

Welcome

November 29, 2011

Harrigan Centennial Hall & Crescent Harbor Parking Upgrades

- Presentation to the Assembly -



Feasibility Committee Members

Cheryl Westover, Terry Blake, Garry White, Sherry Aiken,
Max Rule, Fred Reeder, John Litten, Chuck Treischield,
Jamie Cagle, John Dunlap

City and Borough of Sitka

Jim Dinley - Municipal Administrator
Michael Harmon - Public Works Director
Stephen L. Weatherman, P.E. - Municipal Engineer

Design Team

Paul Voelckers, AIA - Principal in Charge
Ints Lutens - Landscape Architect

Harrigan Centennial Hall & Crescent Harbor Parking Upgrades

Project Timeline



March	✓ First Public Meeting
April - June	✓ User Group interviews and public feedback.
July	✓ Second Public Meeting to review Needs List and costs. Assembly approval.
August - Sept.	✓ Organize Feasibility Committee and begin to develop options.
September	✓ Feasibility Committee evaluates options and develops recommended improvements to meet needs which are within project budget.
Sept. - October	✓ Public Meetings held to present recommended improvements.
November	✓ Feasibility Committee recommendations to Assembly for approval
December - April	Consultants begin design on approved improvements.
May	Possible advertisement for construction.
June - December	Construction begins.



TOTAL PARKING: 229
(INCLUDING BUS ZONES)



MRV ARCHITECTS

1420 GLACIER AVENUE
JUNEAU, ALASKA 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV # 1107

SITE STUDY
CENTENNIAL PARKING AND SITE IMPROVEMENTS

FOR THE
CITY OF SITKA

SHEET TITLE:

SITE PLAN OPTION

DATE: NOV 21, 2011
SCALE: 1/32" = 1'-0"
DRAWN:
CHECKED:

SHEET NO.

C7







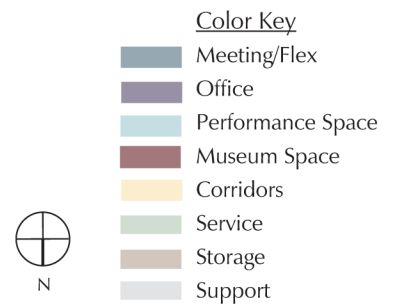
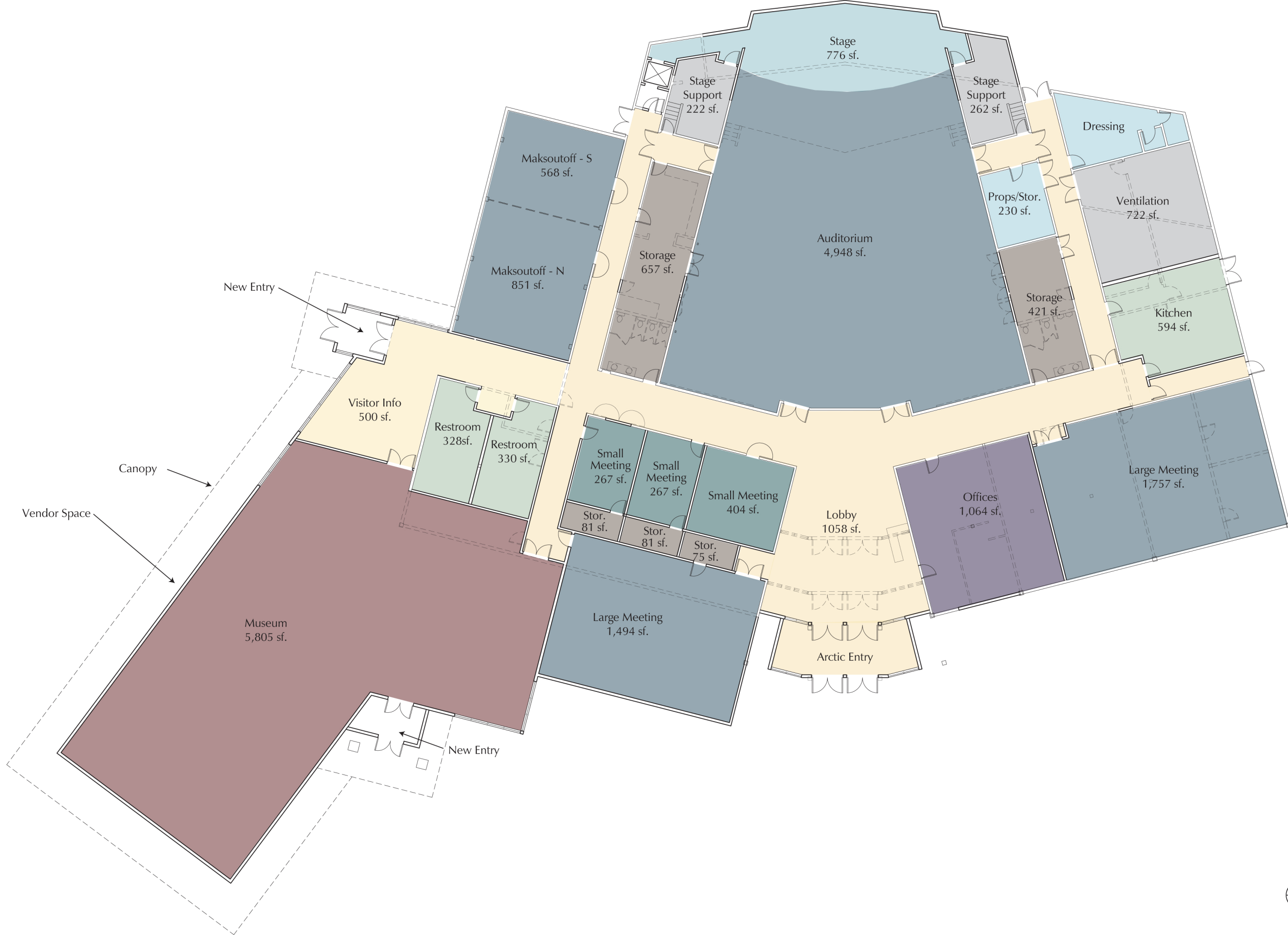












Centennial Hall	Existing Option 1	Proposed Option 6	Comments
Meeting Spaces	8,715 SF	10,560 SF	
Auditorium	4,298 SF	4948 SF	expanded toward water
Maksoutoff - S & N	1,707 SF	1423 SF	some loss from new corridor
Exhibit - E & W	1,680 SF	0 SF	reconfigured
Rousseau	567 SF	418 SF	new space in Option 6
Petchouroff	243 SF	300 SF	new space in Option 6
Davis	220 SF	220 SF	new space in Option 6
New Meeting		1494 SF	partial use of old exhibit room
New Large Meeting		1757 SF	new space in old museum location
Stage and Support	1,048 SF	1,339 SF	
Stage	785 SF	776 SF	
Dressing Room	263 SF	263 SF	
Theatre Support	0 SF	300 SF	
Museum size	2,110 SF	5,805 SF	
Kitchen	449 SF	650 SF	expanded 55 sq.ft. from plan
Storage	1,356 SF	1,945 SF	
Auditorium Storage	230 SF	651 SF	
Meeting Storage	860 SF	894 SF	
Kitchen Storage	75 SF	150 SF	
Storage	191 SF	250 SF	
Management Office	501 SF	1,300 SF	
Offices	501 SF	800 SF	
Visitor Info/lobby	0 SF	500 SF	
Service and Support	5,781 SF	8,028 SF	
Boiler	230 SF	322 SF	
Mech/Storage	120 SF	100 SF	
Mechanical Equipment	257 SF	300 SF	
Arctic Entry	385 SF	354 SF	
Circulation	2,800 SF	4622 SF	
Walls, Shafts, Misc.	1,625 SF	1665 SF	
Restroom - Men	182 SF	315 SF	
Restroom - Women	182 SF	350 SF	
Total Area	20,223 SF	29,627 SF	9,404 SF building size increase including museum 3,599 SF building size increase without museum
Centennial New Construction		3,604 SF	\$2,342,600.00
Meeting Space		1162 SF	
Entry/Lobby		654 SF	
Stage/Support		905 SF	
Visitor Info, foyer		528 SF	
Circulation		355 SF	
Centennial Major Renovation		11,400 SF	\$2,850,000.00
Cost Estimate			
New Space @ 650/sqft		\$2,340,000	
Renovation @ 250/sqft		\$2,850,000	
Roof Replacement @ 30/sqft		\$600,000	
Kitchen Equipment		\$250,000	
General Refurbishing, Finishes		\$200,000	
Mechanical Systems		\$800,000	
Electrical and Controls Systems		\$500,000	
Energy and Exterior Upgrades		\$400,000	
Furnishings and Equipment		\$400,000	
Total Centennial Cost		\$8,340,000	Centennial Hall improvements without Museum expansion
Museum building Cost		\$3,773,250	Additional cost for 5,800 SF Museum expansion
Total project Cost		\$12,113,250	

MRV ARCHITECTS

1420 GLACIER AVENUE, JUNEAU, AK 99801 (907) 586-1371

Project: **Sitka Centennial Building and Site Study**
Subject: C7 Development Cost Estimates

To: Stephen Weatherman
From: Paul Voelckers
Date: November 9, 2011

MRV 1107

Sitework Construction Cost

Mobilization, SWPP			\$ 30,000
Survey and Staking			20,000
Demolition, clearing			50,000
Over-excavation			30,000
Fill materials			80,000
Storm Drain Piping	allowance		40,000
Catch basins with grates	8 total	@3,000	25,000
Curb and Gutters	2,700 ln.ft.	@\$30/ft	80,000
New Asphalt at parking	80,615 sq.ft.	@4/sf	322,000
Concrete Pavers	34,005 sq.ft.	@8/sf	272,000
Sidewalk Paving	15,970 sq.ft.	@11/sf	175,000
Grass Planted Pavers	2,367 sq.ft.	@6/sf	14,000
Retained Green Space	5,225 sq.ft.		5,000
New Green Space/landscape	3,869 sq.ft.	(allowance)	100,000
Lighting standards, 25' LED	15 total	@5,500	85,000
Pedestrian/walk lighting, 10'	20 total	@2,500	50,000
Bollards, benches, signs, misc.	allowance		50,000

Subtotal \$1,428,000

Contingency @ 15% 215,000

Total Construction: \$1,643,000

Design @ 10% 164,000

Administration/Management @ 2% 33,000

Construction Services @ 3% 49,000

Total Project Cost: \$1,889,000

Key Elements Under Consideration

- **Library**
 - **The Grant has been applied for and we are waiting for scoring**
- **Museum**
 - **The Foraker Group predevelopment process is underway to define museum characteristics**
- **Community Ride Pickup and Drop-off locations**
 - **Community Ride recommends the Harbor Drive location as shown on Site Plan C7**
- **Baranof Statue**
 - **There are many locations on the project site where the statue may be located. A determination has not yet been made**
- **Canoe**
 - **There are many locations on the project site where the canoe may be located. A determination has not yet been made**
- **Crescent Harbor Boat Ramp**

Crescent Harbor Boat Launching Ramp

The ramp as currently used has conflicts with cruise ship passengers disembarking and shopping the vendors along the drive to the ramp. The ramp users also conflict with the current bus traffic. The use of the ramp does not enhance the use and function of Centennial Hall. The goal of the site plan C7 is to eliminate such conflicts.

Some members of the public have requested its use be eliminated while others have requested the ramp to remain because of its long history of use.

- A total of 41 ramp use payment envelopes were collected in 2011 resulting in a fee collected of \$345.00

In order to reduce conflicts and increase safety Site Plan C7 has the following changes:

- The proposed project site plan restricts the use of the ramp and its level of service
 - No vehicle access during cruise ship times
 - No trailer access at any time
 - The ramp can still be used for loading groceries and materials onto boats and launching kayaks
 - Using boat trailers for launching boats will be phased out as a new site is developed.
- The site plan eliminates the conflicts with pedestrians, car and bus traffic and boat ramp users.

Alternate Boat Ramp Options

Due to a few comments from the public concerned about a restricted ramp, Public Works and the Harbor Department are analyzing other sites alternatives which may provide all functionality and level of service.

- Sealing Cove at the RV parking lot
- UAS seaplane ramp
- Eagle Way

The funding from the Marine Passenger Fee fund and for the Centennial Hall project may potentially be used to provide mitigation in the relocation of the functionality and level of service for a new boat ramp to improve safety and efficiency.





MRVARCHITECTS

1420 GLACIER AVENUE
JUNEAU, ALASKA 99801
907-586-1371
FAX 907-463-5544
mrv@mrvarchitects.com

MRV # 1107

SITE STUDY

FOR THE
CITY OF SITKA

CENTENNIAL PARKING AND SITE IMPROVEMENTS

SHEET TITLE:

SITE PLAN OPTION

DATE: OCT 21, 2011
SCALE: 1/32" = 1'-0"
DRAWN:
CHECKED:

SHEET NO.

C7