

THE IGIUGIG COMMUNITY CULTURAL CENTER:  
AN INDIGENOUS PLAN IN PROCESS

By

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## Abstract

Indigenous planning practices of the Village of Igiugig have long identified the need for a community cultural center. This research project used a community-based participatory approach to explore the type of cultural center that will best serve residents and visitors alike. Through various community meetings, semi-structured interviews of key informants, and surveys of area businesses, Igiugig was able to articulate the main functionality of the center, as well as inform a design process for and by an Indigenous community in rural Alaska. One outcome of this process is a resource guide for the Igiugig Village Council, for the remainder of the planning and implementation of the community cultural center.

*Keywords:* Indigenous planning, Igiugig, community, cultural center, design

**IGIUGIG COMMUNITY CULTURAL CENTER:**  
**Project Planning & Implementation Guide**  
April 2020



A plan developed by the Igiugig Village Council and AlexAnna Salmon in fulfillment of a Master's Degree in Rural Development from the University of Alaska, Fairbanks.

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## Acknowledgements

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*Quyana Igyararmiut*, thank you to the people of Igiugig, for envisioning the Community Cultural Center as a gift to our future generations. As a young tribal citizen employed by the Igiugig Village Council in 2001, I first approached this project as a participant in a community visioning process. This involvement inspired my Bachelor's Degree in Anthropology and Native American Studies, and my eventual return home. It was through the University of Alaska Fairbanks Rural Development graduate program that I realized that Igyararmiut planning is worth sharing with the world.

*Quyana Elitnauristet*, thank you to my graduate committee Dr. Charlene Stern, Dr. Courtney Carothers, and Dr. Jessica Black (chair). I respect and admire each of you for all the impactful work that you do to strengthen the Alaska Native community. Thank you for helping me navigate the university system, and for the encouragement to pursue meaningful research for Igiugig.

*Quyana Ikayurtet*, thank you to the people that help Igiugig: the architect Jim Cutler and family, our grants administrator Halay Turning Heart, our archeologist Monty Rogers, and everyone that has contributed to this project. We look forward to the day we can convene together in the Igiugig Community Cultural Center!

## 01: EXECUTIVE SUMMARY

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### About the Igiugig Village Council

The Igiugig Village Council (IVC) is the federally recognized tribal government of the Native Village of Igiugig which is located in Bristol Bay, Alaska. IVC is the only local government and oversees the ongoing business affairs and wellbeing of Igiugig, a self-sufficient village with strong cultural and environmental values. IVC's mission is to provide resources, programs, and infrastructure to enhance our quality of life. "As a community, we strive for a prosperous future by fulfilling our goals: sustainable social and economic development that is compatible with our subsistence way of life; invest in life-long education; provide a safe, welcoming community that provides affordable living and a strong, diversified local economy; maintain good working relationships with other communities, lodges, and state/federal/local agencies." The IVC is directed by a comprehensive strategic plan which is informed by ongoing community-based participatory processes.

### Igiugig Comprehensive Strategic Plan

Communities arise from a collective sense of purpose. They share a common history as well as a vision for survival. Engaging in planning processes helps to determine the pathway to achieving that vision.<sup>1</sup> IVC's longstanding need for a "multi-purpose facility" was identified through

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<sup>1</sup> (Mannell 2013)

comprehensive strategic planning efforts and affirmed through Community Improvement Project resolutions each year. The need for the Igiugig Community Cultural Center (ICCC) was expressed through in-depth Community Comprehensive Planning in 2000 using a consulting firm and local planners funded by the Administration for Native Americans. Community residents were informed on why planning was being undertaken:

*Igiugig is facing changes as well as challenges...Igiugig has taken the time and energy to a proactive approach in planning for its future. Developing a community-based strategic plan will give the residents of Igiugig another tool to assist them in becoming self-sufficient, and will build the village's capacity to plan, develop, and implement community-based long-term governance as well as social and economic programs.<sup>2</sup>*

The initial prioritization of local projects was revisited in December 2007, and a list of 31 projects were ranked. The three projects that received the highest priority rating included:

- cultural center
- alternative energy
- locally owned airline

The priorities were brought before the IVC on December 21, 2008. At that point, a total of eight projects were approved to move forward. The top three included: a new clinic, a new powerhouse, and an alternative energy source. IVC further agreed that they would like to see additional projects move forward in the near future with the cultural center at the top of the list. The community also identified a desire to expand tourism opportunities. A "Cultural Center/Tourism Facility Support Building" has appeared on every IVC meeting agenda since March 25, 2010.<sup>3</sup> Figure 1 IVC Resolution 20-03 reflects the most recent prioritization of both short and long term community projects.

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<sup>2</sup> (Crow 2000)

<sup>3</sup> (Igiugig Village Council 2010)

**IGIUGIG VILLAGE COUNCIL  
FY 2020 CAPITAL IMPROVEMENT PRIORITY LIST  
Resolution #20-03**

**A RESOLUTION UPDATING THE IGIUGIG VILLAGE COUNCIL'S CAPITAL IMPROVEMENT PRIORITY LIST**

**WHEREAS,** The Igiugig Village Council is recognized as the local form of government for the community of Igiugig, Alaska, and

**WHEREAS,** The Igiugig Village Council would like to update the Capital Improvement Priority List for the purposes of making community improvements within the village, and

**WHEREAS,** The social and economic benefits associated with these type of projects will benefit the residents of the community, and

**WHEREAS,** The Igiugig Village Council desires to maintain an accurate record of the village's current priorities for Capital Improvements by annually soliciting public input,

**NOW THEREFORE BE IT RESOLVED,** that the Igiugig Village Council has listed the following Capital Improvements for the Fiscal Year of 2020:

**LONG TERM PRIORITIES**

1. Water Line Extension
2. Float Plane Access Road
3. Runway Extension/Land Acquisition
4. Kaskanak Road: The Cook Inlet to Bristol Bay
5. Sewage Lagoon Upgrade

**SHORT TERM PRIORITIES**

1. 5,000 Gallon Fuel Tanker
2. Community Cultural Center
3. Washeteria Upgrade and Heat Recovery Loop Upgrade
4. Clinic Energy and Water Upgrade
5. Grader

**CERTIFICATION:**

It is hereby certified that the Igiugig Village Council duly passed the foregoing resolution on this 12th day of December 2019, and that a quorum was present.

By:

AlexAnna Salmon  
AlexAnna Salmon, President

12-12-19  
Date

Attest:

Karl P. Hood

**Figure 1 IVC Resolution 20-03**

## Introduction to the ICCC Research Project

The IVC authorized the Igiugig Community Cultural Center (ICCC) to serve as a Rural Development graduate research project undertaken by AlexAnna Salmon through the University of Alaska Fairbanks. The goal of the research project was to collect data utilizing focus group meetings, interviews, and surveys to answer the question: “What type of cultural center design will best serve community members as well as visitors to Igiugig?” The research was conducted between April 2018-April 2020 and resulted in the following actions:

- Facility design donation of services from Cutler-Anderson architects
- Long-term site lease from the Igiugig Native Corporation
- Site development funding from the Department of Housing and Urban Development, Indian Community Development Block Grant.

The work that remains to be accomplished includes:

- 100% final design of the facility that meets the needs of the community – politically, economically, and socially. A holistic design will integrate multiple uses and users. The design itself will be a physical reflection of the Igyararmiut worldview.
- Revised construction cost estimate
- Capital fundraising completion
- Environmental review record completion.

This “Planning and Implementation Guide” is an archive of the work completed to date, and an outline of the activities yet to be completed. The guide is meant to be used by the IVC as a reference document to secure additional construction funding. It is also a useful example for other community facility plans.



## Project Location

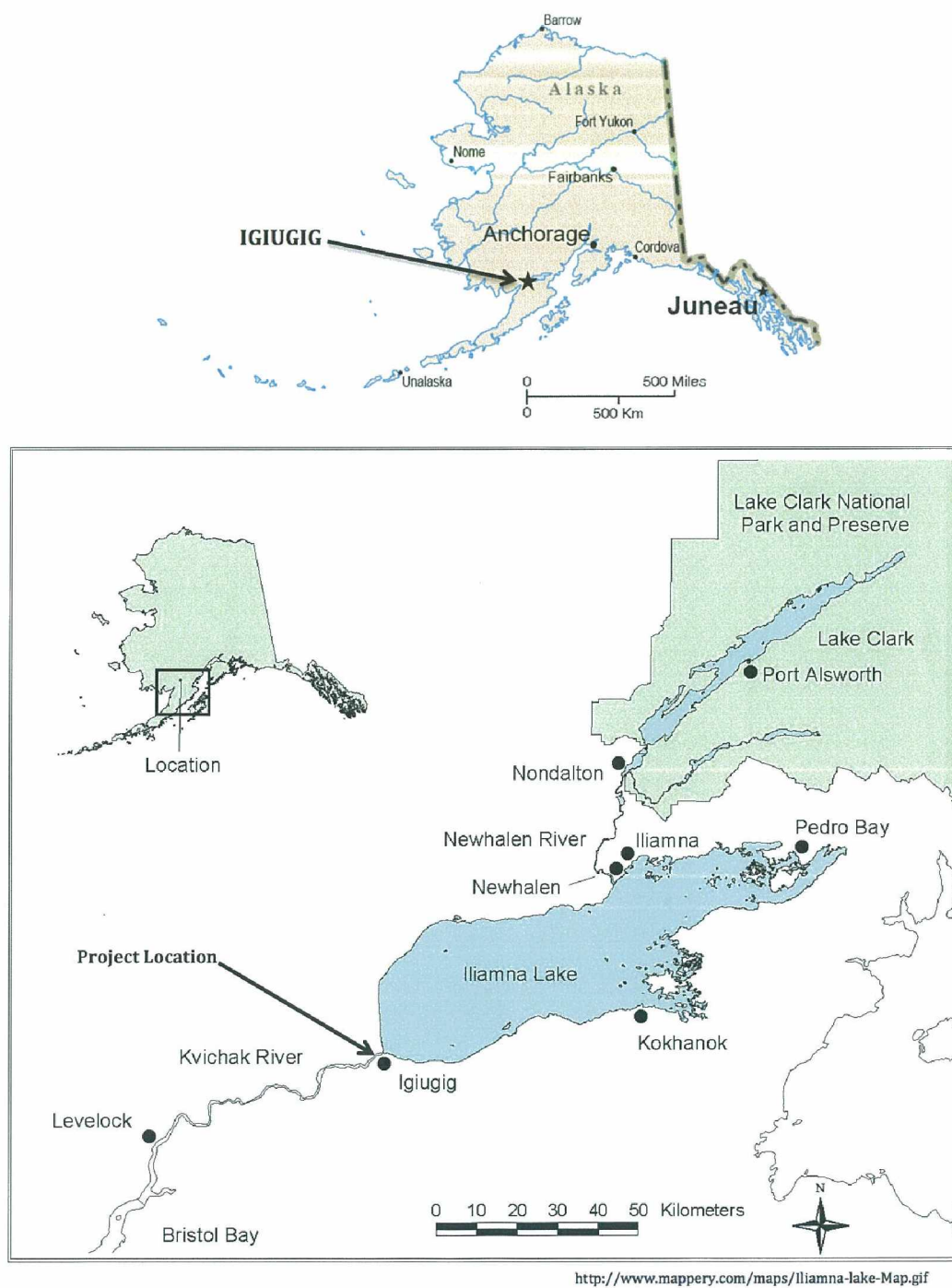


Figure 2 Map of Alaska Showing Igiugig Location (Mappery n.d.)

## Project Planning Process

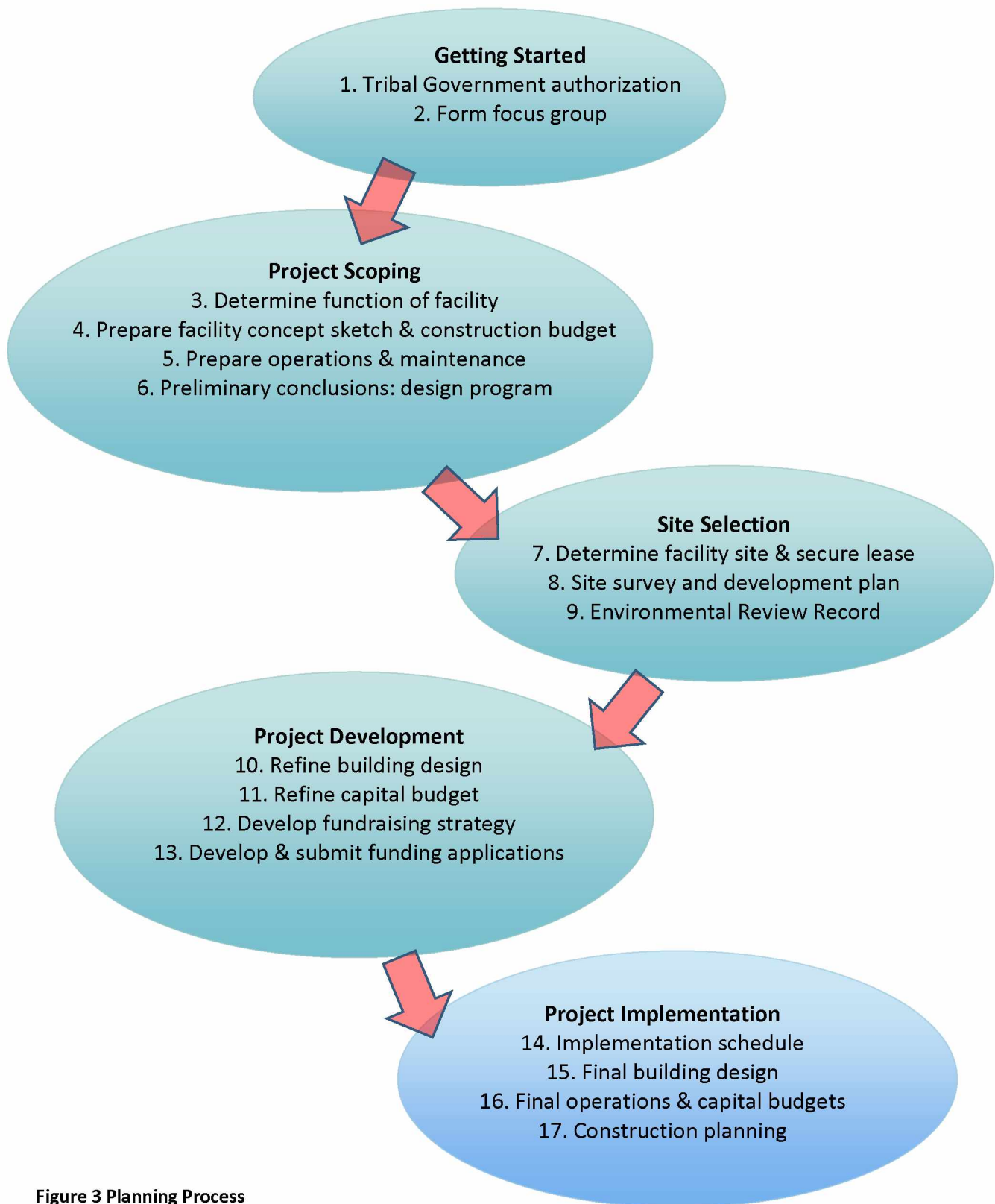


Figure 3 Planning Process

## Summary of Findings

Igiugig is experiencing a critical need for a Community Cultural Center. The community currently does not own a designated space to host gatherings or activities. A increase in population and a rise in cultural revitalization and preservation efforts have increased the need for such a gathering space.

The community meetings, interviews, and surveys indicate that the ICCC will be used for tourism activities and education, cultural performances, community gatherings, a commercial kitchen (to process and prepare subsistence foods), a store for local artifacts, and a gift shop/café where visitors can purchase locally made artwork and souvenirs.

Planning for the project began in 2000. IVC has since secured site development funding and seven acres of riverfront property under a long-term lease with the Igiugig Native Corporation. The environmental review is complete with the exception of the archaeology survey which is scheduled for spring of 2020. The community-informed design process is currently in progress with a world-renowned architect, Jim Cutler, of Cutler-Anderson architects.

The ICCC will be operated and maintained by IVC personnel. Funds are expected to be generated from the rental of the commercial kitchen, and through ticket sales for cultural performances and events held at the Community Cultural Center. Additional funds will be allocated annually in the tribal budget for the operation of the meeting space. Funding sources include the Bureau of Indian Affairs and community revenue sharing with the Lake and Peninsula Borough. An Operations, Maintenance, and Sustainability Plan for the building has been completed.

## Significant Construction and Operation Costs

The total cost of the project is estimated to be approximately \$1,724, 932 with site preparation, site development, and utility extension anticipated in 2020. The vertical construction is anticipated in 2021.

The costs for site development and the utilities extension are based on established equipment, freight, and materials mobilized to Igiugig for previous projects that IVC has completed on-time and within budget through its wholly owned construction company, Iliamna Lake Contractors, LLC. Once the design process is 100% completed, the construction cost estimate will need to be revised.

## Benefits to the Community

The ICCC will serve all of Igiugig by providing meeting space to conduct business and tourism activities, classrooms for cultural education, and a commercial kitchen to support the subsistence way of life. Additional benefits include:

- Economic opportunity
- Increased income resulting from tourism and rentals

- Reducing the high cost of living for residents by providing a commercial kitchen that supports locally harvested and grown foods
- Increasing educational opportunities for residents, including increased Yup'ik language proficiency among children and youth

## 02: COMMUNITY OVERVIEW

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### Location

Igiugig is located in southwest Alaska approximately 250 airmiles southwest of Anchorage. It is at the headwaters of the Kvichak River as it flows from Lake Iliamna. See Figure 2 Map of Alaska Showing Igiugig Location.

### History and Culture

The name of Igiugig in Yup'ik is *Igyaraq* (meaning “throat”) to depict the location where the lake drains into the river. It is nestled among an archaeological district proving at least 8,000 years of continuous occupation based on caribou and salmon as keystone species and containing at least 21 archeological sites. The community consists of nearly seventy residents 81% of which are Alaska Native primarily of Aleut, Athabascan, and Yup'ik decent.<sup>4</sup> The community was formerly located at Qinuyang creek about seven miles downstream from the current village. The 1919 flu epidemic decimated the population; children who lost both parents were sent to orphanages, and only three adults survived. Some communities re-established themselves closer to the commercial fisheries (i.e. Koggiung Village), and other families began reindeer herding living at various reindeer camps throughout southwest Alaska. In 1922, a trading post was built at Igiugig, and eventually, the families living in outlying camps decided to build a Russian Orthodox church. Overtime, the community began slowly expanding from a fish camp to a year-round community. The school was built in 1967 and effectively ended the nomadic lifestyle of the community. An extensive land base was used with some residents maintaining trapping lines spanning a 100-mile radius. Places that families previously lived at for fish camp, trapping camp, reindeer camp, etc. were claimed by heads-of-households during the Allotment era. After the passage of the 1971 Alaska Native Claims Settlement Act (ANCSA), the Igiugig Native Corporation selected 66,000 acres around the community. The traditional tribal government established a certified base membership in 1989, but wrote and adopted a written constitution and bylaws in 1998.<sup>5</sup>

### Land, Environment and Climate

The Igiugig Native Corporation owns the surface estate of 66,000 acres around Igiugig, with the regional corporation Bristol Bay Native Corporation owning the subsurface. Corporate lands encompass 81 miles of salmon spawning streams.<sup>6</sup> The village is located within the Lake and

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<sup>4</sup> (Igiugig Village Council 2020)

<sup>5</sup> (Salmon 2008)

<sup>6</sup> (Geist 2019)



Peninsula Borough. The IVC owns two Native Allotments along the Kvichak River and manages many tracts of land in the village under a lease with the Municipal Lands Trustee for the State of Alaska. Land ownership in Igiugig includes the: Alaska Department of Natural Resources, Alaska Department of Transportation and Public Facilities, Federal Aviation Association, Igiugig Native Corporation, Lake and Peninsula Borough, and many private landowners and businesses.

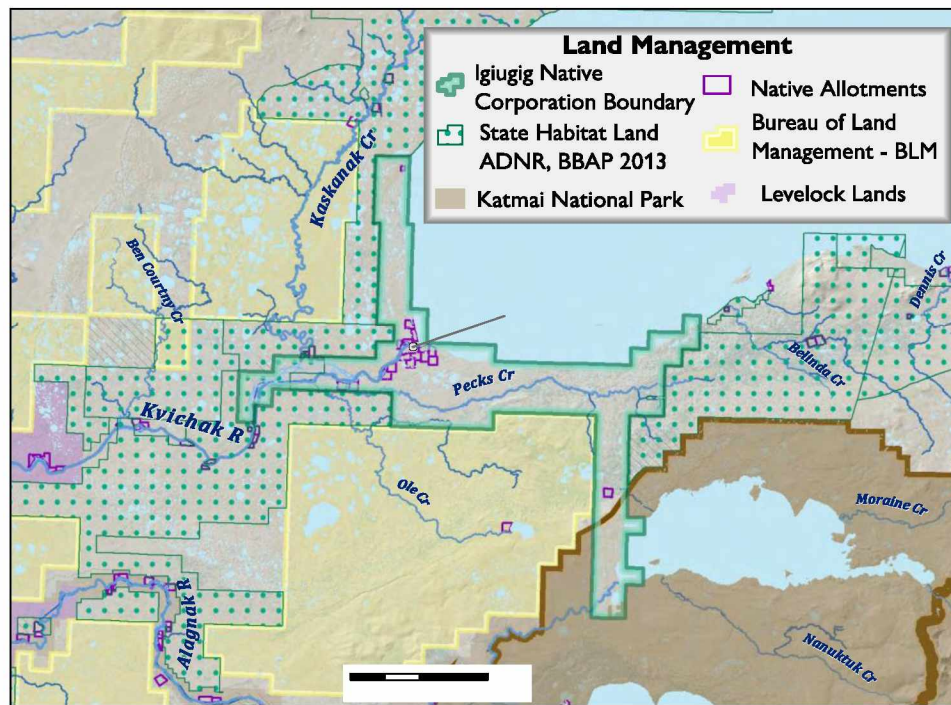


Figure 4 Land Management (from Geist 2019).

Igiugig is characterized by low-lying geography, tundra interspersed with boreal forests and wetlands draining towards the Kvichak River. It lies within a transitional climate zone, however Alaska and arctic communities are experiencing extreme climate events such as wild fire, shorter winter season, erosion, and high air and water temperatures.<sup>7</sup>

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average daily maximum temp., °F	Illiamna	23.5	26.2	30.6	39.9	51.5	59.3	62.7	61.2	53.9	40.7	30.4	26.8	42.3
	King Salmon	23.6	26.8	32.7	42.4	53.8	61.0	63.8	62.6	55.5	41.3	30.5	26.4	43.4
Average daily mean temp., °F	Illiamna	17.5	19.7	23.5	33.1	44.0	51.7	56.1	54.8	48.0	35.1	24.7	20.8	35.8
	King Salmon	16.2	18.8	24.1	33.7	44.2	51.5	55.5	54.6	47.6	33.5	22.9	18.6	35.2
Average daily minimum temp., °F	Illiamna	11.5	13.2	16.4	26.2	36.5	44.2	49.4	48.5	42.1	29.4	19.0	14.8	29.3
	King Salmon	8.8	10.9	15.6	25.0	34.5	41.9	47.3	46.6	39.7	25.7	15.3	10.8	26.9
Rain equivalent, inches	Illiamna	1.3	1.1	0.8	0.9	1.2	1.3	2.9	4.2	4.6	3.2	2.1	1.5	24.9
	King Salmon	1.0	0.8	0.7	1.0	1.3	1.7	2.3	3.0	3.2	2.1	1.4	1.2	19.5
Snowfall, inches	Illiamna	10.2	6.0	6.4	3.9	0.8	0.0	0.0	0.0	0.1	2.8	6.9	9.5	46.6
	King Salmon													

<sup>7</sup> (Fresno 2019)



Figure 5 1981-2010 average climate data from weather stations closest to Igiugig

## Population Demographics

Over the past two decades, Igiugig's population has increased from 33 to 50 residents (or 66%). The most accurate up-to-date population count is managed by the IVC, which lists 63 residents in 2020 with 81% being Alaska Native.



Figure 6 Igiugig Population (made from Vizzlo.com)

Census Year	Population
1880	120
1890	0
1900	203
1910	0
1920	0
1930	0
1940	0
1950	0
1960	36
1970	36
1980	33
1990	33
2000	53
2010	50

Table 1 Census Data<sup>8</sup>

The year-round population ranges from 60-70 residents. The watershed is home to the largest run of red salmon in the world and draws over 2,000 seasonal visitors and 25 sport/commercial fishing operations to the community annually.<sup>9</sup> Tourism continues to grow as the Kvichak River receives more publicity in national media. The 2007 FAA Igiugig Airport Layout Plan forecasted a growth rate of 1.5% for the airport's twenty-year planning period resulting in an estimated 10,000 flights per year by 2027.<sup>10</sup>

## Economy

Unlike most communities post-ANCSA, who followed the model of village corporations operating as the economic engines for the community, the IVC targets both the social and economic development of the community. The Igiugig Native Corporation sells seasonal land

<sup>8</sup> (State of Alaska n.d.)

<sup>9</sup> An estimate of seasonal visitors was calculated by polling 15 of the 25 commercial operators that use the Igiugig Native Corporation landbase. This poll took place in January 2020, by Igiugig Village Council's consultant Michelle DeCorso.

<sup>10</sup> (Transportation 2007)

use permits to the sport fishing industry and there are at least twenty-four commercial users of the land base. This provides the corporation with operating monies, revenue to pay shareholder dividends, and cash for investment. When the village foresees a local development project (such as a health clinic, road access, etc), the two entities work together to leverage federal dollars for the benefit of all residents of Igiugig.

In the 1990s, IVC lead a path to economic self-sufficiency spurred by their exclusion from the Community Development Quota (CDQ) program despite the fact the entire community was invested in the Bristol Bay fishery as fishermen and permit holders. The leadership also sought to diversify the local economy to reduce single resource dependency. This path began with actively planning and mobilizing for economic development. From this process, a unique idea to form an 8(a) contracting company under the tribe emerged. The U.S. Small Business Administration has a program called 8(a) Business Development which is designed to help small, disadvantaged businesses compete in the marketplace and receive sole-source contracts or to form joint ventures and bid on contracts with the understanding that after five years of development the company would begin “transitioning” out of the program.<sup>11</sup> This program is well-known in the Alaska Native Corporate world, however in 1998, the Igiugig tribal government formed Iliamna Lake Contractors, LLC (ILC), a certified 8(a) company. The Council believed it could train and use local talent and a limited amount of equipment to obtain jobs in the Lake Iliamna region. Additionally, it contracted with tribal programs to create training for local residents, acquire more equipment of its own, and begin to bid for larger projects.<sup>12</sup>

Owning a local construction company means that the tribe can plan, design, and build local roads and infrastructure. They can also bid on regional projects and offer seasonal employment for residents that no longer commercial fish. The tribe worked out an agreement with both the local and regional native corporations to open and maintain a gravel pit in Igiugig, paying a royalty to both entities and having a local materials source for construction projects.

### Income and Employment

IVC is the largest employer in the community. In 2019, the tribal government hired 38 employees, with a 74% local hire rate. Commercial salmon fishing is still an important part of the economy, and there are three commercial fishing drift permits, and one set-net permit locally owned. The median household income in Igiugig is \$53,125.<sup>13</sup>

### Current Infrastructure

The remote village is accessible by airplane or boat and there are is no road access. Igiugig must be completely self-sufficient and provide the necessary infrastructure to meet the needs of the growing community. There are scheduled air taxi and mail services to Igiugig using the State-owned runway. IVC maintains a barge landing, small boat launch, class III landfill, water treatment and distribution, sewage lagoon, tribal library operated in the school, seven rental

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<sup>11</sup> (The U.S. Small Business Administration n.d.)

<sup>12</sup> (Iliamna Lake Contractors LLC n.d.)

<sup>13</sup> (U.S. Census Bureau n.d.)

homes, construction camp, an electric utility, giftshop, post office, clinic, washeteria, bulk fuel farm, etc.

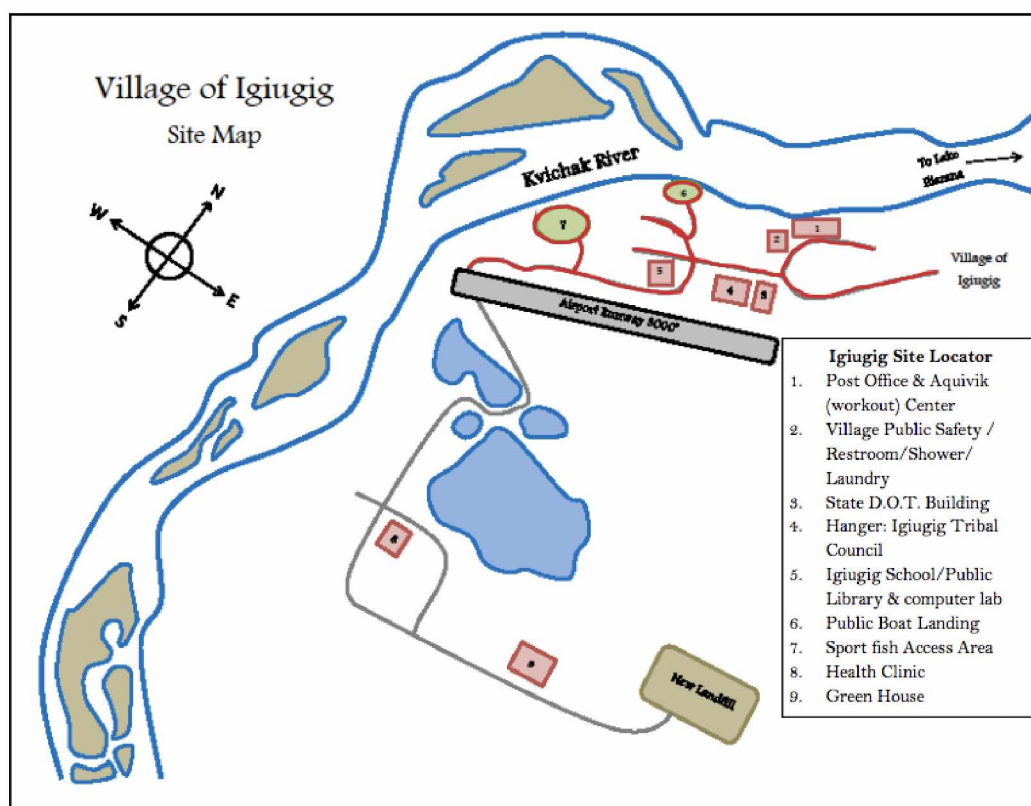


Figure 7 Village Map<sup>14</sup>

### 03: FACILITY NEEDS ASSESSMENT

#### Summary of Identified Needs

This research project aimed to answer the question: “What type of cultural center will best serve the community members of Igiugig Village as well as visitors to the community?” In response to the question: “Do you think Igiugig needs a community center?” all agreed yes. It was also reported that the current gathering space called “the hangar” is wholly inadequate for balancing both work and visitors. The community has been using makeshift space at the airport hangar for monthly village council meetings, workshops, and/or gatherings. The space is not large enough to accommodate gatherings, and because it is also the headquarters of all the village business, there is a lot of disruptive through-traffic. The most commonly used facility is the school, which is operated and maintained by the Lake and Peninsula School District. The building is closed in the summer, and the IVC must file a facility use form to use the space for

<sup>14</sup> (Igiugig Village Council n.d.)



gathering. In addition, the IVC owns a local foods program with a greenhouse, however there is no commercial kitchen to create value-added products to sell (i.e. canned vegetables, spices, etc.). A community cultural center can serve as a multi-purpose building while also promoting the tourism opportunities previously identified in the comprehensive strategic plan.

## Data Collection and Analysis

IVC accepted the research project, interview protocol, strategies of inquiry, and the action-items to-date. The mixed-methods approach prioritized a dialogue process that was carried out through (8) official council meetings, (4) community meetings, (7) interviews, and (4) surveys. The council meetings allowed for important project decisions to be made such as: inviting the proposed architect to visit, dedicating funds to construct the building, securing a long-term site lease, etc. Data from the community meetings and semi-structured interviews was transcribed and analyzed using thematic coding. The tribe approved the surveys to the lodges of which, four were returned. The information from the research was summarized in a draft program and submitted to the architect.



**Figure 8 Community Engagement in Planning**

## Community Meetings

A total of four community meetings were held including two at the school, one at tribal headquarters, and one at my home. The focus of each meeting varied ranging from discussion of the function of the facility, the design preferences, site preferences, survey questions to consider, reviewing concept sketches, and research project updates. Participation was documented via sign-in sheet and a research log. The meetings were the only opportunity for the youth voice to be heard. The dialogue was open-ended with no agenda or time-limit. They were hosted in comfortable locations with an array of food.

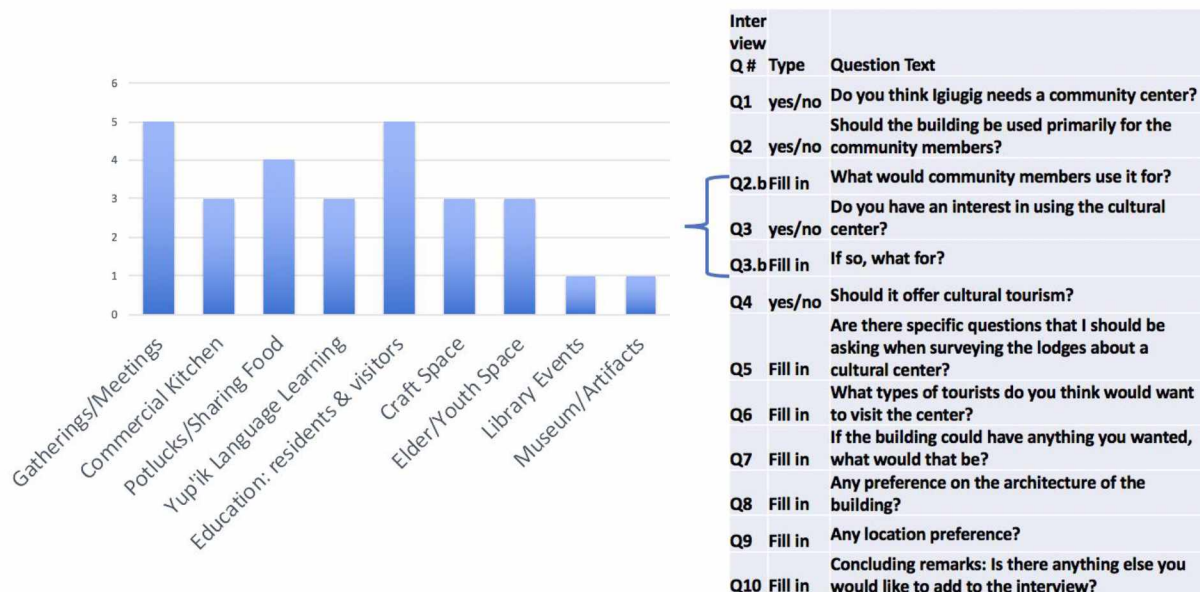
On August 24, 2018, thirty-six community members ranging from babies to elders met with the architect Jim Cutler and family at the school to learn about the process of designing a facility and to glean inspiration from his past projects. On June 6, 2019, twenty-nine people in the community gathered at the over-crowded hangar to discuss the function and site of the facility. The use and function of the facility was determined to serve both a primary audience (the community) and a secondary audience (the tourism sector). The community wanted to ask the lodges what they think their clientele would like to see, what they would be willing to pay for in terms of admission costs, and if there were scheduled performance times they would be interested in attending. This meeting was held without the architect, however he provided basic concept sketches of the center, which were well received by the community. The third meeting was held in August 2019. The architect presented 8"x14" papers of all the concept sketches and the community shared feedback on construction possibilities. The fourth meeting was a research project update held at the annual IVC meeting on December 11, 2019 and attended by the whole community. In all community meetings, residents were tasked to dream about the Igiugig community cultural center and share any ideas regardless of resources such as time, money, or personnel. These ideas were echoed and further elaborated on during the individual interviews.

### Interviews

The interviews were opportunistic, meaning that they conducted based on residents who were around and amenable to an interview. They were also purposive in that they aimed for a balance of gender, age, and position. Of the seven individuals interviewed, (1) was male and (6) were female. Participants ranged in age from 29-74 and (3) were elders. Two were non-Native employees of the village council. The interviews ranged from 10 to 45 minutes in length. They took place in residences, in a secure office location, and one was submitted electronically. The interviews were then analyzed and coded for key themes representing key design features and functions of the cultural center.

In addition to interviews, detailed questions were emailed to specific members of the community with specialized experience (e.g., someone who owns a commercial fish processing unit). Questions such as: "What size does the commercial kitchen need to be to accommodate eight people working at once?" were posed to provide specification to the design program throughout the data collection process. The interviews were the best method to collect comparison suggestions, such as: a "welcoming area like the King Salmon Visitor Center", a drumming area like the "Alaska Native Medical Center", or a fire pit that functions much like the one at Katmai Lodge. The suggestions from the interviews were used for two functions in the research process: 1) to create the survey to disseminate to lodges, and 2) to inform the program which was submitted to the architect.





**Figure 9 Interviews, Thematically Coded**

## Surveys

Based on the preliminary findings of the community meetings and individual interviews, a survey was drafted for the lodges. The draft survey was sent to the village council, grant administrator and archaeologist for input and authorization to disseminate. The database from the Igiugig Native Corporation land-use permit program of 24 annual commercial sport fishing users was used as the sampling frame. Of the 24 users, eight are location-based and have active customer accounts with IVC, meaning they either purchase fuel or use services from Igiugig. Those eight were invited to complete the survey via e-mail. The four surveys returned revealed feedback for the tribe to consider in the development of a tourism program. For example, the survey asked if a cultural center would be beneficial to their business, what their clientele would be interested in learning, what an expected range of admission fee would work best, if performances would be attended, etc. It also provided an opportunity to provide questions, comments, or concerns.

The survey served multiple purposes including: 1) to notify local area businesses and long-time customers of Igiugig about future plans for the development of a cultural center, 2) to inquire as to the types of tourism education that their clients were interested in, 3) to ensure that no businesses had concerns about the project, and 4) to build income projections based on the price of admission clients would be willing to pay. In addition, 14 of the 24 commercial operators using the Igiugig landbase were polled for visitor data since no specific database exists to access detailed information. Of the 14, a total self-reported number of 1,850 clients were calculated. All of this is useful information for the Igiugig Village when developing a

tourism plan to help predict the size of the gathering space needed to accommodate visitors and to assess the amount of visitors that we can expect to visit the center.

The multiple strategies of inquiry resulted in an array of findings, which are organized into four sub-themes: facility function, site selection and development, specific design features, and cultural tourism opportunities as desired by the community and the local tourism sector.

### Facility Function

In response to the question: “What does the community plan to use the center for?”, the research revealed that the centers’ main function should be to provide a year-round gathering space for the Igyararmiut for celebrations, creative pursuits, and two-way learning exchanges. The gathering space should reflect the indigenous values of sharing and reciprocity through education and food. For this purpose, the center should be able to accommodate a gathering of 70-80 people at once. The interviews largely reflected the consensus findings of the community meetings, yet also identified unique functions that individuals would like to see incorporated in the center. For example, comments from the interviews diverged in what they would want to use the space for such as a place to learn Yup’ik language, learn crafts, extending the library, a meditation room. All findings, however, shared a common theme of using “the indoor space and forum for creative pursuits”. The gathering space should also feature an open layout for showcasing Yup’ik dance, Yup’ik language circles, crafting and utility space for artist-in-residence guests to share their knowledge on trades such as pottery, and dance-fan making.

In addition, there was significant interest in subsistence and local foods processing which contributed to the commercial kitchen being identified as the second most important function. The commercial kitchen will need to accommodate the processing and storage of large wild game, and locally grown foods. The kitchen needs to be a certified commercial kitchen for the sale of food or products through the café and giftshop. As the community proceeds through the final design process, an important next step will be to understand the components of a certified commercial kitchen, and the design needs to incorporate significant storage for the intended activities.

### ICCC Site Selection & Development

The process of site selection for developing the ICCC was much simpler than determining the main facility functions. Research participants were asked to consider potential sites regardless of land ownership. All three sites identified were along the Kvichak River, because participants unanimously decided that the site needed to be close to the water for the view, and that “being by the water is important.” It was discussed how all Igiugig cultural sites, both past and present, are located at confluences of either rivers or creeks with commanding views of the land. If the building is truly to reflect the Igyararmiut identity (meaning “a people who belong to the place where Lake Iliamna is swallowed by the Kvichak River”), then the center should be located at the Igyaraq (“the throat”). A tract of land belonging to the Igiugig Native Corporation was deemed perfect to fulfill this need. The corporation board members all participated in the community meetings, and agreed to a long-term lease of the site.



Site discussions also took into consideration environmental hazards (such as erosion) and physical developments and accessibility (i.e. roads, utilities, residences). The selected site is located within view of the Igiugig Airport, within affordable range of water line and electrical extensions, and along a very popular stretch of river that sport fishermen and locals use. The site was selected so quickly that site development drawings were drafted by a surveyor in January 2019. During a community review of the site plan, the feedback indicated that too much invasion on the landscape would not reflect Igyararmiut environmental values nor cultural identity. For example, the initial building lot and access driveway were proposed to be a large gravel-filled pad. Upon the community's feedback, the surveyor was requested to revise the drawings to expand the main access road into a small parking area, with a boardwalk as opposed to driveway for building access. The revised drawings resulted in a substantial decrease in wetlands fill, which made for a streamlined permitting process. The next step in order for the village council to meet the environmental review conditions for development is an archeological survey which is scheduled for spring 2020.

### Building Design Features

It was emphasized by participants that in order to keep costs down and for the design to truly represent the Igyararmiut relationship with the land, local resources should be used to the greatest extent possible. For example, local sand and rock should be used to make concrete and the timber should be milled locally. The building should look traditional (e.g. be set into the land like a *qasgiq*, or Yup'ik men's house) and should feature a fire pit (either indoor or outdoor) for use in both cooking and gathering. The building should feature an open layout with expansive views and large windows with the design goal of "blending into the landscape." The building needs to incorporate alternative energy for affordable operations costs.

This research project resulted in the following: a) a determination of the ICCC's main purpose and functions, b) a site development plan, and c) a community informed program for design. The next step is to continue the planning process with the community and architect to achieve 100% design of the center. At this point in time, the community is awaiting further drawings from the architect to continue the project. A final architectural design, based on the community input, will allow the village council to revise the vertical construction cost estimate and approach additional funding agencies to finish out the project. This final design will need to follow the same participatory approach as this research project. For example, there was community consensus that the center needs to feature a fire pit. Where that fire pit goes, what it will look like, and what its main functions will serve all need to be discussed and decided upon as the community reviews drawings. The final design should also be shared with the four lodges that participated in the research project to solicit feedback. This action would both reciprocate for their time and also potentially attract their investment (in fundraising for construction) and future business (visitors to the center).

### Cultural Tourism Opportunities

The question, "What type of tourism experience do we want to provide?" was more challenging to answer however the interviews with community members and lodge surveys revealed several important findings. The collective community feedback was a starting point from which

to build the survey for lodges. Survey questions included: “Would you be interested in sampling traditional foods?” “What would your clients be interested in seeing?” “What kinds of questions do your clients ask when they come here?” Interestingly, one elder informant explained that the cultural tourism offered should assert Igyararmiut rights – such areas that are important for our berry picking and for putting up our fish. This informant saw the center as an opportunity to educate the visitors on the importance of our homelands to our way of life – in essence, how to be a respectful visitor to Igiugig. The interviews revealed that the types of tourists expected include: sport fishermen, eco-tourists, and “most people passing through Igiugig” because there are no specific spaces catering to visitors. The community expressed the desire to have creative spaces for tourists to see, a café and gift shop, and a launching point for additional tours of the community. The center should be able to accommodate lodge visitor groups of 20-30 people at one time, who will most likely be interested in learning about our way of life and the history of Igiugig in a condensed timeframe. There is opportunity to use the center as a launching point for village tours by bus and/or boat. There is also interest in both the community and business owners for tours and scheduled performances at the center.

It was a useful juxtaposition to have the community consider the tourism opportunities that the cultural center could provide, followed by actual responses from the lodge owners. The owners were enthusiastic for the project. According to one participant, “I love the idea of the cultural center. Not only is it interesting, but I think a lot of our clients would be very interested in knowing more.” Another mentioned that their lodge sometimes attracts customers that do not necessarily want to fish everyday and could be flown over for an education on the history, village life, dance, etc. The largest of the operations surveyed however mentioned that they run a full program already, so carving out performance time and local bus tour would be difficult.

All lodges surveyed responded that they would advertise the center to their clientele and agreed with a price of admission ranged around \$10-\$25.00 per person. Each provided feedback on the types of questions their clients frequently ask about the village. The open-ended questions offered opportunities for feedback such as: not only is the gift shop important, but the community might consider improving the art department at the school to encourage more salable local craft items. In response to the question: “What would your clients be interested in learning about at a cultural center?”, one lodge ranked their top three choices as the: 1) history of Igiugig, 2) village life, and 3) local food preparation. These tourism concepts should be developed into a full tourism program by the village council as an important next step.

## Facility Program

The information from the mixed-methods process, was compiled into a draft facility program document, which was submitted to architect Jim Cutler in March 2020.

## General Comments

- Open design
- Reflect the traditional architecture of the *qasgiq* (“men’s house” of the Yup’ik people)

- Primary use and purpose: main gathering space of Igyararmiut for learning and passing along culture such as: dance, language, food preservation and preparation, as well as a place to carry out governmental functions such as information sharing, public and tribal meetings, etc. A gathering space for meetings and subsistence commercial kitchen ranked the highest intended use of the facility.
- Secondary use and purpose: cultural tourism education building for showcasing the history and culture of the Igyararmiut for the tourists that pass through Igiugig each summer (a conservative count of 2019 tourists was 1,900). This would be aimed at generating revenue to operate and maintain the facility annually.
- Designed with intention of future expansion (i.e. phase 1 and 2, which would provide repository space for artifacts, etc.).
- Use of local materials as much as possible (timber, rock, sand).
- Energy efficient.

### Site

- At the location where Lake Iliamna flows into the Kvichak River to reflect our identity as Igyararmiut.
- A good view of our only mountain: Big Mountain to the east.
- Sunrise and sunset views.
- Accessible from the beachfront (north) and the Barge Landing Road (south).

### Details of Inside of ICCC

*Main Entry: An area where one enters the center – a transition area from outside to inside.*

Easy access to:

- Outside: contains a large matted area to account for the amount of sand, mud, wet boots to be cleaned off with a bench and above shelving. An area to hang a large amount of community winter gear for colder months, or fishermen waders, etc. in summer. This has an option to be a screened in porch before entering the main center. Another thought could be for an outdoor spicket where a small hose could be set up to help wash sand off incoming kids.
- Business area: a small space to conduct office business, use supplies (stapler, hole punch, etc.), desktop, printer, copier, phone/internet, and place to pay/account for admission.
- Refreshment area: it is important for guests to feel welcomed with a station for coffee, water, and a sign in sheet for meetings or guest book for tourists. Behind the refreshments could be a 5' x 3' bulletin board to display village flyers and regional events/opportunities.
- Restroom facilities: bathrooms sized to accommodate a max group of 70-80. It would be nice to have boys/girls rooms equipped with one smaller toilet for the amount of youth we have – but this is extra! Surfaces should be easy to sanitize with an in-floor drain.
- This entry would also be where guests, presenters, meeting prep gear would be carried to the central gathering area. It will not be used for hauling in kitchen or woodstove materials.

*Secondary entry – working entry: An area where large subsistence foods (such as a moose leg or tote of fish) can be carted in and immediate access to the commercial kitchen. If the fire pit is to be wood fired, consideration should be given to easy access for bringing in and storing loads of*



*chopped firewood. This is rough activity so it is important to note that there should not be anything on or along walls that can be bumped, banged, or damage flooring. It should also have surfaces easy to sanitize. The ceiling could be used as a place to hang drying medicinal herbs and other bulk gathered plants.*

Easy access to:

- Commercial kitchen where the stove should be close to the entry for times of taking off large pressure cookers to carry outside to an outdoor deck. This also can be a screened in deck, and if so, should have room for a walk-in freezer (eventually). Currently, we anticipate large chest freezers, at least 2 (no larger than 8-10 feet long each). The kitchen plumbing and the restroom plumbing should all be in one centralized area to prevent freezing/bursting of pipes, and more efficient to keep heated. We need to be strategic about water shut-off valves since line bursts and floods are common here.
- Fire pit/stove (if it is to be wood fed).

*Gathering Area: a circular area to host meetings where a screen can be used for showcasing video, presentations, etc. An area to practice and also showcase Yup'ik dancing (yuraq). An area where tables can be set up for group craft activities (groups are usually size 20-30), and also potlucks (up to 70 people). A picturesque backdrop or windows with good lighting for group photographs.*

Easy access to:

- Storage for tables and chairs to be set up, taken down. Storage for craft items. Residents interested in a space to craft together expressed a desire for times to leave projects out without having to put them away. For example, in the winter, we may host a kuspuk making class. It would be nice to leave materials out for the week-long classes while the building isn't hosting tourists/visitors (May-October). There may be fancy storage units where folding tables can come down (like your office). This could serve dual purpose to providing eating space during potlucks.
- Commercial kitchen where food can prepped then displayed buffet style (commercial kitchen can have a window/bar for ease passing dishes from kitchen to gathering space. It can also work as a café bar for selling bakery and coffee items to visitors in the summer.
- Restrooms – without the traffic heading to the bathroom disrupting events being showcased.
- The firepit – can be a focal point of gathering area if it is not “in the way”

*Commercial kitchen: an area where up to 8 adults can work processing large subsistence foods such as moose, caribou, seal, beaver, large quantities of fish. Long countertop space will be needed to use commercial meat grinders, mixers, bone saws, vacuum sealers, pressure cookers, etc.*

Some feature requests:

- In floor drain
- Easy access to the second entry and deck that should be phased to accommodate an eventual walk in freezer.

- Appliances in kitchen: stove, dishwasher, refrigerator, hand washing station, large sinks for washing, rinsing and drying area, storage area for bulk products (cases of canning jars, bulk dry goods, dishes), microwaves.
- 1 -2 work islands.
- Walls that can be sprayed or use FRP board or tile for easy quick clean up and sanitizing.
- Roughly 30' x 18' should accommodate.
- Serving counter that passes through for easy access to main gathering area, refreshment station, can also operate as a register area for café sales in summer. Should consider accommodating a future café food display case (small size). If the counter is long enough, it could also be a nice way to have local foods displays during summer tourism.

#### **Miscellaneous Details:**

- High ceilings, exposed beams.
- There was a request for elevated viewing to see 360 degree views.
- The fire pit is a huge request, but not sure where it should be located – centralized or closer to the kitchen. There was a desire for it to be an area for elder lounging, and also being able to offer using our traditional roasting sticks – called *maniaq*. It ranked the highest design feature for comfort, but for facility needs – the gathering space and commercial kitchen ranked higher.
- There was a request for classrooms, or perhaps ability for gathering room to have divided walls that can create classroom space when needed. Phase 2 additions could also provide for more classroom or research space.
- Transitioning from main entry to gathering space should be darker to reflect traditional tunnel entries, but would also accommodate a space for display cases featuring light-sensitive artifacts.
- The gift shop (about 12' x 2.5') that is currently housed at the hangar would like to also have sales at the cultural center. It is possible that the main entry “admissions” window could function as the café and giftshop register too – so one window taking care of all those functions.

#### **Proposed Site – Access, Utilities, Ownership**

A site was selected for the Igiugig Community Cultural Center. The site is located on a tract overlooking the Kvichak River and Lake Iliamna, Section 8, T. 10 S., R. 39W., Seward Meridian, and accessible via The Igiugig Barge Landing Road. It contains almost 7 acres. The water line will need to be extended from its terminus, and electricity will need to be extended from the transformer closest to the site. The land is owned by Igiugig Native Corporation, which has granted IVC a long-term lease for 50 years at a rate of \$1 per year.

## Site Control Lease Agreement

### LEASE AGREEMENT

**THIS LEASE**, made and entered into this 5<sup>th</sup> day of January, 2019, by and between **Igiugig Native Corporation**, P.O Box 4009, Igiugig, Alaska 99613, hereafter called "Lessor," and **Igiugig Village Council**, P.O Box 4008, Igiugig, Alaska 99613, hereafter called "Lessee."

**WITNESSETH:**

The Parties hereto for the consideration hereinafter mentioned do covenant and agree as follows:

1. **PREMISES.** The Lessor hereby leases to the Lessee all of its present and future interest in the following-described land in Igiugig, Alaska, to wit:

**That portion of Section 8, T. 10 S., R. 39 W., Seward Meridian, Alaska, lying north of the Igiugig Barge Landing Access Road, containing approximately 6.925 acres, and**

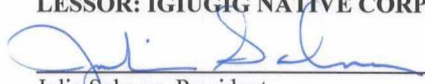
**EXCEPTING THEREFROM the subsurface estate and all rights, privileges, immunities and appurtenances of whatsoever nature, accruing unto said estate pursuant to the Alaska Native Claims Settlement Act of December 18, 1971 (85 Stat. 688, 704; 43 U.S.C 1601, 1613(f) (1976), as reserved by the United States of America.**

2. **USE OF PREMISES.** (a) The premises shall be used for the purpose of constructing and operating a community cultural center.
3. **TERM.** Lessee shall have and hold the described premises with their appurtenances for a term of not less than fifty (50) years beginning August 1, 2019.
4. **PRICE.** The Lessee shall pay the Lessor rent for the use of the premises in the annual amount of one dollar (\$1.00) per year, payment of which is hereby acknowledged by Lessor.
5. **ASSIGNMENTS AND SUBLEASES.** The lessee is hereby authorized to make subleases and assignments of its leasehold interests in connection with development and operation of the Community Cultural Center. Each occupant, tenant, sublessee and assignee shall be subject to all terms and condition contained in this Lease.
6. **IMPROVEMENTS.** All improvements shall be and remain the property of the Lessee of its sublessees and assigns until the expiration of this lease. All such improvements shall become the property of the Lessor at the expiration of this lease.
7. **QUIET ENJOYMENT AND WARRANTY.** Lessor agrees that the Lessee and the occupants, tenants, residents, sublessees and assigns, shall peaceably and quietly hold, enjoy and occupy the leased premises for the duration of this lease without any hindrance, interruption, ejection or molestation by Lessor or by any person under Lessor's control. Lessor warrants that it holds the title to the premises. Lessee's interest under this lease is subject to valid existing rights, including but not limited to, those interests listed in the title

documents whereby Lessor acquired the land, and those interests that are otherwise of record or ascertainable by physical inspection of the premises.

8. **SURRENDER AND POSSESSION.** If upon expiration or other termination of this lease, further use rights are not granted to the Lessee of its assigns by the Lessor, said Lessee or its assigns shall, upon demand, surrender to the Lessor complete and peaceably possession of the premises.
9. **ASSENT NOT WAIVER OF FUTURE BREACH OF COVENANTS.** No assent, express or implied, to any breach of any of the Lessee's covenants, shall be deemed to be a waiver of any succeeding breach of any covenants.
10. **UPON WHOM BINDING.** It is understood and agreed that the covenants and agreements herein shall extend to and be binding upon the Lessee and its tenants, occupants, sublessees and assigns.

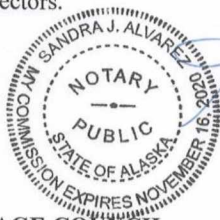
**LESSOR: IGIUGIG NATIVE CORPORATION**

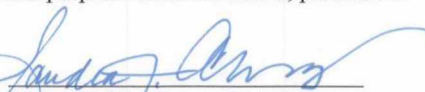
  
Julia Salmon, President

STATE OF ALASKA

THIRD JUDICIAL DISTRICT

THIS IT TO CERTIFY that this 5<sup>th</sup> day of January, 2019, before me, a Notary Public in and for the State of Alaska, personally appeared **Julia Salmon**, known to me to be the President of **Igiugig Native Corporation**, and they acknowledged to me that they executed this instrument as their free and voluntary act and deed for the uses and purposes set forth herein, pursuant to authority of the Board of Directors.



  
Notary Public, State of Alaska

My Commission Expires: 11/16/2020

**LESSEE: IGIUGIG VILLAGE COUNCIL**

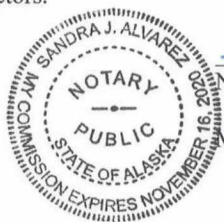
  
AlexAnna Salmon, President

STATE OF ALASKA

THIRD JUDICIAL DISTRICT



THIS IS TO CERTIFY that on this 5<sup>th</sup> day of January, 2019, before me, a Notary Public in and for the State of Alaska, personally appeared **AlexAnna Salmon**, known to me to be the President of **Igiugig Village Council**, and she acknowledged to me that she executed this instrument as her free and voluntary act and deed for the uses and purposes set forth herein, pursuant to authority of the Board of Directors.

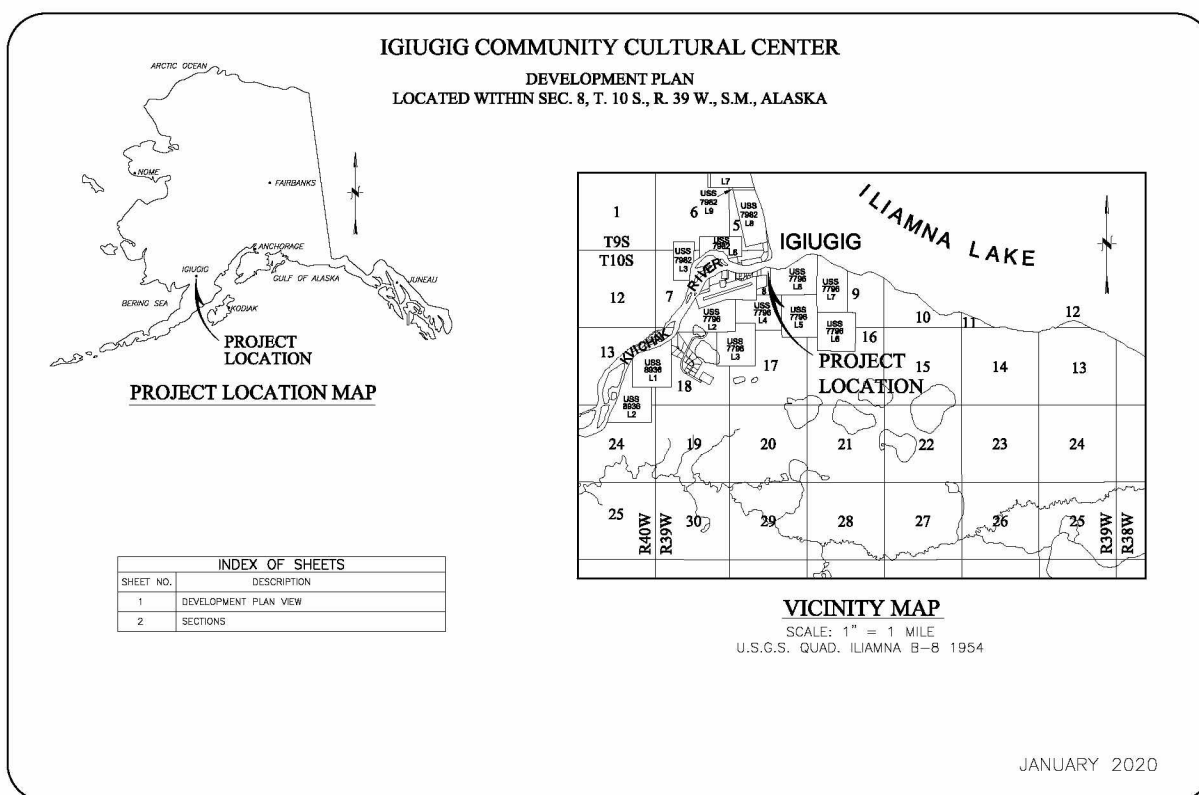


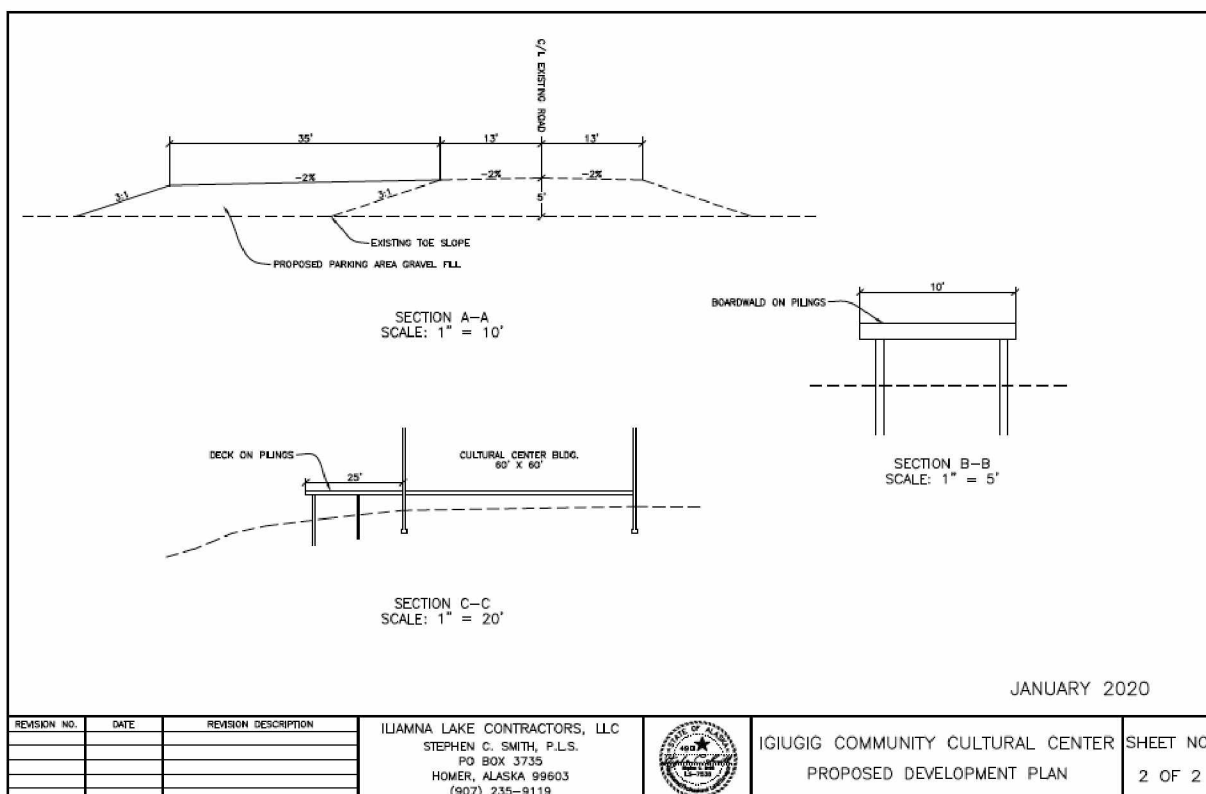
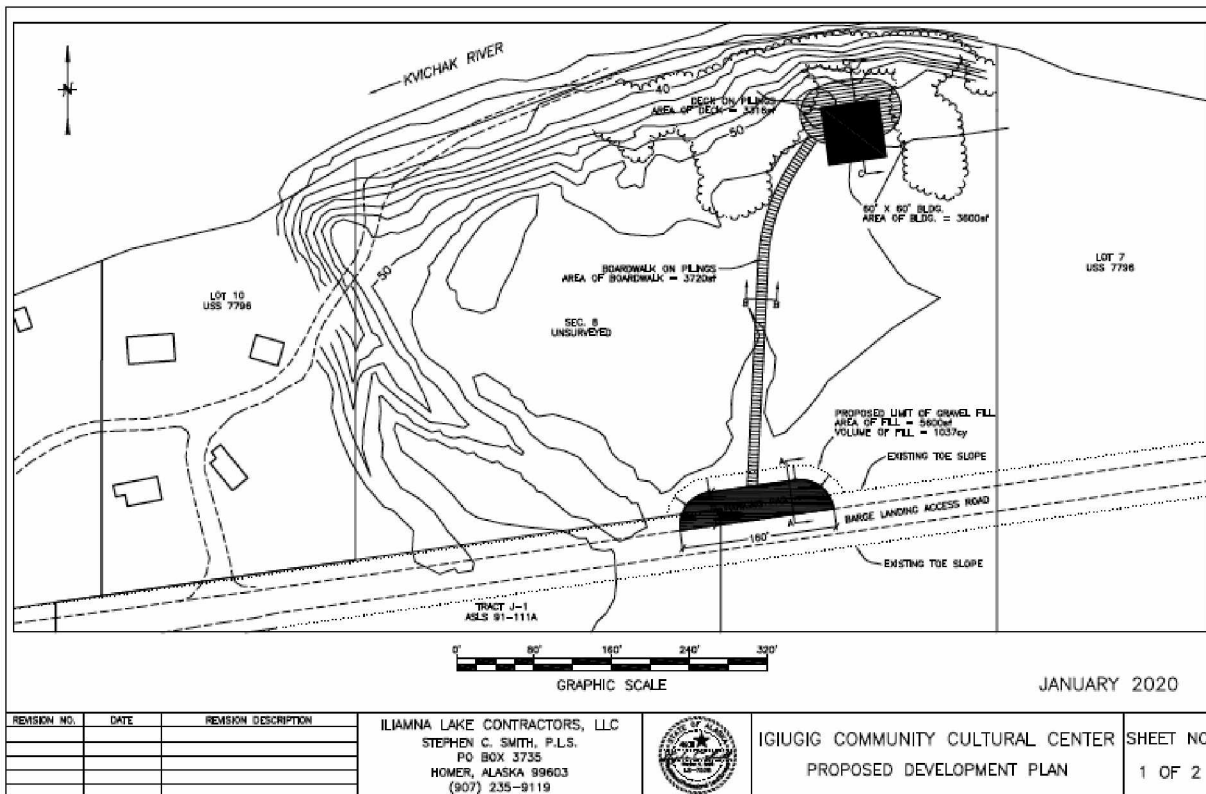
*Sandra J. Alvarez*  
Notary Public, State of Alaska

My Commission Expires: 11/16/2020

## Final Site Drawings

The site development plan was drafted by surveyor Steve Smith in January 2019. The original site development plan proposed a large gravel fill pad, access road, and parking lot. The survey fill quantities were originally used to develop a site development cost estimate. However, to minimize impact to the wetlands, the site drawing was revised to instead widen the Barge Landing Road to provide for a parking lot. An access board-walk would then be constructed to the facility, and the building pad was reduced. These revised drawings were submitted in January 2020, however, the cost estimate needs to reflect the new design.





## Site Development Cost Estimate

The site development cost estimate was completed in January 2019 for a funding application to the Department of Housing and Urban Development, Indian Community Development Block Grant. It needs to be revised to match the revised site drawings of 2020. However, the cost will likely be less due to the drastic decrease in gravel fill. The construction cost estimate was completed in 2019, but the facility construction is scheduled for 2021, so a contingencies and inflation factor of 5% has been applied.

The costs are comparable to similar site work and building construction completed in Igiugig. The estimates were calculated using labor valued at Davis Bacon wages. Equipment costs are based on a combination of Corps of Engineers Ownership and Operating Expense rates for Alaska, and standard Anchorage commercial monthly equipment rates. The price per cubic yard of D1 gravel fill was estimated at \$35, and regular gravel fill at \$15/yd which are the current rates at the Igiugig Gravel Pit.

Description	Materials	Labor	Equipment	Subcontract	Total
Site Preparation	18,050	20,712	19,707.63	20,000	78,469.63
Site Improvements & Utility Extension	88,150	41,179.80	44,207.04	6,300	179,836.84
Water Line Extension & Septic Installation	123,756	33,938	25,615.18	25,500	208,809.18
<b>Subtotal Costs</b>	<b>\$229,956</b>	<b>\$95,829.80</b>	<b>\$89,529.84</b>	<b>\$51,800</b>	<b>\$467,115.64</b>

**Figure 10 Site Development Cost Summary**



## Site Preparation Cost Detail

2	Site Preparation				Project ID:		Community Cultural Facility		
Description	# units	Type	Rate	Class	Materials	Labor	Equipment	SC	Extension
Environmental Review and Permit applications	100	hr	50.00	4	-	-	-	5,000.00	5,000.00
Archeology review & Wetlands Delineation	1	LS	15,000.00	4	-	-	-	15,000.00	15,000.00
Mobilize Crew to Project					-	-	-	-	-
Plan on 3 charters to move/demove	3	ea	2,800.00	1	8,400.00	-	-	-	8,400.00
					-	-	-	-	-
Surveyor to stake out, set control, record	30	mh	150.00	2	-	4,500.00	-	-	4,500.00
1 man station	30	hr	30.00	3	-	-	900.00	-	900.00
Misc. consummables	1	LS	1,500.00	1	1,500.00	-	-	-	1,500.00
R&B for surveyor	30	hrs	15.00	1	450.00	-	-	-	450.00
					-	-	-	-	-
Contractor Testing for Proctor & Gradation 6	1	LS	5,000.00	1	5,000.00	-	-	-	5,000.00
					-	-	-	-	-
Soil erosion control: silt fence for 960LF	10	ea	45.00	1	450.00	-	-	-	450.00
Transport to site	500	#	0.50	1	250.00	-	-	-	250.00
Receive, store, handle, Loader Operator	2	mh	84.00	2	-	168.00	-	-	168.00
Loader 966G	2	hr	136.92	3	-	-	273.84	-	273.84
					-	-	-	-	-
It will take 2 men 1 day to install	24	mh	84.00	2	-	2,016.00	-	-	2,016.00
					-	-	-	-	-
At end, it will take 2 men .5 day to remove	12	mh	84.00	2	-	1,008.00	-	-	1,008.00
					-	-	-	-	-
					-	-	-	-	-
Prepare SWPPP plan, file NOIs	1	LS	2,000.00	1	2,000.00	-	-	-	2,000.00
SWPPP weekly inspection	5	mh	84.00	2	-	420.00	-	-	420.00
					-	-	-	-	-
Clear & Grub site					-	-	-	-	-
Backhoe Cat 330B	8	hr	159.46	3	-	-	1,275.68	-	1,275.68
Operator	8	mh	84.00	2	-	672.00	-	-	672.00
Dump Truck 1 D300E	10	hr	176.59	3	-	-	1,765.90	-	1,765.90
Driver 1	10	mh	84.00	2	-	840.00	-	-	840.00
					-	-	-	-	-
Excavate Organics & Dispose			-		-	-	-	-	-
750cubic yards/9cy/truck = 83 trips			-		-	-	-	-	-
20 minute haul to disposal site, 40 mins RT			-		-	-	-	-	-
3 trucks hauling, dozer dozing the grubbed material at waste location.			-		-	-	-	-	-
Hauling time in total = 18.5 hrs			-		-	-	-	-	-
Excavator and Dozer = 18.5 hrs			-		-	-	-	-	-
Excavator Cat 330B	18.5	hr	159.46	3	-	-	2,950.01	-	2,950.01
Dozer D-6RLGP	18.5	hr	125.94	3	-	-	2,329.89	-	2,329.89
Truck 1 CatD300E	18.5	hr	176.59	3	-	-	3,266.92	-	3,266.92
Truck 2 Ford 8000	18.5	hr	98.07	3	-	-	1,814.30	-	1,814.30
Truck 3 International	18.5	hr	98.07	3	-	-	1,814.30	-	1,814.30
Excavator Operator	18.5	mh	84.00	2	-	1,554.00	-	-	1,554.00
Dozer Operator	18.5	mh	84.00	2	-	1,554.00	-	-	1,554.00
Truck drivers x 3	55	mh	84.00	2	-	4,620.00	-	-	4,620.00
					-	-	-	-	-
Dust control: water main roads during hauls			-		-	-	-	-	-
4000 gal. tank takes 1/2 hr ea. to load/unload			-		-	-	-	-	-
Plan on refill and discharge 40 times			-		-	-	-	-	-
Driver	40	mh	84.00	2	-	3,360.00	-	-	3,360.00
Water Truck	40	hr	82.92	3	-	-	3,316.80	-	3,316.80
					-	-	-	-	-
					-	-	-	-	-
					-	-	-	-	-
					-	-	-	-	-
					-	-	-	-	-
					-	-	-	-	-
					-	-	-	-	-
PAGE TOTAL					18,050.00	20,712.00	19,707.63	20,000.00	78,469.63

## Site Improvements and Utility Extension Cost Detail

3	Site Improvements & Utility Extension					Project ID:	Community Cultural Facility		
Description	# units	Type	Rate	Class	Materials	Labor	Equipment	SC	Extension
Gravel Pad and Access Driveway			-		-	-	-	-	-
Geotextile fabric	12000	SF	1.50	1	18,000.00	-	-	-	18,000.00
Freight	7500	#	0.50	1	3,750.00	-	-	-	3,750.00
Receive, handle, store	5	mh	84.00	2	-	420.00	-	-	420.00
loader 966G	5	hr	136.92	3	-	-	684.60	-	684.60
Labor to roll out and install, 2 people, 2 days	48	mh	84.00	2	-	4,032.00	-	-	4,032.00
Skid Steer 95XT	8	hr	53.37	3	-	-	426.96	-	426.96
			-		-	-	-	-	-
Haul place and compact borrow			-		-	-	-	-	-
Material Cost	2060	cy	15.00	1	30,900.00	-	-	-	30,900.00
2060cubic yards/9 cy per truck = 229 trips			-		-	-	-	-	-
20 minute trip to borrow site, 40 mins RT			-		-	-	-	-	-
Hauling time in total = 153 hrs/3 trucks= 51hrs			-		-	-	-	-	-
Loader 966G at pit to load	51	hr	136.92	3	-	-	6,982.92	-	6,982.92
Dump trucks to haul (3)	153	hr	124.24	3	-	-	19,008.72	-	19,008.72
Dozer D4 to spread	51	hr	53.79	3	-	-	2,743.29	-	2,743.29
Compactor to compact	51	hr	71.92	3	-	-	3,667.92	-	3,667.92
Surveyor	15	mh	150.00	2	-	2,250.00	-	-	2,250.00
Dozer operator	51	mh	84.00	2	-	4,284.00	-	-	4,284.00
Loader operator	51	mh	84.00	2	-	4,284.00	-	-	4,284.00
Truck Drivers (3)	153	mh	84.00	2	-	12,852.00	-	-	12,852.00
Water truck for compaction	5	hr	82.92	3	-	-	414.60	-	414.60
Water truck driver	5	mh	84.00	2	-	420.00	-	-	420.00
Compactor Operator	5	mh	84.00	2	-	420.00	-	-	420.00
Electric and Telephone Utility Extension to Site			-		-	-	-	-	-
25 pair telephone, 6 pair telephone,			-		-	-	-	-	-
4/0 electric service line	1100	LF	20.00	1	22,000.00	-	-	-	22,000.00
Transformer & Base	3000	LS	1.00	1	3,000.00	-	-	-	3,000.00
Lineman 3 days to complete	3	days	1,800.00	4	-	-	-	5,400.00	5,400.00
Truck for lineman	3	days	150.00	4	-	-	-	450.00	450.00
Laborer to assist lineman	30	mh	84.00	2	-	2,520.00	-	-	2,520.00
R&B for lineman	30	mh	15.00	4	-	-	-	450.00	450.00
580 backhoe	24	hr	100.48	3	-	-	2,411.52	-	2,411.52
Backhoe Operator	24	mh	84.00	2	-	2,016.00	-	-	2,016.00
Plate Compactor to compact road	24	hr	40.00	3	-	-	960.00	-	960.00
Haul, place 6" crushed gravel & compact			-		-	-	-	-	-
Material Cost	300	cy	35.00	1	10,500.00	-	-	-	10,500.00
300cubic yards/9 cy per truck = 33 trips			-		-	-	-	-	-
20 minute trip to gravel site, 40 mins RT			-		-	-	-	-	-
Hauling time in total = 22 hrs/2 trucks=11hrs e			-		-	-	-	-	-
Loader 966 at pit to load	11	hr	136.92	3	-	-	1,506.12	-	1,506.12
Dump trucks to haul (2)	22	hr	98.07	3	-	-	2,157.54	-	2,157.54
Truck Drivers (2)	22	mh	84.00	2	-	1,848.00	-	-	1,848.00
Loader operator	11	mh	84.00	2	-	924.00	-	-	924.00
Place & compact D-1 w/ dozer & compactor			-		-	-	-	-	-
D4 Dozer	11	hr	53.79	3	-	-	591.69	-	591.69
Compactor	6	hr	71.92	3	-	-	431.52	-	431.52
Dozer operator	11	mh	84.00	2	-	924.00	-	-	924.00
Compactor operator	6	mh	84.00	2	-	504.00	-	-	504.00
Water truck for compaction	2	hr	82.92	3	-	-	165.84	-	165.84
Water truck driver	2	mh	84.00	2	-	168.00	-	-	168.00
French drain install for gravel pad & septic			-		-	-	-	-	-
drain rock 200 cy/9 yds per truck = 22 trips			-		-	-	-	-	-
40 mins RT to site = 15 hrs	15	mh	84.00	2	-	1,260.00	-	-	1,260.00
			-		-	-	-	-	-
Dump truck to haul	15	hr	136.92	3	-	-	2,053.80	-	2,053.80
Loader 966 at pit to load	15	mh	136.92	2	-	2,053.80	-	-	2,053.80
Excavator 330 to place drain	15	hr	-	-	-	-	-	-	-
	15	hr	-	-	-	-	-	-	-
PAGE TOTAL					88,150.00	41,179.80	44,207.04	6,300.00	179,836.84

## Water Line Extension and Septic Installation Cost Detail

4	Water Line Ext and Septic Installation				Project ID:		Community Cultural Facility		
Description	# units	Type	Rate	Class	Materials	Labor	Equipment	SC	Extension
Freight Cost for electrical, water ext. and septic supplies; plan to charter 3 DC-3	3	LS	8,500.00	4	-	-	-	25,500.00	25,500.00
Procure and Install 24" pipe culvert for access road 2 people a 1/2 day	50	LF	25.00	1	1250	-	-	-	1,250.00
Excavator 330B	12	mh	84.00	2	-	1,008.00	-	-	1,008.00
Excavator operator	6	hr	159.46	3	-	-	956.76	-	956.76
Plate Compactors	6	mh	84.00	2	-	504.00	-	-	504.00
	6	hr	106.00	3	-	-	636.00	-	636.00
			-			-	-	-	-
Drain rock: french drain, pad, culvert, septic	200	cy	35.00	1	7000	-	-	-	7,000.00
Septic Tank and Leach Field, 2000 gal. tank	1	LS	1,700.00	1	1700	-	-	-	1,700.00
100 sheets 2"x2"x8' Blueboard Insulation	100	LS	12.00	1	1200	-	-	-	1,200.00
misc. Septic Materials	1	LS	2,000.00	1	2000	-	-	-	2,000.00
Laborers to Install (2)	40	mh	84.00	2	-	3,360.00	-	-	3,360.00
Excavator 330B	20	hr	159.46	3	-	-	3,189.20	-	3,189.20
Dozer D6	20	hr	125.94	3	-	-	2,518.80	-	2,518.80
Excavator Operator	20	mh	84.00	2	-	1,680.00	-	-	1,680.00
Dozer Operator	20	mh	84.00	2	-	1,680.00	-	-	1,680.00
Landscaping			-			-	-	-	-
25 CY of topsoil, place 4" over septic field			-			-	-	-	-
Material Cost	20	cy	15.00	1	300	-	-	-	300.00
20cubic yards/9 cy per truck = 2 trips			-			-	-	-	-
20 minute trip to gravel site, 40 mins RT			-			-	-	-	-
Hauling time in total = 3/4ths hr for 2 trucks			-			-	-	-	-
Loader 966 at pit to load	0.75	hr	136.92	3	-	-	102.69	-	102.69
Dump trucks to haul (2)	1.5	hr	98.07	3	-	-	147.11	-	147.11
Truck Drivers (2)	1.5	mh	84.00	2	-	126.00	-	-	126.00
Loader operator	0.75	mh	84.00	2	-	126.00	-	-	126.00
Excavator 320 to spread topsoil	1.5	hr	93.68	3	-	-	140.52	-	140.52
Excavatr 320 Operator	1.5	mh	84.00	2	-	126.00	-	-	126.00
2024 SF of Hydroseeding over Septic Field	2024	SF	0.25	1	506	-	-	-	506.00
Turf master to place the mulch/seed mix	6	hr	110.00	3	-	-	660.00	-	660.00
Hydroseed laborers (2 people)	12	mh	84.00	2	-	1,008.00	-	-	1,008.00
			-			-	-	-	-
Water line extension			-			-	-	-	-
4" arctic pipe from terminal to bldg pad	1100	LF	50.00	1	55000	-	-	-	55,000.00
misc. insulated joint supplies, heat trace, etc.	1	LS	50,000.00	1	50000	-	-	-	50,000.00
HDPE water pipe, 500' coil	2200	LF	1.50	1	3300	-	-	-	3,300.00
			-			-	-	-	-
It will take 4 ppl 1 wk to extend line 1100 LF			-			-	-	-	-
2 laborers to lay pipe & fittings, op plate comp	140	mh	84.00	2	-	11,760.00	-	-	11,760.00
backhoe 320	70	hr	136.92	3	-	-	9,584.40	-	9,584.40
backhoe operator	70	mh	84.00	2	-	5,880.00	-	-	5,880.00
plate compactor	70	hr	40.00	3	-	-	2,800.00	-	2,800.00
skidsteer to backfill	70	hr	53.37	3	-	-	3,735.90	-	3,735.90
skidsteer operator	70	mh	84.00	2	-	5,880.00	-	-	5,880.00
Final Road Grading	10	mh	114.38	3	-	-	1,143.80	-	1,143.80
Final Grading Operator	10	hr	80.00	2	-	800.00	-	-	800.00
commercial service connection fee	1	LS	1,500.00	1	1500	-	-	-	1,500.00
PAGE TOTAL					123756	33,938.00	25,615.18	25,500.00	208,809.18

## Facility Concept Design

The draft facility concept sketches were prepared in January 2019 by Jim Cutler for the IVC application to the Department of Housing and Urban Development, Indian Community Block Grant Program. The sketches were reviewed by focus group meeting in August 2019.



A concept drawing of the leased lot, showing access via Fish Camp Road, and not the Barge Landing Road. Due to Fish Camp Road not being a public access, the updated design concept will need to show access via Barge Landing Road.

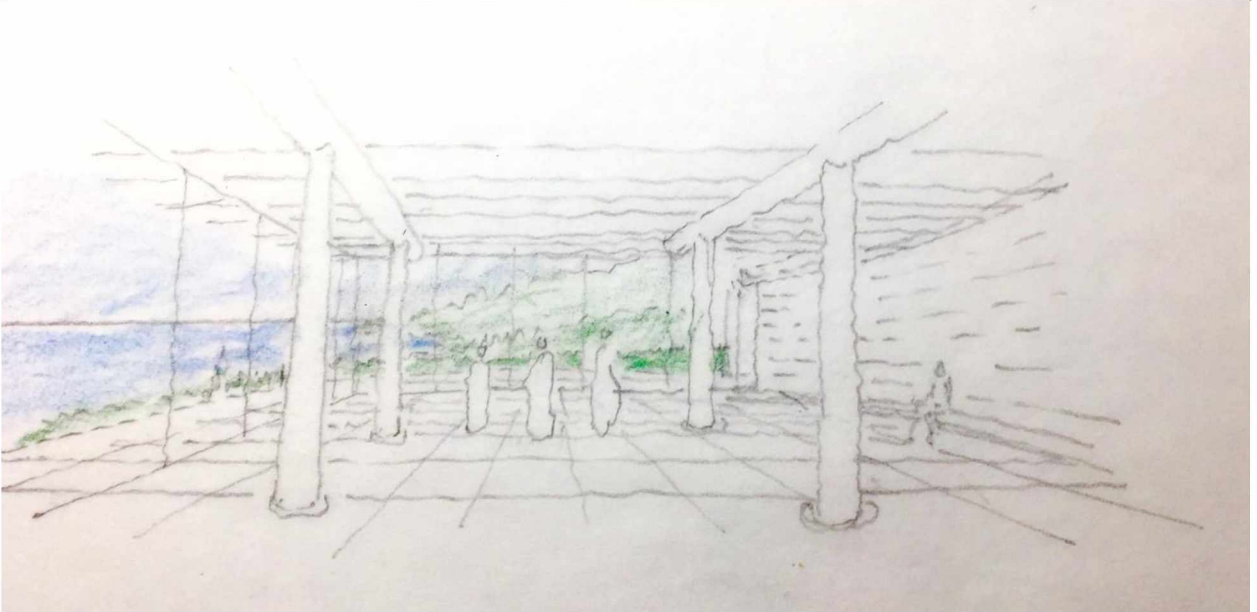


A concept sketch depicting the community cultural center in relation to the Kvichak River and Lake Iliamna.





A concept sketch depicting the access path to the center being part of the “visitor experience”.



Concept sketch of the interior gathering space with a view overlooking the water. The space is designed to feel like the interior of the *qasgiq*, or traditional “men’s communal house” of the Yup’ik people.

## Ownership and Management Structure

The IVC will own, operate and maintain the ICCC. It has adopted an operations and maintenance (O&M) plan through May 2027, at which time the council will renew the plan. Annual expenses total an estimated \$23,334 and IVC resolved to commit funds for the annual operation expenses. The breakdown lists estimated income as possible sources of revenue to offset operational costs; however, this list does not include additional tourism income from the sale of tickets for cultural performances or the sale of goods at the gift store. The council is not reliant on the listed sources of income in order to maintain and operate the facility. They are included in the table to show that there will be steady income from the activities of the Community Cultural Center once constructed, based on current and ongoing village operations.

Table 2 ICCC Operating Income & Expense

<b>Igiugig Community Cultural Facility Annual Budget 2020</b>		
<b>EXPENSE</b>	<b>BUDGET</b>	<b>TOTAL</b>
<b>Janitor</b>		
Janitor	5 hrs a wk x 52 wks @ \$20/hr	\$5,200
Cleaning Supplies	Lump Sum	\$1,500
<b>Maintenance</b>		
Snow Removal	5 hrs x 5 months x \$20/hr	\$500
Fire Safety	Lump Sum	\$150
Facility Repairs	5 hrs x 12 months x \$25/hr	\$1,500
Lights	Lump Sum	\$500
<b>Utilities</b>		
Electricity	500kwh x .909 x 12 months	\$5,454
Garbage Removal	\$25/month x 12 months	\$300
Commercial Water Fee	\$60/month x 12 months	\$720
Septic Pump Out	twice annually	\$100
Propane for Kitchen	3 x 100#/year	\$660
<b>Heating Fuel</b>		
#1 Diesel	1000 gallons x \$5.75	\$5,750
<b>OTHERS</b>		
Building Insurance		\$1,000
	<b>TOTAL EXPENSES</b>	<b>\$23,334</b>
<b>INCOME SOURCE</b>	<b>ESTIMATE</b>	<b>TOTAL</b>
Igiugig Native Corporation: language support	\$1000/month x 12 months	\$12,000
Commercial Kitchen Rental by Local Foods/Coffee Shop	\$1000/month x 12 months	\$12,000
Meeting Space Rental by Outside Service Providers	\$100/day x 15 days annually	\$1,500
Makuryat Dance Group Performance Charge	\$50 per performance x 2/wk x 20 wks	\$2,000
Gift Shop Rental Space	Lump Sum	\$2,000
	<b>TOTAL INCOME</b>	<b>\$29,500</b>

### Operations and Maintenance Summary

1. Daily or other periodic maintenance activities: the IVC will perform daily maintenance and preventative maintenance at the Community Cultural Center. The IVC will maintain the grounds and physical plant in such condition that it may be used for its intended purpose. IVC will employ a Maintenance/Janitorial employee with full-time responsibility for the Community Cultural Center. The IVC shall be responsible for fuel costs, electrical costs, and water and sewer fees for the Community Cultural Center.
2. The IVC shall be responsible for the replacement of non-insurance covered items including water pumps, booster pumps, furnaces and heaters, hot water heaters, lavatory fixtures and any other physical plant items which may either become damaged, destroyed or quit running.
3. Capital improvements or replacement reserves for repairs: The O&M Plan states that Igiugig Village shall be responsible for capital improvements or replacement reserves for repairs as needed, such as replacing the roof.
4. Fire and liability insurance: the IVC will carry sufficient fire insurance and liability insurance to cover loss of the structure and the contents within the building.
5. Security: the IVC will cooperate with cognizant agencies in meeting all requirements of Risk Management in providing physical security to the Community Cultural Center.

## Igiugig Operations and Maintenance Plan

# Igiugig Operations and Maintenance Plan Community Cultural Center

## PURPOSE

This plan had been adopted by the Igiugig Village Council to insure the viable operation and maintenance of the Igiugig Community Cultural Center. It defines the responsibilities of the Igiugig Village Council in maintenance, repair, and replacement of items not covered by insurance and clearly identifies responsibilities and resources.

This plan provides guidance to Igiugig Village Council members and employees and represents an adopted policy of the council. The minimum timeframe of the plan is through May 2027 at which time the Council may elect to extend the timeframe.

## ABBREVIATIONS

ADEC	Alaska Department of Environmental Conservation
AVEC	Alaska Village Electric Cooperative
HUD	U.S. Department of Housing and Urban Development
HVAC	Heating, Ventilation, and Air Conditioning
IVC	Igiugig Village Council
OEH	Office of Environmental Health

## RESPONSIBILITIES

As owner of the Community Cultural Center, Igiugig Village Council, through its Tribal Administrator and other employees as designated shall be responsible for upkeep, preventative maintenance, general maintenance, consumables, emergency repairs (within the scope of local capacity), non-routine maintenance, and major replacement of the physical plant of the Community Cultural Center. Physical plant means grounds, foundation, structure, interior furnishings, heating, ventilation, and air conditioning (HVAC), water and sewer connections and electrical.

IN THE EVENT OF OIL SPILL OR OTHER HAZARDOUS MATERIALS INCIDENT THE FIRST IGIUGIG VILLAGE COUNCIL EMPLOYEE MADE AWARE OF THE EVENT SHALL NOTIFY THE VILLAGE ADMINISTRATOR OR PUBLIC SAFETY AND THE IGIUGIG VILLAGE COUNCIL ADMINISTRATOR.

THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION SHALL BE NOTIFIED AS SOON AS POSSIBLE OF ANY OIL SPILL OR OTHER HAZARDOUS MATERIALS INCIDENT.

IGIUGIG VILLAGE COUNCIL WILL PREPARE A SPILL RESPONSE PLAN FOR THE COMMUNITY CULTURAL CENTER



Igiugig Village Council will employ a Maintenance/Janitorial employee with full-time responsibility for the Community Cultural Center.

Igiugig Village Council will maintain the grounds and physical plant in such condition that it may be used for its intended purpose.

Igiugig Village Council shall be responsible for fuel costs, electrical costs, and water and sewer fees for the Community Cultural Center.

Igiugig Village Council will carry sufficient fire insurance and liability insurance to cover loss of the structure and the contents within the building.

Maintenance will be routine and ongoing and shall include all manners of undertakings by qualified personnel to ensure that functionality and life safety of the Community Cultural Center. Particular attention shall be given in wintertime to snow removal from all designated entrance/exits.

Daily janitorial service shall be provided by Igiugig Village Council in accordance with all HUD required standards and practices. Igiugig Village Council employees with maintenance/janitorial responsibilities in the Community Cultural Center shall undergo instruction in the areas deemed necessary to complete the tasks outlined in this plan.

Igiugig Village Council will employ only qualified personnel to serve in maintenance/janitorial positions. The Council in a Job Description shall describe qualifications.

## **MAINTENANCE**

### **Minor Repairs and Maintenance**

Minor repairs will be performed on a regular basis to restore the Community Cultural Center to a condition substantially equivalent to its original condition.

#### ***Replacement of consumables shall include:***

- Heating fuel,
- Light bulbs and fixtures,
- Air filters,
- Fuel filters,
- Water filters,
- Furnace or heater igniters, fuel pumps and other minor parts.

Igiugig Village Council shall maintain a stock of consumables drawn up from the original parts takeoff on the Community Cultural Center. Such supply shall be maintained as belonging solely to the Community Cultural Center.

#### ***Major replacements:***

Igiugig Village Council shall be responsible for the replacement of non-insurance covered items including water pumps, booster pumps, furnaces and heaters, hot water heaters, lavatory fixtures and any other physical plant items which may either become damaged, destroyed or quit running. Igiugig

Village shall be responsible for capital improvements or replacement reserves for repairs as needed, such as replacing the roof.

### **PREVENTATIVE MAINTENANCE**

Igiugig Village Council will take action to avoid or minimize the need for costly measures at some time in the future through regular methodical inspections, Igiugig Village Council will cooperate with and abide by inspections performed by cognizant agencies.

***“Regular methodical inspections” include:***

- Scheduled checking, adjusting, cleaning and lubricating of heating and other equipment,
- Periodic checking of ranges, hot water heaters, space heaters and refrigerators for mechanical performance and for needed replacement of worn parts in all other electromechanical equipment,
- Checking and repairing plumbing fixtures,
- Periodic painting
- Inspecting utility delivery systems for corrosion and control,
- Inspecting for condensations, dampness and fungus in wood, and for rust in iron components, and taking appropriate corrective measures.
- Correcting erosion and drainage deficiencies,
- Regularly inspecting and maintaining fire and smoke alarms.

Checklists will be developed in cooperation with stakeholder agencies and departments.

### **SECURITY**

Igiugig Village Council shall cooperate with the Igiugig Public Safety Department and the Village Public Safety Officer in ensuring physical security including prevention of vandalism. Igiugig Village Council will cooperate with stakeholder agencies in meeting all requirements of Risk Management in providing physical security to the Community Cultural Center.

### **EMERGENCIES**

Maintenance staff shall be on 24-hour call to respond to physical plant emergencies at the Community Cultural Center including loss of heat, loss of water pressure, and electrical malfunction and vandalism.

### **FUNDING**

The Igiugig Community Cultural Center will be operated and maintained by IVC personnel, from funds generated from the rental of the apartment and commercial kitchen within the facility, and through ticket sales for cultural performances and events held at the Community Cultural Center.

Additional funds are allocated annually in the tribal budget for the operation of meeting space and will be drawn upon for the Community Cultural Center as needed. These funding sources include the Bureau of Indian Affairs and community revenue sharing with the Lake and Peninsula Borough.

## IVC Resolution Accepting O&amp;M Plan



**IGIUGIG VILLAGE COUNCIL**  
**Resolution # 19-08**

**Subject: Tribal resolution adopting Operations and Maintenance Plans for the Community Cultural Center**

**WHEREAS,** the Igiugig Village Council is a tribal governing body for the community of Igiugig fully recognized by the United States Secretary of the Interior as a Public Law 93-638 entity eligible to receive federal funds through the ICDBG Program; and

**WHEREAS,** construction of a Community Cultural Center is a priority need for the Village of Igiugig; and

**WHEREAS,** Igiugig adopts Operation and Maintenance Plans to insure the viable operation and maintenance of village-owned facilities such as the Igiugig Community Cultural Center; and

**WHEREAS,** the Igiugig Village Council addresses maintenance, repairs, improvements, security, and insurance as required for all tribally owned facilities; and

**WHEREAS,** Igiugig Village Council has on staff a Janitor/Maintenance person that is charged with cleaning and maintaining the facility in a safe and healthy environment; and

**WHEREAS,** the Council has calculated a cost breakdown of annual expenses at \$23,334 for the Community Cultural Center and commits these funds toward maintaining the facility.

**NOW THEREFORE BE IT RESOLVED** that the Igiugig Village Council adopts an Operation and Maintenance Plan to insure the viable operation and maintenance of the Igiugig Community Cultural Center and commits tribal funds of \$23,334 annually to maintain the facility.

**PASSED AND APPROVED BY THE IGIUGIG VILLAGE COUNCIL on:**

January 7, 2019.

**IN WITNESS THERETO:**

Signed Alexandra Salmon  
 President, Igiugig Village Council

**CERTIFICATION:**

I, the undersigned secretary of Igiugig Village Council, do hereby certify that the foregoing resolution was duly passed by the council members of Igiugig Village Council on the 7th day of January, 20 19 and that a quorum was present.

Signed Jessie J. Olney  
 Igiugig Village Council

## 04: PROJECT IMPLEMENTATION

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### Summary

Igiugig Village Council has received initial site development funding for the ICCC. A project development team has been identified to carry out the remaining tasks. These tasks include completing the 100% building design, completing the Environmental Review Record, and developing a fundraising strategy.

### Project Development Team

The IVC will manage the ICCC development project. Cutler-Anderson Architects will complete a final design of the center. The tribally owned Iliamna Lake Contractors construction company will build the center. Igiugig also has two resident carpenters who have helped construct homes, the hangar, recycling center, and other projects in the village.

- **Project Director:** Karl Hill, General Manager, Iliamna Lake Contractors. This position is responsible of the implementation of project activities and operations in accordance with grant agreements and contracts. Duties include: coordinating staff, contractors, organizations, and departments to meet project goals, budgets and timelines. Karl is a well-qualified engineer with a successful management record that demonstrates projects that are consistently completed efficiently, safely, and with the highest standards.
- **Grant Administration:** AlexAnna Salmon, President, Igiugig Village Council. She has worked for IVC in different capacities since 2001 including administrator and chief grants and contracts coordinator. Her experience includes construction of the Igiugig Health Clinic, Public Safety Housing Project, and other village infrastructure. She will oversee the project grant administration, and successful closeout.
- **Financial Management:** Sandy Alvarez, Chief Financial Officer, Igiugig Village Council. Sandy Alvarez (IVC) has served as the chief financial officer of the village council, successfully managing financial reporting for twenty-eight years. She is responsible for maintaining the budget, subcontracts, accounting services, timely financial reporting, and coordinating the annual audit. She is highly qualified for the position. Over the last two decades Sandy Alvarez has led the Village of Igiugig in its achievement of remarkable financial stability. She led the Village in successful implementation of GASB 34 accounting requirements in 2003 without any noted exceptions or issues. IVC is subject to annual Federal and State Single-Audits under the General Accounting Offices of the United States and Alaska. Opinions issued under these audits have been unqualified, indicating no major accounting or compliance issues during the course of various audits.
- **Facility Designer:** James L. Cutler, principal architect, Cutler-Anderson Architects. He will work from the facility program to design a community cultural center that will meet the needs and expectations of the community. His firm, located on Bainbridge Island, Washington, has received six National Honor Awards from the American Institute of Architects. He has designed over 300 residential, commercial, and cultural projects around the world.



## Budget and Cost Estimates – January 2019

For planning purposes, a cost estimate was developed for the ICCC based on 2,000 square feet. The cost per square foot (SF) of a commercial building was estimated at \$. IVC constructed a 2,214 SF, Best Energy Efficiency Standard home with complete site development for \$258 per SF in 2011; adjusted at 5% construction inflation makes this \$421 per SF in 2021 dollars. This preliminary cost estimate will need to be re-evaluated once 100% design has been reached.

<b>Gross Floor Area = 2,000 SF estimated</b>	<b>Total Cost</b>
Site Preparation	\$78,470
Site Improvements & Utility Extension (including access driveway, telephone, electric)	\$178,840
Water Line Extension & Septic Installation	\$208,810
2000 SF Building Construction @ \$450/SF (including shipping, materials, labor)	\$900,000
General Requirements	\$20,000
Contingencies and Inflation	\$45,000
Land	\$12,119
Architectural Fees	\$57,000
Furnishing, Fixtures, etc.	\$67,881
<b>Subtotal Building Construction</b>	<b>\$1,568,120</b>
Igiugig General Management, Oversight, Audit @ 10%	\$156,812
<b>TOTAL ESTIMATED COST</b>	<b>\$1,724,932</b>

## Leveraged Sources of Funding

Igiugig Village Council is able to leverage a high percentage of resources needed to bring this priority project to fruition. The leveraged resources include:

- Igiugig Native Corporation has provided the land needed for the project valued at \$12,118.75 (\$1750/acre x 6.925 acres). The land valuation of \$1750 per acre is based on the recent appraisal of a nearby comparable site along the Kvichak River (see attached Pecks Creek Land Appraisal).
- Igiugig Village Council commits a cash match of \$1,044,812.00 for construction costs provided by Igiugig Village Council tribal funds because this is the village's highest capital improvement priority. The Village Council has committed this amount and has the cash funds in hand to contribute to the project. The total includes \$20,000 from the Lake and Peninsula Borough Capital Fund for Igiugig. The Council intends to apply for funding from private foundations in the next six months to offset the tribal funds needed for this project, such as from Rasmuson Foundation, Igiugig Native Corporation, and Bristol Bay Development Fund.

- Cutler-Anderson Architects has donated architectural design services for the project (see attached letter of commitment). James Cutler is a registered architect in Alaska and the value of his services is \$57,000 based on standard fees of the American Institute of Architects (AIA) and his previous projects.
- A 2018 Department of Housing and Urban Development, Indian Community Development Block Grant (ICDBG) was applied for and awarded in the amount of \$600,000 for the site development of the center.
- Commercial kitchen equipment was purchased with a First Nations Development Grant in 2016 for \$17,419.71 and the current value, with depreciation, is \$11,001 the Village Council to use in a commercial kitchen (which did not yet exist). The equipment has been delivered for use in the Community Cultural Center and will offset the cash needed to purchase these items under furnishings and fixtures. Receipts for each item are on file in the IVC offices, which include:

Commercial Refrigerator \$2003.80  
 Commercial Freezer \$2497.70  
 Commercial Oven Range \$1695  
 Commercial Espresso Machine and Coffee Grinder \$3850  
 Vacuum Sealer Machine \$5206  
 Stainless Steel Tables (4) \$799.46  
 Stainless Steel Sink 1,367.75  
 Original Price : \$17,419.71  
 Current Value: \$11,001

Land Value from Igiugig Native Corporation Lease	\$12,119
First Nations Development Institute - Kitchen Equipment	\$11,001
Cutler-Anderson Architects - donated services	\$57,000
Lake and Peninsula Borough Capital Fund for Igiugig	\$20,000
Private Foundation Requests	\$450,000
(Applying to Rasmuson Foundation, Bristol Bay Development Fund, Igiugig Native Corporation in 2019)	
Village of Igiugig	\$574,812
(Also guarantees an additional \$450,000 if other grant applications are not funded)	
<b>Total Funding Sources</b>	<b>\$1,124,932</b>
<b>Balance needed from ICDBG</b>	<b>\$600,000</b>

## Igiugig Village Council Resolution of Funding Support for ICCB



**IGIUGIG VILLAGE COUNCIL**  
**Resolution # 19-05**

**Subject: Commitment of Matching Funds for ICDBG Grant Proposal**

A **RESOLUTION** of the Igiugig Village Council committing matching funds for the Community Cultural Center Project under the Community Development Block Grant Program for Indian Tribes and Alaska Native Villages.

**WHEREAS**, the Igiugig Village Council is the federally recognized governing body of the Alaska Native Village of Igiugig, Alaska, and

**WHEREAS**, the Igiugig Village Council has the authority to allocate funding and enter into contracts for the benefit and well-being of the Village, and

**WHEREAS**, construction of a Community Cultural Center is a priority need for the Village of Igiugig; and

**WHEREAS**, the Community Development Block Grant Program for Indian Tribes and Alaska Native Villages presents an opportunity for eligible entities to be considered for funding under FR-6200-N-23 which includes projects for community centers;

**NOW THEREFORE BE IT RESOLVED** that the Igiugig Village Council hereby commits matching funds of \$1,044,812 out of existing tribal funds toward the construction costs of the Igiugig Community Cultural Center and commits to providing the necessary funds for the programs and services provided through the facility once constructed.

**BE IT FURTHER RESOLVED**, the Igiugig Village Council intends to continue to apply for additional construction funding but commits to the successful completion of the Igiugig Community Cultural Center within three years of ICDBG grant award.

**PASSED AND APPROVED BY THE IGIUGIG VILLAGE COUNCIL** on 1/7/19,  
 20 19.

**IN WITNESS THERETO:**

Signed Alexandra Salmon  
 President, Igiugig Village Council

**CERTIFICATION:**

I, the undersigned secretary of Igiugig Village Council, do hereby certify that the foregoing resolution was duly passed by the council members of Igiugig Village Council on the 7th day of January, 20 19 and that a quorum was present.

Signed Alexandra Salmon  
 Igiugig Village Council

## Igiugig Native Corporation Letter of Support

### IGIUGIG NATIVE CORPORATION

P.O. BOX 4009  
IGIUGIG, AK 99613

Phone: (907)533-3211 or Fax: (907)533-3217 [www.igiugig.com](http://www.igiugig.com) e-mail: inc1971@gmail.com

January 6, 2019

U.S. Department of Housing and Urban Development  
Public and Indian Housing  
Washington, DC 20410-5000

Re: Letter of Support for Igiugig Community Cultural Center

To Whom It May Concern:

Igiugig Native Corporation is the surface estate owner of 66,000 acres of land around Igiugig and operates a land use program where upwards of 25 commercial operators in the Bristol Bay region apply for permits to store river boats, fish or other recreational activities on our landbase.

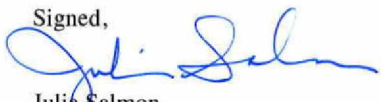
The Community of Igiugig completed comprehensive planning in 2008 and a cultural center was identified as one of the highest priorities for tourism development, and to serve unmet needs in the community such as a commercial kitchen, meeting space, and a place to celebrate culture. The two main entities – Igiugig Native Corporation and Igiugig Village Council – work in partnership to implement community priorities to improve the quality of life for our residents.

For this reason, Igiugig Native Corporation has signed a long term lease with Igiugig Village Council for one of our prime tracts of land, a parcel that overlooks the river and lake, and is close to public road and utility access. The purpose of this lease is to develop a community cultural center, where our entity will be able to host meetings, sponsor cultural learning workshops, and will provide essential infrastructure that the village currently lacks.

Igiugig Native Corporation is committed to this project being undertaken by Igiugig Village Council, and humbly urges the U.S. Department of Housing and Urban Development to also support the community cultural center.

Thank you.

Signed,



Julia Salmon  
President, Igiugig Native Corporation



## Cutler-Anderson Letter of Support

**Cutler Anderson Architects**

135 Parfitt Way SW

Bainbridge Island, Washington 98110

January 6, 2019

U.S. Department of Housing and Urban Development  
Public and Indian Housing  
Washington, DC 20410-5000

Re: Letter of Commitment for Community Cultural Center

To Whom It May Concern:

Thank you for this opportunity to support Igiugig Village Council's grant application under the Community Development Block Grant Program for Indian Tribes and Alaska Native Villages.

I became acquainted with AlexAnna Salmon about ten years ago and was delighted to visit Igiugig Village in August 2018 to learn more about the proposed Community Cultural Center. I was impressed by the unique landscape and cultural history of the village. I look forward to collaborating with the Igiugig community to create a building that not only functions well, but also emotionally connects all users to the local culture and land.

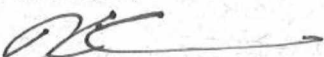
This letter verifies my commitment to provide Schematic design services for the project free of charge. I will partner for further design development, technical design, contract documents, negotiation, and construction administration, and will not bill for my personal services but will charge for my staff time, to see this project to fruition. I have provided sketches for the application.

I am a registered architect in Alaska and the value of my services is \$57,000 based on the American Institute of Architects (AIA) recommendations as well as my previous work on similar projects such as Cape Fox Lodge in Ketchikan, the Carving Center in Saxman and the Bloedel Education Center in Washington State.

My previous designs have received awards for energy efficiency and I am dedicated to achieving high levels of energy efficiency as well as the other priorities of the community.

I look forward to working on this project for completion within the three-year timeline. Please feel free to contact me with any questions.

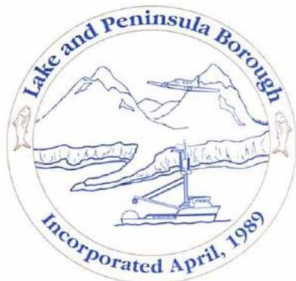
Thank you,

  
James Cutler, FAIA

office phone: (206) 842-4710

website: [cutler-anderson.com](http://cutler-anderson.com)

## Lake and Peninsula Borough CIP Fund



### *Lake and Peninsula Borough*

*P.O. Box 495  
King Salmon, Alaska 99613*

*Telephone: (907) 246-3421  
Fax: (907) 246-6602*



January 8, 2019

TO: Igiugig Village Council  
ATTN: AlexAnna Salmon  
P O Box 4008  
Igiugig, AK 99613

Dear AlexAnna,

This is to inform the Igiugig Village Council of the balance of funds held by Lake and Peninsula Borough for Capital Projects by the Igiugig Village Council. The amount of funds as of January 8, 2019 is \$20,000.

If you have any questions, please feel free to contact me at 907 246-3421.

Sincerely,

Mark A. Stahl, Finance Officer  
Lake and Peninsula Borough

## ICDBG Funding Award Notification 2019



**U.S. Department of Housing and Urban Development**  
 Region X – Anchorage Field Office  
**Alaska Office of Native American Programs**  
 3000 C Street, Suite 401  
 Anchorage, AK 99503-3914  
[www.hud.gov/akonap](http://www.hud.gov/akonap)

JUN 18 2019

AlexAnna Salmon, President  
 Igiugig Village  
 PO Box 4008  
 Igugig, AK 99613

Subject: Indian Community Development Block Grant Program  
 Grant Application Number B18SR020194  
 Grant Approval Notification

Dear President Salmon:

The U.S. Department of Housing and Urban Development (HUD), Alaska Office of Native American Programs (AKONAP) is pleased to inform the Igiugig Village (IV) that the following project included in your Indian Community Development Block Grant (ICDBG) application has been selected for funding. As a result, a Grant Agreement has been authorized in the amount of \$600,000 for the new construction of a community center.

In order to expedite the process for reserving funds, the AKONAP has scanned and emailed the funding documents. Please print the Funding Approval/Agreement, form HUD-52734-A, sign and date and either scan and email to AKONAP to the attention of the Grants Management Specialist identified at the end of this letter or fax a copy to (907) 677-9807. Please keep a copy on file.

Registration with eLOCCS is required to access grant funds. Please refer to the enclosed Recipient Guidance 2014-08(R) dated August 12, 2014, for instructions on registering in Secure Systems and in eLOCCS. Please contact the office should you need any additional assistance.

Also enclosed are a Direct Deposit Sign-Up Form (SF-1199A) and a Line of Credit Control System (LOCCS) Access Authorization Form (HUD-27054E). Please complete and return the original forms along with a cancelled check as soon as possible to AKONAP to establish a LOCCS account.

The IV is now authorized to incur costs for this grant. However, no funds shall be obligated or expended on this project until the environmental review process, pursuant to 24 CFR Part 58, is completed. Accordingly, the AKONAP has placed an automatic LOCCS review "edit" on the subject grant. This review edit will be removed upon receipt and approval of the recipient's Request for Release of Funds (RROF), form HUD 7015.15, or correspondence confirming completion of the environmental review for a project not requiring a RROF.

Please note the special conditions included in block 7 of form HUD-52734-A, Funding Approval/Agreement. Special conditions must be resolved and released in writing by AKONAP before commencement of the project. These conditions must be removed as soon as possible but no later than 120 days from the date of this letter. Failure to resolve the grant conditions in a timely manner may result in withdrawal of the funding authorized under this agreement.

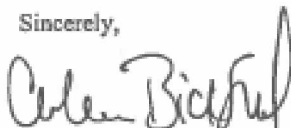
Information contained within the grant application reflects a total project cost of \$1,724,932. Any amendment to the proposed project which results in a significant change in the scope, location, objective or class of beneficiaries of the approved activities as originally described in the application, will require the submission of a program amendment in accordance with 24 CFR § 1003.305. HUD approval of the program amendment must be received prior to implementing the amended project.

All information included in the grant application, the program regulations and the special conditions constitute part of the grant agreement. Please note that the Implementation Schedule, form HUD-4125, submitted by the IV, becomes part of the approved application and will form the basis for monitoring the tribe's progress in completing the grant activities. Adherence to the Implementation Schedule is an aspect of program performance that may be used to evaluate administrative capacity should future applications for ICDBG funds be submitted. The Implementation Schedule should be revised to reflect changes with the project and submitted to AKONAP as needed.

AKONAP congratulates the IV on its successful application and is able to provide technical assistance to assist in achieving the goals and objectives of the ICDBG application. Please ensure that the project is initiated as expeditiously as possible. Should AKONAP elect to conduct a workshop to review ICDBG requirements, a separate notice will be issued regarding the date and location.

For questions, please contact LaVonne Garvey, Grants Management Specialist toll free at (877) 302-9800, extension 882, or direct at (907) 677-9882 or by email at [lavonne.garvey@hud.gov](mailto:lavonne.garvey@hud.gov).

Sincerely,



Colleen Bickford  
HUD Field Office Director

Sincerely,



For Greg M. Stuckey, MBA, PMP  
AKONAP Administrator

Enclosures



## Finance: Capital and Capital Fundraising Campaign Strategy

IVC actively continues to solicit funds for constructing the community cultural center. A Letter of Interest has been completed for the Rasmuson Foundation, requesting \$500,000 towards construction. This will be considered at a June 2020 board meeting. A capital fundraising campaign strategy is being formulated and will be launched in summer 2020.

## Complete Environmental Review Record

As an ICDBG Grant recipient, IVC must comply with environmental review requirements outlined in 24 CFR § 58. The Environmental Review Record is complete, except for the Alaska State Historic Preservation Office (SHPO) Request for Section 106 Review HUD. This is contingent on an archeology survey that is scheduled for late May 2020.

## Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5 Pursuant to 24 CFR 58.35(a)

### Project Information

**Project Name:** Igiugig Community Cultural Center

**Responsible Entity:** Igiugig Village

**Grant Recipient** (if different than Responsible Entity):

**State/Local Identifier:** Alaska

**Preparer:** Michelle DeCorso

**Certifying Officer Name and Title:** AlexAnna Salmon, President

**Consultant** (if applicable): NA

**Project Location:** Igiugig Village, Alaska: The site is located at Section 8, T. 10 S., R. 39 W., Seward Meridian, Alaska, lying north of the Igiugig Barge Landing Access Road, containing approximately 6.925 acres. +059.328330 / -155.88662

**Description of the Proposed Project** [24 CFR 58.32; 40 CFR 1508.25]: The project is the development of a Community Cultural Center.

### **Level of Environmental Review Determination:**

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: \_\_\_\_\_

### **Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
B18SR020194	ICDBG	\$600,000

**Estimated Total HUD Funded Amount: \$600,000**

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$1,537,420**

### **Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities**

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.6</b>		
<b>Airport Hazards</b>  24 CFR Part 51 Subpart D	Yes   No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport.
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes   No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.
<b>Flood Insurance</b>  Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes   No <input type="checkbox"/> <input checked="" type="checkbox"/>	
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 &amp; 58.5</b>		
<b>Clean Air</b>	Yes   No	Based on the project description, this project includes no activities that would require further

Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.
<b>Coastal Zone Management</b>  Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<i>Alaska</i> withdrew from the voluntary National <b><i>Coastal Zone Management Program</i></b> on July 1, 2011
<b>Contamination and Toxic Substances</b>  24 CFR Part 50.3(i) & 58.5(i)(2)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements.
<b>Endangered Species</b>  Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None of the 13 identified Endangered Species reside in or surrounding Igiugig: Aleutian Shield Fern Blue Whale Bowhead Whale Cook Inlet Beluga Whale Eskimo Curlew Fin Whale Humpback Whale ("Western North Pacific DPS") Leatherback Sea Turtle North Pacific Right Whale Sei Whale Short-tailed Albatross Sperm Whale Steller Sea Lion (west of 144°)
<b>Explosive and Flammable Hazards</b>  24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.
<b>Farmlands Protection</b>  Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
<b>Floodplain Management</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a 100-year floodplain. The 8-Step Process is required. With the 8-Step Process the project will be in compliance with Executive Order 11988.

Executive Order 11988, particularly section 2(a); 24 CFR Part 55		
<b>Historic Preservation</b>  National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes    No <input type="checkbox"/> <input type="checkbox"/>	
<b>Noise Abatement and Control</b>  Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.
<b>Sole Source Aquifers</b>  Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
<b>Wetlands Protection</b>  Executive Order 11990, particularly sections 2 and 5	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The new construction is covered under the National Wetlands Permit, see USACE consulation.
<b>Wild and Scenic Rivers</b>  Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Kvichak River is not included in the National Wild and Scenic River System. The Kvichak River is also not listed in Nationwide Rivers Inventory of more than 3,200 free-flowing river segments in the United States that are believed to possess one or more "outstandingly remarkable" natural or cultural values judged to be at least regionally significant.
<b>ENVIRONMENTAL JUSTICE</b>		
<b>Environmental Justice</b>  Executive Order 12898	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898.

**Field Inspection** (Date and completed by):

**Summary of Findings and Conclusions:**

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**



Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

**Determination:**

- ☐ This categorically excluded activity/project converts to Exempt, per 58.34(a)(12) because there are no circumstances which require compliance with any of the federal laws and authorities cited at §58.5. **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- ☐ This categorically excluded activity/project cannot convert to Exempt because there are circumstances which require compliance with one or more federal laws and authorities cited at §58.5. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain “Authority to Use Grant Funds”** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- ☐ This project is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name/Title/Organization: \_\_\_\_\_

Responsible Entity Agency Official Signature:

\_\_\_\_\_ Date: \_\_\_\_\_

Name/Title: \_\_\_\_\_

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

## IVC Letter to Army Corps Requesting Concurrence



IGIUGIG VILLAGE COUNCIL  
 P.O. Box 4008  
 Igiugig, AK 99613  
 Phone: (907) 533-3211 Fax: (907) 533-3217 [www.igiugig.com](http://www.igiugig.com)  
 e-mail: [Igiugig.vc@gmail.com](mailto:Igiugig.vc@gmail.com)

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December 26, 2019

U.S. Army Corps of Engineers, Alaska District  
 Program Manager, Regulatory Division  
 P.O. Box 6898  
 Joint Base Elmendorf-Richardson, Alaska 99506-0898

To Whom It May Concern:

Igiugig Village Council received 2019 HUD "Indian Community Development Block Grant" (ICDBG) funds for the site development of the Igiugig Community Cultural Center on

**That portion of Section 8, T. 10 S., R. 39 W., Seward Meridian, Alaska lying north of the Igiugig Barge Landing Access Road, containing approximately 6.925 acres.**

Site access is proposed via boardwalk from the Barge Landing Road to the building. Attached are drawings showing the proposed development and square footage of footprint for each of the individual elements.

The project contains waters of the U.S. based on jurisdictional determination POA-2009-1255 which was issued in association with the former Igiugig Barge Landing Road project. The area for the proposed building appears to be in uplands, but no wetland delineation was done for this project. However, the footprint of the project that may impact the wetlands is less than half an acre. The total footprint of the project is 16,236 square feet, with 6,916 SF of that footprint a proposed deck built on pilings.

The purpose of this letter is to request your concurrence, and to verify that the Igiugig Community Cultural Center can be constructed under the Nationwide Permit. The proposed construction is not slated until August 2020 before which ACOE will be notified.

Please contact me at the address above, or at [alexannasalmon@gmail.com](mailto:alexannasalmon@gmail.com) if you have any questions, concerns, or comments regarding the project. Quyan.

Sincerely,

AlexAnna Salmon  
 President, Igiugig Village Council  
 PO Box 4008  
 Igiugig, AK 99613

## Army Corps of Engineers Determination

3130-1R COE-R



DEPARTMENT OF THE ARMY  
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS  
REGULATORY DIVISION  
44669 STERLING HIGHWAY, SUITE B  
SOLDOTNA, AK 99669

## GENERAL PERMIT AGENCY COORDINATION (GPAC)

We are requesting your comments on the proposed project within 10 calendar days from the date of this notification. If additional time is needed to provide substantive, site-specific comments, contact us and we will wait an additional 15 calendar days before making a permit decision. Further information concerning the general permit can be found at our web site: [www.poa.usace.army.mil/Missions/Regulatory](http://www.poa.usace.army.mil/Missions/Regulatory).

Comments on the proposal may be emailed to: [Andrew.a.gray@usace.army.mil](mailto:Andrew.a.gray@usace.army.mil), mailed to the address above, or you may call us at (907) 753-2722.

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RELEASEER'S SIGNATURE:

Andrew Gray  
Regulatory Specialist

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**Corps of Engineers Identification:** POA-2009-01255, Iliamna Lake, Igiugig Village Council

**General Permit:** Nationwide Permit 39 – Commercial and Institutional Developments

**Date of GPAC:** February 5, 2020

**Comment Period Closing Date:** February 18, 2020

**Project Location:** The project site is located within Section 8, T. 10 S., R. 39 W., Seward Meridian; USGS Quad Map Iliamna B-8; Latitude 59.3280°N., Longitude 155.8860°W.; Lake and Peninsula Borough, in Igiugig, Alaska.

**Project Description:** The applicant is proposing to discharge 1,037 cubic yards of gravel into 0.13 acres of waters of the United States, including wetlands, for the purpose of constructing a 35-feet wide by 160-feet long parking area. The parking area is part of larger construction project which also would include a community cultural center located in uplands, and a pile supported walkway connecting the parking area to the cultural center. The pile supported walkway would not require authorization from the Corps of Engineers (Corps) because there would be no discharge of fill material.

All work would be performed in accordance with the attached project plans, sheets 1 – 3, dated January 29, 2020.

2020-00154

-2-

The latest published version of the Alaska Heritage Resources Survey (AHRS) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no cultural resources in the permit area, and the closest site in the vicinity of the permit area is ILI-00075; the Igiugig Archaeological District. A survey of the permit area was performed in 2010 as part of the barge landing access road, which found no archeological or historical remains within the right of way of the barge landing access road. The permit area has been determined to be the footprint of the proposed parking lot (see attached map delineating the permit area). The Corps also discussed the cultural history of the area with AlexAnna Salmon, of the Igiugig Village Council. Mrs. Salmon grew up in Igiugig and stated, "The site lies east of the "Fish Camp" region of the residents of Igiugig. The site has no living local record of serving as a fish camp nor village site. A motorized vehicle tundra trail runs through the property, which was extensively used prior to the construction of the Igiugig Barge Landing Road." In addition, she also stated "My grandmother's fish camp has been used continuously since 1955. I was raised each summer at fish camp, and received my anthropology degree from Dartmouth College writing a research thesis documenting important place names, former village sites and camps, and none were recorded for the proposed site."

The Corps has made a No Historic Properties Affected (No Effect) determination for the proposed project. The Corps is requesting the SHPO's concurrence with this determination.

**SYM No Historic Properties Affected**  
**Alaska State Historic Preservation Officer**  
**Date:** 3.3.20 **File No.:** 3130-R-006-2  
**Please review:** 36 CFR 800.13 / A.S. 41.35.070(d)



## IVC Letter to Alaska State Historic Preservation Office (SHPO)

**IGIUGIG VILLAGE COUNCIL**

P.O. Box 4008

Igiugig, AK 99613

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[www.igiugig.com](http://www.igiugig.com)e-mail: [Igiugig.vc@gmail.com](mailto:Igiugig.vc@gmail.com)

Judith Bittner  
 State Historic Preservation Officer (SHPO)  
 Office of History & Archaeology  
 550 W. 7th Ave., Suite 1310  
 Anchorage, AK 99501  
 907.269.8715  
[oha.revcomp@alaska.gov](mailto:oha.revcomp@alaska.gov)

January 10, 2020

Dear Ms. Bitner:

The Igiugig Village Council (IVC) would like to initiate consultation under Section 106 of the National Historic Preservation Act with your office on the design and construction of the Igiugig Community Cultural Center at the outlet of Iliamna Lake (see attached figures and drawings). IVC wants to build a cultural center to preserve and further the understanding of Yup'ik ways of being in the village and region. IVC received an Indian Community Development Block Grant (ICDBG) from the Department of Housing and Urban Development (HUD) for this project. The issuance of federal funding for this project qualifies it as a federal undertaking that must comply with the Section 106 process. In accordance with the Housing and Community Development Act, IVC is assuming the responsibility of federal agency official to carry out the Section 106 process for this project.

Igiugig Native Corporation owns the land where IVC proposes to build the cultural center. The cultural center will include a parking area, boardwalk, and building with a deck (see attached drawings). The parking area is adjacent Barge Landing Road. IVC will be adding gravel fill to create the parking area. The gravel fill will come from the existing the Igiugig gravel pit. Trucks will haul the gravel from the pit to the proposed parking area on existing roads. Visitors will use an aboveground board to access the cultural center from the parking area. Pilings will support and suspend the boardwalk. The 60'x60'x20' cultural center building will be adjacent the bluff edge with a deck overlooking the outlet of Iliamna Lake and start of the Krichak River. Pilings will support cultural center deck. The cultural center building will be built into the ground to reflect traditional Yup'ik architecture.

We seek your concurrence on the Area of Potential Effects (APE) for this project. The APE consists of:

- a 500 ft buffer around the proposed Igiugig Community Cultural Center, it's deck, boardwalk, and parking area;
- the extent of the existing gravel pit; and
- the existing gravel road connecting the gravel pit to the proposed project area.

The 500 ft. buffer around the cultural center will encompass potential effects from ground disturbance, dust, noise, visual elements, and odors. Project design minimizes ground disturbance by placing the deck and boardwalk on pilings. Making the cultural center semi-subterranean reflecting traditional Yup'ik architecture means the building will only extend 15-20 ft above ground which will lessen the visual presence of the building. Noise will only occur during the construction of the building and will be limited to power tools and construction equipment commonly heard throughout community. Odors will occur during the construction of the cultural center and will be limited to heavy equipment exhaust and cutting of materials for building the cultural center. Gravel for the parking area will come from stocked piles and not result in expansion of the existing gravel pit so the extent of the existing gravel pit is appropriate for the APE. Trucks and heavy equipment will use the existing road and dust from trucks hauling gravel from the gravel pit to the cultural center for the parking area will be negligible, which is why we propose limiting the APE to the existing road surface.

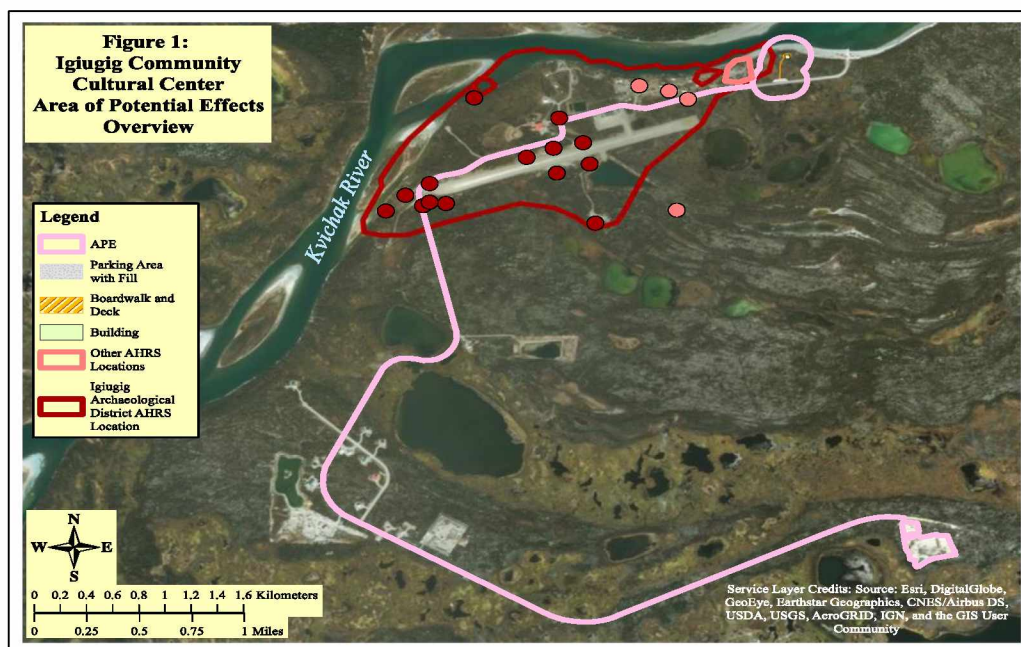
Initial review of the Alaska Heritage Resources Survey (AHRS) database indicates the proposed APE includes parts of the Igiugig Archaeological District (See attached maps). IVC plans to do an archaeological survey of the APE this summer in conjunction with a community workshop to identify and learn about historic properties in the APE. The archaeological survey will be a community-based project led by Monty Rogers, an archaeologist employed by IVC.

We look forward to consulting with your office through the development of this project. Please contact me at the address above, or at [alexannasalmon@gmail.com](mailto:alexannasalmon@gmail.com) if you have any questions, concerns, or comments regarding the project. Quyan.

Sincerely,

*AlexAnna Salmon*

AlexAnna Salmon  
President, Igiugig Village Council





## SHPO Consultation Letter to IVC



THE STATE  
of **ALASKA**  
GOVERNOR MIKE DUNLEAVY

## Department of Natural Resources

DIVISION OF PARKS AND OUTDOOR RECREATION  
Office of History & Archaeology

550 West 7<sup>th</sup> Avenue, Suite 1310  
Anchorage, AK 99501-3561  
907.269-8700  
<http://dnr.alaska.gov/parks/oha>

February 4, 2020

File No.: 3130-1R HUD / 2020-00014

AlexAnna Salmon  
President, Igiugig Village Council  
PO Box 4008  
Igiugig, AK 99613  
[alexannasalmon@gmail.com](mailto:alexannasalmon@gmail.com)

Subject: Igiugig Community Cultural Center - Initiation

Dear Ms. Salmon:

The Alaska State Historic Preservation Office (SHPO) received your correspondence (dated January 10, 2020) regarding the subject undertaking on January 9, 2020. Following our review of the documentation provided in the initiation letter, we have no objections to the defined area of potential effect (APE) and offer the following comments regarding what may comprise a reasonable and good faith effort to identify historic properties for the undertaking.

Our office agrees that an archaeological survey is appropriate, and we look forward to reviewing the survey report documenting the methods and results of the community-based project. We recommend that the level of effort proposed for identification include a re-examination of the determinations of National Register of Historic Places eligibility and the boundaries for the properties that are within or intersect the APE as most of the known properties in the vicinity of Igiugig were last assessed in 1992. Any reassessment will likely need to provide a site condition update, a detailed consideration of the Criteria and Criteria Considerations (36 CFR 60.4), and evaluation of integrity.

Our office also recommends that identification consider the built environment and properties that may be of religious and cultural significance to the Tribe as the proposed project will be adding a new component to the community in an area that has not been recently developed. The community workshop will be a great venue to speak to those types of resources, but this effort may need to be augmented by expertise provided by an historical architect and/or an ethnographer.

Thank you for the opportunity to comment. Please contact Sarah Meitl at 907-269-8720 or [sarah.meitl@alaska.gov](mailto:sarah.meitl@alaska.gov) if you have any questions or if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Judith E. Bittner".

Judith E. Bittner  
State Historic Preservation Officer

JEB:sjm





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