

**Agency: Commerce, Community and Economic Development**

**Grants to Municipalities (AS 37.05.315)**

**Grant Recipient: Haines Borough**

**Federal Tax ID: 47-0888706**

**Project Title:**

**Project Type: New Construction and Land Acquisition**

# Haines Borough - Public Safety Building Replacement

**State Funding Requested: \$2,500,000**

**House District: Juneau Areawide (3-4)**

Future Funding May Be Requested

## Brief Project Description:

The Haines Borough urgently needs funding to replace its failing Public Safety Building housing crucial services.

## Funding Plan:

Total Project Cost:	\$31,175,000
Funding Already Secured:	(\$900,351)
FY2025 State Funding Request:	<u>(\$2,500,000)</u>
Project Deficit:	\$27,774,649

### Funding Details:

The Haines Borough has invested \$900,351.00 for 65% designs of a new building.

The FY25 funding requested is to meet match requirements for USEPA, T-HUD and Homeland Security amounts in the federal appropriations bills. Total pending in federal appropriations = \$13.0 million.

## Detailed Project Description and Justification:

The current Public Safety Building is the center of all emergency services for the community. It houses multiple critical community services from 911/Dispatch, Police, Fire and EMS. Additionally, the facility houses the Assembly Chambers and Public Facilities offices.

The facility, originally constructed in the 1980s as a temporary wood-framed modular structure in a flood zone, was not designed with longevity in mind.

Structural issues, such as rot and decay, plague the building. Remodeling the Public Safety Building is not a viable option due to the facility's deteriorating structural integrity compounded by its water-logged site. Urgent action is imperative to replace this compromised facility and safeguard our community's vital services.

The outdated building no longer complies with current Fire and Safety Codes, especially evident in the inadequate ventilation in the fire bays and the structural strain of ladder trucks on the concrete floors. These deficiencies pose serious risks to responder safety and well-being. It's paramount to swiftly address these concerns.

The current building is at maximum capacity, leaving no room for expansion or enhancement. The Police Station faces critical space shortages, with only three jail cells all lacking adequate security for detainee transfer. There is no viable space to conduct confidential investigations or interviews.

The morgue, which unfortunately sees frequent use, calls for the bay doors to be open about a foot to allow for fumes from the compressor to exit the building. This practice is highly visible from a major Borough road and is a well known signal to the community that someone has died. Consequently, mourners often gather by the bay doors at the rear of the building.

The building's electrical system is in critical condition, with standing water in the crawl space mingled with exposed cables. Moreover, the system is already at full capacity, making it difficult to support the upgraded 911 technology the Borough has implemented.

In an emergency, the importance of the public safety building is critical to the resilience of a community. In a dire emergency situation, it should be the one building that remains standing. In its current condition, this is a grave concern to the community. Recent tsunami modeling performed by UAF shows the current structure to be within the tsunami inundation zone. The tsunami risk for Haines is a landslide creating an underwater surge that would inundate most of the community near the waterfront and up to the current site of the building. For this reason, the replacement of the Haines Public Safety Building is our number one priority.

The Public Safety Building serves a distinct purpose and should not host activities unrelated to its core function. Therefore, it's imperative to relocate the Assembly Chambers and Borough offices to a remodeled administration building in a concurrent project. The construction of the new Public Safety Building represents Phase III of this comprehensive process.

Phase I - Complete design, site development, and earthwork for the foundation of a new building.

Design and Engineer Administration remodel (funding included in this request)

Phase II Remodel Administration Building (funding not included in this request)

Phase III Construct New Public Safety Building

**Project Timeline:**

FY 2024-2025 Phase I - Design and Engineer new Public Safety Building (65% design complete.)

Design and Engineer Administration remodel

FY 2024-2025 Phase II Remodel Administration Building

FY 2024-2025 Phase III Construct New Public Safety Building

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

Haines Borough

**Grant Recipient Contact Information:**

Name: Annelise Silk  
 Title: 103 3rd Avenue S.  
 Address: PO BOX 1209  
 Haines, Alaska 99827  
 Phone Number: (907)766-6409  
 Email: asilk@haines.ak.us

*For use by Co-chair Staff Only:*

Total Project Snapshot Report

2024 Legislature

TPS Report 66695v1

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

*For use by Co-chair Staff Only:*



# Haines Community Safety and Training Center

Request for Coronavirus Capital Project Funding  
(CCPF) Under Use Code 1C

*Haines Brough, AK*  
March 18, 2022

## **Haines Community Safety and Training Center**

The Haines Borough is proposing to replace its current Public Safety Building (PSB) with a new building that includes a multi-purpose Haines Community Safety and Training Center (Center). This new Center will provide improved community access to educational opportunities, workforce development, and public health monitoring, along with the traditional public safety component to provide added value for the community along with an improved emergency response.

The COVID-19 pandemic has highlighted the need to provide improved emergency services to the community, along with additional education and training opportunities within Haines to prepare its residents to enter the workforce, retrain for new careers, or advance with their existing employers. In particular, there is a great need for more health care workers. The pandemic also highlighted the need for a remote learning space since many Haines residents lack the high-speed internet needed to participate in remote learning sessions from home. Local partners such as the Haines School District, Chamber of Commerce, and Southeast Alaska Regional Health Consortium (SEARHC) Haines Health Clinic are experienced in promoting education, career development, and health education but lack the facilities to support those functions in way that is accessible to residents. A comprehensive facility where community education, workforce training, and healthcare monitoring can be provided in a modern and convenient setting will remove the biggest impediments that prevent Haines from offering those services.

The Center will provide a unique opportunity for engagement with multiple community partners to leverage resources to help residents access vital work skills and learning, as well as career development, continuing education, and community health services. The Center will include 6-8 computer workstations, private meeting areas, and a large versatile meeting space that can be adapted to specific user needs. Since the Fire and Police Departments will also use this space for emergency medical and other training, training equipment (CPR dummies, anatomy models, etc.) can be kept secure, yet readily available.

### **Meeting Programmatic Goals Education**

Community-based education is a priority for Haines. The Haines Borough, in partnership with the Haines School District and the Fire Department, will offer CPR/First Aid classes, an important skill required for many jobs in the community, including tourism-related and municipal jobs. Interested students will be able to receive advanced training. Additionally, the School District will collaborate with the Haines Fire Department to offer an introductory Fire Fighting Academy, which will provide career options for students and open a pathway to becoming a professional firefighter with any local municipal service or the Alaska Fire Service.

The School District also intends to offer an Allied Health track to generate interest in health care careers and prepare students to enter Alaska's growing health care industry. Exposing students to various healthcare sectors will provide them with a basic understanding of the job opportunities and prepare them to pursue additional education in that field. The Borough and the School District are committed to supporting vocational education as well as college preparatory tracks. Students who want to continue living in Haines can use the Center to participate in remote learning classes, or they can attend the

certified nursing assistant and certified medical assistant courses that SEARHC plans to offer. The Center's technology capabilities will allow SEARHC to broadcast the training to residents in other southeast communities, expanding the number of people who would benefit from the Center.

Other Allied Health courses will become available as the school system develops a career path for students interested in health care. It is envisioned that, in collaboration with the University of Alaska (UA), a pre-certification program can be developed that will allow residents to learn about and begin preparation for nursing and other healthcare careers or degrees. By participating in programs locally, more people will be able to begin working towards a certification or degree without the initial obstacle of relocation from their community.

Residents who wish to explore educational opportunities in other fields will be able to use the workstations to attend other types of remote classes through the UA system and other educational providers.

### **Workforce Development**

The Center will provide a variety of workforce development tools. Residents can use the workstations to conduct job searches, apply for jobs online, participate in virtual interviews, connect with career development services such as the Alaska Job Center Network, receive local career counseling, and complete certified job trainings and continuing education courses. Our goal is to create even more self-sufficiency for the people of Haines and our Southeast region.

As the number of employers who utilize digital job postings, remote interviews, and even remote work continues to grow, a broadband connection for job seekers and remote co-working space has become essential for residents. Many Haines residents do not have reliable access to broadband internet and cannot fully access these services on a digital platform.

This facility will provide access with additional local assistance from the School District, Chamber of Commerce, and community employers. Additionally, local seasonal work opportunities can be coordinated with a central connection point, better matching jobs and job seekers.

As mentioned earlier, the Borough intends to partner with the School District and SEARHC to offer educational opportunities at the Center that can lead to filling job openings, health career continuing education, health care internships, and scholarships. Community health providers, including Haines Assisted Living Center, face a growing need for medical support services, including additional trained CNAs; this multi-faceted facility can help meet that need.

### **Health Monitoring**

Without a local hospital, Haines relies on the Haines Health Clinic for primary care and family medicine, women's health services, and pediatrics. While the clinic offers telemedicine visits with specialists, not everyone has a private place to conduct those visits. The new Center will allow greater, more private, access to specialists for Haines residents. The need for telemedicine services is growing. Haines has one of the oldest average populations in Alaska, with a median age just over 48 years old. As people age, they often develop medical conditions associated with mobility issues. Currently when residents have medical appointments for specialty consultations, they need to travel to Juneau by boat or plane, for the appointment. This can be subject to travel restrictions and can be difficult for the mobility impaired.

The Center will provide telemedicine access (computer with camera and reliable broadband) to increase access to patients without a computer or mobile device.

The Haines Public Health Nurse does not have a space to provide community education or meet with patients in Haines. The Center will provide the Health Nurse, or the Clinic a place to provide education on multiple topics including diabetes awareness, stress management, and domestic violence prevention. It will also improve their ability to offer health care screening, immunizations, and infectious disease follow-up.

In addition, the Community Safety and Training Center will house a diesel backup generator to allow the Center to act as a supplemental health response center during an emergency and provide a staging area for emergency health responders.

### **Existing Conditions - Critical Need**

Estimates from the National Telecommunications and Information Administration's Broadband Need Map and the US Census American Community Survey (2019) show that over 13 percent of Haines area households do not have internet access and for those who do, average data speeds are very slow. This leaves a critical gap in accessibility for many residents to educational, workforce, and health resources.

The Haines Borough's current public safety building was constructed in the 1980s as a temporary wood-framed modular structure with little consideration towards useful life or the provision of public services on a community scale. The building has no available space it could use for the Center. It also has critical issues that prevent existing space from being re-purposed, such as an inadequate electrical system and lack of Americans with Disabilities Act (ADA) accessibility. For additional information on how the existing PSB does not meet the needs of the Borough, please watch [www.youtube.com/watch?v=3Do3UkUY7jrR](http://www.youtube.com/watch?v=3Do3UkUY7jrR)

Significant reductions in tourism from COVID-19 the past two years and devastating losses in the regional fishing industry have revealed a need for additional skills training, career development, and job placement in the area. A study published by the State of Alaska Department of Revenue estimated that Haines lost over \$10 million in local wage revenue due to cruise ship dock cancellations during 2019-2020. While this portion of the economy is expected to return, many local businesses and their employees cannot sustain themselves after the lost seasons of revenue and now need new skills training and career opportunities to become contributors once again to the local economy.

In short, the Haines Borough envisions a new community-based facility that will provide space for modern, high-speed digital access and integrate in-person community learning, career development and job placement, continuing education, and extended health services. The Center will provide adequate space for training, equipment, testing, online learning, continuing education, career placement courses, or community health education that is not readily available in the region.

The Haines Borough is requesting funding assistance of \$22,000,000 under the Coronavirus Capital Project Fund, to construct a new 27,000-square-foot, multi-purpose Community Safety and Training Center. The funding will allow the Borough to facilitate improved online and in-person education and

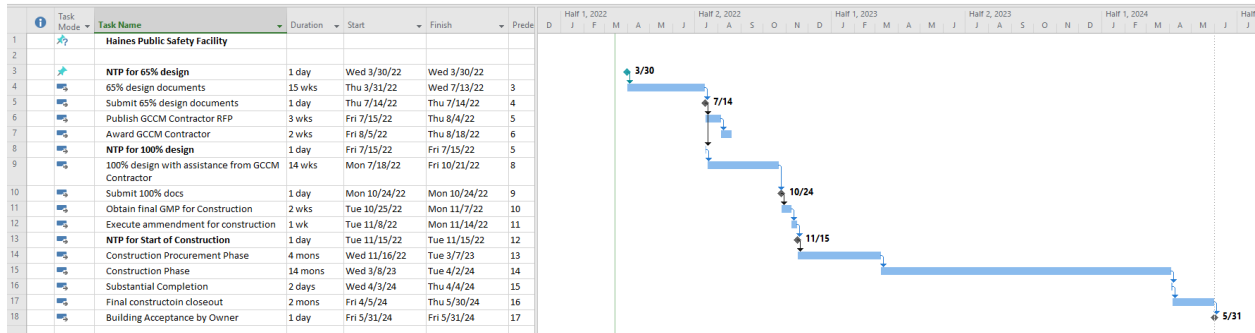
training, workforce development, and health monitoring opportunities and enhance its capabilities to provide for our community and respond to public need in a more comprehensive fashion.

### Summary Cost Estimate / Budget

Cost Classification	Amount
Planning / Design	\$1,497,200
Subtotal	\$1,497,200
<b>Construction*</b>	
Site Work, Foundation	\$6,711,000
Exterior, roof	\$1,944,900
Interior	\$1,198,500
Mechanical / Electrical	\$3,870,600
Equip. / Other	\$ 156,300
Gen. Conditions	\$3,827,900
Contingencies	\$2,793,600
Subtotal	\$20,502,800
<b>Total</b>	<b>\$22,000,000</b>

\*Construction estimates provided by Bettisworth North Architecture based on 35% design (includes premium labor rates).

### Project Schedule



\* Contract will be General Contractor/Construction Manager

### Administration

The Haines Borough has the institutional, managerial, and financial capability to manage this grant should it be awarded. The Borough has a dedicated Contract and Grants Administrator who will be responsible for grant management. The Borough has successfully managed numerous state and federal grants, including a \$10M FEMA Public Assistance Grant and \$15M Designated Legislative Grant for Boat Harbor Upgrades. The Borough is not anticipating using any grant funds for local administration.

Haines Borough has engaged the services of Bettisworth North Architecture, who has completed 35% design drawings and a detailed construction cost estimate for our new Community Safety and Training Center. The Borough owns the proposed site for the new facility in a location outside the tsunami inundation zone.



The Borough has incorporated community feedback into the development of the Center, which has been coordinated within multiple municipal departments. It has also been discussed at numerous Assembly and Planning Commission meetings where the public has had an opportunity to comment. The community has also had a chance to comment during the development of the Borough's Legislative List of Funding Priorities, and the Borough Assembly reaffirmed its commitment with a resolution in support of constructing a new facility. The Borough will continue to consider public and partner input as the building design is refined and finalized.

The Borough is confident it has the administrative capacity to construct a new multi-purpose community center within budget and on time to serve the needs of the area and that the new facility will fulfill a critical need for the area.

*(Attached are letters of community support / cooperation. Detailed Architectural budget and design renderings are available upon request.)*

65% DESIGN SUBMITTAL  
CONSTRUCTION COST ESTIMATE (REVISION 1)

HAINES COMMUNITY SAFETY AND TRAINING CENTER  
HAINES, ALASKA

*PREPARED FOR:*

Bettisworth North  
2600 Denali Street, Suite 710  
Anchorage, Alaska 99503

August 29, 2022



HMS Project No.: 22086

## **NOTES REGARDING THE PREPARATION OF THIS ESTIMATE**

### **DRAWINGS AND DOCUMENTS**

*Level of Documents:* (153) 65% design drawings, specifications, and narratives  
*Date:* July 28, 2022  
*Provided By:* Bettisworth North and their subconsultants of Anchorage, Alaska

### **RATES**

Pricing is based on current material, equipment and freight costs.

*Labor Rates:* A.S. Title 36 working 60 hours per week  
*Premium Time:* 16.70%  
*Subcontractor's Mark-Up:* 25.00%

### **BIDDING ASSUMPTIONS**

*Contract:* Standard construction contract without restrictive bidding clauses  
*Bidding Situation:* Competitive bids assumed  
*Bid Date:* March 2023  
*Start of Construction:* May 2023  
*Months to Complete:* (18) months

### **EXCLUDED COSTS**

1. A/E design fees
2. Administrative and management costs
3. Furniture, furnishings and equipment (except those specifically included)
4. Remediation of contaminated soils or abatement of any hazardous materials, if found during construction

HMS Project No.: 22086

**NOTES REGARDING THE PREPARATION OF THIS ESTIMATE (Continued)**

**GENERAL**

When included in HMS Inc.'s scope of services, opinions or estimates of probable construction costs are prepared on the basis of HMS Inc.'s experience and qualifications and represent HMS Inc.'s judgment as a professional generally familiar with the industry. However, since HMS Inc. has no control over the cost of labor, materials, equipment or services furnished by others, over contractor's methods of determining prices, or over competitive bidding or market conditions, HMS Inc. cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from HMS Inc.'s opinions or estimates of probable construction cost.

This estimate assumes escalation based on a 12-month rolling average of the U.S. Consumer Price Index. HMS Inc. will continue to monitor this, as well as other international, domestic and local events, and the resulting construction climate, and will adjust costs and contingencies as deemed appropriate.

Due to the rapidly evolving nature of the COVID-19 coronavirus pandemic and its affect on the economy, and more specifically the construction industry, HMS Inc. is incorporating an additional contingency titled '**Unique Market Risk**'. The amount provided for in the estimate will be adjusted as the situation continues to change and the effect on construction pricing becomes more quantifiable.

Review comments received by email on August 26th, 2022 have been incorporated.

**GROSS FLOOR AREA**

First Floor	20,720 SF
Second Floor	7,790 SF
Third Floor	<u>403 SF</u>
<b>TOTAL GROSS FLOOR AREA:</b>	<b><u><u>28,913 SF</u></u></b>

HMS Project No.: 22086

**65% DESIGN COST SUMMARY**

	<i>Material</i>	<i>Labor</i>	<i>Total</i>
<b>FACILITY CONSTRUCTION</b>			
DIVISION 2 - EXISTING CONDITIONS	\$ 0	\$ 0	\$ 0
DIVISION 3 - CONCRETE	925,956	506,641	1,432,597
DIVISION 4 - MASONRY	0	0	0
DIVISION 5 - METALS	2,852,221	956,290	3,808,511
DIVISION 6 - WOOD, PLASTICS AND COMPOSITES	128,015	28,370	156,385
DIVISION 7 - THERMAL AND MOISTURE PROTECTION	916,026	624,781	1,540,807
DIVISION 8 - OPENINGS	426,143	152,889	579,032
DIVISION 9 - FINISHES	468,418	605,982	1,074,400
DIVISION 10 - SPECIALTIES	30,822	14,121	44,943
DIVISION 11 - EQUIPMENT	32,824	5,123	37,947
DIVISION 12 - FURNISHINGS	15,350	4,645	19,995
DIVISION 13 - SPECIAL CONSTRUCTION	218,790	11,606	230,396
DIVISION 14 - CONVEYING EQUIPMENT	120,000	46,680	166,680
<b>FACILITY SERVICES</b>			
DIVISION 21 - FIRE SUPPRESSION	89,423	95,428	184,851
DIVISION 22 - PLUMBING	492,371	446,303	938,674
DIVISION 23 - HVAC	845,919	526,548	1,372,467
DIVISION 25 - INTEGRATED AUTOMATION	133,308	163,825	297,133
DIVISION 26 - ELECTRICAL	798,169	708,430	1,506,599
DIVISION 27 - COMMUNICATIONS	61,193	52,304	113,497
DIVISION 28 - ELECTRONIC SAFETY AND SECURITY	213,660	180,404	394,064
<b>SITE AND INFRASTRUCTURE</b>			
DIVISION 31 - EARTHWORK	3,055,751	1,616,243	4,671,994
DIVISION 32 - EXTERIOR IMPROVEMENTS	559,144	321,214	880,358
DIVISION 33 - UTILITIES	907,293	352,204	1,259,497
DIVISION 34 - TRANSPORTATION	0	0	0
DIVISION 35 - WATERWAY AND MARINE	0	0	0

HMS Project No.: 22086

**65% DESIGN COST SUMMARY**

	<i>Material</i>	<i>Labor</i>	<i>Total</i>
<b>PROCESS EQUIPMENT</b>			
DIVISION 40 - PROCESS INTEGRATION	0	0	0
DIVISION 41 - MATERIAL PROCESSING AND HANDLING EQUIPMENT	0	0	0
DIVISION 42 - PROCESS HEATING, COOLING AND DRYING EQUIPMENT	0	0	0
DIVISION 43 - PROCESS GAS AND LIQUID HANDLING, PURIFICATION, AND STORAGE EQUIPMENT	0	0	0
DIVISION 44 - POLLUTION CONTROL EQUIPMENT	0	0	0
DIVISION 45 - INDUSTRY-SPECIFIC MANUFACTURING EQUIPMENT	0	0	0
DIVISION 46 - WATER AND WASTEWATER EQUIPMENT	0	0	0
DIVISION 48 - ELECTRICAL POWER GENERATION	0	0	0
<b>SUBTOTAL:</b>	<b>\$ 13,290,796</b>	<b>\$ 7,420,031</b>	<b>\$ 20,710,827</b>
<b>GENERAL REQUIREMENTS</b>			
DIVISION 1 - GENERAL REQUIREMENTS			5,762,308
<b>SUBTOTAL:</b>			<b>\$ 26,473,135</b>
DIVISION 50 - CONTINGENCIES			4,702,287
<b>TOTAL ESTIMATED CONSTRUCTION COST:</b>			<b>\$ 31,175,422</b>
<b>COST PER SQUARE FOOT:</b>			<b>\$ 1,078.25 /SF</b>
<b>GROSS FLOOR AREA:</b>			<b>28,913 SF</b>

**A Resolution of the Haines Borough Assembly adopting FY2025 Alaska Capital Project Submission and Information System (CAPSIS) priorities, additional Haines Borough capital project priorities, and State funding priorities.**

**WHEREAS**, the Haines Borough Assembly has determined to prioritize the Borough's FY2025 legislative priorities; and

**WHEREAS**, it is the intent of the Assembly to provide the Alaska Governor, Legislature, and state officials adequate information to represent the needs of the Borough concerning legislative requests, including necessary funding requirements,

**NOW, THEREFORE, BE IT RESOLVED**, by the Haines Borough Assembly, Haines, Alaska:

Section 1. The following capital budget priorities are identified as Haines Borough priorities for the State of Alaska for FY2025:

1. Public Safety Building Replacement
2. Administration Building Expansion
3. South Portage Cove Drive Down Workfloat and Harbormaster Office
4. South Portage Cove Harbor Expansion – Moorage Floats
5. High School Locker Room Renovation
6. HVAC System for Pool
7. Letnikof Floats

Section 2. The Borough identifies the following budget priorities for the State:

1. Alaska Marine Highway System
2. State support for Mental Health Services
3. Full Funding for Education
4. Support Funding for Road Resurfacing or Reconstruction
5. Department of Environmental Conservation Municipal Matching Grant Program
6. Community Assistance Program
7. Alaska Department of Public Safety – State Troopers

Adopted by a duly-constituted quorum of the Haines Borough Assembly on this 13th day of February, 2024.

Attest:

  
Alekka Fullerton, MMC, Borough Clerk

  
Thomas C. Morphet, Mayor

