Denali Commission Quarterly
Project Narrative and Funds Disbursement Request

Project Name: _Nonprofit Services Center Construction

Agency: _Cook Inlet Tribal Council_____ Reporting Period: 4/30/05-6/30/05

Grant #: _06-4-C-5024_____ Amount of Funds Requested $0.00

1. What is the status of the project; include portions completed?

Exterior and site work
Curb and gutter has been poured at the site entrance located on San Jeronimo. Curb and gutter has been poured at the west entrance to the site and on the south parking lot. Final grading is in progress on the south parking lot. The conduit run across the east parking lot to the satellite dish location is underway. Exterior tile work is complete, grouted and washed on the west building elevation and the east elevation of the west wing. The only remaining exterior tile work to be done is the south elevation of the west wing. The bottom metal siding has been started at the east end of the north elevation.

1st floor
The tile work is completed in the restrooms. Lighting fixtures for all 2'x4' ceiling grids have been installed. Fixtures for the 4'x4' grids have not been installed. The elevators are ready to be used to aid transporting construction materials to upper floors. The elevator cabs have been sheathed with plywood to protect interior finishes. Painting of interior walls in the west wing and the west end of the north wing is complete.

2nd floor
Light fixtures have been dropped into the 2'x4' ceiling grid at the south end of the west wing only. Approximately 75% of the interior walls have been finish painted. Most windows have been glazed. Major gains have been made in installing casework.

3rd floor
The windows on the north elevation of the building, on east elevation of the north wing, and the south elevation of the north wing are glazed. Work is in progress glazing the windows on the west building elevation. No light fixtures have been dropped into the ceiling grid at this level.

4th floor
Windows are glazed on the north, east, and south elevations of the north wing and work is in progress glazing the windows on the west building elevation. The store front above the north and east entrances is also glazed. All interior walls are rocked and ready for mudding and tape

Penthouse & roof
The piping in the boiler room, except for insulation, appears to be complete. Work was in progress installing the piping connecting the coils in the air handling units to the chillers located on the roof. Additional piping had been accomplished on the chillers.

It appears that the substantial completion date for the project will be close to the August 31 date carried on the Project Schedule.

Project expenditures to date total $10,217,378.82.

2. Is the project on schedule; if not, how will this be dealt with?

The completion target established in the original RFP was December 31, 2005. Substantial Completion is targeted for September 30, 2005, well ahead of the original schedule. As noted above, the Project Schedule currently estimates Substantial Completion to be achieved around the end of August.

3. Is the project on budget; if not, how will this be dealt with?

At approximately 80% complete for construction and 99% complete for buy-out, the project appears to be ahead of schedule and within the original budget.

4. Other comments/problems and solutions:

None

Denali Commission
Quarterly Project Financial Report

Project Name: Nonprofit Services Center Construction

Agency: Cook Inlet Tribal Council Reporting Period: 4/1/2005 thru 6/30/2005

Grant #: 06-4-C-5024

Please include the following information:
(Use additional pages as necessary)

Budget Information:

1. The total project budget—Denali Commission and other funds combined = $ 13,804,841.00
2. The total project expenditures as of the end of the most recent quarter = $10,217,378.82
3. The total amount of Denali Commission funds committed to the project = $562,945.00
4. The total expenditure of Denali Commission funds for the project as of the end of this reporting period = $562,945.00
5. The percentage of expenditures to the total budget = 4%
6. Project Performance Analysis (use PPA form on page2 of 641)

Project Schedule:

See attached project schedule.

Form 641A

CITC Nonprofit Services Center Construction Project Schedule

Activity Description	Start	Finish	Responsibility
DESIGN AND PERMITTING			
Preliminary Schematic Concept Design Award	15 Mar 04	03 Apr 04	CITC
35% conceptual Design	15 Mar 04	03 Apr 04	Developer
Land Use Issues	15 Mar 04	12 Jul 04	Developer
Pre-permit Meeting w/ Municipality of Anchorage (Muni)	04 Apr 04	04 Apr 04	Developer
Review 1 – Apv 35% Concept Design	04 Apr 04	17 Apr 04	CITC
65% Design Development	18 Apr 04	29 May 04	Developer
CITC Receives Land Title from CIRI	17 May 04	18 May 04	CITC
Structural Design Core	18 May 04	16 Jun 04	Developer
Review 2 – Apv 65% Design Development	01 Jun 04	18 Jun 04	CITC
RFP Bid Preparation, Advertising, Selection and Award	4 Jun 04	31 Jul 04	CITC
Structural Shell Procurement	17 Jun 04	14 Oct 04	Developer
Footing and Foundation Permit	17 Jun 04	30 Jul 04	Developer
100% Core and Shell Design	19 Jun 04	17 Aug 04	Developer
Review 3 – Apv 100 % Core and Shell	04 Aug 04	16 Aug 04	CITC
Tenant Improvements Design	18 Aug 04	01 Oct 04	Developer
CONSTRUCTION ACTIVITY 2004			
Surveying	26 Jul 04	20 Aug 04	
Mobilization	31 Jul 04	13 Aug 04	Developer
Building Excavation and Fill	31 Jul 04	11 Aug 04	Developer
GROUNDBREAKING	**13 Aug 04**		**CITC CEO and staff**
Concrete Footings	06 Aug 04	28 Aug 04	Developer
Site Utilities	12 Aug 04	06 Oct 04	Developer
Permanent Utilities	30 Aug 04	12 Oct 04	Developer
Mechanical Underground	30 Aug 04	18 Sept 04	Developer
Concrete Foundation	30 Aug 04	24 Sept 04	Developer
Electrical Underground	14 Sept 04	21 Sept 04	Developer
Concrete Slab on Grade	25 Sept 04	11 Oct 04	Developer
Winter Shutdown	14 Oct 04	28 Feb 05	
CONSTRUCTION ACTIVITY 2005			
Structural Steel Framing	01 Mar 05	21 Apr 05	Developer
Floor Slabs	18 Mar 05	04 Apr 05	Developer
Aluminum Storefront	05 Apr 05	09 May 05	Developer
Exterior Wall System	05 Apr 05	13 Jul 05	Developer
Interior Wall Framing	11 Apr 05	23 Jun 05	Developer
Mechanical Rough-In	22 Apr 05	07 Jul 05	Developer
Electrical Rough-In	22 Apr 05	07 Jul 05	Developer
Exterior Doors	28 Apr 05	14 May 05	Developer

Roof System	10 May 05	25 May 05	Developer
Sidewalks and Cuts	06 Jun 05	28 Jun 05	Developer
Gypsum Board	13 Jun 05	23 Aug 05	Developer
Elevators	24 Jun 05	07 Sept 05	Developer
Asphalt Paving	29 Jun 05	12 Jul 05	Developer
Tape and Paint	08 Jul 05	19 Sept 05	Developer
Landscaping	13 Jul 05	06 Sept 05	Developer
Interior Doors and Hardware	01 Aug 05	30 Sept 05	Developer
Electrical Finish	23 Aug 05	28 Oct 05	Developer
Acoustical Ceilings	24 Aug 05	30 Sept 05	Developer
Mechanical Finish	20 Sept 05	29 Oct 05	Developer
Flooring	20 Sept 05	29 Oct 05	Developer
Substantial Completion	31 Oct 05	31 Dec 05	Developer
MOVE IN TO THE NEW ***NONPROFIT SERVICES CENTER***		**31 Dec 05**	**CITC CEO and staff**

Denali Commission
Quarterly Project Financial Report
Project Performance Analysis (PPA) Form

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Agency: Cook Inlet Tribal Council Reporting Period: 4/1/2005 thru 6/30/2005

Grant #: 06-4-C-5024

NOTE: Include Denali Commission Grant Funds Only on this form.

Line Items:	Approved Budget:	Actual Cost to Date:	Scheduled Completion Date:	Actual Work Performed:
Totals:	$562,945.00	$562,945.00		

Signature: Date: 7-11-05

Bruce Hilton, Executive Vice President and CFO
Print Name and Title:

Form 641B