
ELEVATIONS

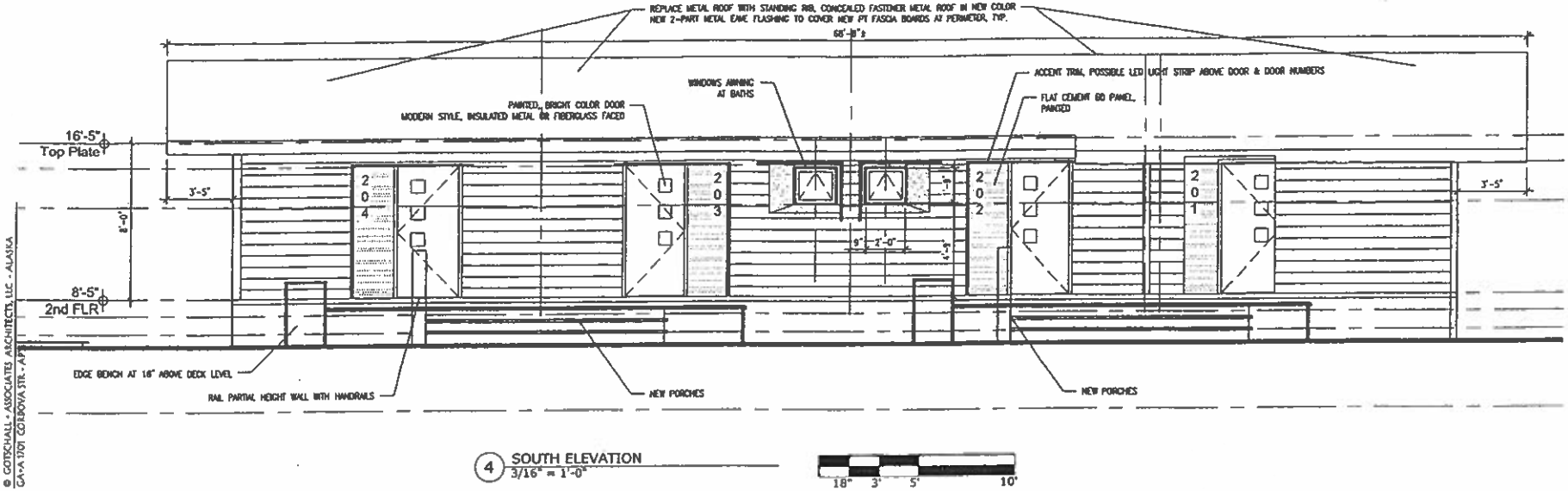
DATE SEPT. 21, 2017
CHECKED BY GRG
DRAWN GRG

SHEET #
A301



3 WEST ELEVATION
3/16" = 1'-0"

18" 3' 5' 10'



4 SOUTH ELEVATION
3/16" = 1'-0"

18" 3' 5' 10'

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49TH
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9/21/2017

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GeraldGotschall@icloud.com

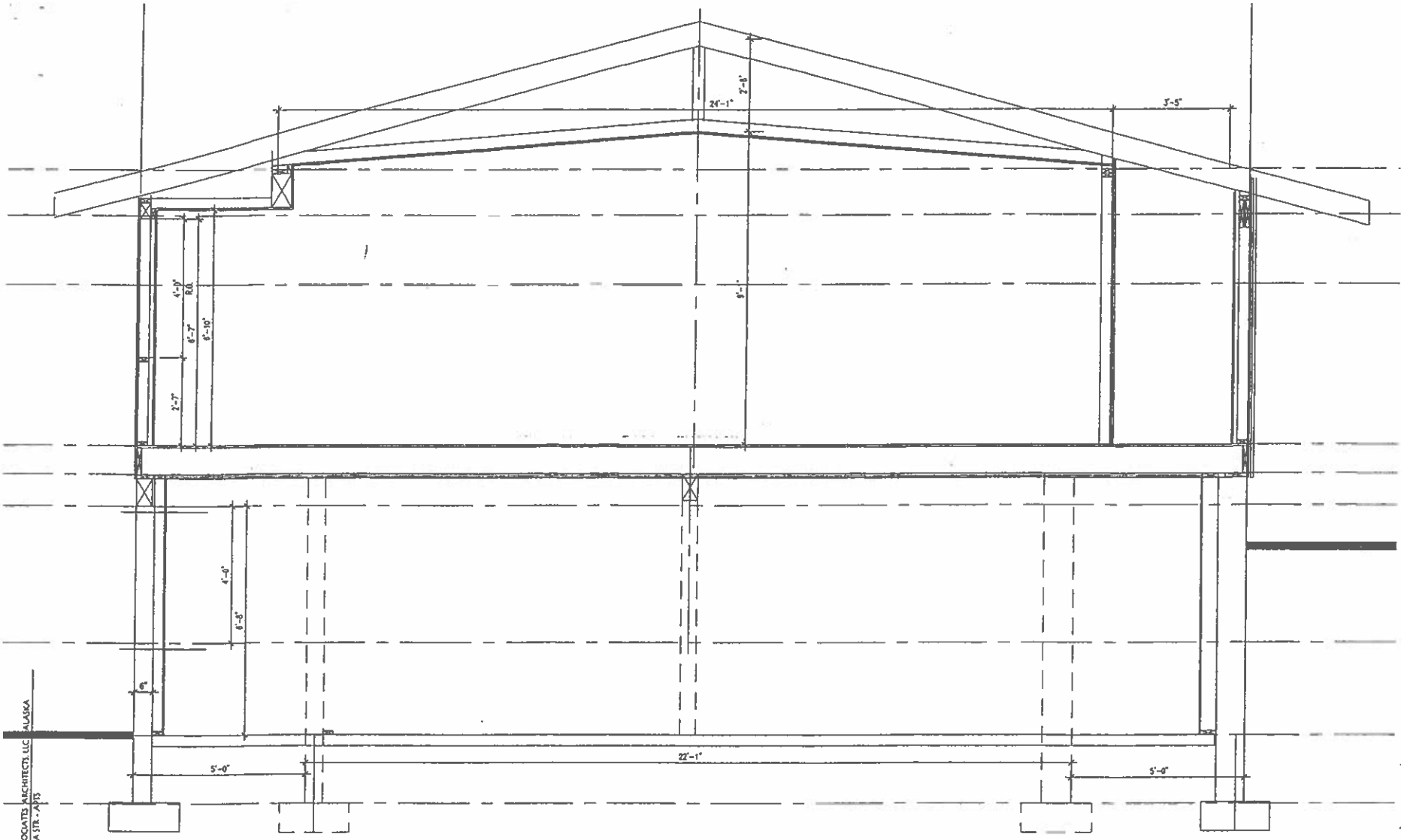
CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE
ELEVATIONS

DATE SEPT. 21, 2017
CHECKED BY GRG
DRAWN GRG

SHEET #
A302



1 SECTION
3/8" = 1'-0"

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9/21/2017

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GeraldGotschall@icloud.com

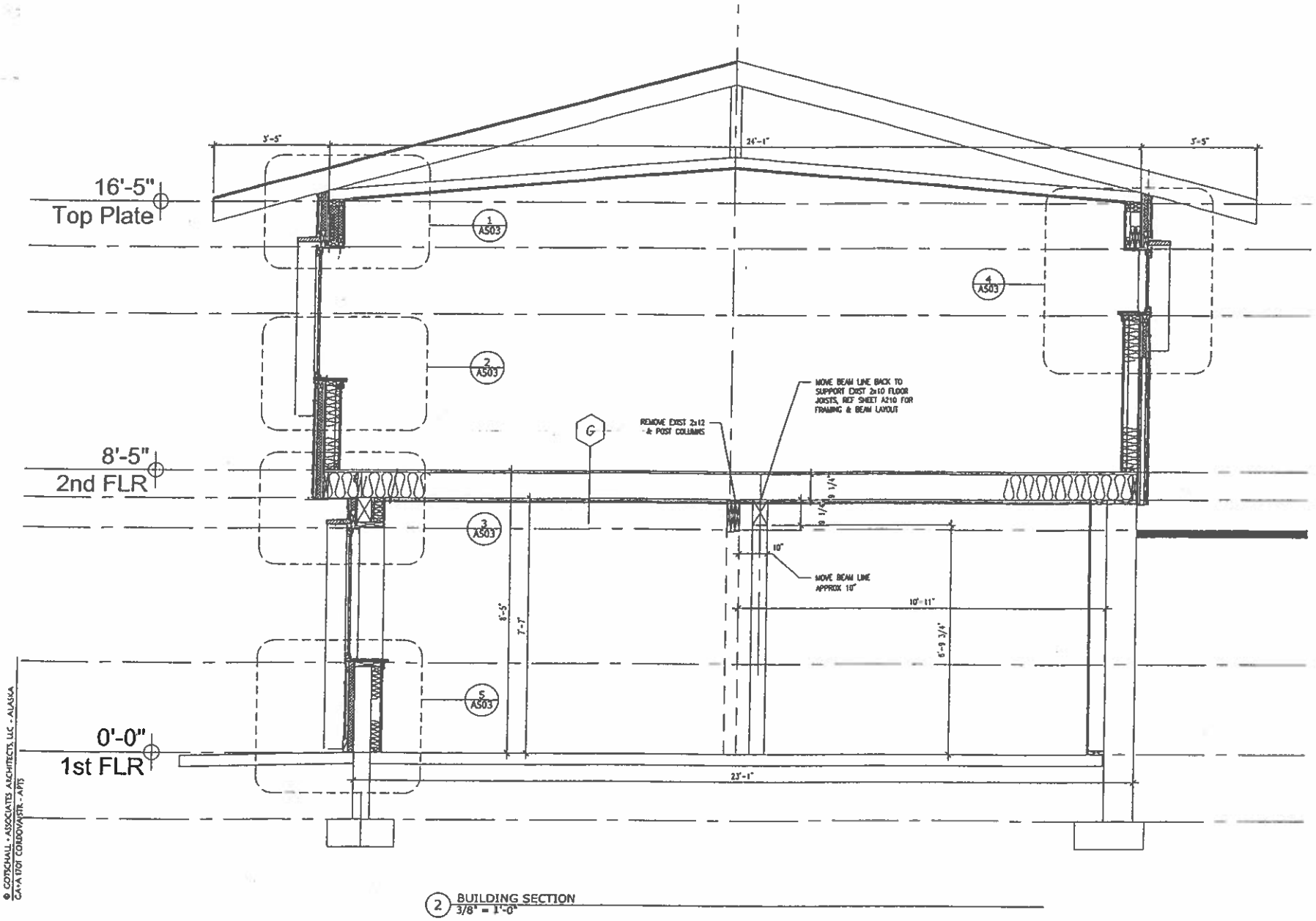
CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET
Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE
BUILDING SECTION

DATE SEPT. 21, 2017
CHECKED BY GRG
DRAWN GRG

SHEET #
A401



2 BUILDING SECTION
3/8" = 1'-0"

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STATE OF ALASKA
49TH
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9/21/2017

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Juneau, AK
907.723.8257
GeraldGotschall@icloud.com

CONSTRUCTION DOCUMENTS - CONFORMED SET

CORDOVA STREET
Apartments
201 Cordova Street
JUNEAU, ALASKA

SHEET TITLE
ELEVATIONS

DATE SEPT. 21, 2017
CHECKED GRG
DRAWN GRG

SHEET #
A402

Section 3. Supporting Documents

Juneau Affordable Housing Fund

APPLICATION FORM

CITY AND BOROUGH OF JUNEAU
ALASKA'S CAPITAL CITY
HOUSING PROGRAM

For more information, contact:
Scott Ciambor, Chief Housing Officer
City and Borough of Juneau
155 S. Seward St.
Juneau, Alaska 99801
Phone: 907-586-5240 ext. 4171
Email: scott.ciambor@juneau.org

Application for Funding

Formatting Note: All applicants must sign and submit pg. 3. For the other sections, applicants can put information/narrative into their own format –making sure that all details requested are addressed. For sections 8 & 9, applicants can attach their own pro forma to supplement information provided. During the review period, applicants may be asked to provide missing or additional details.

1. **APPLICANT IDENTIFICATION – for capital projects, the entity owning the property must be an applicant/co-borrower and sign below.**

   Copy and complete the information below for each applicant/co-borrower.

Legal Entity: ☒ Non-profit ☐ Public Housing Authority ☐ Ltd./Gen'l Partnership ☐ S/C Corp ☐ LLC ☐ Individual ☐ Other (Describe):

Applicant Name: AWARE, Inc.

Mailing Address: Street/City/State/Zip: PO BOX 20809 Juneau, AK 99802

Phone: 907-586-6623

Fax: 907-586-2479

Contact Name/Title: Mandy Cole/ Executive Director

Email: mandyoc@awareak.org

Applicant's Federal I.D. or Social Security Number: 92-0064944

Contact Person for Award Notification: Mandy Cole

The Juneau Affordable Housing Fund (JAHF) is a program of the City and Borough of Juneau (CBJ). Approval of all grants and loans from the JAHF is a public process and loan files maintained by the CBJ are subject to open government policies and procedures observed by the CBJ. By signing and delivering this application to JAHF, I/we hereby WAIVE ANY RIGHTS TO OBJECT TO OR PREVENT THE DISCLOSURE TO THE PUBLIC OF THE FOLLOWING INFORMATION: Grantee's/Borrower's name; name and location of the project; grant or loan amount and terms; amounts and source of other financing; public purpose of the grant or loan; a description of the project including the number of units and number of units set aside for the public purpose.

I/we, am/are authorized to apply for financing from the City and Borough of Juneau Affordable Housing Fund on behalf of the applicant and certify that the information contained in this application is true and accurate.

Signature mandy cole **Date** 10/28/21

Printed Name:
Title:
Applicant:

2. PROJECT DESCRIPTION:

Project Name	Cordova St. Housing Development
Project Address Street/City/Zip	201 Cordova St.
Property Complete Legal Description	
Site Size	
Current Site Zoning	

Type of project:

- ☒ Affordable, low-income, senior, or special needs housing
- ☐ Fair market workforce housing
- ☐ Downtown housing
- ☐ Other:

Please identify and provide a description of the project. Include a narrative that:

- highlights market study information, population targeted, local support for the project, and fit into CBJ plans and housing priorities;
- includes a location map, and describes the condition of housing nearby; availability of public transportation; location of schools, shopping and employment centers, and other information relevant to the site; and
- Describes how this project addresses green building technologies and encourages sustainable development.

3. TYPE OF FUNDING REQUEST: Choose any of the following activities that describe your request:

- ☒ Construction of new housing
- ☐ Acquisition of land for new housing construction
- ☐ Acquisition of existing housing
  Rehabilitation of existing housing
- ☐ Capacity building activities
- ☐ Operating expenses
- ☐ Supportive services
- ☐ Other:

4. ORGANIZATIONAL DEVELOPMENT AND TEAM SUMMARY

Provide details on the organizational capacity and team experience for the project.

Please Attach Resumes and/or organizational references for the Project Development Team Members below

☒ Project Sponsor ☒ Developer ☒ Property Manager

Please discuss:

- the objective, management structure, and staffing of the sponsor organization;
- experience and ability to implement and manage housing projects/complex capital projects, including the organizations fiscal management systems;
- service provision experience, if part of the overall project design; and
- details for extended project development team members such as general contractor, architect, structural and mechanical engineers, attorney, consultant, tax advisor – if available.

5. HOUSING UNITS AND POPULATION TARGETS

List unit details below and describe the total housing units, unit mix, and units anticipated to be funded with JAHF funding.

Unit Type	Total # of Units	Unit Size (Sq. Ft.)	Total Unit Area: Garage + Unit Size	# ≤ 30% HUD Income Limit	# ≤ 50% HUD Income Limit	# ≤ 80% HUD Income Limit	Market Rate Units
SRO	7	335-400	2600	7			
Efficiencies							
1 Bedroom							
2 Bedroom							
3 Bedroom							
4 Bedroom							
5 Bedroom							
Total Units							

For income limits, see Appendix B of Juneau Affordable Housing Fund Program Description and Application Guidelines or go to HUD User Datasets at https://www.huduser.gov/portal/pdrdatas_landing.html

Total Residential Square Footage: 2600sqft

Manager's Unit included? ☐ Yes ☑ No If Yes, describe:

DEVELOPMENT DESIGN	# Units	# Buildings
Detached Single Family		
Townhouse		
2-, 3-, 4-plex		
Multi-Family		
Scattered Sites		
Tiny Homes		

OTHER AMENITIES:

☒ Units contain Washer/Dryer Appliances
☐ Units contain Washer/Dryer hook-ups only
☐ Common Laundry with: # washers and # dryers.
☐ Covered parking spaces: #
☑ Uncovered parking spaces: # 8
☐ Other amenities (describe)

Population to be served:
Affordable Housing: ☒ Single adults ☐ Families with minor children ☐ Chronic homeless ☐ Seniors ☐ Assisted Living ☐ Veterans ☐ Special needs (describe) ☒ Survivors of Domestic Violence ☐ Workforce Housing
☐ Other (describe)

Number of years units will be committed to serving the population above:
☐ 10 years ☐ 15 years ☐ 20 years ☒ 30 years ☐ Other (describe)

FOR RENTAL PROJECTS ONLY
List Rental Rates for each type of unit and describe the process you will use to set and adjust rents.

Unit Type	Rental Rate @ ≤ 30% HUD Income Limit	Rental Rate @ ≤ 50% HUD Income Limit	Rental Rate @ ≤ 80% HUD Income Limit	Market Rate Rental Rate
SRO	$618/month			
Efficiencies				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4 Bedroom				
5 Bedroom				
Total Units				

FOR HOMEOWNERSHIP PROJECTS ONLY
List proposed sales price of all homes in project. Indicate if the project will include affordability covenants, e.g. community land trust.

Unit Type	JAHF Financed Units	Financed by Other Affordable Housing Lenders	Market Price Units
1 Bedroom			
2 Bedroom			
3 Bedroom			
4+ Bedroom			
Total Units			

6. PROJECT READINESS AND SITE INFORMATION: Please provide details on site control and project readiness.

How is control of the project property site established?

☑ Ownership ☐ Purchase Agreement ☐ Purchase Option ☐ Lease ☐ Other (describe)

If no site control exists, describe plans to acquire the project property?

Current property owner's name:

Is the site properly zoned for your development? YES

- Attach evidence that the site is properly zoned for the proposed use or if a variance or exception is required, evidence that a request has been filed and a hearing date has been scheduled.

Does the project operator plan to own the property directly?

Yes, already owned by AWARE

If property is to be owned by related entity, please provide name of entity and specify relationship (e.g., subsidiary corporation or partnership of which applicant is general partner)

Name of entity:
Relationship:

PLEASE NOTE: Entity proposed to own the property must be co-applicant and co-borrower for any JAHF Financing.

Are there liens or other encumbrances on the property that must be cleared by allocating funds to them? If yes, please describe amount due, date due, nature of obligation and cost of clearing title.

Have you obtained	Yes/No	If No, when will these be completed?
Blueprints	yes	
Zoning changes	n/a	
Building permits	No	When funding package is complete, contractor hired.
Utility hookups	yes	
Environmental report	no	*If needed, concurrent with building permits*
Commitments from service providers	Yes	

Will the project require any displacement of current occupants? If yes, will you compensate or relocate those who are displaced? Describe your proposed plan for relocation assistance.

No

Please attach copies of supporting documents – evidence of zoning, deeds, permits, leases, options, sales agreements, etc. Projects requesting assistance for homeownership (rehab or acquisition) must include a current Home Inspection Report.

7. PROJECT TIMELINE: Please provide a project timeline. Use anticipated or actual calendar dates. Be sure to include dates of initial closing, construction start and substantial completion. Include the following items on the timeline, as it may apply:

- Financial Commitment for funding sources
- Initial closing date
- Location survey complete
- Preliminary site plan complete
- Design, development and pricing
- Site plan approval
- Construction and bid documents
- Engineering plan approval
- Final pricing
- Building permit
- Construction contract executed
- Start construction
- Substantial completion
- Final completion/Certificate of Occupancy

8. PROJECT COSTS AND RESOURCES

The rest of the application will focus on funding use and financial feasibility.

- Please provide a narrative explaining the need for JAHF funding.
- In the section below, provide the expected use of funds for your project and provide the JAHF grant or loan amount requested.

8a. USES OF FUNDS

Purpose	Sections Required if funding requested for these purposes	Amount
Acquisition, Construction, Rehabilitation	9a	$ $1,525,000
Pre-Development Costs	9b	$ $5000
Operating Assistance (max one year)	9c	$ n/a
Capacity Building	9d	$
Self-Sufficiency/Support Services (max one year)	9e	$
Project Total		**$** $1,530,000
Less Cash provided by owner or borrower	8b	$ $550,000
Less Other Financing	8b	$ $830,000
JAHF grant or loan requested		**$** $150,000

8b. FUNDING SOURCES/REVENUES

Funder	Specify Agency/ Program/Investor Name	Amount Committed or Received[1]	Amount Requested[2]	Date of Application	Anticipated Approval Date
Alaska Housing Finance Corporation	HOME LIHTC SNHG Other:				
Other Alaska State Govt.					
Federal Govt.					
Local Govt. (not JAHF)					
Subsidies					
Bank Loan					

1 Please attach documentation verifying non-JAHF funds including the interest rate, repayment period, and other terms governing committed or received funds.

2 Please list amounts applied for which are pending approval here. Do not show any requests which have been declined or any unfunded portion of an application which was committed for less than the amount requested.

Funder	Specify Agency/ Program/Investor Name	Amount Committed or Received[1]	Amount Requested[2]	Date of Application	Anticipated Approval Date
Private Loan					
Private Grant					
		70,000	755,000	various	Jan-April 2022
Private Investor					
Applicant's Funds		$555,000			
Other					
	Totals	$ 625,000	$ 755,000		

Total non-JAHF funds committed and requested above: + $1,380,000

Total JAHF grant/loan requested from 8a above + $150,000

Total project funding from all sources. Total project cost must match total project funding in 8a. Above. = 1,530,000

Reminder:

- Qualifying projects are eligible for grants and loans up to $50,000 per affordable or workforce housing unit created, or for other eligible uses on a similar per unit basis.
- For profit-developer projects utilizing JAHF funds for workforce housing must reserve at least 20% of units for tenants with gross incomes at 80% or less AMI for at least ten years or the life of the loan.

Your grant/loan may be approved for an amount less than requested.

9. DETAILED USE OF FUNDS

For section 9, applicants only need to complete the sub-section(s) for which JAHF funding is being requested. (See 8a) The total JAHF funds requested and the total of funds provided by others should match the total in Section 8a and 8b.

9a. CAPITAL COSTS. Please include below the total project cost for each type of capital cost (Acquisition, New Construction, or Rehabilitation) regardless of funding source.

Capital Costs	Acquisition	Construction	Rehabilitation	Admin/Overhead
Land	$400,000			
Residential structures		$925,000		
Nonresidential structures				
On Site improvements				
Off Site improvements		$200,000		
Remove, Refinance Liens/ Encumbrances				
General requirements				
Contractor Fees				
*Developer's Fee		$0		
Architect Fee				
Design		$5000		
Supervision				
Legal Fees				
Packaging/Processing				
Other (describe)				
Other (describe)				
			Total Capital Costs	$ $1,530,000

General requirements: % of 9a Total	
Builder's General Overhead: % 9a Total	
Builder's Profit: % of 9a Total	

PROJECT COST PER UNIT $ ($1,530,000- $400,000 acquisition)/7units= $161,428/unit

*The amount and use of developer's fee will be relevant to the evaluation of the application.

AWARE is the developer on this project, and we are not assessing a developer's fee.

9b. PREDEVELOPMENT COSTS (list cost of each item below) AWARE requests no predevelopment funding.

Predevelopment Costs	JAHF Funds	Other Funds	Total Cost
Architect Fee			
Design			
Supervision			
Legal Fees			
Packaging/Processing			
Surveys and Soil Borings			
Appraisal			
Environmental Study			
Market Study			
Other (describe)			
Other (describe)			
		Total Predevelopment Costs	$

9c. OPERATING ASSISTANCE request for one (1) year AWARE requests no operating assistance.

Operating Costs (Annual)	JAHF Funds	Other Funds	Total Cost
Salaries – Office & Admin			
Advertising and Marketing Management Fees			
Accounting Services and Fees			
Auditing Expenses (project only)			
Insurance			
Legal Expenses (project only)			
Office Supplies, Postage, etc.			
Permits, Licenses and Misc. Taxes			
Telephone and Answering Services			
Other Supportive Services			
Other			
ADMINISTRATIVE Subtotal(A)			
Salaries – Maintenance & Janitorial			
Exterminating			
Costs associated with lead-paint reduction			
Electrical Repairs & Supplies			
Garbage and Trash Removal			
Grounds Maintenance Contract and Supplies			
Heating & Air Conditioning Maintenance			
Janitorial Supplies			
Painting			
Plumbing Repairs & Supplies			
Rental Equipment/Small Tools			
Roof Repairs			
Other			

Operating Costs (Annual)	JAHF Funds	Other Funds	Total Cost
Other			
MAINTENANCE & REPAIRS Subtotal (B)			
UTILITIES PAID BY OWNER			
REAL ESTATE TAXES			
GROUND RENT			
RESERVE FOR REPLACEMENT			
Other (describe)			
Other (describe)			
Total Operating Costs (A+B+this subsection)			

Revenues Earned Year 1:

	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total Year 1
Unit Rentals	9975	9975	9975	9975	$39,900
Fees/Other					
Total					

9d. CAPACITY BUILDING COSTS must be directly related to the specific housing project covered by this application. General organizational development or broad-based client needs assessments will not be funded. Examples of capacity building include training for on-site property manager or maintenance staff, acquisition of software for facility management, website development for rental information, etc.
AWARE requests no capacity building costs.

Purpose/Use of Funds (list)	JAHF Funds	Other Funds	Total Cost
Total Capacity Building Costs			

9e. SELF-SUFFICIENCY / SUPPORTIVE SERVICES **AWARE requests no supportive services funding.**
Enter funding amounts anticipated for salaries and other expenses related to providing the services offered to residents in the specific housing project named in this application:

Purpose/Use of Funds (list)	Y/N	JAHF Funds	Other Funds	Total Cost
Rental/Down Payment Assistance				
Job Skills Training				
Educational Courses				
Budget Counseling/Financial Literacy				
Substance Abuse Aid				
Mental Health Care				
Other Health Care				
Child Care				
Other Project-Specific Costs:				
Total				

The funding requested is for a ❑ new position ❑ current position

For services not to be provided by applicant, please list service(s) and service provider(s):

AIDING WOMEN FROM ABUSE AND RAPE EMERGENCIES, INC.

STATEMENTS OF FINANCIAL POSITION

June 30, 2020 and 2019

	2020	2019
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	$ 2,430,285	$ 1,982,961
Accounts receivable	61,916	30,059
Grants receivable	214,694	474,013
Prepaid expenses	12,598	34,567
Inventory	15,471	14,615
Total current assets	2,734,964	2,536,215
LONG-TERM INVESTMENT		
Juneau Community Foundation	360,748	349,815
PROPERTY AND EQUIPMENT, net	2,364,658	2,468,972
OTHER ASSETS	165,092	144,133
Total assets	$ 5,625,462	$ 5,499,135
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Accounts payable	$ 50,450	$ 75,765
Accrued payroll	111,896	125,366
Deferred revenue	44,720	35,935
Accrued annual leave	111,699	73,048
Rent deposits	23,984	21,234
Total current liabilities	342,749	331,348
457(b) PLAN LIABILITY	165,092	144,133
Total liabilities	507,841	475,481
NET ASSETS		
Without donor restrictions:		
Designated by the Board of Directors	1,200,000	1,200,000
Invested in land, buildings, and equipment	2,364,658	2,468,972
Undesignated	1,508,928	1,314,682
Total net assets without donor restrictions	5,073,586	4,983,654
With donor restrictions	44,035	40,000
Total net assets	5,117,621	5,023,654
Total liabilities and net assets	$ 5,625,462	$ 5,499,135

The accompanying notes to financial statements are an integral part of these statements.

AIDING WOMEN FROM ABUSE AND RAPE EMERGENCIES, INC.

STATEMENTS OF ACTIVITIES

Years Ended June 30, 2020 and 2019

	2020	2019
CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS:		
SUPPORT AND REVENUE		
Grant and contract revenue	$ 2,534,756	$ 2,405,483
Cash donations from individuals	170,962	140,187
In-kind contributions	144,389	119,972
Rental income	90,164	86,794
Fundraising campaigns	54,310	56,810
Investment income	38,308	39,112
Program fees revenue	37,253	24,602
Other revenue	4,774	19,582
Less: cost of direct benefit to donors	(10,937)	(11,750)
Total support and revenue without donor restrictions	3,063,979	2,880,792
Net assets released from restrictions	83,532	80,000
Total support, revenue and net assets released from restrictions	3,147,511	2,960,792
EXPENSES		
DOMESTIC VIOLENCE PROGRAM		
CDVSA grants	1,929,150	1,792,103
CBJ grants	7,290	8,300
CDC Delta project	58,485	55,111
Kaasei	100,244	104,687
Other programs	701,680	707,963
Total domestic violence program expenses	2,796,849	2,668,164
MANAGEMENT, GENERAL AND FUNDRAISING		
Management and general	228,902	159,930
Fundraising	31,828	13,760
Total management, general and fundraising expenses	260,730	173,690
Total expenses	3,057,579	2,841,854
Increase in net assets without donor restrictions	89,932	118,938
CHANGES IN NET ASSETS WITH DONOR RESTRICTIONS:		
Contributions	87,567	60,000
Net assets released from restrictions	(83,532)	(80,000)
Change in net assets with donor restrictions	4,035	(20,000)
Change in net assets	93,967	98,938
NET ASSETS, beginning of the year	5,023,654	4,924,716
NET ASSETS, end of year	$ 5,117,621	$ 5,023,654

The accompanying notes to financial statements are an integral part of these statements.

AIDING WOMEN FROM ABUSE AND RAPE EMERGENCIES, INC.

STATEMENTS OF CASH FLOWS

Years Ended June 30, 2020 and 2019

	2020	2019
CASH FLOWS FROM OPERATING ACTIVITIES		
Cash inflows from operations:		
Cash received from grants and contracts	$ 2,771,003	$ 2,069,685
Cash received from contributions and fundraising	301,902	245,247
Cash received from investments	27,375	22,697
Cash received from other sources	134,941	136,288
Cash outflows from operations:		
Cash paid to employees	(2,185,933)	(1,865,600)
Cash paid to suppliers	(601,964)	(652,565)
Net cash provided by (used for) operating activities and change in cash and cash equivalents	447,324	(44,248)
Cash and cash equivalents, beginning of year	1,982,961	2,027,209
Cash and cash equivalents, end of year	$ 2,430,285	$ 1,982,961

The accompanying notes to financial statements are an integral part of these statements.

AWARE Board of Directors
Juneau Affordable Housing Fund Authorization

WHEREAS, too many survivors of domestic and sexual violence face barriers to establishing independent housing;

WHEREAS, AWARE's Cordova St. Housing Project will provide affordable permanent supportive housing for survivors;

WHEREAS, AWARE has completed a funding package for this project that will provide for construction in the summer of 2022;

NOW, THEREFORE BE IT RESOLVED:

AWARE, Inc., through Executive Director Mandy Cole, is authorized to apply for funding in the amount of $150,000 from the Juneau Affordable Housing Fund for Cordova St. Housing Project.

Adopted this 27th Day of October 2021 by AWARE Board of Directors.

AWARE Board of Directors, Co-Chair

8721 N LOOP WAY, JUNEAU AK 99801
PHONE 907-95767650 • E-MAIL MANDYOC@AWAREAK.ORG

MANDY O'NEAL COLE

PROFESSIONAL EXPERIENCE

2019-Present AWARE, Inc. Juneau, AK

Executive Director

- Provide all executive functions, including financial, policy, and operational oversight to AWARE's programming.
- Secure funding, write and manage grants, develop ~$3M annual budget for organization.
- Ensure all applicable local, state and federal statute and regulations are upheld.
- Manage a diverse program portfolio which includes 4 departments: Emergency shelter and direct survivor services; Transitional Housing, Violence Prevention & Community Coalitions, and Batterer Intervention Services.
- Support and manage staff of over 40 employees, prioritizing equity and inclusion as well as supporting a path to leadership for all survivors (in program and within staff).
- Report to and inform an engaged Board of Directors to frame strategic planning goals and facilitate optimal financial and programmatic performance.
- Engage as a leader within the community in areas of survivor needs, housing and homelessness, and issues of equity & safety within systems.
- Community Roles: Board President, Juneau Housing First Collaborative; Board Member, Juneau Youth Services; Treasurer for Governance Board, Alaska Network on Domestic Violence and Sexual Assault

2007-2019 AWARE, Inc. Juneau, AK

Deputy Director/ Direct Services Manager

- Manage domestic violence/sexual assault victim services program
- Manager transitional housing programming
- Developed/manage offender programming (Juneau Choice & Accountability Program)
- Supervise and train direct service staff
- Provide/model advocacy support
- Facilitate support groups, including Seeking Safety for trauma survivors
- Established (2010) as DV Expert Witness, 1JU-10-01052CI

2006-2007 AWARE, Inc. Juneau, AK

Advocacy Coordinator

- Manage 48 bed domestic violence/sexual assault shelter
- Supervise advocacy staff, provide community trainings on domestic violence and sexual assault, crisis intervention, suicide prevention, child abuse/neglect, child trauma

2005-2006 AWARE, Inc. Juneau, AK

Rural and Community Outreach Manager

- Recruit, train and supervise rural advocacy service providers
- Train rural agencies on dynamics of domestic violence, sexual assault, child trauma

2002-2005 Sitkans Against Family Violence Sitka, AK

Volunteer Coordinator/Children's Program Coordinator

- Developed and maintained volunteer database, trained volunteers to work in shelter
- Designed and facilitated personal safety curricula for children.
- Provided one-on-one crisis intervention for children and non-offending parents experiencing domestic violence
- Collaborated with Sitka Police Dept./ Sitka Tribe of Alaska to offer on-site victim services to families when police arrest the perpetrator of domestic violence

EDUCATION

1996-2000 St. Mary's College of Maryland St. Mary's City, MD

B.A. Neuroscience

- Graduated Cum Laude

Saralyn Tabachnick

AWARE, Inc.
PO Box 20809
Juneau, AK 99802
saralynt@awareak.org

EDUCATION

1982 Master of Education, Counselor Education, University of Pittsburgh, Pittsburgh, PA
1978 Bachelor of Arts, Major in English Writing, Minor in Speech and Rhetoric, Certificate in Women's Studies. University of Pittsburgh, Pittsburgh, PA

Certificates of completion of studies of The Practice of Healing, Courses I-XIV, Chashymie Dutch Center for Spiritual Healing, Human Development, Classical Homeopathy and Bereavement Counseling, Nov. 2000; & Structured Family Mediation, Family Mediation Association, Bethesda, MD, Nov.1983.

EMPLOYMENT

2019- Present Deputy Director, AWARE, Inc.; Juneau, AK
Work on special projects as assigned by Executive Director, including oversight of the Juneau Choice & Accountability Program, AWARE's transitional housing facility and Rapid ReHousing program staff. Provide supervision for Advocacy Services Director and all masters level counselors/interns. Partner with E.D. to support all aspects of AWARE. Act as E.D. when E.D. is out of town.

2002-2019 Executive Director, AWARE, Inc.; Juneau, AK
Provide advocacy and empowerment leadership for domestic violence/sexual assault program, services, and Juneau community. Direct and supervise crisis intervention, prevention, domestic violence offender, training, and volunteer programs under the umbrella of AWARE. Ensure safety planning and services for adults and children in safe shelter in Juneau and nine outlying rural SE AK communities. Research and develop funding sources, write grants and fundraise, prepare budgets, provide fiscal management of non-profit corporation. Ensure adequate facility and physical environment for agency, staff and program participants to grow and thrive. Oversee facility improvements while ensuring victim safety. Oversee design and construction of 12 unit facility of supportive transitional housing, opened in 2015, as means to enhance opportunities for survivor safety and stability, and deferred maintenance to emergency shelter. Work with board of directors, actively network with state and community organizations. Increase services and budget to $3M.

2000-present Counselor/Teacher, in private practice; Juneau, AK
Provide individual counseling and healing/energy work; develop and provide 5 day workshops on self-development, meditation and healing to assist individuals working to integrate physically, mentally, emotionally and spiritually and to attain greater skills in their work with others.

1998-2002 Program Director, AWARE, Inc.
Coordinate community programs with program staff and meet regularly with staff to ensure effective service delivery meeting individual needs of program participants; provide Executive Director with monthly report and program statistics for all components of community and shelter based programs; provide individual and group counseling for child victims of domestic violence and sexual assault and non-offending parents; provide statewide education/trainings in areas relating to working with children who have experienced trauma/live with domestic violence. Provide expert witness testimony on issues related to children witnessing domestic violence. Provide medical advocacy, advocacy with criminal justice and legal systems. Co-teach upper level psychology course on domestic violence at UAS.

1995 Interim Executive Director, AWARE, Inc.
Performed ED maintenance duties for 48 bed domestic violence/sexual assault shelter during employment search for permanent director, including general administration for a paid staff of 16 and a budget over $700,000, grant writing, reporting to the Board of Directors. Represented AWARE with other service providers/agencies.

1987-1997 Children's Program Director, AWARE, Inc.
Provided counseling and play therapy for child and adolescent victims of sexual assault, and non-offending parents. Co-led groups for pre-adolescents and adolescents who have been sexually abused. Provided medical advocacy, advocacy with criminal justice and legal systems. Maintained client files. Coordinated Children's Program and services. Provided supervision for Children's program staff. Received clinical supervision from master's level consultant. Attended weekly administration, advocacy, children's program and staff meetings. Attended monthly meetings of Child Sexual Abuse Task Force. Interacted on continuing basis with child protective service workers. Assisted JPD with forensic interviews of child victims of sexual assault. Provided trainings and community presentations on issues relating to AWARE services, abuse and neglect and child sexual assault. Wrote grant and received funding for pilot project teaching Alaska Native Arts and Culture to children and youth. Co-taught upper level psychology class at the University of Alaska SE, on domestic violence and sexual assault.

RELATED EXPERIENCE AND AFFILIATIONS

2017	Appointed to Rasmuson Foundation Sabbatical Committee
2008-present	Foraker Group, Operations Board Member
2009- 2013	Chair, Alaska Network on Domestic Violence & Sexual Assault
2007	Rasmuson Foundation Sabbatical Program Recipient
2000-2001	Trainer on contract with Alaska Network on Domestic Violence & Sexual Assault, providing team trainings in 15 Alaskan communities on domestic violence, impacts on children, Indian Child Welfare Act and child protective services.

PROFESSIONAL LICENSES/CERTIFICATIONS

State Approved Counselor Supervisor (Alaska)
Licensed Professional Counselor (Alaska)
National Certified Counselor
Certified Havening Practitioner

AWARE BOARD OF DIRECTORS
Nov. 2021

Name Board Title	Affiliation
Elizabeth Bakalar Board Chair	Attorney
Amy Dressel Board Member	Pediatrician
Sam Kito III Co-Chair	Engineer
Corey Wall Board Member	Jensen Yorba Wall
Naomi Davidson Board Member	State of Alaska
Pat Race Board Member	Business Owner
Diana Paul Treasurer	Airlift Northwest
Portland Highbaugh Secretary	AK Municipal League
Camille Severance Board Member	Juneau School District
Matt Dubois Board Member	Law Enforcement
Isabel Lee	Legal

AWARE, Incorporated
BY-LAWS
(amended March 24, 1993)
(amended October 20, 2004)
(amended October 19, 2005)
(amended July 31st, 2020)

ARTICLE I
NAME AND PRINCIPAL PLACE OF BUSINESS

Section 1. NAME. The name of the corporation shall be AWARE, INC.

Section 2. PRINCIPAL PLACE OF BUSINESS. The principal place of business of the corporation shall be located at 1547 Old Glacier Highway, Juneau, Alaska 99801.

ARTICLE II
PURPOSE STATEMENT

The purpose for which this corporation is formed are charitable and educational. They are:

Section 1. To provide supportive services to survivors of domestic or sexual violence including:
a) temporary shelter for survivors and children
b) crisis and peer counseling
c) education in safety, survival and prevention
d) assistance in obtaining community resources such as housing, day care, professional counseling and employment.

Section 2. To expose the root causes of domestic violence and sexual violence, in order to effect legal and social changes regarding gender violence and violence against children.

Section 3. To conduct educational efforts.
a) To inform residents of urban and rural Southeast Alaska about the extent, character and prevention of sexual assault, incest, and domestic violence.
b) To inform the survivors of sexual and domestic assault of their legal rights and remedies, including familiarity and use of appropriate referral services.
c) To inform citizens including legislators, police, courts, social service organizations, school district personnel, mental health agencies, medical personnel, and other professional workers of the multiple needs of survivors and children in situations of domestic violence and sexual assault.

Section 4. To offer the Juneau Choice and Accountability Program (JCAP), which adheres to the Alaska State standards for an approved Based Batterers Intervention Program. JCAP exists primarily to provide survivor, child and community safety. AWARE believes that services to elicit change and growth for those who use abusive and/or controlling tactics can result in a stronger community safety net, increased survivor and child safety, and insight for staff regarding the dynamics of domestic violence and family systems.

Section 5. To utilize a democratic framework for decision-making within the organization including board, staff, volunteers, and program participants

Section 6. To ensure that all activities of AWARE, Inc. will be toward the ultimate goal of assisting survivors to regain control in their lives and to gain power in society.

Section 7. Notwithstanding any other provision of these by-laws, the corporation shall not carry on any activities not permitted to be carries on by an organization exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code.

ARTICLE III
MEMBERSHIP ELIGIBILTY

Section 1. Unless otherwise established by the Board of Directors, the corporation shall have no members.

ARTICLE IV
BOARD OF DIRECTORS

Section 1. QUALIFICATIONS. No employee of AWARE, Inc. may serve on the Board. Former employees may serve on the Board after a one year lapse from last day of employment. All Board members must sign and adhere to AWARE's mission statement as well as AWARE's policy prohibiting the denial of service on the basis of race/ethnicity, language, sex, gender, age, sexual orientation, gender identity, (dis)ability, social class, economic status, education, marital status, religious affiliation, residency, or HIV status. AWARE honors the experiences of all survivors and values their participation on the board.

Section 2. COMPOSITION AND TERMS. There shall be eleven to thirteen Directors of the Board. All New Board members shall be elected to one year terms at the Annual Meeting. After completion

of a full one-year term, Board members are eligible for re-election to a three-year term, up to 3 consecutive terms (ten years total). Former Board members are eligible for election after stepping down due to term limits.

Section 3. NOMINATION.

a.) Each candidate for the Board shall complete and submit a formal nomination form.

b.) Nominations must be endorsed by at least two Board members and the Executive Director. Board members who seek to nominate Board candidates will consider the following:
   i.) Representation of the community within Board composition
   ii.) Survivor status
   iii.) Special skills needed to enhance Board composition

c.) The Board shall propose a slate of nominees from qualified candidates. All qualified candidates shall be included on the ballot.

Section 4. ELECTIONS. Election of Directors occurs at the annual meeting. New Directors shall be elected by a majority of directors, providing there is a quorum present.

Section 5. VACANCIES. Any vacancy occurring in the Board of Directors and any Directorship to be filled because of an increase in the number of Directors may be filled by the affirmative vote of a majority of the remaining Directors, though less than a quorum of the Board of Directors. A Director elected to fill a vacancy shall be elected to fill the term until the next annual meeting, where a formal election to a one-year term may occur. No vacancy shall continue for longer than six months or until the next annual meeting of the board of directors, whichever occurs first.

Section 6. RESPONSIBILITIES AND POWERS. The Board shall have full authority and responsibility for management of the affairs of the Corporation and shall be empowered to determine policy regarding the nature and general content regarding the nature and general content of programs and activities of the Corporation, and may make legally binding commitments for the Corporation. The Board shall hire an Executive Director to carry out the functions of the Corporation.

Section 7. DUTIES. Directors of the Board shall:

a) adhere to the principles of democratic decision making;

b) elect officers from amongst its membership;
c) attend at least eight meetings of the Board per year; and
d) accept ultimate responsibility and authority for the execution of the Corporation's purposes;
e) approve the annual budget;
f) monitor AWARE's financial status throughout the year;
g) make an annual contribution to AWARE that is significant and meaningful to the Director;
h) hire and if necessary terminate the Executive Director.

Section 8. REMOVAL FOR CAUSE. The Board of Directions may remove a Director for cause, through a 2/3 vote of the Board, initiated upon its own motion. Cause for removal includes exceeding authority by acting in behalf of AWARE, Inc. without proper Board authorization, expending Corporate funds without express Board approval, malfeasance or non-feasance of office, or behavior which is seriously detrimental to the goals of AWARE, Inc. A Board member also may be subject to removal for being absent from four regularly scheduled Board meeting during a calendar year.

Section 9. CONFLICTS OF INTEREST. A Director may not contract with the Corporation for the provision of goods or services; a Director may not in any other manner receive remuneration from the Corporation. It is the responsibility and obligation of a Director to disclose any real, perceived or potential conflict of interest, and to abstain from participating in decision-making where the conflict of interest is or may be present.

ARTICLE V
OFFICERS

Section 1. CORPORATE OFFICERS. The officers of AWARE, Inc. shall be, at minimum, the two Co-Chairs, Secretary, and Treasurer. Officers shall receive no compensation from the Corporation.

Section 2. ELECTION. Corporate officers shall be elected by the Board within sixty days after the annual meeting.

Section 3. TERM OF OFFICE. The term of office for all Corporate officers shall be one year, or until successors are chosen.

Section 4. POWER AND DUTIES.
a) CO-CHAIRS. The co-chairs shall be the presiding officers for all meetings of the Boards, shall supervise the business affairs of the Corporation, shall be responsible for coordinating and interaction with other officers and committees, shall be the

signator of Corporate documents for the Board, shall be a signator on all AWARE, Inc. banking accounts, in conjunction with the Executive Director shall be responsible for preparing the agenda for Board meetings, shall make appointments to all committees, and shall perform other duties and possess other powers incidental to the office of the co-chairs.

b) SECRETARY. The Secretary shall be responsible for keeping an accurate record of all meetings of the Board, maintaining a synopsis of all committee meetings, notifying all Directors of meetings, corresponding on behalf of the Board of Directors, and executing other duties as designated by the Board or required by law.

c) TREASURER. The Treasurer shall oversee all funding and financial records of the Corporation including the books of account, bank reconciliations, disbursements of the Corporation, and the record of all monies received and deposited in the Corporation's name. The Treasurer shall also be a signator on all AWARE, Inc. banking accounts, shall be responsible for the review of organizational budgets, shall present quarterly financial reports to the Board, and shall execute other appropriate duties as designated by the Board or required by law.

ARTICLE VI
DIRECTORS' MEETINGS

Section 1. REGULAR BOARD MEETINGS. The Board shall hold as many regular meetings as is necessary to conduct the Corporation's business, and no fewer than eight regular board meetings per year.

Section 2. SPECIAL BOARD MEETINGS. Five Directors may call a special meeting of the Board. Twenty-four-hour notice of the meeting, orally or in writing, must be given to each Director; the notice shall include the time and location of the special meeting. Attendance at the meeting by a Director shall be regarded as waiver of notice of the meeting unless the Director if making a special appearance for the purpose of challenging the conduction of Corporate business at the meeting due to lack of notice.

Section 3. ATTENDANCE. Directors are expected to attend all Board meetings. A Director will be removed from the Board for being absent from four regularly scheduled Board meetings during a calendar year.

Section 4. QUOROM. A simple majority of filled positions constitutes a quorum for the conduct of business at a Board meeting.

Section 5. VOTING. Each Director shall be entitled to one vote on every issue raised at a meeting of the Board. The vote may be exercised in person, via phone, or via electronic means in real time. Unless otherwise required, a majority of votes cast on an issue shall be sufficient for its adoption.

Section 6. EXECUTIVE SESSIONS. All meeting of the Board is open to the public. However, the Board may vote to convene an executive session only for the following purposes:

a) to discuss financial matters when public knowledge could be harmful to the Corporation;
b) to discuss subjects that would tend to prejudice the reputation and character of any person;
c) to discuss personnel matters;
d) to discuss legal matters that directly effect the operation of the Corporation; or
e) to discuss any matter covered by client confidentiality.

No official action may be taken at an executive session.

Section 7. EXTRASESSION ACTIONS. Any action required to be taken at a Directors' meeting, may be taken without a meeting by electronic agreement of a majority of the Board. The action will be documented within the minutes at the next Board meeting.

ARTICLE VII
COMMITTEES

Section 1. EXECUTIVE/FINANCE COMMITTEE. The Executive/Finance Committee is composed of the officers of the Board, and is responsible for the exercise of all powers of the full Board between Board meetings to include, but not limited to, the following:

a) Ensure the financial elements of the organization are in accord with AWAREs vision, mission, and strategic plan.
b) Review and send financial statements to the full board for approval.
c) Participation in annual audit requirements.
d) Flag potential problems, including any illegal, unethical, or incompetent financial dealings engaged in by the executive director, fiscal or other staff, or board members.

e) Act as a resource to help correct fiscal problems and/or discuss fiscal issues.

The committee is required to report all of its actions to the full Board at the next regular meeting after those actions occur.

Section 2. SPECIAL COMMITTEES. Special committees may be established at any time by the Board of Directors, in order to address any topic or objective. Members of special committees are appointed by the Chair. Each special committee shall include at least one Director of the Corporation. Special committees shall be temporary in nature and responsible to the Board.

ARTICLE VIII
STAFF

Section 1. CORPORATE EMPLOYEES. The Corporation may employ sufficient staff to carry out the work of the Corporation. The Board shall hire an Executive Director and determine the Executive Director's duties and responsibilities. The Executive Director shall be responsible for hiring the remaining staff and determining their responsibilities. In determining the compensation for the Executive Director, the board shall comply with the IRS three step Safe Harbor procedure.

ARTICLE IX
FINANCE

Section 1. FISCAL YEAR. The fiscal year of the Corporation shall be from July 1 through June 30 of the succeeding year.

Section 2. LOANS.

a) No loans shall be made by the Corporation to any Director or staff person, except in the case of approved payroll advances to employees specified in the personnel policies.
b) The Executive Committee may be authorized by board resolution to negotiate and procure loans on behalf of, and in the name of AWARE, Inc., up to an amount not exceeding $100,000.00 in the aggregate at any one time outstanding.

Section 3. CONTRACTS. The Board may authorize any officer or agent of the Corporation to enter into a contract on behalf of the Corporation. The authority to enter into a contract on behalf of the Corporation may be general or specific; however, the Board may not delegate this authority for a contract exceeding $25,000 in the provision of goods or services.

Section 4. GIFTS. The Board may accept gifts on behalf of the Corporation, and any contribution, gift or bequest for any general or special purpose for the Corporation consistent with the requirements of Section 501(c)(3) of the Internal Revenue Code.

ARTICLE X
BOOKS AND RECORDS

Section 1. BOOKS AND RECORDS. The Corporation shall maintain current books and records of account and shall keep minutes of proceedings of the Corporation. These records shall be maintained at the Corporation's principal place of business.

ARTICLE XI
AMENDMENT OF BY-LAWS

Section 1. ADOPTION OF AMENDMENTS. By-laws of the Corporation may be amended by a majority of the full Board of Directors. At least seven days' notice shall be provided to all Directors of any amendment to the By-Laws. Notice shall contain the full text of any amendment and an explanation thereof.

Approved by the Board of Directors:

ARTICLES OF AMENDMENT

to the

ARTICLES OF INCORPORATION

of

JUNEAU COMMITTEE ON ASSAULTS AGAINST WOMEN, Inc.

FILED FOR RECORD
STATE OF ALASKA
[illegible] 1978
DEPARTMENT OF COMMERCE
& ECONOMIC DEVELOPMENT

Pursuant to the provisions of the Alaska Non-Profit Corporation Act, the undersigned corporation adopts the following Articles of Amendment to tis Articles of Incorporation:

FIRST: The name of the corporation is Juneau Committee on Assaults Against Women.

SECOND: The following amendment of Articles of Incorporation was adopted by the Board of Directors of the corporation on August 8, 1978, voted upon by a quorum of the members, and passed by a unanimous vote. Article I is amended to read:

> The name of the corporation shall be: "AIDING WOMEN FROM ABUSE AND RAPE EMERGENCIES, Incorporated,"...

Dated: August 31, 1978

AIDING WOMEN FROM ABUSE AND RAPE EMERGENCIES, Inc.

Barbara Bondi
Director of Education/Advocacy

Caren Robinson
Caren Robinson
Director of Shelter

FILED FOR RECORD
STATE OF ALASKA

JUN 16 1978

DEPARTMENT OF COMMERCE
& ECONOMIC DEVELOPMENT

ARTICLES OF AMENDMENT

to the

ARTICLES OF INCORPORATION

of

JUNEAU COMMITTEE ON ASSAULTS AGAINST WOMEN, INC.

Pursuant to the provisions of the Alaska Non-Profit Corporation Act, the undersigned corporation adopts the following Articles of Amendment to its Articles of Incorporation:

FIRST: The name of the corporation is JUNEAU COMMITTEE ON ASSAULTS AGAINST WOMEN, INCORPORATED.

SECOND: The following amendments of the Articles of Incorporation was adopted by the Collective Members of the corporation on March 20, 1978, in the manner prescribed by the Alaska Non-Profit Corporation Act:

ARTICLE III is amended to read as adopted

4. To educate and act as a fact finding group for legislative changes of current laws which deal with rape and domestic violence.

ARTICLE III to add items 8 and 9 to read as adopted

8. Not withstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on by an organization exempt from Federal income tax under Section 501 (c)(3) of the Internal Revenue Code.

9. This organization is not organized for profit, and no part of the net earnings shall inure to the benefit of any private shareholder.

ARTICLE IV is amended to read as adopted

Section 2: line 7 to read 501(c)(3).
Section 3: line 2 to read chairperson
Section 3: line 4 to read 501(c)(3)

DATED: 4/20, 1978

JUNEAU COMMITTEE ON ASSAULTS AGAINST WOMEN, INC.

By Anne Marie Moore
PROJECT DIRECTOR

By [illegible]

ARTICLES OF INCORPORATION

OF

JUNEAU COMMITTEE ON ASSAULTS AGAINST WOMEN, INCORPORATED

We, the undersigned natural persons of the age of Nineteen years or more, acting as incorporators of a corporation under the Alaska Non-profit Corporation Act, adopt the following Articles of Incorporation for such Corporation:

ARTICLE I

The name of the Corporation shall be: "JUNEAU COMMITTEE ON ASSAULTS AGAINST WOMEN, INCORPORATED", with principle office located in Juneau, Greater Juneau Borough, Alaska.

ARTICLE II

The period of duration: Perpetual from May 4, 1977, or until dissolution or final liquidation as provided for in these Articles.

ARTICLE III

The purposes for which this non-profit corporation is organized are:

1. To provide emotional support and physical presence as well as medical and legal information to past and present victims of rape, battering and other assaults against women.
2. To work with the medical community, law enforcement officers and prosecutors in improving treatment of women victims of rape, battering and other assaults.
3. To help prevent assaults against women through educational efforts aimed at current or potential

victims and the general public.

4. To educate and act as a fact finding group for legislative changes of current laws which deal with rape and domestic violence.
5. To establish a telephone line for women in crisis.
6. To establish a temporary emergeny shelter for women in crisis, especially battered women.
7. To help women victims of assault recover their self-esteem through counseling and other supportive services.
8. Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on by an organization exempt from Federal income tax under Section 501(c)(3) of the Internal Revenue Code.
9. This organization is not organized for profit, and no part of the net earnings shall inure to the benefit of any private shareholder.

ARTICLE IV

SECTION 1: JUNEAU COMMITTEE ON ASSAULTS AGAINST WOMEN, INCORPORATED, is incorporated under the provisions of law of the STATE OF ALASKA.

SECTION 2: The entire estate of the Corporation shall be irrevocably dedicated to educational and charitable purposes and shall be held in the corporate name of JUNEAU COMMITTEE ON ASSAULTS AGAINST WOMEN, INCORPORATED is a non-profit corporation organized and operated exclusively for education and charitable purposes, which qualifies for exemption from federal income tax under provision of Section 501(c)(3) of the Internal Revenue Code. All business shall be transacted according to existing applicable law.

SECTION 3: In the event of the dissolution of this Corporation,

its chairperson and secretary are authorized and instructed to convey and liquidate and and all assets of this Corporation in a manner which qualifies for exemption from federal income tax under provisions of Section 501 (c) (3) of the Internal Revenue Code.

ARTICLE V

The address of this Corporation's initial registered office shall be Room 503 GOLDSTEIN BUILDING, JUNEAU, ALASKA 99801, and the name of this Corporation's initial registered agent at such address shall be KATHERINE S. MIYASATO.

ARTICLE VI

The following 3 named directors shall constitute the initial Board of Directors of this Corporation. The Board members shall serve on a perpetual basis. If a Board member resigns or is dismissed for cause upon decision of the collective membership, the collective members will appoint or name a replacement. Following are the Board members:

Barbara Bondi
P. O. Box 71
Juneau, Alaska 99802

Marianne Donato
504 5th St. #2
Juneau, Alaska 99801

Sudi Burnham
R. R. 3, Box 3091
Juneau, Alaska 99802

IN WITNESS WHEREOF, we have executed these ARTICLES OF INCORPORATION in duplicate this 24 day of February, 1978.

Anne M. Moore

ANNE M. MOORE, INCORPORATOR
517 N. Franklin
Juneau, Alaska 99801

Elizabeth Werby

ELIZABETH WERBY, INCORPORATOR
315 5th #3
Juneau, Alaska 99801

Marianne Donato

MARIANNE DONATO, INCORPORATOR
504 5th St. #2
Juneau, Alaska 99801

UNITED STATES OF AMERICA)
) ss, Individual Acknowledgment (Alaska)
STATE OF ALASKA)

This is to certify that on this 24th day of February, 1978, before me the undersigned, a Notary Public in and for the STATE OF ALASKA, duly commissioned and sworn, personally appeared:

Anne M. Moore
Anne M. Moore

Elizabeth Werby
Elizabeth Werby

Marianne Donato
Marianne Donato

to me known to be the persons described in and who executed the above and foregoing instrument, and acknowledged to me that they signed and sealed the same freely and voluntarily for the uses and purposes therein mentioned. WITNESS my hand and official seal the day and year in this certificate first above written.

Margot Pick
Notary Public for State of Alaska. My commission expires November 8,

JUNEAU ' MITTEE ON ASSAULTS AGAINST WOM INC.
#503 Goldstein Building
Juneau, Alaska 99801
(907) 586-1090

State of Alaska
Department of Commerce &
Economic Development
Corporations
Pouch D
Juneau, Alaska 99811

February 23, 1978

RE: Amendments to Articles of Incorporation

ATTENTION: Barbara Eakin
Corporation Supervisor

Dear Ms. Eakin:

Please find attached two (2) amended copies (with original signatures) of the Articles of Incorporation for the Juneau Committee on Assaults Against Women.

Following are the amendments:

Article III #4 Amended to read "To educate and act as a fact finding group for.....violence."

Article III Add item #8 to read "Not withstanding any other provision.....of the Internal Revenue Code."
And item #9 to read "This organization is not .....of any private shareholder."

Article IV Section 2: line 7, change the number 501 (c) to 501 (c)(3).
Section 3: line 2 the word chairman changed to chairperson, and line 4 the number 501(c) changed to 501 (c) (3).

Article V line 2 change P.O. Box 1376 to Room 503 GOLDSTEIN BUILDING, and line 3 changed from Caryn T. Davis to KATHERINE S. MIYASATO.

Article VI Second Board member's address from 361 Distin #110 to 504 5th #2, and first Incorporator's name from ELIZABETH ARNOLD to ANNE M. MOORE, 517 N. Franklin, second Incorporator's address to 315 5th #3, and third Incorporator's address to 504 5th #2.

Thank you for your attention to these amendments.

Sincerely,

Katherine S. Miyasato
KATHERINE S. MIYASATO
Administrative Technician

cc: Reading
Articles of Inc.