

**New Ketchikan Public Safety Building - Construction Phase FY2004 Request: \$2,452,500**  
**Reference No: 37780**

**AP/AL:** Appropriation **Project Type:** Construction  
**Category:** Public Protection  
**Location:** Ketchikan **Contact:** Karen Morgan, Director, DAS  
**House District:** Ketchikan (HD 1) **Contact Phone:** (907)465-5488  
**Estimated Project Dates:** 07/30/2003 - 10/30/2006

**Brief Summary and Statement of Need:**

Construction funding for new Department of Public Safety Southeast Detachment headquarters building in Ketchikan.

<b>Funding:</b>	<b>FY2004</b>	<b>FY2005</b>	<b>FY2006</b>	<b>FY2007</b>	<b>FY2008</b>	<b>FY2009</b>	<b>Total</b>
Gen Fund	\$2,452,500						\$2,452,500
<b>Total:</b>	<b>\$2,452,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,452,500</b>

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input checked="" type="checkbox"/> Phased Project	<input type="checkbox"/> On-Going
0% = Minimum State Match % Required		<input type="checkbox"/> Amendment	<input type="checkbox"/> Mental Health Bill

**Operating & Maintenance Costs:**

	<u>Amount</u>	<u>Staff</u>
Project Development:	0	0
Ongoing Operating:	95,000	0
One-Time Startup:	0	
<b>Totals:</b>	<b>95,000</b>	<b>0</b>

**Additional Information / Prior Funding History:**

\$400,000 GF to DPS, Section 1, Chapter 61, SLA 2001, Page 24, Lines 4 -5 (Design Costs); \$1,074,341 (Reappropriation) to DCED, Sec 87, Ch 1, SSSLA2002, page 138, Ins 9-21 for payment as a grant under AS 37.05.315 to the City of Saxman for a public safety building; and \$1,500,000 to DOTPF, Section 5, Chapter 115, (HB528), SLA2002, Page 5, Line 22, Bond Debt Reimbursement to City of Saxman (No Actual Appropriation)

**Project Description/Justification:**

**FY2004 New Ketchikan Public Safety Building - Construction Phase**

**PROJECT DESCRIPTION:**

This project provides State funding to construct and equip a 14,132 square foot public safety facility (planned for construction on land in Saxman near Ketchikan) to house the Alaska State Troopers SE Alaska Detachment Headquarters as well as the local post operations of the Alaska State Troopers and Fish & Wildlife Protection. The facility will provide work space for twenty-five full-time positions and two positions that will use the facility as a headquarters area such as seasonal aides and vessel crews. The facility will contain office space, interview rooms, secured evidence storage, freezer for Fish & Wildlife Protection evidence storage, clerical/dispatch joint area, locker rooms, (particularly necessary due to the marine environment of the Ketchikan operational areas) squad rooms and conference/training rooms.

**PROJECT NEED STATEMENT:**

The current facility was originally occupied in 1972 by five department employees. The same unaltered structure of 1,450 square feet is presently occupied by twenty-five Alaska State Troopers and Fish & Wildlife Protection personnel with no room for seasonal positions. The existing facility is cramped to the point that it inhibits efficient operations and it presents critical safety issues.

There is no interview room for victims or suspects and investigations are impacted by an inability to confidentially discuss law enforcement matters in an "open" office work space. Evidence is inadequately secured because of a lack of space, which endangers evidentiary material in serious felony crimes. This facility absolutely does not meet the public's or the department's current needs in this expanding community and region of the state. During 1996, a trailer was leased to provide some minimal additional space as a stop gap measure. However, this has proved to be an inadequate solution.

Specific problems include:

- ◆ Working spaces are inadequate for the current staff to provide effective law enforcement services;
- ◆ No secure area for the processing or storage of large evidence items;
- ◆ Inadequate provision for the processing of items which may contain bloodborne pathogens which is potentially life-threatening to the department's employees and to the public who must visit the facility;
- ◆ There are no lockers or other storage areas for Troopers to store equipment;
- ◆ There are no interview areas, and no way to keep victims, suspects or multiple witnesses separated;
- ◆ Radio communications equipment is housed in the storage loft of the DOT & PF maintenance facility where it is subjected to physical damage; and
- ◆ Evidence room (originally designed as a holding cell) is too small for the current volume of evidence which requires maintenance of a secure chain of custody in order to convict offenders and to keep the public safe.

The population of Ketchikan has tripled from 6,994 in 1970 to a current estimate of 20,000 at the height of the fishing season, with a tourism impact of over 300,000 people each year. Cruise ships often deliver over 7,000 tourists in a single day. Despite the recent closure of the Ketchikan Pulp Mill, the opening of the Ferry Maintenance Terminal, Back Island Naval Project and VPSO Program additions in recent years have expanded the DPS workload in the Ketchikan area. Future growth projects in the area include the expansion of the Ketchikan Coast Guard facility and expanding housing starts in areas serviced by the Alaska State Troopers and Fish and Wildlife Protection Troopers. This detachment headquarters and post serves not only the Ketchikan-Gateway Borough, but all of Southeast Alaska.

**DOCUMENTATION OF ESTIMATED CAPITAL COSTS:**

The costs listed below are based on Department of Transportation and Public Facilities January, 2002 Construction Documents and estimate prepared by Minch-Ritter-Voelckers Architects (MRV), adjusted by 8% due to the delay in project start up for one year from 2002 to 2003. The 8% adjustment is necessary due to inflation and recent bids on public construction projects which have been coming in higher than anticipated.

**Construction, Management, and Move-in Costs** Factor

Design and Engineering	\$ 400,000	
Contingency <sup>1</sup>	\$ 400,000	
Construction Cost Estimate <sup>2&amp;5</sup>	\$3,944,808	
DOT Construction Engineering	\$ 276,137	7.00%
DOT ICAP	\$ 84,419	2.14%
1% for art	\$ 39,448	1.00%
Radio and antenna relocation <sup>3</sup>	\$ 150,000	
Data circuits and LAN/WAN hookup <sup>3</sup>	\$ 30,000	
Furnishings	\$ 102,000	
<b>Estimated Project Costs (summer 2003)</b>	<b>\$5,426,812</b>	

**Current Appropriations for Project:**

Design and Engineering - DPS CIP	\$ 400,000
DCED Grant to City of Saxman <sup>4</sup>	\$1,074,341
<b>Appropriations through SLA 2002</b>	<b>(\$1,474,341)</b>

Subtotal \$3,952,471

Saxman Contribution-Debt Reimbursement<sup>4</sup> (\$1,500,000)

**Project Completion Cost (FY2004 Request) \$2,452,471**

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<sup>1</sup> Negotiations are on-going between the Department and the City of Saxman for a long-term low cost lease of city land for construction of this project. Contingency is included in the event that no agreement is reached.

<sup>2</sup> Construction cost estimate based on building site adjacent to Saxman Community Center. Estimate was prepared by MRV January 2002, of \$3,652,600, which was increased by 8% due to construction delay from summer of 2002 to summer 2003.

<sup>3</sup> Preliminary telecommunications cost estimates prepared by DOA ITG.

<sup>4</sup> A reappropriation of \$1,074,341 to Department of Community and Economic Development for a grant to the City of Saxman for construction of a public safety building was included in Section 87, Chapter 1, SSSLA 2002, Page 138, Lines 9-21. In addition, language was included in Section 5, Chapter 115, SLA 2002, Page 5, Line 22, which would provide for bond debt reimbursement up to \$1,500,000 to the City of Saxman once Saxman voters approved a bond to construct a public safety facility.

Prior to awarding a construction contract, formal agreement from the parties should be sought as well as conclusion of lease negotiations (see note 1).

<sup>5</sup> Based on June 2002 Construction Documents total facility square footage is 14,132 which yields a construction cost of \$279 per square foot including walls and shafts, or \$311 square foot for 12,701 square foot of occupied spaces.

KETCHIKAN PUBLIC SAFETY BUILDING - Saxman, AK (June 25, 2002 Project Estimate)

Room	Description	Square Feet
100	Public Lobby	211
101.1	Stair A	226
102.1	Stair B	220
103	Secure Lobby	265
104	Corridor	648
105	DWI Processing	158
106	Entry	65
107.1	Elevator	55
108	Machine Room	40
109	Interview / Conference Room	171
110	Dispatch	576
111	Dispatch Supervisor Office	120
112	Dispatch Filing and Storage	126
113	Radio/Electrical	100
114	Public Restroom, Handicapped	43
115	Dispatch Break Area	94
116	Women's Employee Locker Room	305
117	Men's Employee Locker Room	312
118	Mech Boiler Room	507
120	Evidence and Secure Storage	495
121	Evidence Processing	77
122	Interview Monitoring - Audio/Video	108
123	Interview	104
124	Auto Bay 1	317
125	Auto Bay 2	335
126	Auto Bay 3	335
127	Boat Maintenance Bay and Shop	1,306
128	FWP Storage	137
129	DWI Processing Restroom, Handicapped	47
<b>1st Floor Subtotal (square feet):</b>		<b>7,503</b>

**SECOND FLOOR**

Room	Description	Square Feet
200	Training/Conference Room	350
101.2	Stair A	226
102.2	Stair B	220
202	AST and FWP Squad Room	1,374
203	Vestibule	112
204	AST "A" Detachment HEADQUARTERS Clerical	100
204-A	AST "A" Detachment HEADQUARTERS Reception	130
205	AST "A" Detachment Commander	210
206	AST "A" Det Deputy Commander	157
207	Women's Restroom	172
107.2	Elevator	55
208	Men's Restroom	172
209	Conference Room	130
210	Mech Fan Room	566
211	AST Storage	458
212	Break Room	282
213	FWP Sergeant's Office	156
214	AST Sergeant's Office	152
215	Visiting Investigator/Fire Marshal Office	176
<b>2nd Floor Subtotal (square feet):</b>		<b>5,198</b>
<b>Overall Design Total (square feet):</b>		<b>12,701</b>
Walls, shaft area (square feet):		1,431
<b>Gross Area Total (square feet):</b>		<b>14,132</b>

**HISTORY OF REQUEST:** A public safety building for the Ketchikan/Saxman area has been in the department's capital budget for a number of years. The cost of the building has increased over the years, partially due to inflation and the fact that construction bids statewide, and especially in SE Alaska have been coming in considerably higher than anticipated. This project is based on a well-designed set of architectural plans created by Minch-Ritter-Voelckers Architects. The current design approved by the department includes approximately 2,000 square feet more than the last estimate we received from DOTPF. It also includes telecommunications and radio infrastructure costs that had been omitted in the past, as well as our lowest estimate of initial furnishings that would be required to occupy the building.

The present cost of the project does include \$400,000 for land acquisition which may not be necessary, depending on negotiations with landowners in the area. The cost alternatives considered below do not take into account the savings if this \$400,000 cost of land turns out to be unnecessary. In other words, the savings to build/own/maintain this facility would be increased by \$400,000 over the lease alternative in any scenario if we are able to obtain the land with minimal cost.

**ANALYSIS OF ESTIMATED OPERATIONAL COST:** Annual operating costs are expected to start at approximately \$95,000 per year over current expenditures, and would need to be adjusted for inflation (see analysis of alternatives considered below). These costs include heating fuel, janitorial contract costs, snow removal costs, and other operating/maintenance costs. This estimate is based upon past DPS experience.

**IDENTIFICATION OF ALTERNATIVES CONSIDERED:**

1. Lease a facility from a private contractor. No suitable facilities are presently available, nor are any expected to be available in the immediate future. If a facility were available to lease, or could be built to suit, such space is estimated to cost approximately \$2.29 per square foot per month for the starting lease cost per square foot per month if it were ready to occupy today. By 2005, the estimated cost per square foot is \$2.37 per month, or slightly higher for a "build to suit" lease.

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The annual lease costs would vary from approximately \$401,914 per year at the beginning of the lease in 2005 to a maximum of \$592,687 per year in 2035, assuming inflation at 3% per year on the operating cost portion of the lease. Under current long-term state leases operating costs are calculated at 35% of the total lease cost. Inflation adjustments on the operating cost portion of the lease is allowed, and runs about 3% per year average according to experts with the state.

The minimum estimated cost for a 30-year lease, based on these assumptions, is \$14,529,765.

Assuming the same inflation on operating costs for the "build to own" option at 3% per year, beginning with \$95,000 in 2005 and reaching \$223,873 in 2035, the savings for the build/own vs. lease alternative is approximately **\$4,583,300** over 30 years. The savings would be **\$4,983,270** over 30 years if the state were able to lease the land for one dollar per year instead of the land acquisition contingency cost of \$400,000, which this project request includes.

The Alaska State Trooper budget is incapable of sustaining the annual lease costs.

2. The second option is not to provide support for law enforcement in the Ketchikan area. This alternative is not acceptable given the DPS statutory responsibilities.