

Agency: Commerce, Community and Economic Development**Grants to Municipalities (AS 37.05.315)****Grant Recipient: Cordova****Federal Tax ID: 92-6000138****Project Title:****Project Type: New Construction and Land Acquisition**

Cordova - Community Center Construction Completion

State Funding Requested: \$7,738,791**House District: 35 / R**

One-Time Need

Brief Project Description:

Completion of construction of the Cordova Community Center

Funding Plan:

Total Project Cost:	\$25,500,000
Funding Already Secured:	(\$17,761,209)
FY2014 State Funding Request:	<u>(\$7,738,791)</u>
Project Deficit:	\$0

Funding Details:

\$200,000 Economic Development Administration
 \$300,000 Federal Financial Assistance Grant
 \$994,000 FY03 Dept. of Interior Appropriations Bill
 \$994,100 FY04 Veterans Administration Appropriations Bill
 \$25,000 FY05 State Appropriation
 \$1,000,000 FY06 Legislative Grant
 \$7,000,000 EVOS Trustee Council
 \$1,000,000 Legislative Appropriation
 \$2,000,000 SB119 Library Construction Grant
 \$2,500,000 Capital Budget
 \$1,725,000 City of Cordova funds
 \$23,109 Local contributions

Detailed Project Description and Justification:

Cordova been in need of a place for a central community facility to meet and conduct public events. Community members felt this need grow exponentially in the years that followed in the Exxon Valdez oil spill in 1989.

The community of Cordova is currently in the process of constructing a 33,929 sq. ft. ADA accessible facility known as the Cordova Center. Included in the building will be a museum, library, auditorium, public meeting rooms, education areas, administrative offices, and city administration offices.

Currently the City of Cordova uses two buildings to house its various offices and departments. Both buildings are deteriorating due to age, are inefficient to maintain and heat, and provide inadequate space. None of the facilities are ADA accessible, and are providing unsafe conditions for employees, public records, and historical materials.

In 2000, Cordova began the early planning stages for a facility. The EVOS Trustee Council was approached for support in 2003, and five years later the Trustee Council held a public hearing in Cordova on the project. After listening to over six hours of public testimony in support, the Council voted to participate in 30% of the total project costs by funding \$7 million towards project that was estimated to cost just over \$21 million.

Following the Trustee Council vote of support, the City of Cordova sought funding from the State of Alaska. Through the community's legislative delegation and the Governor, State appropriations to date total of \$6.525 million, and the City of Cordova has contributed over \$1.7 million.

Construction for Phase I of the project first began in 2008, and concrete started pouring in late 2010. Phase I was completed in 2012. This completes all civil work and construction of the outside shell of the building with all windows, doors, and exterior finishes.

Phase II of the project will begin in 2013, and will focus on interior mechanical and electrical systems as well as final framing, lighting, and finishing fixtures. However, due to increased costs necessary for completion, the City of Cordova is requesting additional funding from the EVOS Trustee Council, the State of Alaska, and private foundations.

Cost estimates for completion of the project were increased for two primary reasons:

- 1) Initial cost estimates were based upon engineering tests that miscalculated the condition of rock and soils beneath the site. Upon opening up the ground, it was quickly determined that the site was not on solid rock and would instead require significant excavation and redesign of the foundation systems.
- 2) Although EVOS Trustee Council approved \$7 million of funding in 2008, funds were not made available for the project until 2011. This was due to delays by the US Dept. of Justice in drafting a grant agreement and making it available (despite numerous attempts by the City of Cordova to get the funds expedited). The delay in making this critical funding available further lengthened the completion time of the project, which resulted in increased costs of materials and contractor mobilization.

The Cordova Center is the centerpiece of the community's goal to increase economic diversification and to stimulate year-round business activity. It is strongly supported by the entire community, and the City of Cordova is committed to the long-term operation and maintenance of the building.

Project Timeline:

Upon approval of funding requested, project construction will be completed by the end of calendar year 2014.

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

City of Cordova

Grant Recipient Contact Information:

Name: Don Moore
 Title: City Manager
 Address: PO Box 1210
 Cordova, Alaska 99574
 Phone Number: (907)424-6200
 Email: citymanager@cityofcordova.net

Total Project Snapshot Report

2013 Legislature

TPS Report 60334v1

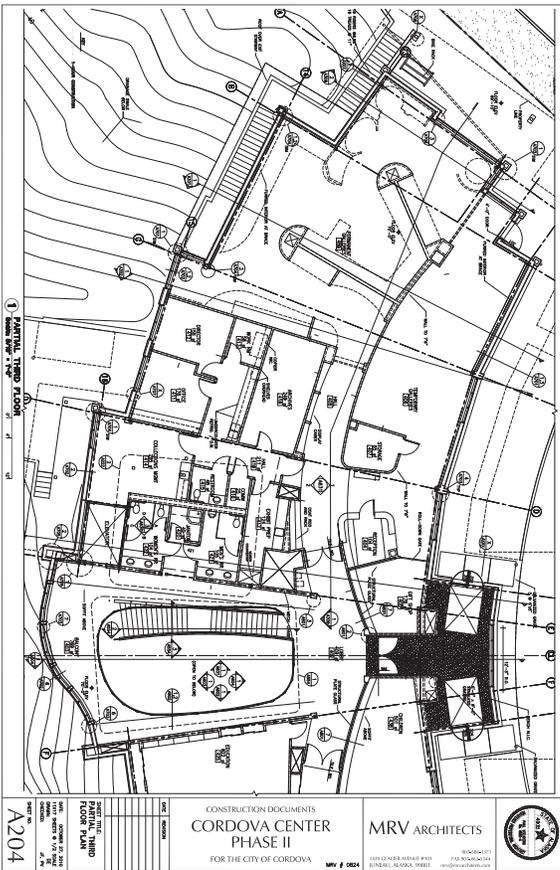
Has this project been through a public review process at the local level and is it a community priority? Yes No

2012
Progress
Report



CORDOVA CENTER PROJECT

PROJECT STATUS 2012





CORDOVA CENTER PROJECT

EDUCATION

BACKGROUND

The community of Cordova is in the process of constructing a 33,929 square foot, fully ADA accessible, multi-use facility. The Cordova Center will include a museum, library, performing arts theatre/auditorium, meeting rooms, education rooms and associated workspaces.

Motivation for a portion of this project centered on a need for expanded areas for the educational and children’s programs that currently take place in inefficient community sites. Mt. Eccles Elementary students, homeschool students, and preschool children all attend programs within the library and museum. The science-based Discovery Room education program is housed within two classrooms in the community college. Community music and education programs are held in the elementary school cafeteria.

LIBRARY & MUSEUM

The Cordova Library and Historical Museum both provide a variety of unique learning opportunities for community youth and adults, but would like to be able to expand offerings. The museum created a cultural curriculum for K through 6th grades with a focus on local and Alaskan history. The Cordova Library established an “After-School-Art” program for ages K-8



to fill a void of art offerings in regular school curriculum.

A variety of literacy activities and programs are provided for the youth in the community. Story times and a summer reading program encourage youth to continue to build their reading skills and love of reading. The library also serves as a cultural facility, providing film festivals, author visits, and other programs to enhance our quality of life.

PRINCE WILLIAM SOUND SCIENCE CENTER

Developed following the 1989 Exxon Valdez Oil Spill through a series of partnerships, the Discovery Program is a science curriculum offered to K-8 grades in two small rooms at the community college. The staff provides a variety of education programs and demonstrations for youth. Students participate in a different theme-based activity each month. A library collection, also a valuable community resource, is housed in these rooms.

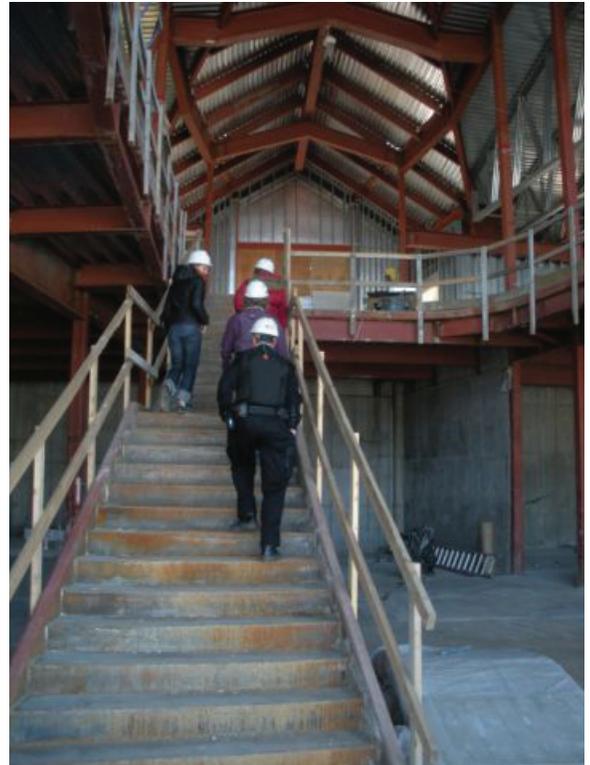
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CORDOVA CENTER PROJECT

PROJECT STATUS 2012





CORDOVA CENTER PROJECT

PROJECT STATUS 2012

TIMELINE

- **2002-2004** Site and architectural design of the project developed through a series of community public meetings held
- **2005** Business and Economic Plan for the Cordova Center completed. Updated 2012
- **2009** Small Conference Marketing Study Completed
- **2010-2012** Phase I Exterior Shell
- **2012-2014** Phase II Interior Finishes

BENEFITS

- Provides ADA accessibility to all government services for the community
- Provides space for an expanded museum, library and creates multi-use community education rooms
- Provides theatre/performance space for the community
- Provides conference and meeting space to spur economic development within the community and PWS Region
- Site creates transportation link and connection between Cordova's busy harbor and active business district

FUNDING

- Total project cost estimate \$25.5 million; \$17.5 million secured
- Land for the preferred site purchased by the City of Cordova in 2005 and 2010
- City of Cordova, population 2454 invested over \$2 million in construction costs and in-kind services to date
- Commitment to sustainable, energy efficient design to assist in long term operations and maintenance costs.

PLANNING

- Phase I 99.6% complete; substantially complete by 11-1-2012.
- Final completion is anticipated within 15 days of substantial completion, pending receipt of close-out documents, as-built drawings, completed electrical punch list, O&M manuals, etc.
- Phase II commenced with the issuance of a pre-construction services contract to Dawson Contracting.
- Pre-construction services are expected to be completed by December 2012.



The Cordova Center is a community-based project developed to address the needs of Cordovans and benefit the Prince William Sound Region and the State of Alaska.



CORDOVA CENTER PROJECT

ECONOMIC INCENTIVE

KEY DRIVERS

Since the 1989 Exxon Valdez oil spill, Cordovans have been working to diversify and strengthen the local economic foundation. The loss of winter fisheries has further increased the need for economic diversification.

Lack of cultural, educational and economic amenities has led to a steady decrease (22% since 1989) in year-round population. Replacing aging, inefficient facilities will enable Cordova to maintain its population base, attract new residents, and create economic incentives.

ECONOMIC GAIN

The Cordova Center would create the following employment opportunities:

- Immediate 3-6 months: 5-10 positions (Pre-construction)
- Intermediate 6-18 months: 50 positions (Construction)
- Long Term 18 months +: 25-40 positions (Community growth and permanent positions within Cordova Center)

GROWTH & SUSTAINABILITY

- New opportunities expand the seasonal visitor industry to a year-round enterprise, diversifying the types of visitors to the community and Prince William Sound.
- Enhanced amenities will retain and attract families, military and government organizations, and business entrepreneurs to Cordova.
- Enhanced social capital contributes to economic development, directly and indirectly improving the business climate for merchants and conferring economic benefits.

MEETINGS & CONVENTIONS IN REMOTE ALASKAN COMMUNITIES

Community	Average # of Groups	Average # of Delegates	Center Status
Kodiak	15	40	No Meeting Center
Sitka	28	104	Meeting Center
Valdez	10	225	Meeting Center

ECONOMIC DEVELOPMENT

According to a Small Convention Market Assessment conducted by the McDowell Group in 2002 and updated in 2009, Cordova could realize significant economic development milestones with an aggressive marketing effort and a professional facility. Cordova could host 25 small meetings with an average of 25 attendees and two small conferences with 75-100 attendees annually.

Direct income resulting from attendee and association spending is estimated at approximately \$337,000. Using a generally accepted economic multiplier of 1.5, the total economic impact of this market is estimated to be more than \$500,000. New spending resulting from meetings and conferences will allow many businesses to extend their seasons into spring, fall and winter months. Additional part-time and full-time employment is likely with secondary employment benefits in the retail and wholesale trade.

Partnering with the Cordova Chamber of Commerce, the city will implement the marketing portion of the Cordova Center Business Plan by end of 2012.



CORDOVA CENTER PROJECT

SUSTAINABILITY

BUILDING PRACTICES

- The Cordova Center will be certified with the U.S. Green Building Council through the Leadership in Energy and Environmental Design (LEED) rating system
- LEED provides a framework for assessing building performance and meeting sustainability goals
- LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality
- LEED efficient design and operation will reduce use of non-renewable resources and lower overall operational costs and maintenance

MAINTENANCE

- High quality construction materials such as bamboo and tile flooring and wall mounted toilets will lower maintenance over time

LOCATION

- Preferred site – the former location of the historic North Star Theater – was chosen through public planning process
- Landscaping will tie into existing buildings
- Provides improved access by linking harbor and main thoroughfare

ORIENTATION

- Maximizes sunlight and view
- Enhances access to multiple areas
- Provides shelter from elements

BUILDING ENVELOPE

- Roof construction and materials last 50 to 100 years and withstand winds of 150 mph
- Siding and roofing materials selected for Cordova climate
- Well insulated windows cut energy expenses
- Recycled or renewable materials used when appropriate

HEATING AND COOLING

- Creative use of available water storage to cool facility
- Passive ventilation and natural cooling techniques
- Passive solar heat to supplement heating system

LIGHTING

- Passive solar and daylight optimized to reduce energy use and eyestrain
- Energy efficient T8, LED and compact fluorescent lighting in all spaces
- Occupancy sensors and day lighting controls reduce energy consumption

WATER CONSERVATION

- Low flush toilets, hand-sensor controlled faucets
- Recapture of runoff for cistern cooling system
- Landscaping to reduce and ensure minimal harmful run-off
- Improvement of existing water systems adjacent to site

MATERIALS

- Carpets, paints & finishes selected to minimize off-gassing for best indoor air quality
- Low-maintenance materials selected
- Recycled materials used whenever possible





DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT
 DIVISION OF COMMUNITY AND REGIONAL AFFAIRS

RECEIVED

EVOS

DEC 19 2011

Grant Agreement

Grant Agreement Number 11-EV-001		Amount of State Funds \$7,000,000.00	
Collocation Code(s)	Encumbrance Number/AR/Lapse Date / 8498 / 06/30/2015	Project Title Cordova Center Project - EVOS	
Grantee		Department Contact Person	
Name City of Cordova		Name Robin Park	
Street/PO Box P.O. Box 1210		Title Grants Administrator II	
City/State/Zip Cordova AK 99574		Street/PO Box P.O. Box 110809	
Contact Person Cindy Appelton, Grant Administrator		City/State/Zip Juneau, AK 99811-0809	
Phone 907-424-6200	Fax 907-424-3117	Phone 907-465-4731	Fax 907-465-5867

AGREEMENT

The Alaska Department of Commerce, Community, and Economic Development, Division of Community and Regional Affairs (hereinafter 'Department') and City of Cordova (hereinafter 'Grantee') agree as set forth herein.

Section I. The Department shall pay the Grantee for the performance of the project work under the terms outlined in this agreement. The amount of the payment is based upon project expenses incurred, which are authorized under this Agreement. In no event shall the payment exceed **\$7,000,000.00 plus earned interest.**

Section II. The Grantee shall perform all of the work required by this Agreement.

Section III. The work to be performed under this agreement begins **12/14/2010** and shall be completed no later than **12/13/2015.**

Section IV. The agreement consists of this page and the following:

ATTACHMENTS

- Attachment A: Scope of Work
1. Project Description
 2. Project Budget
 3. Project Narrative
 4. Project Management/Reporting
 5. Forms Packet
- Attachment B: Payment Method
 Attachment C: Standard Provisions

APPENDICES

- Appendix A: Audit Regulations
 Appendix B: Audit Compliance Supplement
 Appendix B2: Insurance
 Appendix C: State Laws and Regulations
 Appendix D: Special Requirements and Assurances for Federally Funded Projects (if applicable)
 Appendix E: Site Control
 Appendix F: State Fire Marshal Review

AMENDMENTS: Any fully executed amendments to this Agreement

Grantee	Department
Signature <i>Cathy R. Shuman</i> acting City Manager	Signature <i>Debi Kruse</i>
Printed Name and Title for Mark Lynch, City Manager	Printed Name and Title Debi Kruse Jolene Julian, Grants Administrator III
Date <i>December 14, 2011</i>	Date <i>12.28.11</i>

Reviewed by: _____

Attachment A Scope of Work

1. Project Description

The purpose of this grant [pursuant to the provisions of AS 37.05.315] in the amount of the lesser of one-third of the cost of construction or \$7,000,000.00, plus interest, is to provide funding to the City of Cordova towards the construction of the Cordova Center for Exxon Valdez Oil Spill (EVOS) related functions. The funding source for this project is the EVOS Trustee Council (Trustee Council). As a critical part of the legacy of the EVOS, a need exists for a facility that serves several important EVOS administrative functions as the office in Anchorage is phased out. This funding will provide for the following in the multi-use facility "Cordova Center" as it is constructed: a conference center (including multimedia capabilities) for EVOS related meetings, workshops, and scientific conferences; a public education facility, including a museum and library to contain material and permanent exhibits about EVOS and its impacts to resources and services as well as their recovery and status; and an information center that will provide information about the past and ongoing restoration work conducted by the Trustee Council.

The total square footage of the Cordova Center is 34,858. It has been calculated that approximately 25,849 square feet of the Cordova Center will be used at least a portion of the time for EVOS-related activities. The EVOS Council originally authorized funding in May of 2008 for this project with the intention to fund one third of the total project. Ground breaking took place in the summer of 2010 and a resolution approving conditions for the project funding was approved November 3, 2010. It has been determined that expenditures incurred prior to the start date of this grant agreement may be considered for reimbursement. Expenditures will be reviewed by a designated EVOS Council Member or the Executive Director of the Trustee Council prior to being sent to DCCED for reimbursement. Approval by the EVOS Council or the Executive Director will insure that the condition set forth in #4 of the following conditions has been met.

In return for these funds, Grantor agrees to comply, in building the Cordova Center and in its subsequent operation for the life of the facility or until otherwise agreed by the Trustee Council, with the following conditions that were included in Resolution 11-02 of the Exxon Valdez Oil Spill Trustee Council regarding the Cordova Community Center November 03, 2010:

1. A portion of the facility shall be used as described in the October 2010 Cordova Center proposal, to provide administrative support for the *Exxon Valdez* oil spill Trustee Council ("Trustee Council") restoration program, including educating the public and building scientific knowledge relating to the impacts of the 1989 *Exxon Valdez* Oil Spill ("EVOS") and restoration of those impacts and further restoration goals.
2. The City of Cordova will provide, before any expenditures from the EVOS Restoration Fund, documentation demonstrating to the satisfaction of the Alaska Department of Law and National Oceanic and Atmospheric Administration that the city has firm commitments for the funding of all anticipated costs of construction of the Cordova Center, and that the Cordova Center will be used for the EVOS-related purposes as described in the October 2010 proposal.

3. The City will provide a written commitment that it will fund all operation and maintenance costs of the Cordova Center and not request those funds from the Trustee Council; the City will be responsible for all ongoing costs after construction.
4. The Trustee Council will fund the expenditure of up to \$7,000,000 (plus interest earned on that amount after January 4, 2011) or one-third of the cost of construction of the Cordova Center, whichever is less. Funds will be distributed on a quarterly basis to pay for not more than one-third of the billings for the construction phase of the project.
5. The City will provide meeting space for Trustee Council-related meetings and workshops (including Trustee Council meetings, meetings of researchers conducting EVOS-related work, and Public Advisory Committee meetings) free of any facility charges for the life of the facility (estimated at 50+ years). The Conference Center will include a main auditorium and theater with a capacity of 220 people each, a multipurpose community room, and a small meeting room.
6. In the Museum component of the Cordova Center, 3,450 square feet of the total 5,925 square feet will be dedicated to EVOS-related exhibits and interpretive displays for the life of the facility unless otherwise approved by the Trustee Council. The Museum will include both a permanent EVOS display as well as a temporary gallery for traveling and temporary exhibits on EVOS.
7. The Museum includes the Science Discovery and Education Room (850 square feet), 100% of which is devoted to EVOS-related activities for the life of the facility, including the Science Discovery Program and various marine science educational programs unless otherwise approved by the Trustee Council. The Science Discovery and Education Room will include a lab equipped with wet and dry sinks and storage for scientific equipment.
8. The Library in the Cordova Center will contain 3,450 square feet (out of a total of 5,652 square feet) of EVOS materials for the life of the facility unless otherwise approved by the Trustee Council. Subject to the agreed space limitations, the Library shall accept all EVOS-related documents approved for transfer to it by the Trustee Council. The Library will also serve as a resource for EVOS-related media inquiries, filmmakers, researchers, and authors.
9. All of the facilities and services described above will be provided to the Trustee Council or any successor organization free of any use or maintenance charges in consideration for the payments from the EVOS Restoration Fund towards the Cordova Center's construction costs.

This document is intended to satisfy the requirements of condition number 10 of Trustee Council Resolution 11-02, requiring that the foregoing conditions be made legally binding through a contract or other appropriate form of agreement.

An email is on file with the Department confirming concurrence from the Department of Law and National Oceanic Atmospheric Administration that the City of Cordova has demonstrated, as required by Resolution 11-02 of the *Exxon Valdez* Oil Spill Trustee Council, the City has firm commitments for the funding of all anticipated costs of construction of the Cordova Center.

No amendment or modification of this Grant Agreement may impair Grantee's agreement to comply with the conditions set forth in Resolution 11-02 of the Trustee Council regarding the Cordova Community Center November 3, 2010.

No officer or employee of the United States, or family member of that officer or employee, shall have any personal or pecuniary gain or interest, direct or indirect, in any contract, subcontract, or the proceeds thereof, for work performed in connection with the project. For purposes of this requirement "family member" is defined to include spouse and minor children.

To the extent that provisions in this Scope of Work conflict with any other provision in this agreement or its attachments or appendices, the statements in this Scope of Work control.

2. Project Budget

Cost Category	Grant Funds	Total Project Cost
Construction	\$6,950,000.00	\$6,950,000.00
Administration Funds	\$50,000.00	\$50,000.00
Total	\$7,000,000.00	\$7,000,000.00

3. Budget Narrative

The Grant Funds identified above will be used to complete the project described in the above Project Description. The Total Project Cost shall not be increased. Administration Funds will be limited to a maximum of one percent of the total project cost; approval of the Trustee Council is required to increase administrative funding above one percent.

4. Project Management/Reporting

This project will be managed by the Grantee.

Signatory authority for execution of the Grant Agreement and subsequent amendments is granted to the Mayor. The Mayor may delegate signatory authority for executing the Grant Agreement and amendments to others within the City government via the Signatory Authority Form. The Mayor may also designate financial and progress reporting authority via the Signatory Authority Form. Such delegation is limited to others within the City government, unless otherwise approved by the Department.

The Grantee must establish and maintain separate accounting for the use of this Grant. The use of Grant funds in any manner contrary to the terms and conditions of this Grant Agreement may result in the subsequent revocation of the grant and any balance of funds under the grant. It may also result in

the Grantee being required to return such amounts to the State for redeposit into the Exxon Valdez Oil Spill Restoration Trust Fund or an associated subaccount of the GeFONSI account established by the Alaska Department of Fish and Game.

* The Grantee must furnish Certificates of Insurance as set forth in Article 1 of Appendix B2 prior to receipt of any grant funds.

The Grantee shall submit a Designated Legislative Grant Financial/Progress Report Form (see attached) quarterly during the life of the Grant Agreement. Grant Financial/Progress Report Forms are due fifteen (15) days after the end of the quarter being reported. The report period is the first day of the first month through the last day of the third month of the quarter. The final Financial/Progress Reports must be submitted within thirty (30) days following completion of the project. Under no circumstances will the Department release funds to the Grantee unless all required reporting is current.

5. Grant Forms Packet

The following page, which includes the Designated Legislative Grant Financial/Progress Report Form, is to be used by the Grantee for quarterly reporting. Additional copies of this form are available from the Department, electronically or in hard copy.

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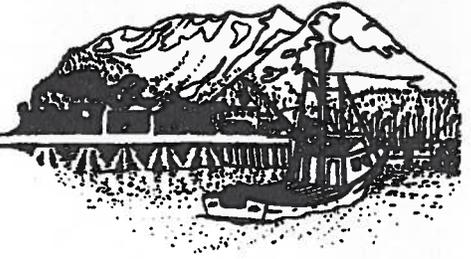
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CORDOVA CENTER PROJECT

PROJECT STATUS 2012



CITY OF CORDOVA



March 6, 2013

Representative Alan Austerman
Alaska State Legislature
State Capitol, Room 204
Juneau, Alaska 99801

MAR 11 2013

Dear Senator Stevens:

Thanks so much for your hard work in Juneau this session. Cordovans appreciate that you are diligently pursuing support among legislators to assist financially with the completion of the Cordova Community Center. To that end, I wanted to share some recent news with you as well. The Exxon Valdez Oil Spill Trustees Council has generously supplemented their award to the Cordova Center by \$1.3 Million. As other funding continues to be explored, the State's support becomes increasingly important to the completion of the project which would mean so much to bolster Cordova's economy and quality of life. If you feel there is ever a need for my presence to further this along in Juneau please don't hesitate to say so as I can be there in a moment's notice for this important endeavor.

Sincerely,

Jim Kallander, Mayor
City of Cordova