Denali Commission Final Report
Sleetmute Washeteria
Project #0069-DC-2002-I22

Background

The Village of Sleetmute applied to the Denali Commission for funds to construct a washeteria in March 2002. Sleetmute is a small community located on the middle Kuskokwim River with a population of about 95 people. Most residents must haul water and use outhouses. In December 2001, a fire destroyed the Sleetmute community building including village and tribal administrative offices, the clinic, and washeteria. The loss of the washeteria caused a significant decrease in community sanitation standards.

Sleetmute qualified for a State of Alaska VSW grant for a community piped water system in 2002, which included a water plant upgrade. Coupling the washeteria project with the water plant upgrade garnered $60,000 in savings or in-kind contribution.

Denali Commission authorized the Sleetmute grant and the Village of Sleetmute signed for the grant in May 2001. VSW administered grant funds on behalf of the community.

Activities

The village chose to amend an existing engineering services contract (to upgrade the water treatment plant) to design and construction manage the washeteria project. Consistent with the preliminary design and grant application, the community water plant building was extended by 20 feet. The village currently held a lease for the site of the building extension, this reduced the work involved by eliminating the need for obtaining site control. The Village executed a lease with The Kuskokwim Corporation (TKC) for a septic tank -- drain field site on adjacent land in order to maintain separation from the washeteria water source.

Building and drain field materials were barged into Sleetmute in September 2002. The septic tank -- drain field and building addition were constructed during October 2002. Mechanical and electrical construction was completed the following December, January, and February. The facility was inspected and opened to the public in March 2003.

The washeteria improvements included a 20' x 20' extension of the existing water treatment plant, which serves the AVCP-HUD housing subdivision. The building is an Alchem insulated panel type structure. A 2500-gallon septic tank and 70 feet by 33 feet infiltrator-type drain field were installed.

Washeteria public facilities include two washers, two dryers, clothes folding counter, a bathroom, and janitor's sink. The bathroom includes a lavatory, toilet, and a combination bath/shower. Washeteria water is supplied from the existing well and water treatment plant/pressure system. The mechanical room included boilers and

hydronics, and combustion and dryer air supply systems. The wastewater system includes a lint interceptor adapted from a 4" PVC strainer that protects the wastewater drain field from clogging. The Weil McLain boilers (344,000 btu/hr each) are sized to provide heat to the washer and dryers, hot water heater, *and* to the future water distribution system. A custom fabricated heating coil was supplied to heat dryer air. A unit heater was installed in the water plant.

The March inspection punch list items were addressed during July and August 2003.

The project was handled as a force account project. The engineering consultant's superintendent managed local hire. Local laborers on the project included Jesse Andreanoff Jr, Jesse Andreanoff Sr., Charles Alexie, Wassillie Gregory, Emerson Mellick, Moxie Alexie, Evan Macar, Albert Vanderpool, and Timothy Andreanoff.

Cost Containment

The engineering consultant developed a budget that was reviewed monthly along with expenditures. The water distribution project contributed $56,100.23 to the washeteria project, essentially for the boiler installation that would have been required anyway without the washeteria project.

On the attached Sleetmute washeteria, Denali Commission Budget, the washeteria project was subdivided into two "jobs". The first, Job #6, was the consultant's budget to design and construction manage the project. The second, Job #7, was for local labor, material, equipment, and other direct costs.

Project Outcome

As there was no public laundry facility available to the people of Sleetmute they still needed a place to do laundry. Even within the existing AVCP housing, which is served by a piped water system, many people do not have laundry facilities. Among the 20 or so other residences, where people haul water, laundry services were non-existent. The Denali Commission washeteria fulfills a large public need.

Problems Encountered

The Kuskokwim River water was low in the summer of 2002 making it difficult for the project to barge the material in to the village in a timely manner. Due to the difficulties a significant amount of material had to be flown in. We also flew in most electrical and plumbing material because design and subsequent procurement were not ready until all barges had ceased operation due to winter. The water plant structure addition was raised in time to complete the interior construction during winter so completion of the overall project was on schedule.

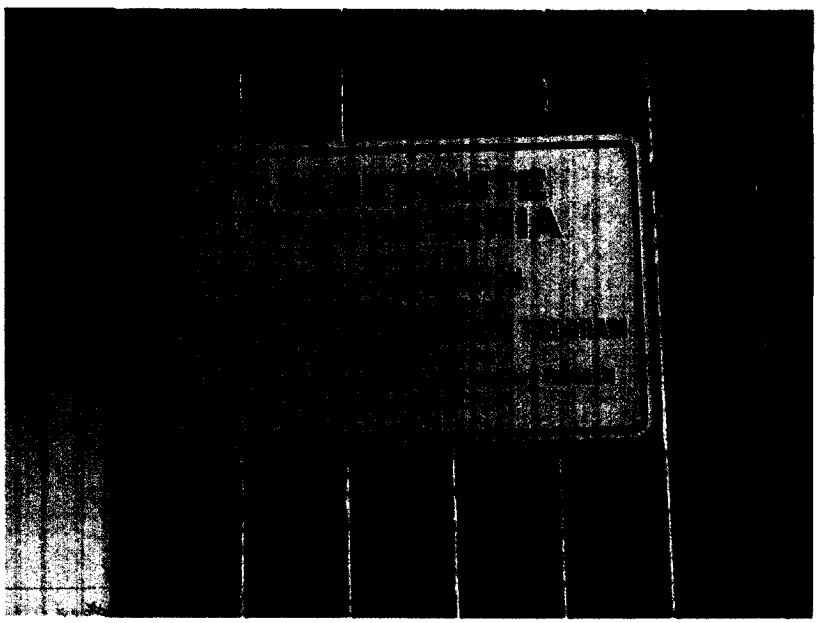
Conclusion & Recommendations

From the beginning of the project, consequent of the grant application emphasis on projects ready to construct, there has been a sense of urgency to complete the project. Fortunately Sleetmute benefited from having a design consultant on board. However, if the Denali Commission would de-emphasize "design-ready", it could promote quality and efficiency over alacrity and waste.

The funds disbursement process was a little unwieldy for VSW. During the Sleetmute project, VSW could not satisfactorily resolve the "draw down" protocol. However, in the case of Sleetmute funds, Denali Commission wired funds directly to the Sleetmute project account. I do not know how difficult this was for Denali Commission, but it was expeditious for the Sleetmute project.

This was a good project. Sleetmute is using the much needed washeteria. The structure is common with the water plant which greatly saves heat and promotes system viability. The Village is using tokens as a security precaution.

Acknowledgement of Support



Sign located on the Sleetmute washeteria building.

Sleetmute Washeteria Project
Expenses and Budget

12/30/2003

Categories	Denali Commission Jobs		
	Job #6 CE2 -C.A. #1 Design & CM washeteria & drainfield	Job 7 Force Account Construct washeteria & drainfield	Total
Labor (LAB)		$32,486	**$32,486**
Foreman (FOR)	$72,620		**$72,620**
Material (MAT)		$119,317	**$119,317**
Freight (FRT)		$44,114	**$44,114**
Engineering (ENG)	$51,674		**$51,674**
Procurement & C.M. (PCM)	$38,087		**$38,087**
Contract & Sub. (CON)			
Equip. Purchase (EQP)		$32,698	**$32,698**
Equip. Rental (EQR)			
Administration (ADM)	$7,620		**$7,620**
Training (TRN)			
Fuel & Lubricants (FUL)			
Operations & Support (SUP)		$15,550	**$15,550**
Misc A -- Aerial Photography			
Misc B - Surveying			
Misc C - Utility Managmt Training			
Misc D - CE2 Subcontractors			
Misc E - Technical Services			
Misc F - Bookkeeping Training		$1,935	**$1,935**
Misc G - Water tank			
Misc H -			
Misc I -			
Contingency (CYA)			
Total	$170,000.00	$246,100.23	**$416,100.23**

Funding Source	Denali Commission Jobs		
	Job #6 CM washeteria	Job #7 FA washeteria	**Total**
Denali Commission funding	$120,000.00	$240,000.00	**$360,000.00**
USDA - RD, FY 03 ($1,346,100)	$12,500.00	$4,575.17	**$17,075.17**
SOA funds FY 03 ($448,700)	$37,500.00	$1,525.06	**$39,025.06**
Total	$170,000	$246,100	**$416,100.23**

G\vsw\Sleetmute\2003\washeteria budget