

MEADOW LAKES COMMUNITY COUNCIL  
P.O. BOX 298666  
MEADOW LAKES, ALASKA 99629

February 1, 2008

Senator Ted Stevens  
522 Hart Building  
Washington, DC 20510

Honorable Senator Stevens:

Thank you for meeting with us last year about getting this project an appropriation. We have made progress since last year and have done some site work last summer. Attached is our updated proposal for a Federal Appropriation, on your form. This request is for partial funding for a multi use Community Center for the Meadow Lakes. Not all pages of the request lend themselves to faxing so we are having a hard copy of our request with additional supporting information delivered to you through your Wasilla Congressional Office.

Meadow Lakes Community Council is a very active group that has organized as a 501c3 non profit in addition to being the recognized Borough Community Council for our community. We have worked hard to complete a community comprehensive plan and in that process we identified a strong support from the residents to have a community center. We had believed this for many years and have purchased 40 acres from the Borough for this project.

We are proposing to build a 6,550 square foot multi use community center which will be the center piece of our forty acre community recreation campus. The attached proposal explains what the facility is in detail. We also plan to develop the rest of the property in accordance with the master plan which is attached and will include sports fields, picnic areas, trails, and senior housing. We were awarded a planning grant from the State for the first senior housing project and have submitted the application to AHFC for construction of 8 units of senior housing next to the community center in 2008.

We are seeking funding for this facility utilizing a coordinated approach where various entities fund a portion of the project. This allows us to utilize all available funding. We will be coordinating with other agencies like the Denali Commission, and Rasmuson Foundation. We are also requesting a portion of the funding from our State Legislative Delegation who gave us \$47,000 in 2006 and another \$44,000 in 2007 that the Governor included in her large capital budget reduction veto. Meadow Lakes Community Council is planning to contribute at least \$60,000 toward the project.

This project has broad community support. We believe this can be a wonderful addition to our community. Our Consultant will be coming to Washington D.C. in April and will make an appointment with you to discuss this project. If you have any questions please give me or Mary Anderson, the project Consultant, a call or send an email. We look forward to discussing this with you.

Sincerely,

Board President

Submission Date: Feb 1, 2008

Priority: 1 of 1 R



# Ted Stevens

United States Senator for Alaska

**Please Note:**

- Fill out one request form for each request
- This form (and any attachments) can be returned via:

Fax - (202) 224-2354  
 Mail - The Honorable Ted Stevens  
 United States Senate  
 522 Hart Senate Office Bldg.  
 Washington, D.C. 20510

- Requests are due by February 15, 2008.

## FISCAL YEAR 2009 PROJECT REQUEST FORM

Project Name: Meadow Lakes Multi-Use Community Center and Park

Project Location: Meadow Lakes, Alaska in the Matanuska Susitna Borough

**Project Description (please attach additional pages as required):**

Funding is requested for the construction of a new 6,500 square foot multi-use community center building. The facility will be built on a 40 acre parcel of land that the Community Council purchased from the Mat-Su Borough in 2005. This building will include an auditorium, commercial kitchen, office space, meeting rooms, and a caretaker's apartment upstairs. It is designed to accommodate future expansion and to serve as an emergency disaster shelter for the Meadow Lakes area. We anticipate many groups in and around the Meadow Lakes community using the facility for activities such as a Boys & Girls Club outreach program site, a senior center, adult education program site, indoor and outdoor recreation, regional satellite office space, space for community meetings and events, business resource center/business incubator, library, and office space for the Community Council.

See attached pages for additional Project Description.

Related Appropriations Bill: Unkown

**List legislation that authorizes this project:**

Denali Commission Community Facilities Program

Amount of federal funding requested for FY09: \$300,000

Total funding to complete this project: \$1,690,584

Number of years to fund this project: 1

Matching funds from the State of Alaska: Yes

**Check all that apply:**

- A change in the current law is necessary in order to proceed with the project. (If so, attach language and a list of laws that need to be amended)
- Bill or report language is needed. (If so, attach requested language)

**Matching funds from local and private entities:**

Yes. Meadow Lakes Community Council contributed \$60,000, and is paying to extend natural gas line to the site.

**If this project was funded in prior appropriations bills (within the last five years), list each bill and the amount funded:**

No.

Amount included in the President's FY09 Budget: -0-

Amount included in the State of Alaska FY09 Budget: Requested \$295,000

Check this box if state funding was sought but not provided.

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**Project Description for Senator Ted Stevens FY2009 Appropriation Request for the Community Center. ( This did not fit on the PDF Form)**

We were awarded \$47,000 from the State in 2006 which was used for the preliminary architectural designs for the Center and a master plan for the entire 40 acres. We hired an engineer and surveyor to design and stake out the building sites and roads for the project. We did soils tests and a Phase I Environmental study on the property, and we cleared the trees from the main building site. We also have contracted with Enstar to extend a gas line to the property so we have a low cost heating fuel source. The remaining funds will be used for a professional cost estimate for the project. We will include copies of these plans and the campus master plan in the hard copy of this request. We are also attaching a detailed project proforma and source of funds statement

We also obtained a Planning grant for \$19,000 from the Alaska Housing Finance Corporation last spring for the purposes of planning the first phase of Senior Housing for which in part of the master plan. This planning included preliminary architect drawing, professional cost estimates for the project, a senior housing market study for our area, and soils tests and the Phase I Environmental study. All the planning went well and the market is strong so we submitted an application for \$2.8 million in construction funds to AHFC for an 8 unit senior housing project last November. We expect the senior housing to be funded this spring and construction will begin in May 2008. This will give us the anchor group for the Community Center Master Plan, and a close neighbor to the proposed Community Center to assist with management, security, and be a regular user of the Community Center for senior activities.

This project is on the Mat Su Borough CIP list, and is listed as the top priority on the service and facility needs list in the Meadow Lakes Comprehensive Plan. The project has broad community support and we submitted those letters with a prior year request. This community center building is phase one of a multi-phase master plan we are developing for the 40 acres. The master plan includes sports fields, picnic areas, trails, and senior housing.

Over the last several years the Community Council has worked to develop a multi-use community center facility. This community center building is intended to efficiently serve community needs by pooling several public services into one building. The functions of the multi-use facility include:

1. Community Meeting & Event Space to alleviate the short supply of adequate meeting space within the community.
2. Emergency Disaster Shelter—this facility will be able to serve as an emergency shelter for area residents in the event of a disaster. The facility will have a small commercial kitchen, shower facilities, and large auditorium that can be used for a sleeping area.
3. Youth Services Center—providing a safe, positive place where opportunities for leadership and skill building, tutoring, homework help, for exploring the arts, music, sports, crafts for the area youth. Currently there are no such facilities in this area.

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4. Senior Center—providing a place for area seniors to receive services such as meals, social activities, and other needs as identified.
5. Adult Education Center and Library—to include a variety of distance learning programs and other educational programs of interest to area residents.

Budget break down of the amount we are requesting for this project in fiscal year 2009.

Project Related Soft Costs:

Architect Design Fees	\$ 40,000
Engineering Fees for Project	\$ 75,000
Interim Financing Costs	\$ 5,000
Construction Hard Costs	\$ 180,000
Total	\$ 300,000

The total project cost is \$1,997,342. We obtained a state grant for \$47,000 last year and the Meadow Lakes Community Council is contributing \$60,000 cash plus the land. See the Attached project proforma. We are seeking a coordinated funding effort for the rest of these funds needed from the following sources. We are making requests for these funds in the spring of 2008.

Foundation Grants (Rasmuson, Alaska Funders Group, and others)	\$1,100,000
Federal Appropriation FY09 ( This One)	\$ 300,000
State of Alaska Appropriation FY09	\$ 295,000
Other Grant/Loan Programs	\$ 165,000

PROJECT NAME:

Meadow Lakes Community Center

PROJECT DEVELOPMENT COST DATA

Item	Total Project Cost
<b>Acquisition of Land &amp; Buildings:</b>	
Land or any costs associated with the Land	\$0
Acquisition Price of Existing Building(s)	\$0
Other:	\$
<b>Subtotal-Acquisition of Land &amp; Buildings</b>	\$0
<b>Construction/Rehabilitation Costs:</b>	
<b>Demolition Costs</b>	
New Construction Costs	\$814,500
Rehabilitation Costs	\$0
Site Work	\$65,000
Off-Site Improvements	\$0
Impact Fees	\$0
Utility Connections	\$50,000
Elevator/appliances	\$0
Job Training Program Costs	\$0
Furnishings Kitchen Offices, Other	\$80,000
Other: Road access construction and design	\$277,000
Other:	\$0
Other:	\$0
Construction Contingency	\$65,000
<b>Subtotal-Construction/Rehabilitation Costs (C/R Cost)</b>	\$1,351,500
General Requirements	\$115,000
Contractor Overhead and Profit	\$120,000
<b>Total-Construction/Rehabilitation Costs (C/R Cost)</b>	\$1,586,500
<b>Construction Financing Costs:</b>	
<b>Construction Insurance</b>	
Construction Loan Interest ( 8.0 %, Avg Loan Amt. \$300000 , Term 12 Mo's.)	\$13,000
Construction Loan Origination Fee	\$3,000
Property Taxes During Construction	\$0
Other: Fees and Title Ins	\$1,500
<b>Subtotal-Construction Financing Costs</b>	\$17,500
<b>Permanent Loan Financing Costs:</b>	
Credit Report	\$0
Permanent Loan Origination Fee (based on \$300000)	\$0
Title and Recording Fees	\$0
Legal Fees	\$0
Documentation Prep. Fees	\$0
Escrow Closing Fee	\$0
Escrow Prepaid Items (insurance, taxes, interest)	\$0
Other:	\$0
<b>Subtotal-Permanent Loan Financing Costs</b>	\$0
<b>Related Soft Costs - General:</b>	
Architect Design Fees (6%)	\$81,000
Architectural Supervision	\$0
Engineering Fees	\$70,000
Engineering Supervision	\$2,000
Survey and Subdivision	\$8,000
Appraisal Fee(s)	\$5,000
Environmental Report	\$1,500
Soils Report	\$1,500
Market Study	\$0
Independent Cost Estimate Fees	\$0
Project Audit Fee	\$5,000
Legal, Recording, Title, Other, fees	\$10,500
Operating Reserves	\$0
Other: Permits, Start Up Costs	\$8,000
<b>Subtotal-Related Soft Costs/General</b>	\$192,500
<b>SUB-TOTAL PROJECT COST</b>	\$1,796,500
<b>Developer Costs:</b>	
Developer Fee and Overhead	\$180,842
Other Consultant Costs	\$0
<b>Subtotal-Developer Costs</b>	\$180,842
<b>TOTAL PROJECT COST</b>	\$1,977,342

PROJECT NAME:

Meadow Lakes Community Center

SOURCES OF FUNDS TABLE			
Source	Commitment		Amount (\$)
	Received		
	Yes	No	
Owner/Sponsor Cash	X		60,342
Owner/Sponsor Land Contribution			
State Appropriation 2009		X	295,000
Federal Appropriations		X	300,000
Other Grants/ Loans		X	165,000
Other Grants			
Other Sources: Foundation and Group Grants Funders		X	1,100,000
Other Sources State Appropriation 2006	X		47,000
1st Deed of Trust (source: )			
2nd Deed of Trust (source: )			
3rd Deed of Trust (source: )			
4th Deed of Trust (source: )			0
In Kind Match			10,000
<b>TOTAL SOURCES OF FUNDS</b>			<b>1,977,342</b>

Difference Between Project Cost and Sources

\$0