

2023 OCTOBER 20, 2023

REQUEST FOR PROPOSALS

ARCHITECTURAL | ENGINEERING SERVICES

CRAIG CITY SCHOOL DISTRICT



ARCHITECTS
ALASKA





SERVICE
TEAMWORK
RESPECT
INTEGRITY
DEVOTION
EXCELLENCE

CONTACT INFORMATION

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AFFIRMATIVE STATEMENTS

Listed below are all individuals authorized by Architects Alaska to make commitments on behalf of the firm. However, **David Moore** will be your direct contact for this project.

- ▶ David Moore, President
907.272.3567
- ▶ Michael Henricks, Sr. Vice
President, 907.272.3567
- ▶ Stephen Henri, Vice President
907.272.3567
- ▶ Andy Simasko, Secretary/
Treasurer, 907.373.7503
- ▶ Mark Kneedler, Vice President
907.272.3567
- ▶ Melanie Mangione, Principal,
406.404.1588

October 20, 2023

Chris Reitan
Superintendent
Craig City School District

CRAIG CITY SCHOOL DISTRICT AE SERVICES

Dear Members of the Selection Committee,

The future is looking bright for the City of Craig. We understand that you need a design partner to help raise the bar for the schools in your district and provide the children in your community with the benefits of a 21st-century education. We would be proud to be your partners on this journey.

Our firm has been privileged to provide these services for a wide variety of education facilities throughout Alaska. We've seen first-hand what a difference it can make when a community makes a commitment to education. We believe that children should feel safe, secure, and supported in the classroom so they can focus on learning, not crumbling or outdated infrastructure.

We understand the Craig City School District is seeking a qualified design team to provide Architecture and Engineering services for various projects over the next several years, including cost estimates for grant applications. This is where we can really shine for CCSD. We know the Department of Education and Early Development (DEED) regulations. Architects Alaska is also one of the few firms in Alaska with an in-house Accredited Learning Environment Planner (ALEP). This depth of experience will be a direct benefit to your community.

We know that selecting a design team familiar with the challenges of designing in remote Alaska and maritime climates is also essential. We bring decades of experience in both these key areas. We will use the lessons learned from years of past projects to help you anticipate minor issues before they become real problems. We can help you choose materials and building assemblies that play to your community's strengths – with an eye toward sustainability and low-maintenance solutions.



SERVICE
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To provide the full scope of engineering services for this contract, we have again partnered with the multi-disciplined firm of RESPEC for engineering services in Juneau. They are a proven team. Together, we've built a foundation of trust and knowledge that lets us mobilize quickly for any challenge and respond efficiently to changes in scope or schedule.

With an experienced team and a proven plan for success, we are confident that we can deliver a comprehensive design solution for CCSD with a local touch. We appreciate this opportunity to work with you and look forward to your selection.

Respectfully Submitted,

David L. Moore, AIA, ALEP
Principal, Architects Alaska



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AAI RESOURCES

Architects Alaska is a fully staffed and highly capable Architectural Design Firm with offices in Anchorage, Wasilla, Bozeman, Montana, and Prescott, Arizona. We have the following professionals currently on staff:

- ANCHORAGE**
- ▶ 6 Registered Architects
 - ▶ 8 Architectural Designers
 - ▶ 2 Technical Designers
 - ▶ 1 Interior Designer
 - ▶ 6 Administrative Personnel

- WASILLA**
- ▶ 1 Registered Architects
 - ▶ 3 Architectural Designers*
 - ▶ 2 Technical Designers
 - ▶ 1 Interior Designers*

- BOZEMAN**
- ▶ 2 Registered Architects*
 - ▶ 2 Architectural Designers
 - ▶ 1 Technical Designers
 - ▶ 3 Interior Designers*

- PRESCOTT**
- ▶ 1 Registered Architect

**Team member is identified in more than one category.*

Our size gives us the capacity to respond to the needs of this project as well as additional service requests and accelerated schedules if needed.

1 | COMPANY PROFILE

We’re proud to be the oldest and most established architectural design firm in Alaska. Our depth of experience saves our clients time and money.

Architects Alaska stands as a beacon of architectural excellence, driven by core values that emphasize innovation, quality, and an unwavering commitment to our clients and the communities we serve.

HISTORY & LEGACY

Founded in 1950, Architects Alaska holds the distinction of being the oldest and most established architectural design firm in Alaska. Our journey spanning over 70 years has been marked by a legacy of innovation and design quality. Building design and construction in the unique landscape of Alaska comes with its challenges, but our understanding of the industry and a keen ear to our clients’ needs have been instrumental in our enduring success. Our depth of experience not only reflects our rich history but also guarantees time and financial savings for our clients.

OWNERSHIP STRUCTURE

Architects Alaska, an Alaskan registered corporation, takes pride in being solely owned by dedicated stockholders who are also the firm’s employees. Founded by Edwin Crittenden in 1950 and later reincorporated as Architects Alaska in 1986, our structure has evolved, with currently eleven employees proudly owning stock. Five of these stockholders form our board of directors:

- THE BOARD MEMBERS ARE:**
- David Moore, President
 - Michael Henricks, Senior Vice President
 - Andy Simasko, Secretary Treasurer
 - Stephen Henri, Vice President
 - Melanie Mangione, Vice President

- STOCKHOLDERS SERVING AS ASSOCIATE PRINCIPALS ARE:**
- Karen Stephens
 - Kathleen Benoit
 - Steve Schell
 - Jacqueline Edwards

- EMPLOYEE STOCKHOLDERS ARE**
- Ann Byker
 - Diane Heany-Mead

Our team of 36, spread across offices in Anchorage, Wasilla, Bozeman, MT, and Prescott, AZ, stands as a testament to our belief: Our people are our greatest asset.

ADDITIONAL RURAL PROJECTS

Our firm has years of experience working in rural Alaska, as outlined in the following section. Additional, relevant projects include:

- ▶ Nome Beltz High School Code Upgrades
- ▶ Nome Elementary School
- ▶ Valdez High School
- ▶ Herman Hutchens Elementary School
- ▶ Kodiak High School
- ▶ Anderson School
- ▶ Cantwell School
- ▶ Glennallen High School Addition

FIRM PHILOSOPHY & COMMITMENT

Every project we undertake is viewed as a collaboration. We consider the owner to be the most significant member of our design team. Our iterative approach, involving periodic reviews and feedback sessions, ensures that our designs are aligned with your vision. Our guiding mission is to understand and address your concerns comprehensively, culminating in a product that truly mirrors your aspirations.

ARCHITECTS OF CHANGE – FROM TOY DRIVES TO FOOD BANKS

Beyond the realms of architecture, our commitment to societal change runs deep. The “Building Healthy Kids” Annual Toy Drive stands as a testament to this dedication. Now in its 8th year in Alaska, this initiative has brought light and joy to the lives of children at the Providence Alaska Children’s Hospital. Further expanding our footprint of compassion, our Bozeman branch has enthusiastically launched the inaugural “Building Healthy Kids Bozeman” Toy Drive, extending the circle of care and hope.

But our mission of positive change goes beyond toy drives. Recognizing the pervasive challenge of food insecurity, we actively support food banks across Alaska and Montana. Nutrition is a fundamental right, and we’re unwavering in our resolve to create hunger-free communities. Our designs, in essence, mirror the communities we cherish — resilient, warm, and vibrant. Through each project and initiative, our aim is to be not just architects of buildings but architects catalyzing lasting, positive change.

STAFFING APPROACH & CONSISTENCY

Consistency is key to delivering excellence. Once our project team is in place, we ensure it remains unchanged from concept to construction. This strategy retains the invaluable project knowledge acquired, ensuring optimized results for our clients. We’re invested in nurturing our team, providing them with holistic exposure to all facets of design and construction. This dual growth approach benefits both our firm and our clients, offering a more seasoned team ready to exceed expectations.

FINANCIAL STABILITY

With an annual business volume of \$11.5 M from design services alone, our firm’s stature allows us to helm projects of varied scales. Whether it’s small-scale renovations, the intricate design of the Providence Cancer Center, or large-scale endeavors like the ongoing Public Safety & Integrated Behavioral Health Facility in Utqiagvik, Alaska, our capability is diverse and robust. Our solid marketplace presence is complemented by proactive recruiting, ensuring we’re always prepared to adapt and scale.

FIRM COMMITMENT

Our dedication to the present contract is unwavering. Architects Alaska’s ensemble of professionals is resolute in delivering top-tier facility planning, architectural, and engineering services, both locally and nationally.

TERM CONTRACT EXPERIENCE

Our firm has years of experience working on term contracts like this. We understand the importance acting quickly on task orders and working closely with our clients to make sure the project is done right the first time.

A partial list of our term contract clients over the last 10 years includes:

- ▶ Galena City School District
- ▶ Providence Alaska Medical Center
- ▶ University of Alaska Anchorage
- ▶ Mat-Su Health Services
- ▶ Alaska Railroad Corporation
- ▶ USACE – Alaska District
- ▶ IHS Term Services
- ▶ ANTHC Term Services
- ▶ NSHC Term Services
- ▶ Bristol Bay Area Health Corporation

2 | OUR EXPERIENCE

As the oldest and most established architectural firm in the state, our experience in rural Alaska is unmatched.

ROOTED IN ALASKAN HERITAGE

Architects Alaska has experience in all rural areas of Alaska for the southern tip of the panhandle to the end of the Aleutian Islands to Utqiagvik (Barrow). In fact, our proposed Principal-in-Charge, David Moore, previously served as a lecturer for UAA’s Northern Design course. This course is a pre-requisite for an architectural license in the state of Alaska. We believe that quality design comes from providing our clients with responsive services, active listening, detailed programming, accurate drawings, and comprehensive follow through in all that we do. That philosophy has served us well over the years and resulted in a large portfolio of successful past education facility projects.

EXPERIENCE IN RURAL ALASKA

Our architectural approach is deeply rooted in understanding the distinct challenges and lifestyles of rural Alaska, contrasting them with urban centers like Anchorage. Alaska’s maritime climate, characterized by intense freeze-thaw cycles, necessitates innovative building methods, especially to protect against potential water damage to roofs and walls. Given the short construction seasons and logistical issues of supplying remote villages, we prioritize careful planning. By aligning projects with summer months and leveraging efficient supply chains like barges, we transform these challenges into standard procedures, consistently delivering optimal results for our clients.

SOUTHEAST ALASKA’S ARCHITECTURAL TERRAIN

Southeast Alaska presents a myriad of architectural and construction challenges. Our Southeast Alaska experiences, includes projects in Ketchikan, Skagway, Juneau, Haines, and Sitka. From a perpetually damp maritime climate necessitating rot-resistant designs to the rugged, often inaccessible terrain pushing up transportation costs, the region is demanding.

The seismic propensities of the area mandate earthquake-ready structures, while its deep-rooted indigenous heritage and ecological sensitivity call for respectful, informed planning. Through innovative solutions and collaborative efforts, we’ve managed to leave our architectural imprint on this challenging yet stunning region.

MARITIME CONSTRUCTION: MASTERING ALASKA’S CLIMATE

Our vast experience across Alaska, with projects spanning locations from Valdez to Kodiak, has ingrained in us an intrinsic understanding of the region’s challenging maritime climate. Structures must be built to endure relentless freeze-thaw cycles, and our expertise ensures that these buildings are meticulously detailed to avert damage, especially from freezing water. In places like Southeast Alaska, where the rain, intensified by the wind, can come from any direction, the precision in detailing becomes even more essential, especially for roof and wall flashings. The persistent threats of airborne salt, coupled with regular rain and snow, can rapidly degrade building materials. To counter these challenges, our designs prioritize durability, preparing structures to withstand these harsh conditions.



Here are some projects that exemplify our comprehensive approach to maritime construction:

SEWARD MIDDLE SCHOOL

The new Seward Middle School on the Kenai Peninsula, designed after thorough consultations with the local community, caters to 250 seventh and eighth-grade students. Its unique design features an “Auditeria” – a multi-functional space for gatherings, dining, and performances, flooded with natural light from clerestory windows. The school is segmented into two “mini-school” academic clusters, each with a media center and modern computer labs for collaborative projects. Its entrance design pays homage to Seward’s maritime history, and its insulated concrete masonry exterior ensures resilience against Seward’s harsh coastal conditions.



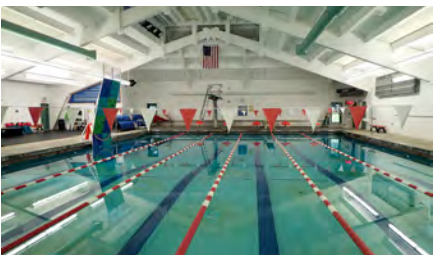
KETCHIKAN GATEWAY AQUATIC CENTER

In Southeast Alaska, a sustainable aquatic addition was made to an existing recreation facility, emphasizing energy efficiency, durability, and value. The interior prominently features colored and sealed CMU block walls, offering a blend of aesthetics, structure, sound insulation, and low maintenance. The facility boasts both recreational pool features, like water slides and zero-depth entry pools, and competitive swimming amenities, complemented by versatile classroom and lounge spaces.



SKAGWAY OUTDOOR ARTS PAVILION (DEDMAN STAGE)

Architects Alaska designed the Skagway Outdoor Arts Facility, a public pavilion nestled in a park in Southeast Alaska. This venue, completed in 2015 using local labor and on-site sourced materials, hosts community events and public performances. Enhanced acoustics, theater lighting, and sound systems optimize audience experiences. Part of a larger development plan that includes recreational amenities, the pavilion exemplifies community integration and sustainable design, marking a proud contribution by Architects Alaska.



AUGUSTUS BROWN POOL

Architects Alaska spearheaded a phased renovation of the 1970s Augustus Brown swimming pool for the City and Borough of Juneau. Initially, they revamped the roof with an energy-efficient PVC membrane and added dynamic metal siding to the facade, while ensuring maintenance staff safety with fall protection elements. The subsequent phase focused on interior upgrades, encompassing mechanical and lighting updates, pool structure repairs, locker room remodeling, and enhancements to public and administrative spaces.

SPECIAL QUALIFICATIONS

ARCHITECTS ALASKA'S UNIQUE EDGE

Architects Alaska stands distinct as one of the rare architectural firms in Alaska boasting an in-house Accredited Learning Environment Planner (ALEP). Our dedicated ALEP professional enhances our capability in crafting Education Specifications. With a track record of successfully assisting school districts in framing Capital Improvement plans, we've excelled in securing grant reimbursements from the State of Alaska's Department of Education and Early Learning (DEED). Further solidifying our position, our team is updated on DEED's latest guidelines, thanks to our participation in sessions hosted by the Alaska Chapter of the Council of Educational Facility Planners International.

DAVID MOORE – EXPERTISE IN ALASKAN EDUCATIONAL DESIGN

With over 30 years of of crafting educational facilities in Alaska and a nuanced grasp of the intricacies of rural Alaskan projects, David is an invaluable asset to this contract. As one of Alaska's select few ALEP-certified Education Facility Planners and an engaged member—and past president—of the local Association for Learning Environments, David stands ready to infuse each facility project with his unparalleled expertise.

WORKING WITH DEED

A key component of any State funded education project is working with DEED, the Department of Education and Early Development. Their involvement can help or delay funding for the project, depending on the way they are approached. You need a design partner that understands DEED's policies and procedures to help you achieve a successful outcome.

Our project team has worked with DEED to obtain State funding for multiple projects for the Galena City School District and various districts across the state. It's important to know the criteria DEED uses to rank grant applications for Capital Improvement Projects. From previous projects, we have learned how to help clients package funding requests in a way that gets the best results. We've learned where DEED typically draws the line between the two, and we'll put that knowledge to work for you on this contract.

PROFESSIONAL SERVICES

PLANNING AND DESIGN SERVICES

Our approach to task orders under this contract will be both interactive and systematic. We will gather information, generate ideas based on what we've learned, share those ideas with the project stakeholders, and use the feedback we receive to adjust the program and design as needed. We will continue this process until we reach a solution that addresses the Maintenance and Facility needs for the project and fulfills the vision of the District.

We will begin each task order with a solid understanding of the Scope of Work. Renovation projects require an understanding of the constraints of the existing structure, but we will seek out creative ways to transcend those constraints to reach the optimum design solution consistent with the District's goals. Architects Alaska has over 70 years of experience on education renovation projects and experience on a wide range of smaller projects that will allow us to hit the ground running. While our Project Approach will be customized to best fit the requirements of each individual project, many of the steps in our Analysis, Design and Construction Administration process are consistent. The following pages outline this process with some special considerations specific to the overall needs of this contract. As always, we will deliver each project with the same commitment to scope, schedule and budget that we have shown on our past projects for the school districts across the State.

PRE-DESIGN SERVICES

The level of pre-design services and documentation we bring to larger projects can be greatly simplified for some of the smaller task orders expected under this term contract. As with any remodeling project there will be special considerations related either to the existing structure, the size of the project, or other program specifics. These are specific to the project type and may include:

- ▶ Energy Analysis Services
- ▶ ADA Upgrades
- ▶ Roofing Projects
- ▶ Building Envelope
- ▶ CTE/Applied Technology Education
- ▶ Interior Design
- ▶ Special Education
- ▶ Educational Specifications
- ▶ Assistance with DEED CIP Grant Application

More inclusive pre-design services may include working with the District to evaluate the scope of the project and if needed, modifications required due to program changes made over time. We will gather the available documentation and lead a discussion on the direction the project is moving and how best to engage the users, and the District.

Regardless of the project, we will prepare a Work Plan with the District, establishing a sequence of events, deliverables and stakeholder/design team involvement and modify it as necessary to meet the District's needs. The project process is outlined below.

SCHEMATIC DESIGN SERVICES

During this phase, the Architects Alaska team will prepare Preliminary Schematic Design documents specific to the project. These may include architectural floor plans, demolition plans, equipment plans, and interior elevations or sections describing materials and systems.

We will meet with appropriate District staff to review the preliminary schematic design documents. If we receive a general consensus for the preliminary schematic design documents from there, we will prepare the Schematic Design Package. Our firm will provide copies of the schematic design drawings, narratives and cost estimate to District for its review. The A/E team will meet with the district to discuss required revisions to the documents.

DESIGN DEVELOPMENT SERVICES

Design development is the beginning of construction documents. All design team members will produce drawings and specifications, showing the design work in more detail. These documents may include architectural plans, ceiling plans, equipment plans, building elevations, interior elevations, wall sections, door, window and finish schedules, mechanical drawings showing major piping and duct routing, and equipment and plumbing fixture schedules, electrical lighting, power and signal plans, and fixture schedules.

The Architects Alaska design team and the district's Project Manager will discuss the design development documents. If we receive a general consensus for the design development documents, we will incorporate any changes or adjustments to the design work agreed upon and prepare the design development deliverables package in accordance with the school district design check list for each discipline. Upon completion, Architects Alaska will then provide copies of the documents to the District following a similar review process as outlined in schematic design phase services.

CONSTRUCTION DOCUMENT SERVICES

Utilizing the final design development documents and the approved review comments, we will prepare 95% percent complete construction documents and a final construction cost estimate as outlined in the school district's construction document phase deliverables checklist. These documents are essentially complete but are not sealed. We will submit the construction documents and cost estimate to the District for review.

With the approved review comments, we will prepare sealed construction documents and coordinate the method of delivery for them with Districts' Project Manager.

Our team can assist with the submission of construction documents to code agencies for their approval. We will modify the sealed construction documents as required by code agency reviews as part of our normal service. We anticipate the following approvals will be required:

- ☒ State Fire Department
- ☒ Alaska Department of Education and Early Development
- ☒ Department of Environmental Conservation

BIDDING SERVICES

Architects Alaska's Project Manager will work with District to review the bid forms and other bidding requirements to get the project ready for bidding. The entire design team will be available to attend a pre-bid conference, respond to bidder's inquiries and produce addenda as needed.

CONSTRUCTION ADMINISTRATION SERVICES

The Architects Alaska design team will attend pre-construction conferences as needed to review procedures for communications, submittals, progress meetings, progress payments, inspections, and other items that may come up.

Our firm is available to conduct periodic construction observations and progress meetings at the project site as construction progresses. We find that at a minimum progress meetings should coincide with the contractor's applications for payment to facilitate review of the application with the contractor present. We recommend scheduling other on-site progress meetings to cover issues that may come up between the minimum progress meetings. In addition to our periodic site visits, special inspections will be coordinated with the contractor to cover those items required by the building code.

The Architects Alaska team will conduct Substantial and Final Completion inspections in conjunction with District. We will review the contractor's punch list and modify it as required by the inspection. We will coordinate the scheduling of the Final Completion inspection upon notification that the Contractor has completed all items on the punch list.

IN-HOUSE CONSTRUCTION ADMINISTRATION

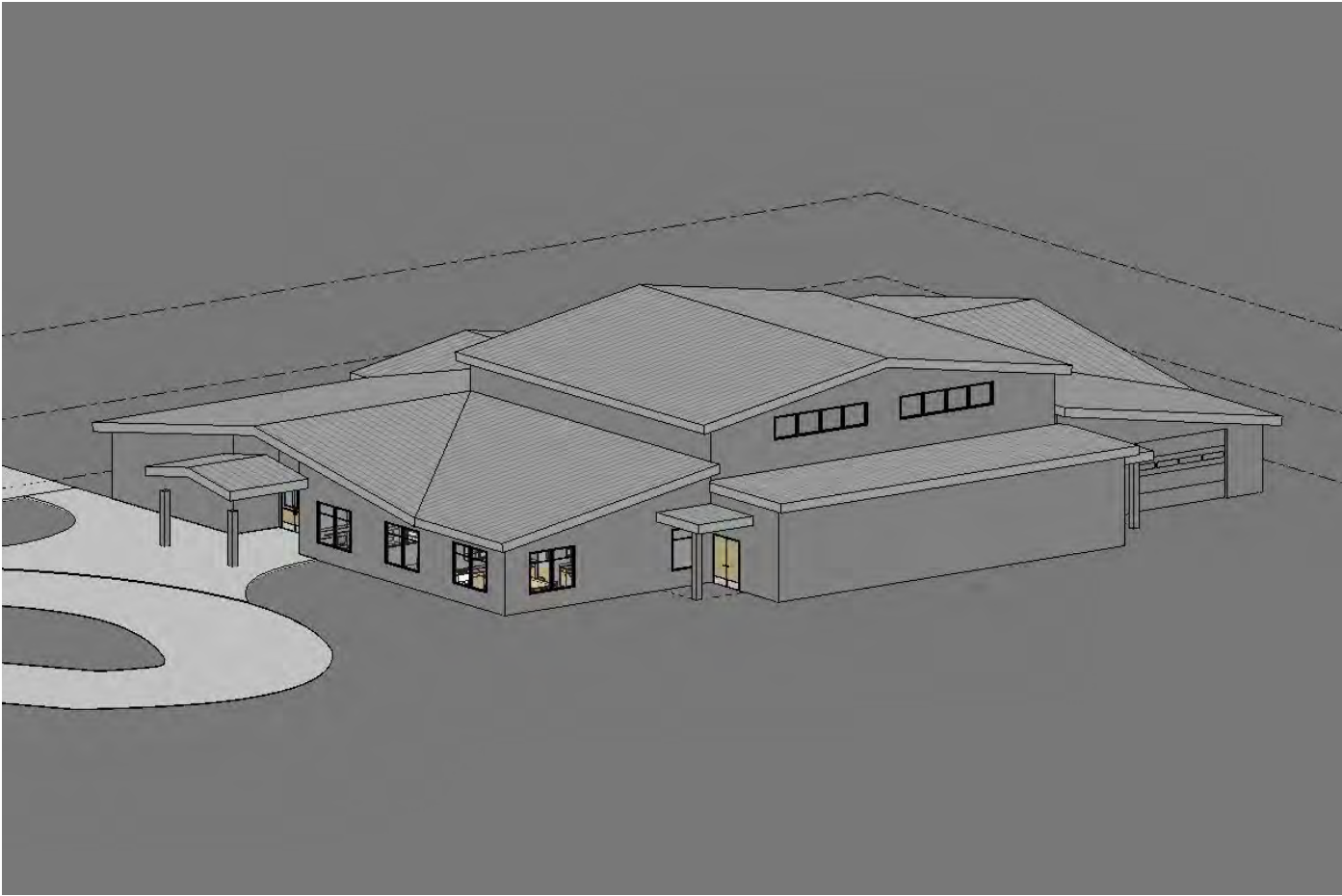
All design team members will provide in-house construction administration services that include a thorough review of contractor's submittals for conformance with the contract documents and responding to the contractor's Requests for Information (RFI's). We will also issue Architect's Supplemental Instructions (ASI) as required and assist the District with issuing and reviewing proposal requests and processing change orders.

PROJECT CLOSEOUT

Our team will be available to review appropriate submittals from the Contractor for project closeout including final application for payment, lien releases, and consent of surety to final payment, O&M manuals and as-built records.

RECENT AND RELEVANT EXPERIENCE

The following pages highlight some of our experience and performance on education facilities in various areas in Alaska. They showcase the qualifications we feel are most relevant to the term contract scope of services.



LOCATION
Homer, AK

CLIENT
Kenai Peninsula Borough

COMPLETED
In Progress

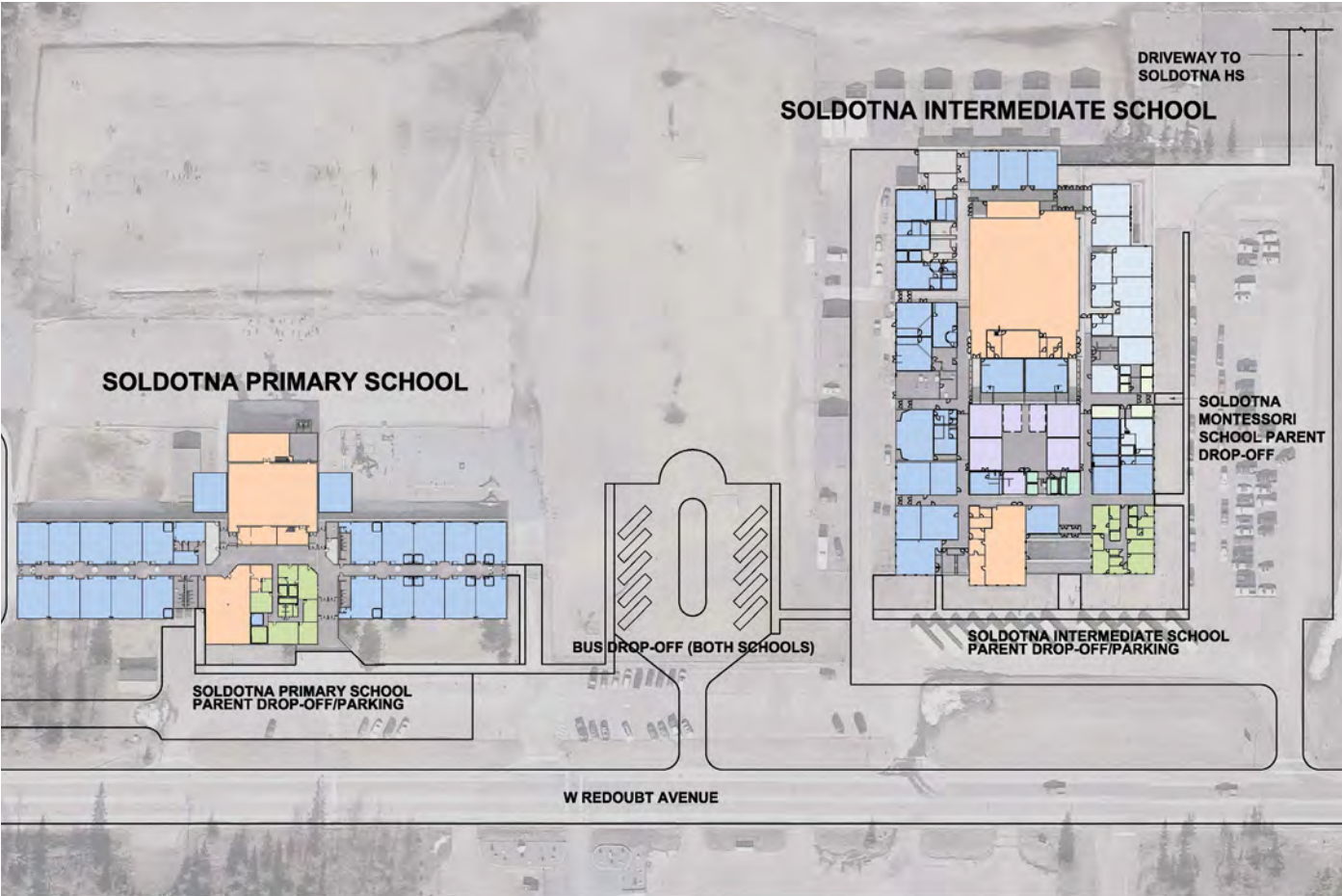
RELEVANCY
Small School
Work with KPB and KPBSD
Maximizing Space Utilization
Preliminary Program Planning
Ed Spec Assistance
Maritime Coastal Climate

REFERENCE
John Hedges, Purchasing & Contracting
Director, Kenai Peninsula Borough
907.262.2037

KACHEMAK SELO PROGRAMMING AND CONCEPT DESIGN
ARCHITECTS ALASKA + ESTIMATIONS

Architects Alaska provided Programming and Concept Design for Kachemak Selo School, a K-12 school for the Kenai Peninsula Borough located east of Homer. This project was in a rural community with limited road access and will rely on barge services to deliver construction materials. The project requires extensive value engineering and construction logistics planning to develop a cost-effective solution.

This project required a complete review of a previous education specification and looking for efficiencies to reduce the program size, while still allowing the school vision to remain intact. Our team worked with Estimations, Inc. to provide the district with a concept-level cost estimate to do the work.



LOCATION
Soldotna, Alaska

CLIENT
Kenai Peninsula Borough

COMPLETED
2020

RELEVANCY
Preliminary DEED Allowable Building
Area Analysis
Feasibility Study
Condition Surveys
Preliminary Program Planning
Ed Spec Assistance

REFERENCE
John Hedges, Purchasing & Contracting
Director, Kenai Peninsula Borough
907.262.2037

SOLDOTNA ELEMENTARY RECONFIGURATION STUDY
ARCHITECTS ALASKA + RESPEC + ESTIMATIONS

The Kenai Peninsula Borough School District was looking to adjust to the changing population needs by consolidating several elementary schools in Soldotna, Alaska. In 2020, Architects Alaska did a feasibility study of how students from four different locations could be accommodated in two existing school buildings. The district wanted to use the 45,500 SF Redoubt Elementary School and the 86,000 SF Soldotna Middle School as consolidated primary and intermediate schools.

As a certified educational planner, David Moore worked with KPBSD to develop a space program that further developed into education specifications. In July 2020, a team of designers and RESPEC engineers conducted existing condition surveys in the two buildings to assess the changes needed to accommodate the new students. Architects Alaska developed a report describing the changes required to the architectural, structural, mechanical, and electrical systems to support the new program based on the survey findings and the program. Our team worked with Estimations, Inc. to provide the district with a concept-level cost estimate to do the work.



LOCATION

Galena, Alaska

CLIENT

Galena City School District

COMPLETED

STEM Building - 2020

Student Union Building - 2016

Vocational Education Building - 2011

REFERENCE

Jason Johnson, Superintendent, Galena City School District, 907.656.1205, Jason.johnson@galenanet.com

RELEVANCE

Development of Space Program
DEED Grant Submittal / Compliance
Facility Surveys
Full Design Services
Construction Administration Services

GALENA INTERIOR LEARNING ACADEMY CAMPUS

Our team has worked on several renovation projects over the last 10 years to improve the Galena Interior Learning Academy (GILA) Campus as part of a term contract with the Galena City School District. GILA is a residential vocational school with a mission of providing students with useful occupational skills to benefit communities throughout Alaska. Programs offered include aviation, mechanics, and engine repair, construction, media, information technology, cosmetology, and culinary arts. Significant projects include:

STEM CLASSROOM BUILDING

Architects Alaska was chosen to redesign a 13,000 SF building, originally used as the headquarters for the Galena Air Force Base, in to a Science, Technology, Engineering and Math (STEM) facility to better meet the academic needs of these students. With a project value of \$4.5 million, the renovation removed the smaller classrooms and offices throughout the building to provide more suitable sized classrooms with appropriate facilities. This includes prep rooms, chemical storage, microscope storage, a necropsy table, fume hoods, and student and teacher sinks for the science classrooms.

THE KKUSKKUNO (STUDENT UNION BUILDING)

Designed to feel like home and serve as a recreational and social gathering space for students, this project required a complete reconfiguration of the space and new finishes, furniture and equipment throughout. It includes a student lounge, movie lounge, dance hall, game room, kitchen, and a student-run store - project value of \$3.2 million.

VOCATIONAL EDUCATION BUILDING

With a project value of \$2.5 million, the GILA Vocational Education facility was built to teach technical wood, metal, and mechanical skills. The school selected an existing and unused warehouse building that was in disrepair for this project. It was stripped down to its structural frame and then divided into the necessary education areas.

GILA GYMNASIUM UPGRADE

This \$5 million project included the renovation of an existing 15,610 SF Gym, Racquetball, and Bowling Center formerly used by the military into a recreation area suitable for servicing 375 students and staff members.





RELEVANT PROJECT EXPERIENCE



LOCATION

Anchorage, Alaska

CLIENT

Anchorage School District

COMPLETED

In Progress

RELEVANCY

Education Facility
Facility Condition Survey
Educational Adequacy Analysis

REFERENCE

Charlie Peters, Project Manager
ASD Capital Planning & Construction
907.348.5202, peters_charlie@asdak12.org

BEAR VALLEY PROJECT ANALYSIS REPORTS

ARCHITECTS ALASKA + RESPEC

The design team will be responsible for creating a 10-year, 20-year, and replacement school plan for Bear Valley Elementary School. In collaboration with RESPEC, the project will involve conducting a comprehensive review of the school's existing infrastructure and identifying the needs of educators, while also anticipating future changes in the student population. Additionally, the team will conduct a facility condition survey and an educational adequacy analysis.

The project analysis report process is ongoing. It began in the summer of this year (2023) and is scheduled to be completed by the end of this year. The project is expected to be approved for full design services in 2024 and will continue to construction in 2025.



LOCATION
Anchorage, Alaska

CLIENT
University of Alaska

RELEVANCY
Term Contract
Education Facility
Higher Education
Remodel/Renovation
Labs and Learning Spaces

REFERENCE
Krystal Haase, CAS Facilities Support
University of Alaska Anchorage
College of Arts and Sciences
907.786.1264

UNIVERSITY OF ALASKA ANCHORAGE TERM CONTRACT
ARCHITECTS ALASKA + ESTIMATIONS + EHS-ALASKA

The University contracted with Architects Alaska to provide architectural and engineering services for multiple projects in an effort to reduce the amount of time a project takes from start to finish. Projects under this term contract range from simple to complex and include:

BEATRICE MCDONALD HALL

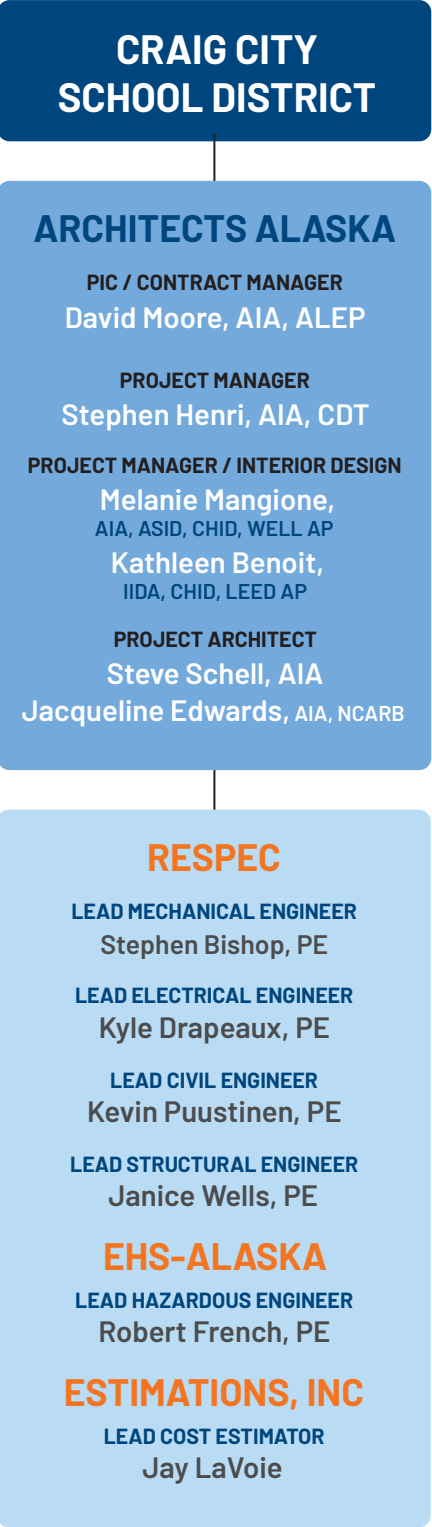
Built in 1970, the Beatrice McDonald Hall had long, CMU lined corridors that lacked natural light and student amenities to support informal learning. With its location on the edge of the campus, the structure should have served as a gateway for the university, but students often had difficulty finding the main entrance. The renewal project put the building under the knife by splitting the dark center wide open with a two story 'slice of light' that completely transformed the structure. The new entryway allows students to flow seamlessly through the building by creating a continuous flow to the rest of the campus.

NATURAL SCIENCES BUILDING

The UAA Science Building was structurally sound and an integral part of the college campus, but required significant upgrades to improve its functionality, extend its useful life and serve future generations. Our firm designed a phased renovation plan to renew the building and provide another 40 years of continuous use for students and faculty.

- ▶ BUILDING K RENOVATIONS
- ▶ STUDENT HOUSING ENTRY/STAIR UPGRADES
- ▶ STUDENT HOUSING SPRINKLER UPGRADES





3 | QUALIFIED STAFF

Architects Alaska is perfectly positioned to support the Craig City School District’s multi-faceted requirements, from condition surveys and design to construction administration and consultation.

MANAGEMENT STRUCTURE — A PROVEN DESIGN TEAM

Firm President **David Moore** will serve as Principal-in-Charge and Contract Manager. He will be responsible for contract negotiations, quality reviews, and contract compliance. Mr. Moore is an architect and education facility planner with over 35 years of experience working in Alaskan Schools.

Firm principals **Stephen Henri** and **Melanie Mangione** will serve as Project Managers for each of the task orders on this term contract, depending upon availability at the time of the task order request and upon the experience requirements of the project.

For instance, Melanie, with her dual qualifications as an Architect and an Accredited Interior Designer, brings invaluable expertise to any project necessitating Furniture, Fixtures, and Equipment (FF&E) procurement. **Kathleen Benoit**, another asset, doubles as a Project Manager with Interior Design credentials. And for projects demanding deep familiarity with the Alaska Department of Education and Early Learning (DEED) regulations, Stephen’s seasoned experience stands out as essential.

We will assign two of our staff members to the role of Project Architect, **Steve Schell** and **Jacqueline Edwards**. Steve and Jacqueline have recently been promoted to Associate Principal and have significant experience with rural educational facility design.

We are proposing a flexible design team that is custom fit to provide quick action this contract. They bring the lessons learned and best practices from dozens of successful past projects for education facilities statewide. Roles and responsibilities for our proposed staff include:

PRINCIPAL-IN-CHARGE / CONTRACT MANAGER
DAVID MOORE, AIA, ALEP, LEED AP

David Moore is a firm principal at Architects Alaska and an Accredited Learning Environment Planner. He has served in a similar capacity on dozens of previous education facility projects and term contracts. He will provide the Craig City Project Manager with a direct line of accountability and have full authority to commit the resources of our firm.

As the son of two school teachers, Dave has always had a special interest in educational facility projects and has been involved in dozens of them throughout his career. He believes strongly that school facilities should be designed to accommodate the multiple ways students learn and that educational facilities should facilitate learning for all students.

In December 2014, Mr. Moore earned a graduate certificate in Education Facility Planning from San Diego State University. He is recognized by CEFPI as a Certified Educational Facility Planner. He is a skilled public meeting and planning session facilitator with broad experience working with diverse groups to reach a consensus for planning and design. His experience includes projects for the University of Alaska Anchorage, the Anchorage School District, the Mat-

EDUCATION FACILITY EXPERIENCE

Architects Alaska has experience on hundreds of education facility projects, including many for the Anchorage School District.

- ▶ Wendler Middle School Fan Room Upgrades
- ▶ Bartlett Begich Jr./Sr. High School
- ▶ West Romig Jr./Sr. High School Addition
- ▶ Turnagain Elementary School Addition
- ▶ Bartlett High School 50-Meter Swimming Pool
- ▶ East High School Swimming Pool, Renovation
- ▶ Campbell Elementary School, Remodel
- ▶ North Star Elementary School, Remodel
- ▶ Northern Lights Elementary School, Remodel
- ▶ Ocean View Elementary School Gym Addition
- ▶ Ocean View Elementary School Renovation & Addition
- ▶ Turnagain Elementary School Master Plan
- ▶ West High School CT/AT Upgrade
- ▶ Chugiak High School Applied Technology Upgrade
- ▶ SAHS CT/AT Upgrades
- ▶ EHS Special Education Suite Renovation
- ▶ WHS Special Education Suite Renovation
- ▶ West High School Bleacher Repair
- ▶ College Gate Administrative Area Remodel
- ▶ West High School CT/AT OH Door
- ▶ Central Middle School CTE Upgrades
- ▶ King Career Center CTE Upgrades and MP
- ▶ Hanshew Middle School CTE Upgrades

Su Borough, and the CEFPI award-winning Seward Middle School for the Kenai Peninsula Borough.

PROJECT MANAGER
STEPHEN HENRI, AIA, CDT

Stephen Henri will be responsible for the day-to-day management of projects, and will serve as the primary point of contact for each project. Stephen is a talented architect specializing in environmental design. He has provided his services on educational and office remodels, maintenance facilities, and airport facilities at various locations throughout Alaska. His background includes complete project development, renovation/expansions, and construction.

Stephen’s experience with education projects includes the renewal of the UAA Beatrice McDonald Hall, the renovation of the Eugene Short building, the renovation of the Brockel building on UAA’s Kenai Peninsula College, and working on the STEM Classroom Building as part of Architects Alaska’s term contract with Galena Interior Learning Academy.

PROJECT MANAGER / INTERIOR DESIGNER
MELANIE MANGIONE, AIA, ASID, CHID, WELL AP

Melanie Mangione will serve in the role of Project Architect / Interior Designer. Adaptation to changing situations with thoughtful and collaborative solutions is a skill needed for all projects with components of new work, renovation of existing and reassigning spaces, especially when people are working in those spaces during construction. Availability to be present at meetings, responsiveness to requests and tasks, and consistently meeting deadlines are as important as the design itself. Melanie brings these skills to the team with her Architecture and Interior Design experience and professional licensure. Diversity of work from high-end custom residential to low-income housing renovations and new high-rise commercial office buildings to the modernization and revitalization of local and rural education buildings are a few examples from years of work with project managers, end-users, and developers ensuring each project meets the design and project goals while staying within budget.

Melanie is the managing Principal Architect for the Bozeman, Montana office of Architects Alaska. She has her Architectural License in Alaska, Montana, and South Dakota and is a Nationally Certified Interior designer and a WELL AP accredited designer with The International WELL Building Institute.

PROJECT MANAGER / INTERIOR DESIGNER
KATHLEEN BENOIT, IIDA, CHID, LEED AP

Kathleen Benoit will serve in the role of Project Architect / Interior Designer. Kathleen is a LEED Accredited Professional, NCIDQ Certified Designer, and Project Manager with over two decades of experience in architecture and interior design. She has prioritized becoming well-versed in all phases of the design process, from programming and planning through construction, FF&E, and owner-activation and occupancy. She enjoys the challenge of integrating safety, function, and aesthetics into all projects.

As part of Architects Alaska’s design team, Kathleen brings expertise in planning, programming, design, sustainability standards, and FF&E planning. She is responsible for fostering the programming, and conceptual drawings, taking schematic design packages to a complete technical and construction document set, selecting finishes, performing code analysis, reviewing shop drawings, and performing on-site visits and construction administration. Kathleen excels at using soft skills like creative thinking, communication, and

“Architects Alaska has done a superb job. They have been very attentive to the needs of our kids and the school during construction. There was never a time they didn’t respond or act on our requests.”

John W. Gaskins
Principal
Service High School

listening to her clients and consultants, making project management and planning effortless.

PROJECT ARCHITECT
STEVE SCHELL, AIA

Steve Schell will serve in the role of Project Architect. In this role, he will be responsible for the production of the design drawings and specifications, coordination of the design with our engineering team, and directing other in-house personnel who may be assigned to the project if needed. Steve specializes in public facilities, renovation projects, adaptive reuse, and sustainable design. Steve enjoys all the roles within a design team; from design conception through construction administration, he maintains continuous attention to detail to ensure the design intent is apparent for final commissioning and owner occupancy.

Steve has worked on many buildings for Architects Alaska’s term contract with the Galena Interior Learning Academy, including the Ptarmigan Dorm, Gym, Shop Building, DiningHall, and STEM building. He also provided work for UAA’s Science Building remodel and Ecology Biomedical Health Center Lab.

PROJECT ARCHITECT
JACQUELINE EDWARDS, AIA, NCARB

Jacqueline Edwards has 15 years of experience and is a licensed architect and will serve as a Project Architect. She has managed a wide range of projects, from new builds to remodels. Her experience includes healthcare, commercial, education, and residential buildings. As the Project Architect, she will spearhead the conceptualization and design phases, ensuring alignment with client objectives and the project’s aesthetic aspirations. She will be pivotal in crafting technical drawings, liaising with consultants, and guaranteeing a seamless integration of various components. Additionally, Jacqueline will see to it that all designs adhere to local building codes and consistently meet the highest design quality standards throughout the project’s progression. Jaqueline is currently working on the Bear Valley Project Analysis Reports with David Moore.

OUR TRUSTED PARTNERS –
PROVEN TEAMWORK

Architects Alaska proudly collaborates with engineering sub-consultants renowned for their consistent brilliance. Together, we’ve paved a history marked by numerous successful facility projects, both past and present.

RESPEC

RESPEC has provided Juneau with a full range of civil engineering, land surveying, mechanical engineering, and electrical engineering services since 1969. They have also provided other specialized technical services in the community, such as geotechnical investigations, laboratory testing on soils, concrete, asphalt materials, project inspection, construction administration, and CAD services. Their team members combine practical engineering experience with long-term local knowledge, ensuring that projects are completed efficiently, on schedule, and within budget. RESPEC South Coast employees have school experience throughout Southeast Alaska and in the Craig School District as well as other schools in Prince of Wales Island communities including Klawock and Hydaburg.

RESPEC | JUNEAU | SOUTHEAST

The RESPEC team is familiar with the southeast environment and specific items to pay attention to are:

- Predominant weather location, wind direction, and building opening locations are critical during design for prevention of weather intrusion.
- Select material for saltwater spray environment and coastal wind gusts.
- Include in design extreme weather events from substantial amounts of rainfall and wind.
- Remote locations will have specific fuel and electrical stipulations and requirements that need to be considered in system selections.

Architects Alaska, Inc. (AAI) and RESPEC Company, LLC (RESPEC) have been teaming together for more than 35 years to deliver projects in Alaska, from Galena to Skagway successfully. Our widespread experience with school facilities will significantly benefit the project from planning and studies through design and the future execution of project construction. AAI provides collaborative architectural planning, project management, and design management services, while RESPEC provides the team with local Southeast experience and a coordinated, multi-disciplined staff, resulting in a full-service team. Our team utilizes a detailed project management plan developed at the start of a project, resulting in streamlined communication and coordination of the disciplines and helps ensure responsive service and quality deliverables. Our experience and expertise in school projects and the local Southeast Alaska climate will help our team plan and deliver successful projects for the Craig City School District Term Contract.

CIVIL ENGINEER
KEVIN PUUSTINEN, PE

Kevin Puustinen has strong knowledge and experience with a broad range of civil design issues, including site development, utilities (including water, sewer, storm drainage), and civil structures. Kevin is routinely involved in solving facility siting and site development challenges. He is experienced in site grading, drainage, vehicular movement, parking and access layouts, and utilities. He has functioned as a civil engineer for dozens of assignments for municipalities, state and federal agencies, and private entities.

MECHANICAL ENGINEER
STEPHEN BISHOP, PE

Stephen Bishop is a mechanical professional engineer and is responsible for assisting project engineers on condition surveys, site inspections, code research, design, and construction services support for mechanical engineering documents. He supports project engineering tasks, including designing mechanical systems consisting of the ductwork systems layout, piping plans and diagrams, engineering calculations, selecting equipment, reviewing submittal data, performing inspections, and assisting with project coordination for current projects. His construction services experience includes inspections of geothermal installations, radiant floor layouts, ventilation and exhaust layouts, testing and balancing, heating piping, and plumbing systems.

ELECTRICAL ENGINEER
KYLE DRAPEAUX, PE

With his 12 years practicing electrical engineering, Kyle Drapeaux has developed diverse experience with design and construction projects throughout Alaska. Kyle has acquired professional certification in Alaska as an electrical engineer and as a controls engineer. His experience spans building construction, roadways, and marine facilities, including involvement with power distribution, lighting, communications, and alarm systems. His experience as controls engineer predominantly involves industrial systems. Kyle brings experience to the team for a diversity of project types involving electrical systems. The following project descriptions briefly illustrate his background of work for the City and Borough of Juneau (CBJ). He will provide his support to the CBJ as part of a team of engineers or for projects specifically addressing electrical systems. He will also provide planning, design, and construction support as required.

EHS | SOUTHEAST EXPERIENCE

- 2023 - Present: Hoonah City School District Limited Mold Assessment
- 2022 - Present: Chugach School District, Chenega School Renovation
- 2022 - Present: Chugach School District, Tatitlek School Renovation
- 2022 - Present: Valdez City School District, Hermon Hutchens ES Roof, Siding & Door
- 2020: Mt. Edgecumbe School District, Mt. Edgecumbe High School AHERA reinspection
- 2014: Kake City School District, Kake Elementary School, Hazards Abatement Design
- 2012: Annette Island School District, Metlakatla Elementary School Renovation

STRUCTURAL ENGINEER
JANICE WELLS, PE

Janice Wells is a licensed civil engineer specializing in structural design. Janice is in the Juneau office and is responsible for providing analysis, design, and on-site inspections of structural projects throughout Alaska. Her projects have included design with concrete, steel, and timber for various new and existing structures, using the most current codes and up-to-date software. Janice regularly coordinates with other disciplines, including mechanical engineers. Coordination efforts can include ensuring proper support and anchorage of the equipment or designing for penetrations through the structure to facilitate installation requirements. Her on-site experience, code knowledge, and detail-oriented eye provide valuable expertise to projects.

EHS-ALASKA

EHS-Alaska, Inc. is an engineering and industrial hygiene firm specializing in hazardous material identification, engineering design for hazard material removal, workplace health and safety, construction monitoring and oversight, and the development of quantity estimates, bid documents, and specifications. The engineers and design professionals at EHS-Alaska have over 60 years of expertise allowing them to respond to a wide range of regulatory compliance and health and safety issues that affect the building environment, including not only hazardous building materials, but also indoor air quality, moisture and mold problems, radon measuring and mitigation, and worker exposure monitoring.

EHS-Alaska, Inc. has had a working relationship with Architects Alaska for over 30 years, completing more than 50 projects together. Our experience includes 11 projects for the Galena Interior Learning Academy (GILA) under Architects Alaska's term contract. EHS-Alaska's experience in maritime climates include projects in Attu, Shemya, Adak, Kodiak, St. Paul, King Salmon, Dillingham, Cold Bay, Pedro Bay, Chignik, Perryville, Chenega, Tatitlek, Whittier, Valdez, Cordova, Juneau, Gustavus, Sitka, Kake, Hoonah, Petersburg, Wrangell, Ketchikan and Metlakatla. Current projects with Architects Alaska include a term contract for the USACE (IDIQ Small Business W911KB21D0003), ASD Bear Valley ES Project Analysis, Eielson Air Force Base Fuels Management Laboratory, UAA Lucy Cuddy Hall Re-Roof Project, and Galena GILA Composite Building 1847 Energy Upgrades.

HAZMAT
ROBERT FRENCH, PE

Robert French is the Principal Engineer and Senior consultant with EHS-Alaska. He has been conducting hazardous materials surveys in the state of Alaska and providing cost effective design solutions for over 35 years. A registered mechanical engineer, Mr. French understands building systems and construction. His projects include both short duration/quick response type work and large-scale renovations.

A recognized expert in the area of asbestos identification, he is regularly consulted by architects, engineers, building owners, and lawyers. He consults regularly with the Environmental Protection Agency (EPA) and was a presenter at the 2011 ASTM Johnson Conference on Issues in Asbestos held in Burlington, Vermont. Mr. French currently serves on the ASTM D22.07 Committee on Sampling, Analysis, Management of Asbestos and Other Microscopic Particles.

Mr. French has been working for EHS-Alaska's clients since 1986. His hazardous materials consulting experience includes facility surveys/assessments and the

preparation of hazardous materials plans, specifications, abatement cost estimates, and construction administration. Mr. French works with the procedures and regulations governing hazardous building materials on a daily basis. He has completed hundreds of renovation projects requiring coordination between the various engineering disciplines, the architect, and the contracting agency or owner. His assessments are accurate, thorough, and they meet the needs of the facility owner for accurate cost and scheduling information.

ESTIMATIONS, INC.

Estimations, Inc., a 30 year Alaskan small business, specializes in construction and economic cost data, including: Construction Cost Estimating, Condition & Inventory Survey Support, Life Cycle Costing & Value Engineering, Critical Path Scheduling (CPM), Project Analysis Reports, and Master Planning. They provide peer review/CMGC Contract delivery estimates as well. Five employees comprise Estimations' staff - three estimators, one administrative/project manager and one estimator support technician. They have consistently demonstrated their ability to meet multiple deadlines while managing multiple projects. They are a small group that works closely together and with the design team to provide timely, accurate estimates. Estimations knows construction costs and specifically Alaska's Construction Costs. Jay and his team's experience on over 325 school projects yields them a thorough understanding of most cost estimating problems that can be encountered, and the skill to conceptualize the cost impacts at early levels of design. They will work closely with the design team, and the Craig City School District to determine cost controls and alternates as the their projects are developed.

Estimations has been teaming with Architects Alaska since 1997. Their project experience working together includes: multiple term contracts with the Galena City School District, Galena Interior Learning Academy and the Alaska Native Health Tribal Consortium. Southeast projects they have worked together on include: Bartlett Regional Hospital (multiple projects); Condition Surveys for SEARHC facilities in Angoon, Haines, Hoonah, Juneau, Kake, Klukwan, Pelican, Prince of Wales, Sitka, and Wrangell; Petersburg Indian Association Daycare Center; and the Yakutat Community Health Center.

COST ESTIMATOR
JAY LAVOIE

The Craig City School District needs someone who knows Alaska's construction costs. Jay knows Alaska Construction Costs and the unique factors that have an impact based on the locality of the project and bidding climate. The Craig City School District gets 40 years of cost estimating experience in Alaska on over 3,900 projects. Jay specializes in providing estimates at all the various design levels for cost control. He and Estimations have extensive experience with early concept/programming efforts. To support the Craig City School District projects, Jay brings to their team experience in cost-estimating for all types of schools and facilities; and projects in rural and maritime climate conditions.

Projects such as this require more than just good communications with the designers. It requires an experienced estimator that can anticipate beyond the information available. Jay has earned widespread recognition as a qualified and experienced construction cost estimator. He has developed modeling methods to assist in early cost development and engineering rule-based approximations to the specific demands of a facility or engineering system.

To supplement his 40 years of expertise, he works with contractors, suppliers and freight services with experience in the area to provide him with cost information, and the team benefits from their experience and knowledge. This approach is one of many resources he uses to keep a pulse on the current bidding market.

SIMILAR PROJECT EXPERIENCE

Jay has more than 22 years of experience for projects requesting funding from the SOA DEED. He has extensive experience in preparing the construction cost related elements of the CIP Grant Applications. Options for Renovation, Addition and Replacement of the community's school needs are required by DEED as well as LCCA. He has worked with more than 15 School Districts throughout Alaska for this process. Examples include: ASD, YKSD, GILA, KPBSD, Southwest Region SD, Denali School Borough, KIBSD, MSBSD, FNSBSD, LYSD, and more.

He has been the lead cost estimator for numerous school district term contracts including the Kashunamiut SD, LKSD, LPSD, LYSD, and NSB. These projects have been condition surveys, master plans, renovations, additions and new construction.



“I was very pleased with the creative, cost-saving ideas that were incorporated in to the design and found Architects Alaska sensitive to our requests.”

Barbara Gerard, Principal
Academy Charter School

4 | REFERENCES

KENAI PENINSULA BOROUGH

John Hedges
Purchasing & Contracting Director
907.262.2037
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KENAI PENINSULA BOROUGH SCHOOL DISTRICT

Kevin Lyon
Director of Planning and Operations
Formerly Kenai Peninsula Borough Project Manager
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klyon@kpbsd.org

GALENA CITY SCHOOL DISTRICT

Jim Merriner
Superintendent
907.656.1205
jim.merriner@galenanet.com



5 | ABILITY TO PERFORM

ARCHITECTS ALASKA

It is always difficult for architecture firms in Alaska to predict the future of term contracts and what our staffing needs will be, partially because we don't know the number, size, or complexity of the task orders that will be needed. But we have enough experience with term contracts to know that flexibility is vital. This is the primary reason we have assigned three project managers and two project architects. For us, this is more than giving our word and commitment to our client that we'll be there when the phone rings.

One of the more exciting things about the potential of serving a client in Craig is that the six staff members we have in Bozeman, Montana (including Melanie) are about as close to Craig as our staff in Anchorage, at least with regard to travel time. So, we can honestly state that our full staff of 36 is ready and available to be there when needed.

Our workload through the end of 2023 is actually pretty full. However, our projections are much lighter by the end of the year and into 2024, and we are actively looking for new projects to keep our staff busy. A new term contract in Craig would be welcomed by both our Alaska and Montana Staff.

RESPEC

RESPEC hereby commits to initiating work on or around January 15, 2024, in alignment with the stipulations set forth in the RFP.

EHS-ALASKA

EHS-Alaska regularly provides hazardous materials consulting services for dozens of projects and several IDIQ contracts simultaneously. EHS-Alaska has the staff and flexibility to commit necessary resources to meet project needs and deadlines, and commits to meeting the requirements set forth in the RFP, starting in January 2024, and extending through the term contract.

ESTIMATIONS, INC.

Estimations looks forward to starting 2024 with a project for the Craig City School District. They are ready to assist in the development of projects that provide for the educational and community needs of Craig.



ARCHITECTS
ALASKA

CONTACT

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