

Ward Cove Improvement - Alaska Marine Highway System **FY2012 Request: \$3,400,000**
Reference No: 51721

AP/AL: Appropriation **Project Type:** Construction
Category: Transportation
Location: Ketchikan Gateway Borough **House District:** Ketchikan (HD 1)
Impact House District: Ketchikan (HD 1) **Contact:** Jim Beedle, Deputy Commissioner
Estimated Project Dates: 07/01/2011 - 06/30/2016 **Contact Phone:** (907)465-6977

Brief Summary and Statement of Need:

This funding will complete Phase I Functional Replacement-Lot 2A of the Alaska Marine Highway System's Ward Cove Redevelopment Project. Phase I includes functional office/warehouse replacements of recently acquired Veneer Building.

Funding:	<u>FY2012</u>	<u>FY2013</u>	<u>FY2014</u>	<u>FY2015</u>	<u>FY2016</u>	<u>FY2017</u>	<u>Total</u>
AIDEA Div	\$3,400,000	\$40,000,000					\$43,400,000
Total:	\$3,400,000	\$40,000,000	\$0	\$0	\$0	\$0	\$43,400,000

<input type="checkbox"/> State Match Required	<input type="checkbox"/> One-Time Project	<input type="checkbox"/> Phased - new	<input checked="" type="checkbox"/> Phased - underway	<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:	0	0
One-Time Startup:	0	0
Totals:	0	0

Additional Information / Prior Funding History:

\$5,000,000 - Ch 43 SLA 2010 Sec 37 Pg 164 Ln 23; \$75,000 - Ch 29 SLA 2008 Sec 13 Pg 161 Ln 25; \$2,000,000 - Ch 30 SLA 2007 Sec 4 Pg 111 Ln 4.

Project Description/Justification:

Phase I – Offices/Warehouses – Ward Cove Replacements:

To adequately achieve functional replacement, the property that was relinquished was broken into two physical “functions” and considered Phase I and II. Phase I refers to the uplands area that contains an area of approximately 2.2 acres and is improved with two separate office buildings and a steel framed warehouse, clustered together and used in conjunction with each other. The two offices function as permanent staff workspaces, meeting rooms and data archive storage areas. Both buildings are wood construction, single story structures, each containing approximately 2,000 square feet (4,000 total) of enclosed, heated, useable office space. The warehouse is a 60 x 00 square foot free-span metal framed, climate controlled structure used to house various supplies/equipment used on the State Ferries. Adequate parking exists around these three structures for staff and visitors.

To calculate functional replacement costs of the Phase I area; we have considered what the square foot costs of constructing similar structures would be in the Ketchikan area. To achieve functional replacement of all the offices/warehouse of Phase I, AMHS proposes to take the replacement calculation and apply those proceeds to recreating office/meeting/archive space, along with climate controlled warehouse space within the confines of the newly acquired “Veneer building” on the Ward Cove Site. For this plan the functional replacement value attributed to the sale of the Phase I assets

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(lot 2A) are being valued at \$3,400,000.

Phase II will address the functional replacement of the Ward Cove Terminal Facility (South Berth), Office Building and provide safe Road Access.