

# Harrigan Centennial Hall Renewal Assembly Work Session

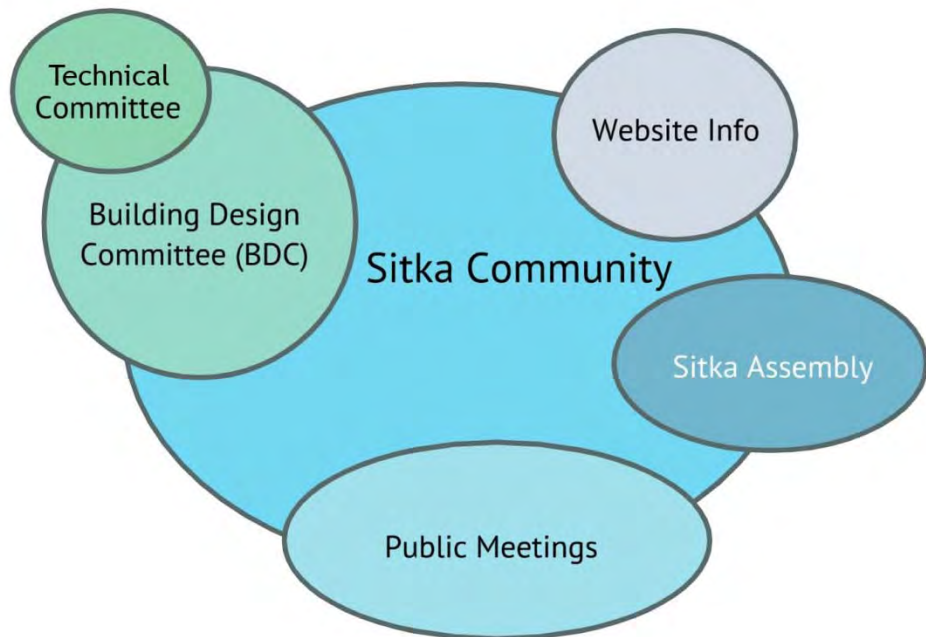
4-22-2014

HCH Project Team w/  
McCool Carlson Green Architects  
John Weir & Garrett Burtner

Conventions visitors  
Dancers **Sitka** stage  
priorities Branding  
information value space Centennial  
Climate-appropriate areas communicating funding businesses  
current visitor music decorations consider conveniences  
place Concerned **important** competitive about  
asset deeper **Sea** Archangel able  
additional Address activities design behind side end diversity  
access attract user open small dining ship attractive  
appealing daily architecture coffers brand close people make  
days Accentuate basic windows Build Alaska aspect Museum  
decreasing civic/visitor Campus Walk appropriate  
compete dressing location back construction Concentrate  
design-roof bigger local auditorium like see adds  
Allow facility room attached spaces  
outside cruise **HCH** articulate Functional  
Affordable Acknowledgement  
sustainable convention  
Cruise Ship Passengers



## A Public Project – Michael Harmon, Director of Facilities



A public building needs broad public input – the project team has met with at least 120 Sitkans so far while designing the renewal

Building Design Committee – diverse user representation – 10 meetings

Public Meetings – 5 meetings

Sitka Assembly – local leadership – 5 reports and work sessions

Focus Groups – public work sessions on detailed topics – 10 meetings

## 35% Design Movie



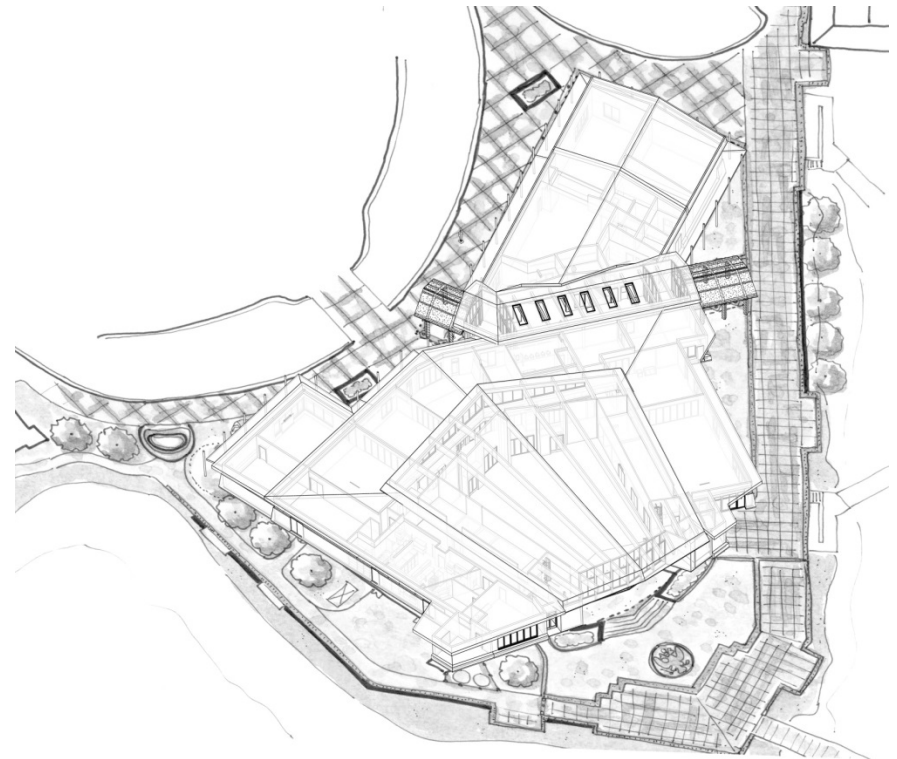
Play Movie

## BDC Recommendation – Maxwell Rule

The full design will maximize project value

Use of available funds while spending power is highest

Additional space means greater economic potential





# Project Benefits – Fred Reeder, SCVB, Ernestine Massey

50 year investment  
in Sitka – funded by  
grants & passenger  
head taxes

Minding the Triple  
Bottom Line

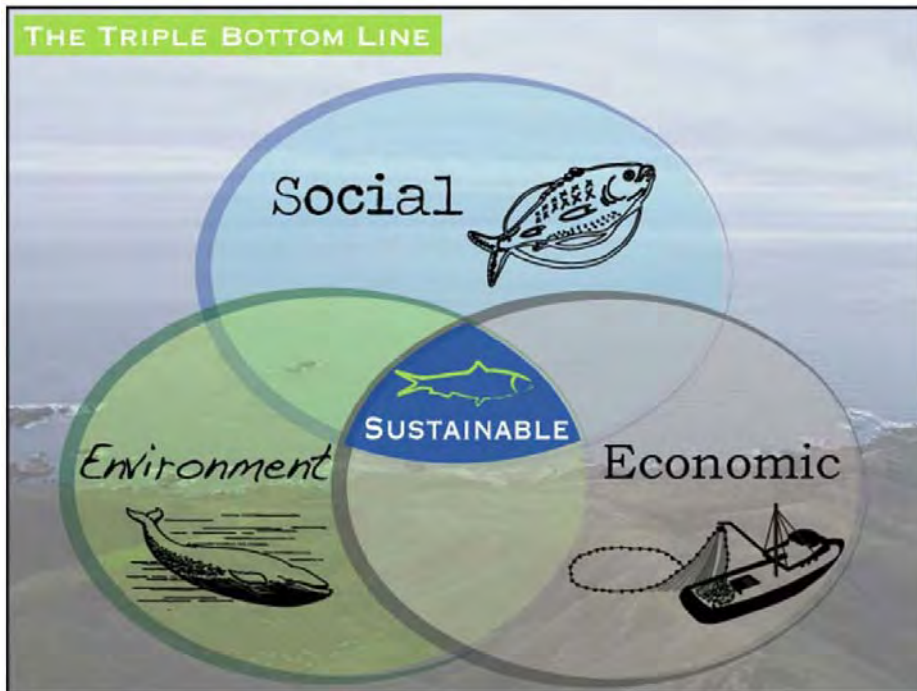
Positive Economic  
Impact

Cultural enrichment



Harrigan Centennial Hall Renewal

# Project Benefits – Fred Reeder, SCVB, Ernestine Massey

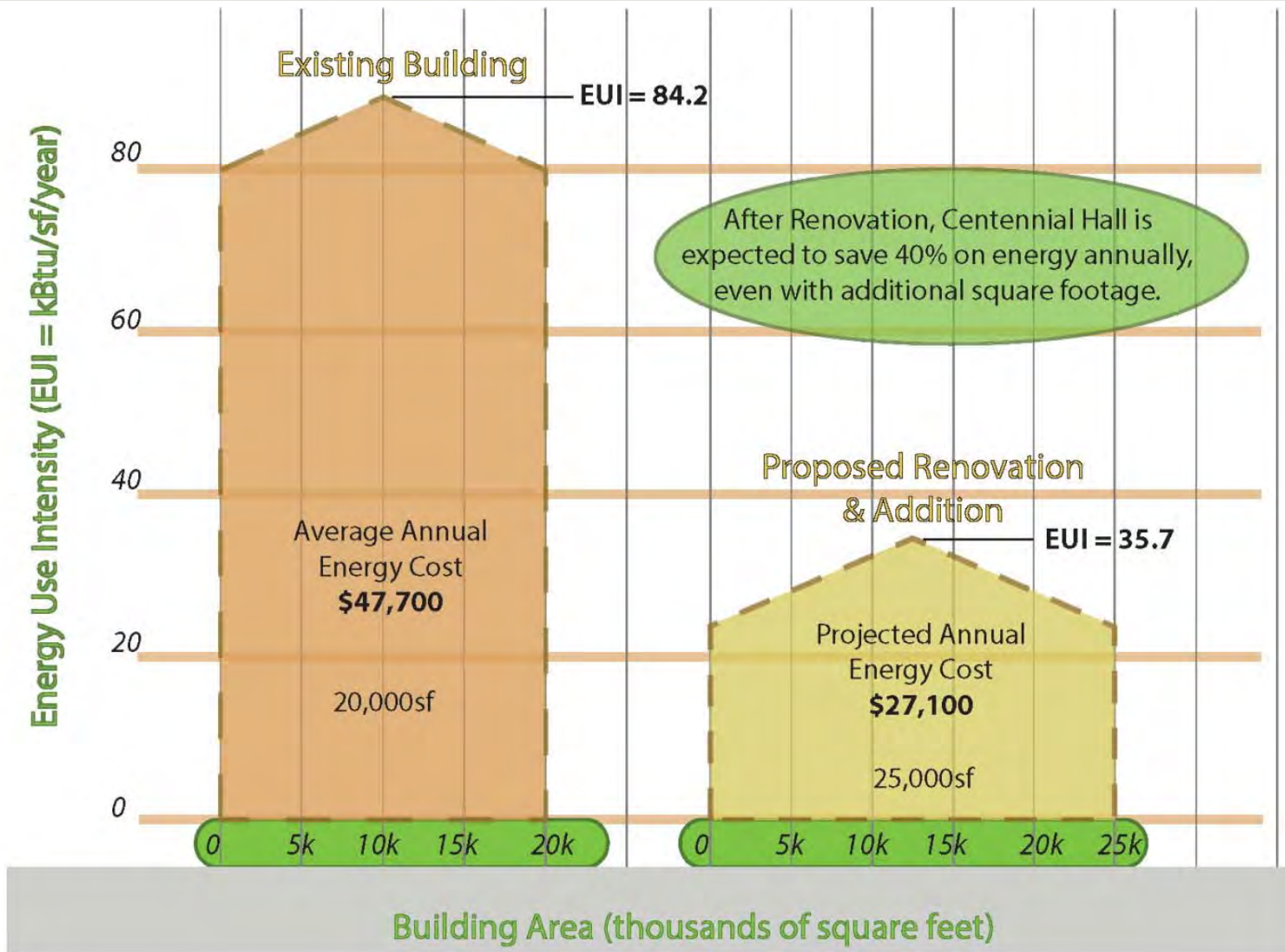


Saving energy for low cost and environmental stewardship

The facility as an economic magnet

Improving a vital public meeting place and cultural center

# Project Benefits – Fred Reeder, SCVB, Ernestine Massey



## Project Benefits – Fred Reeder, SCVB, Ernestine Massey



Creating opportunity for larger conferences and events

Enhancing the experience of visitors

Complementing other local venues





## Project Benefits – Fred Reeder, SCVB, Ernestine Massey

The Historical Museum benefits both locals and visitors

Long-term symbiotic relationship between HCH and the Museum

Improved facility will expand the Museum's programming



## HCH Report – Don Kluting, Building Manager



1200 Events Each Year

Over 100,000 Visitors

Meetings, Conferences, Weddings,  
Graduations

Dancing, Chamber Music, Rock 'n'  
Roll

Museum, Alaska Day, Displays

# HCH Report – Don Kluting, Building Manager

## Facility Needs

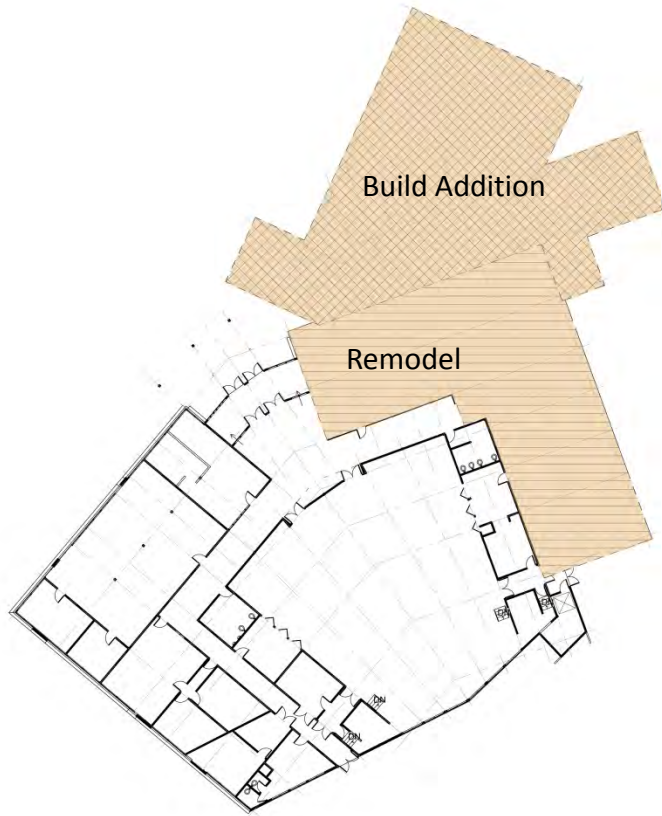
- Increase Meeting Space
- Add Toilet Fixtures
- Improve Visitor Reception
- Enlarge the Kitchen and Replace Equipment
- Improve Acoustics In MPR
- Replace AV Systems
- Renew Interior Finishes
- Increase Building Insulation
- Upgrade Structure to Meet Codes
- Replace Sprinkler, And Plumbing Distribution
- Replace Heating And Ventilation Systems
- Abate Hazardous Materials





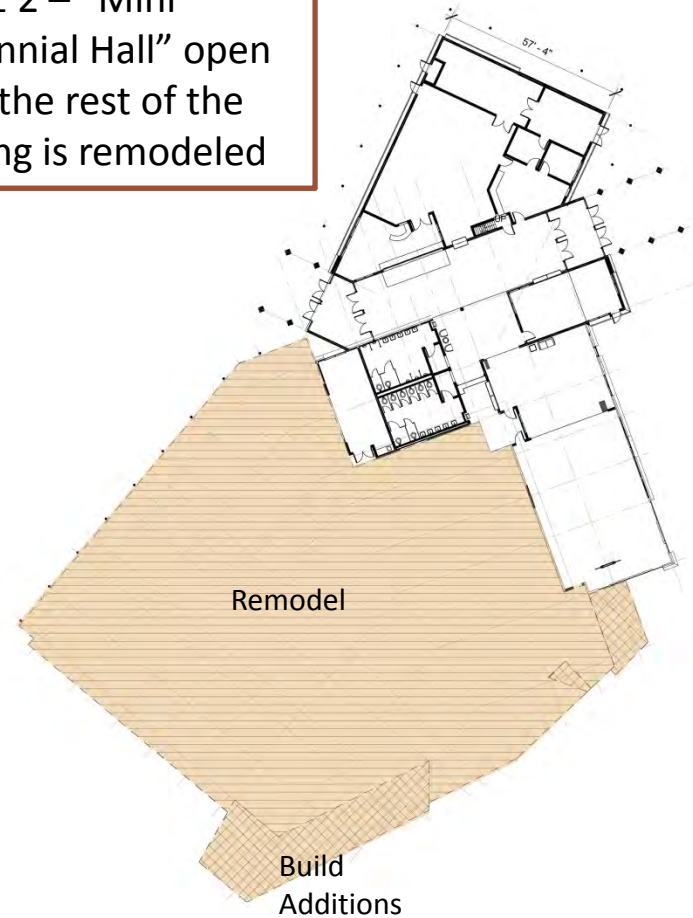
# HCH Report – Don Kluting, Building Manager

## Construction Phasing



PHASE 1 – Auditorium & small meeting rooms remain operational

PHASE 2 – “Mini Centennial Hall” open while the rest of the building is remodeled





Schedule

December 2012 – Facility Assessment

April 2013 - Conceptual Plan & Consensus

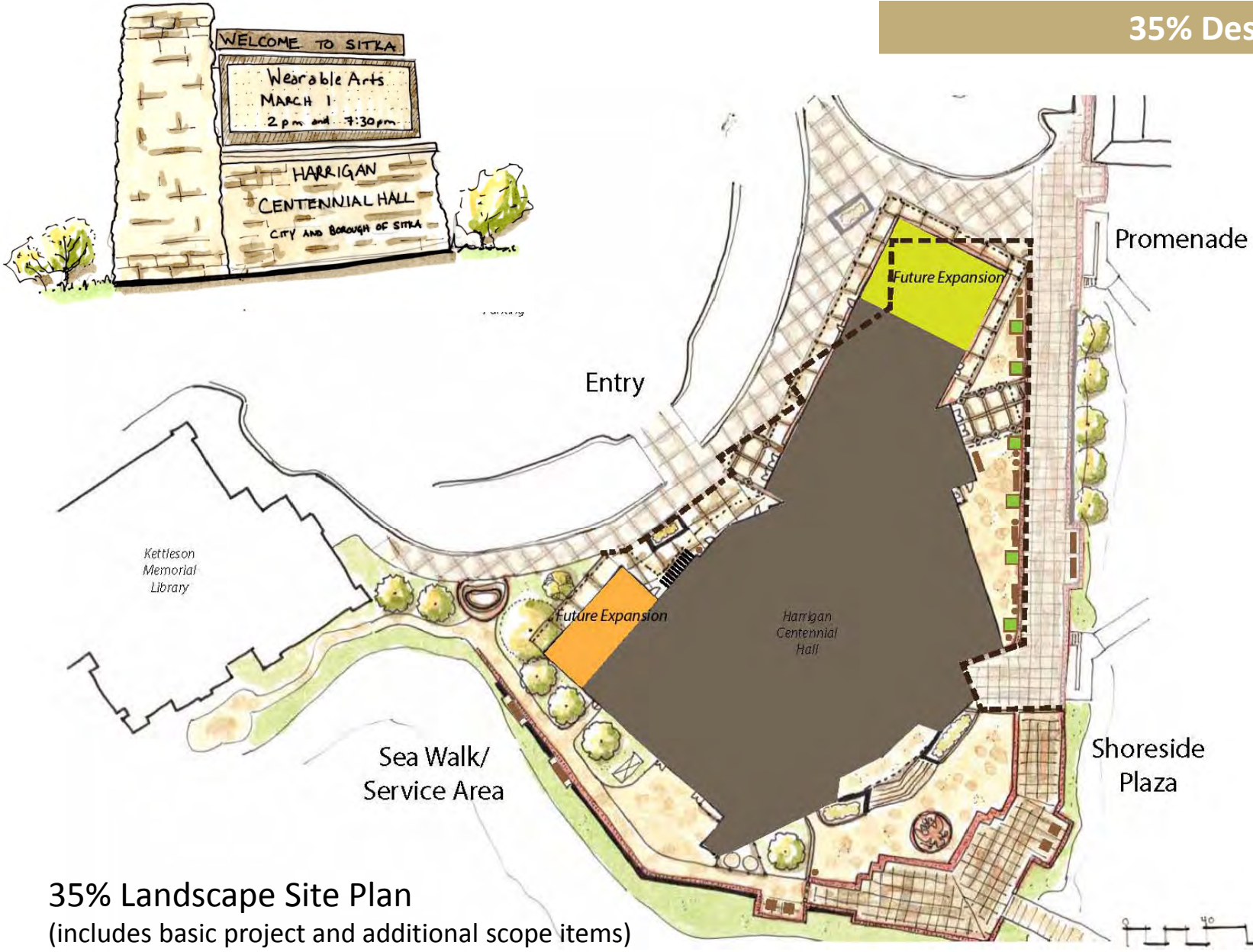
December - April 2014- Schematic Design

May - August 2014 - Design Development

September - December 2014 – Construction Documents

February 2015 – Bidding

2015 – 2016 Construction (Phased)



35% Landscape Site Plan  
(includes basic project and additional scope items)





Harrigan Centennial Hall Renewal







35% Design Update

Department Legend

- ADMINISTRATION
- ASSEMBLY/MEETING
- BUILDING SERVICES
- CIRCULATION
- FOOD SERVICES
- MUSEUM
- STAGE & SUPPORT
- STORAGE
- VISITOR SERVICES



Renovate all areas of existing building

Construct South and East additions for vestibules, meeting and wing space

Construct North Visitor Lobby and Museum addition

Phase 1 Floor Plan

## 35% Design Update

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Expand new Museum wing to full program size

Infill portions of Phase 1 Museum addition

Construct west addition for Assembly room and additional storage

Phase 2 Floor Plan



CURRENT DESIGN

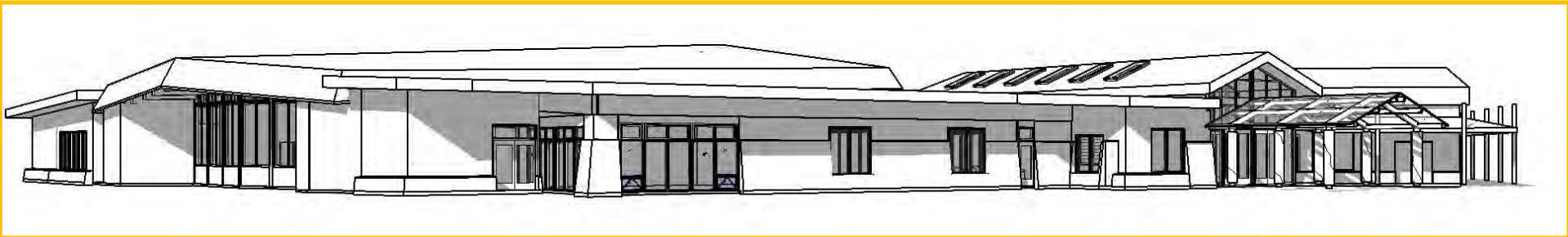


Town Side Exterior Changes



PREVIOUS DESIGN





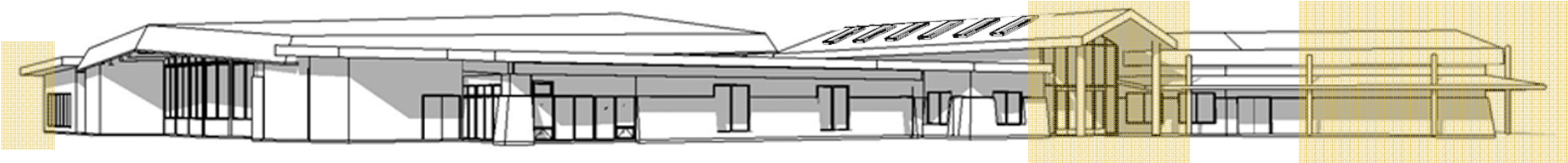
CURRENT DESIGN



Harbor Side Exterior Changes



PREVIOUS DESIGN







PREVIOUS ENTRY DESIGNS



35% Design Update



New Entry on the Crescent Harbor Side

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**Story Posts Concept**





Approach from Downtown



35% Design Update

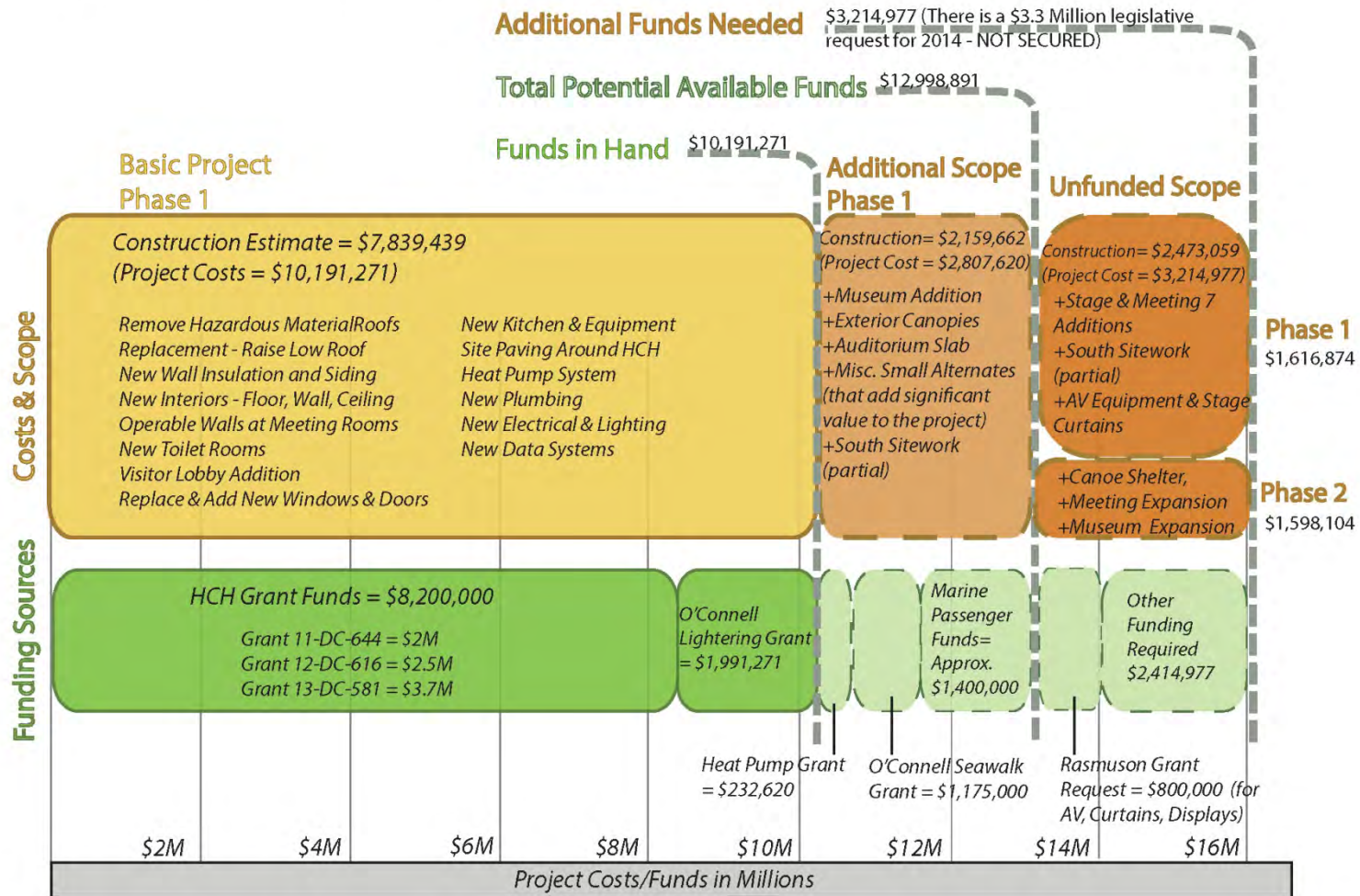


New Visitor Lobby

Harrigan Centennial Hall Renewal



## Centennial Hall Renewal - Project Budget Diagram - 35% Estimate



Note: Project Costs = Construction Costs + 30%



# Basic Project

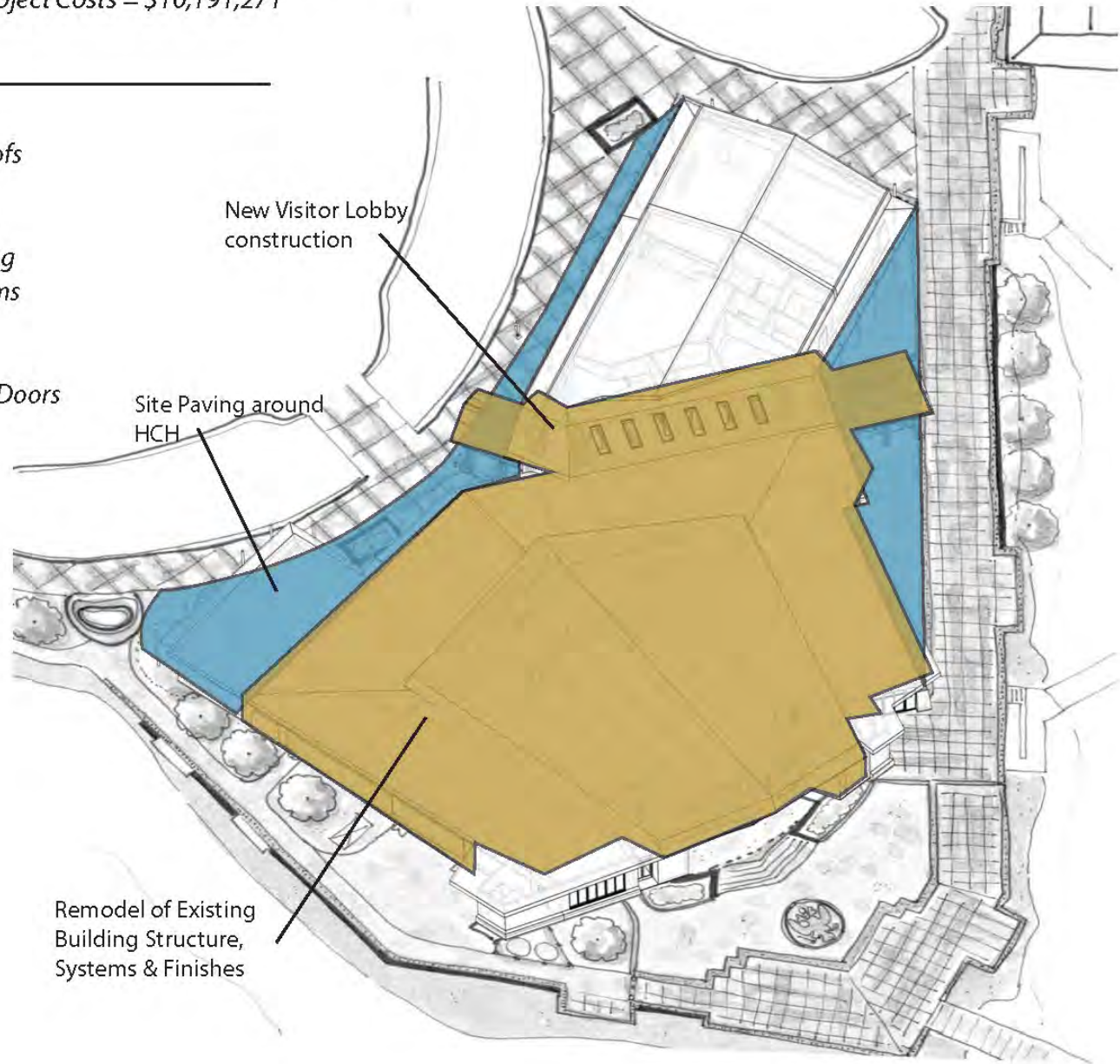
**\*Funds in Hand**

Construction Estimate = \$7,839,439  
Project Costs = \$10,191,271

## Costs and Funding

### Included Scope:

- Remove Hazardous Material Roofs
- Replacement - Raise Low Roof
- New Wall Insulation and Siding
- New Interiors - Floor, Wall, Ceiling
- Operable Walls at Meeting Rooms
- New Toilet Rooms
- Visitor Lobby Addition
- Replace & Add New Windows & Doors
- New Kitchen & Equipment
- Site Paving Around HCH
- Heat Pump System
- New Plumbing
- New Electrical & Lighting
- New Data Systems



**Additional Scope**  
**\*Potential Available Funds**

Construction = \$2,159,662  
Project Cost = \$2,807,620

Included Scope:

- Museum Addition = \$2,148,328
- Exterior Canopies = \$95,599
- Auditorium Slab = \$213,535
- Misc. Small Alternates = \$166,128
- Stage Floor Replacement
- Washer/Dryer
- Window Shades
- Acoustic Panels
- Aluminum Windows
- Large Ceiling Fans
- South Site Work = \$183,970





**Unfunded Scope**  
**\*Additional Funds Needed**

Construction = \$2,473,059  
Project Cost = \$3,214,977

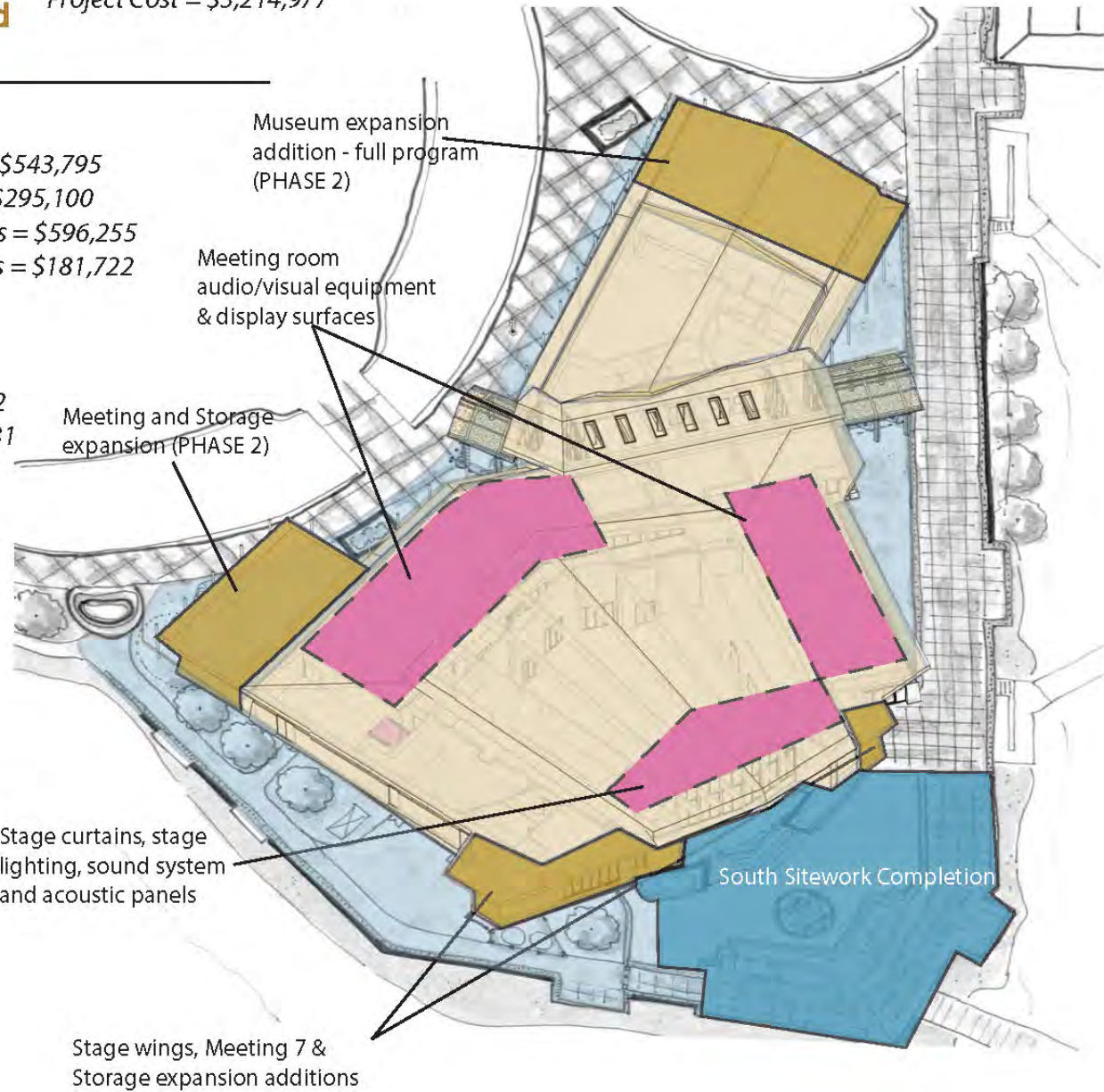
Included Scope:

**PHASE 1** (\$1,616,874)

- Stage & Meeting 7 Additions = \$543,795
- South Sitework Completion = \$295,100
- AV Equipment & Stage Curtains = \$596,255
- Visual Display Surfaces & Cases = \$181,722

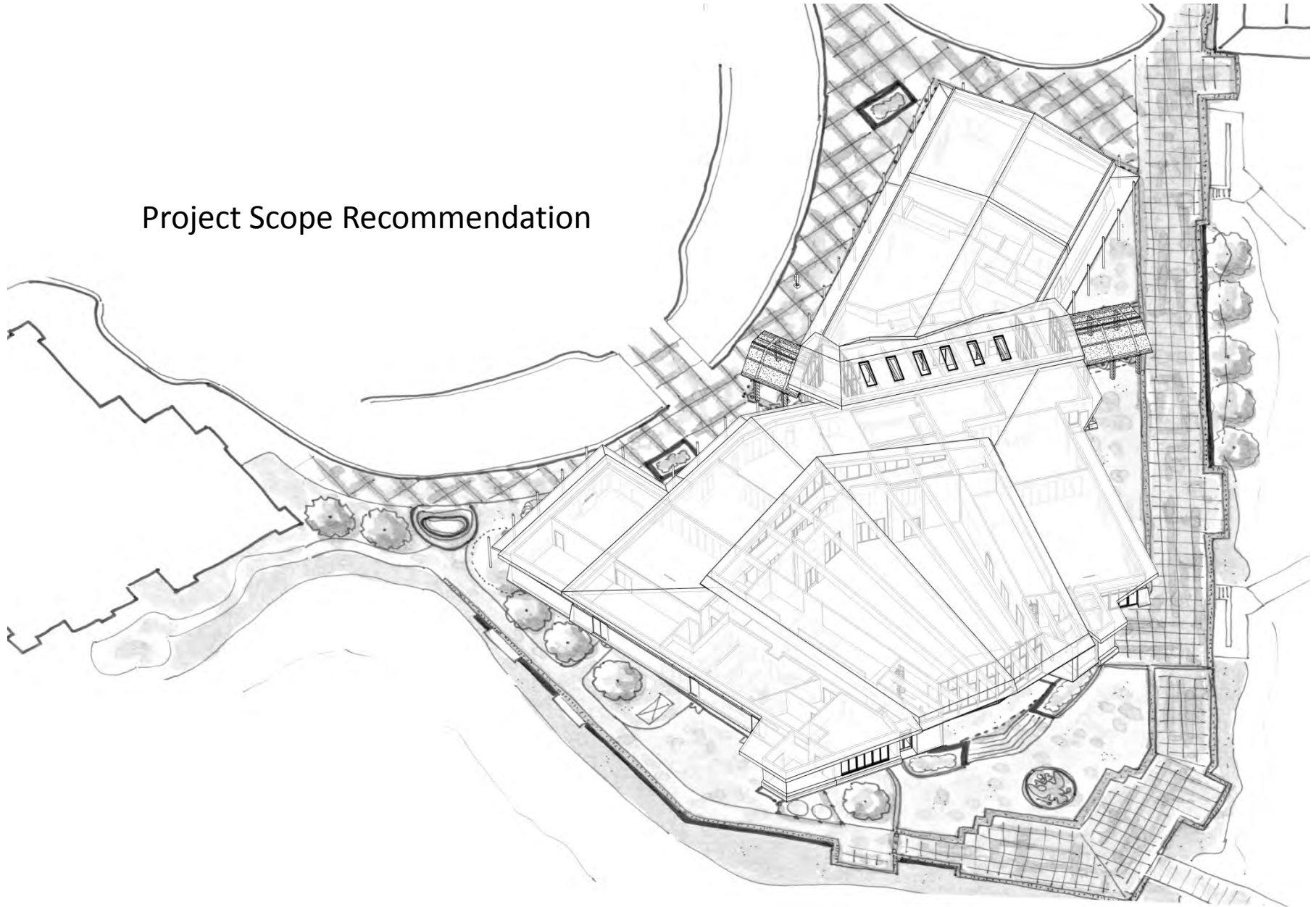
**PHASE 2** (\$1,598,104)

- Canoe Shelter = \$226,729
- Meeting Expansion = \$481,792
- Museum Expansion = \$889,581





Project Scope Recommendation



The background of the slide is a photograph of the Harrigan Centennial Hall, a large building with a stone wall and a dark roof. The image is overlaid with a semi-transparent green filter. Five speech bubbles are scattered across the scene: one in the upper left, one in the upper right, one in the lower left, one in the lower center, and one in the lower right. A central white rounded rectangle contains the text "Questions & Discussion".

# Questions & Discussion