

Agency: Commerce, Community and Economic Development**Grants to Municipalities (AS 37.05.315)****Grant Recipient: Gustavus****Project Title:****Project Type:** Remodel, Reconstruction and Upgrades**Gustavus - Remodel City Hall****State Funding Requested: \$93,000****House District: 5 / C**

One-Time Need

Brief Project Description:

Remodel the existing Gustavus City Hall building by installing a restroom, Mayor's office and additional storage area.

Funding Plan:**Total Cost of Project: \$93,000***There is no other funding needed***Detailed Project Description and Justification:****Purpose and Need:**

Currently the existing Gustavus City Hall is a 736 Sq. Ft. recycled church camp building lacking indoor plumbing. The building is basically a one room facility that provides an office for the City Clerk, a desk for the mayor and a space used for record storage and as a meeting hall for public meetings. The building is located adjacent to the City Park. There are no separate meeting or conference areas in the structure.

Currently the Gustavus planning committee is starting the process of determining the future needs the City will have in relation to City Hall. It is well recognized that the existing structure is too small and the lack of a public restroom in a public building is a detriment for City residents and employees. At some point in the future the existing structure will need to be replaced with a more modern, spacious facility. Improving the existing facility now by adding a public rest room and more office/storage space makes sense, as it may be years until a new City Hall building could be designed and funded. The requested improvements to the existing structure will make this building valuable to the City now and in the future, as it will be able to continue to serve as City Hall until the City thru a comprehensive planning process, designs and builds a new facility. This project will provide an existing City building with a new ADA compliant rest room adjacent to a City park and will provide new office and storage space, that will always be a needed asset for the City.

Request:

The City of Gustavus is asking the State Legislature for assistance to provide funding to construct an additional 320 Sq. Ft. addition to Gustavus City Hall which will provide a public rest room and office/storage space for conferences and a Mayors office. This request also involves modifying the existing septic system at the adjacent Fire Hall building to accommodate waste water from City Hall, and the installation of a new water well to serve City Hall.

Business Plan:

Estimated Project Costs:

Total Project Snapshot Report

FY 2011 Capital Budget

TPS Report 53776v2

320 Sq. Ft Building Addition @ \$175.00/Sq Ft =	\$56,000.00
Lift Station and Septic System Upgrades =	\$12,000.00
New Well =	\$ 2,000.00
Fire Alarm System =	\$ 8,000.00
ADA Compliant Bathroom =	\$ 5,000.00
(in addition to above estimated construction costs)	
Engineering and other overhead expenses =	\$10,000.00
Total Projected Costs =	\$93,000.00

This addition project will be bid out to a general contractor who will use licensed sub contractors to perform the work. This project may involve some volunteer labor.

Project Timeline:

Work will start in the fall of 2010 with a target for completion of the remodel prior to January 2011.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

City of Gustavus

Grant Recipient Contact Information:

Name: Kapryce Manchester, City Clerk
Address: PO Box 1
Gustavus, AK 99826
Phone Number: (907)697-2451
Email: clerk@gustavus-ak.gov

Has this project been through a public review process at the local level and is it a community priority? Yes No

Remodel the existing Gustavus City Hall building by installing a restroom, Mayors office and additional storage area.

Purpose and Need

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Business Plan

Estimated Project Costs:

320 Sq. Ft Building Addition @ \$175.00/Sq Ft = \$56,000.00

Lift Station and Septic System Upgrades =\$12,000.00

New Well =\$2000.00

Fire Alarm System =\$8000.00

ADA Compliant Bathroom =\$5000.00 (in addition to above estimated construction costs)

Engineering and other overhead expenses =\$10,000.00

Total Projected Costs = \$93,000.00

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Time Line

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Contact Information

Kapryce Manchester, City Clerk Gustavus Alaska.

E-Mail Kapryce.Manchester@gustavus-ak.gov

City Clerk

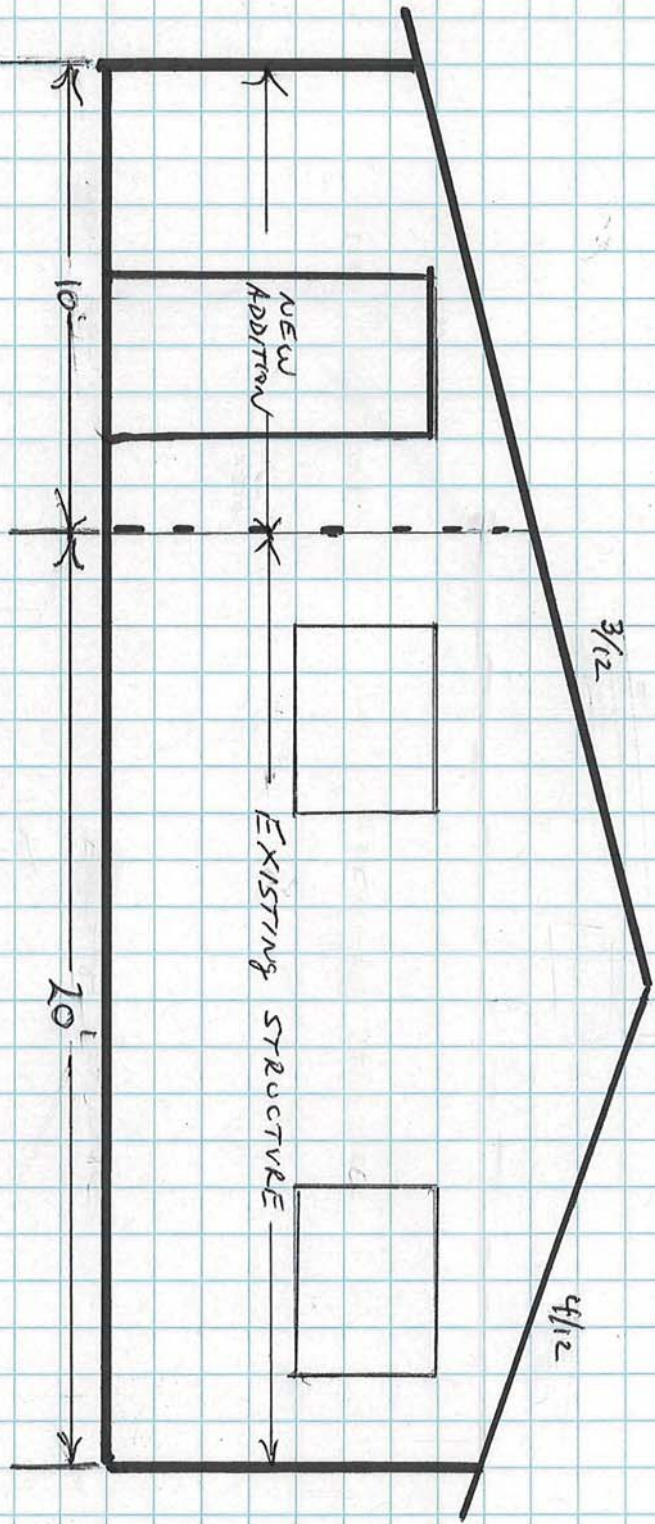
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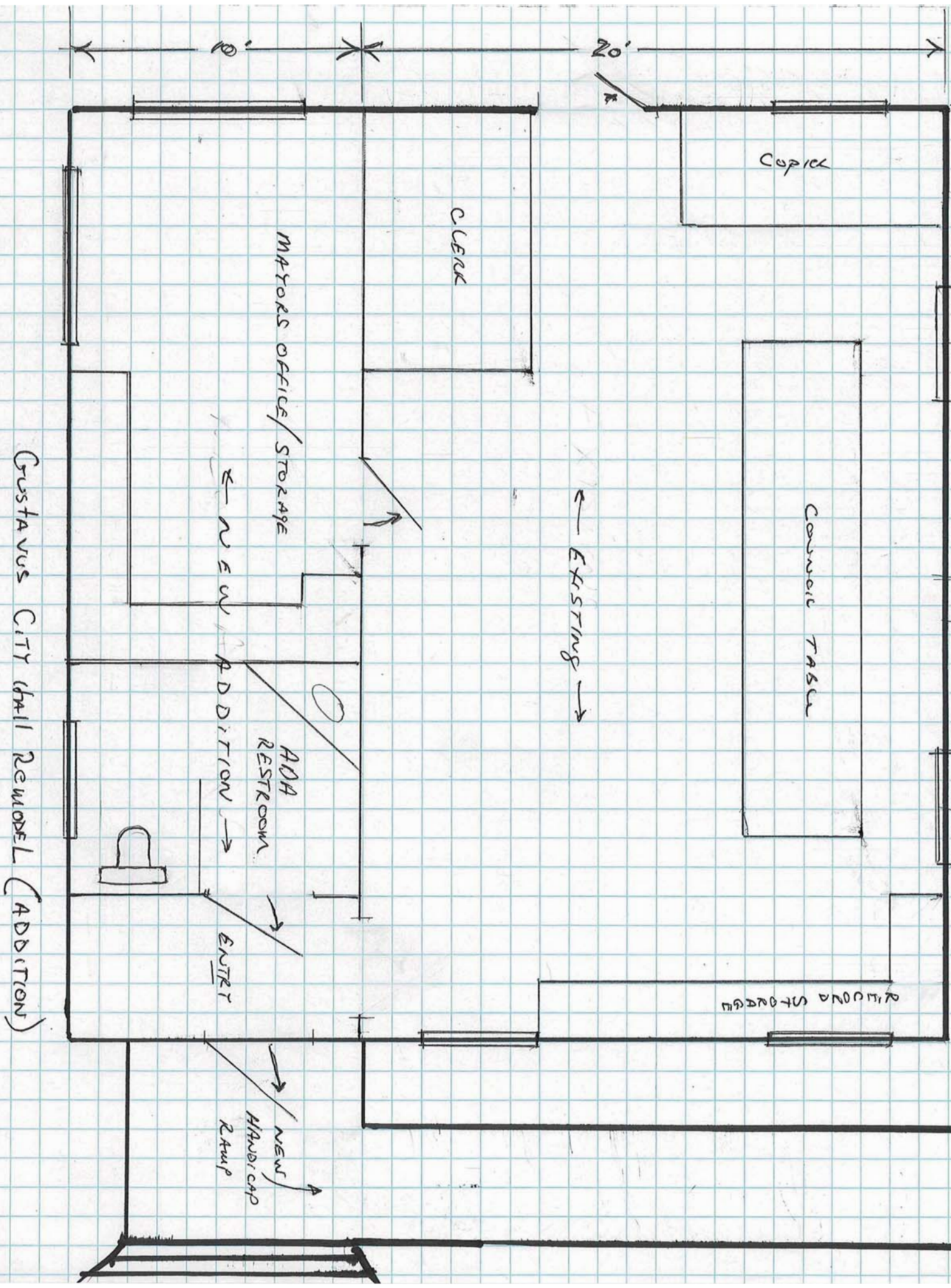
Gustavus Alaska

907 697-2451

Gustavus City Hall Addition (old storage unit to be torn off and replaced with addition)

EXISTING STRUCTURE 736 sq'
 NEW ADDITION 320 sq'
 960 sq' TOTAL







City of Gustavus
Office of the City Clerk
P.O. Box 1
Gustavus, AK 99826
Phone: (907) 697-2451

February 26, 2010

Honorable William Thomas
Alaska House of Representatives
State Capital, Room 501
Juneau, Alaska 99801

Dear Mr. Thomas,

I am writing to add my support to the FY11 CIP request for remodel and upgrading of the current City of Gustavus City Hall. It is a project that is greatly needed. As you know we have only been a city for 5 years, but we have been working diligently to be compliant with State Statute and Federal laws and improve the lives of the citizens of Gustavus.

City Hall does not currently have a restroom or any running water. This creates problems for me as an employee since I am there for more than 40 hours per week. It is also problematic when meetings are being held and there is not a restroom for the public or anyone attending meetings. City Hall also does not have compliant ADA access for the building. We have had issues with this in the past and just received another complaint concerning this. I feel that it is important that anyone wishing to enter a public building especially a government building be able to do so without great difficulty, and would like for that to be possible. One of the other issues that is being addressed by this upgrade is additional storage for records. We currently have very little area for our records and archives to be kept and the area that is available is not conducive to keeping those records in great shape.

I know that you have the difficult tasks of evaluating projects from many communities, but I feel that this project is important and greatly needed. I want to thank you and your staff for the wonderful job that you do in representing us in the State Legislature.

Sincerely,

Kapryce Manchester, CMC
City Clerk/Treasurer