

**POSSIBLE MOTION**

**I MOVE TO approve advertising for bids to construct  
the Harrigan Centennial Hall Renewal Project**

---

## MEMORANDUM

---

**To:** Mayor McConnell and Assembly Members  
Mark Gorman, Municipal Administrator

**From:** Michael Harmon, Public Works Director *MHT*  
Dan Tadic, Municipal Engineer *DT*  
Kelli Cropper, Project Manager *KE*

**Reviewed:** Jay Sweeney, Chief Finance & Administrative Officer *J*  
Tori Fleming, Contract Coordinator *A*

**Date:** April 6, 2015

**Subject:** Harrigan Centennial Hall Renewal Project approval to advertise for bids to construct

---

### Background

On April 22, 2014 the Assembly approved the schematic design (35% design) for the full scope renovation and expansion of the 'Harrigan Centennial Hall Renewal Project' and approved the roughly \$16.3 million budget/funding plan for its construction. The full scope included expanded meeting and convention space, full size Museum addition (phase 1&2), AV and Theatrical Equipment, fully developed site with new hardscape (pavers and walkways/plaza) and landscape areas. The funding comes from State Grants and Commercial Passenger Excise Tax funds. The use of these funds is restricted for projects that improve and enhance the visitor experience.

Design of the project proceeded and at the 65% milestone, the cost estimate showed that the scope of the project was greater than the project budget. We revised the design and reduced the size of the expansion of one of the meeting rooms by 200 square feet, the storage area expansion by 100 square feet, and the museum expansion by 2,100 square feet. Also, to reduce the costs, changes were made to some items and some finishes. Although approximately 2,400 square feet has been reduced from the total scope, we maintained all major functional spaces and meeting areas.

### Analysis

To support community needs and improve the potential for local economic development, while supporting and enhancing the visitor experience in Sitka, considerable time and effort has been spent working with community members and stakeholders to plan and design the largest and most fully featured facility the budget would allow. The result is a 27,704 square foot expanded facility with flexible meeting spaces that will accommodate many uses, different sized events and types of functions. The renewed facility will offer durable attractive cost effective finishes and will have modern technical attributes, like a significantly improved AV system, internet/Wi-Fi access, projector and screens or flat screens, sound capabilities in meeting rooms, the ability to interconnect screens and broadcast from a particular camera, etc.

The AV and Theater Equipment Packages have been enhanced and are included in the project budget, instead of being left for future fund-raising or grant-writing. AV/Theatre Equipment infrastructure and some equipment is included in the construction base bid package. Other specific AV equipment and the Theater Lighting Fixture package is budgeted for and will be bid separately and will be installed when the construction project nears completion.

Finally, all of the functionally obsolete systems and all of the existing building components that are not compliant with current codes are being replaced with current and functional systems and code compliant components. The new building mechanical systems and the building lighting are designed with energy efficient equipment and systems and will efficiently use City of Sitka electricity (no oil). The estimated project costs match the budget.

**Fiscal Note:**

The project funding is comprised of the following:

<b>Funding</b>		
<b>Name</b>	<b>Grant #</b>	<b>Revised Budget Amount- Current Funding 11.13.14</b>
Commercial Passenger Vessel Facilities & Visitor Improvements	11-DC-644	\$2,000,000
Commercial Passenger Vessel Facilities & Visitor Improvements	12-DC-616	\$2,500,000
Commercial Passenger Vessel Facilities & Visitor Improvements	13-DC-581	\$3,700,000
Commercial Passenger Vessel Facilities & Visitor Improvements	14-DC-000	\$3,300,000
O'Connell Lightering Grant	10-DC-025	\$1,991,271
AEA-Heat Pump Grant	7071011	\$232,620
O'Connell Sea walk Grant	11-DC-644 & Fund 194	\$1,180,957
Marine Passenger Funds	CPET-194	\$1,400,000
<b>Total Budget (grant funds)</b>		<b>\$16,304,848</b>

The estimated total **project cost** is \$16.3 million and includes:

- Construction cost of base bid project (amount includes an estimators contingency)
- Construction Contingency for unforeseen conditions.
- Separate AV and Theatre Light Fixture package costs with contingencies.
- Furniture, Fixtures, & Equipment (FF&E) budget
- Design, project/construction management, and administrative costs.

There are a number of Additive Alternates included within the project so that if the construction base bid price is favorable, additive alternates can be awarded with the contract. These additive alternates include a 12' expansion of the new Museum addition, an outdoor storage structure, additional site work and outdoor furnishings, and condensed storage.

**Recommendation:**

- Approve advertising for bids to construct the Harrigan Centennial Hall Renewal Project associated with the scope and budget defined in this item.