

**Agency: Commerce, Community and Economic Development****Grants to Municipalities (AS 37.05.315)****Grant Recipient: North Slope Borough****Federal Tax ID: 9200042378****Project Title:****Project Type: Remodel, Reconstruction and Upgrades**

# North Slope Borough - Emergency Operations Center

**State Funding Requested: \$1,152,413****House District: 40 / T**

One-Time Need

**Brief Project Description:**

This project would fund renovation of an existing building to house the Emergency Operations Center

**Funding Plan:**

Total Project Cost:	\$1,152,413
Funding Already Secured:	(\$0)
FY2013 State Funding Request:	<u>(\$1,152,413)</u>
Project Deficit:	\$0

**Detailed Project Description and Justification:**

Barrow is the economic, transportation and administrative center for the North Slope Borough. The Borough is interested in establishing a dedicated Emergency Operations Center because of increased oil and gas activities, increased interaction with the US Coast Guard and other federal agencies, increased tourism activities (especially cruise ships) and extreme weather conditions in our far flung remote communities.

The Borough has investigated the possibility of using an existing Borough building for this purpose. The building selected is a two story facility located at the east end of the runway on Ahkvoak Street. The building currently houses shipping, receiving and storage as well as our risk management functions. This proposal would fund the renovation of a portion of the second floor of the facility for this purpose.

A dedicated Emergency Operations Center would allow for efficient operations and actual provision of training within the dedicated center will improve our abilities to function at the level mandated by the federal government. Search and Rescue is currently located alongside the airport runway. Siting the facility in this building makes emergency deployment operations and distribution to our outlying villages very efficient.

**Project Timeline:**

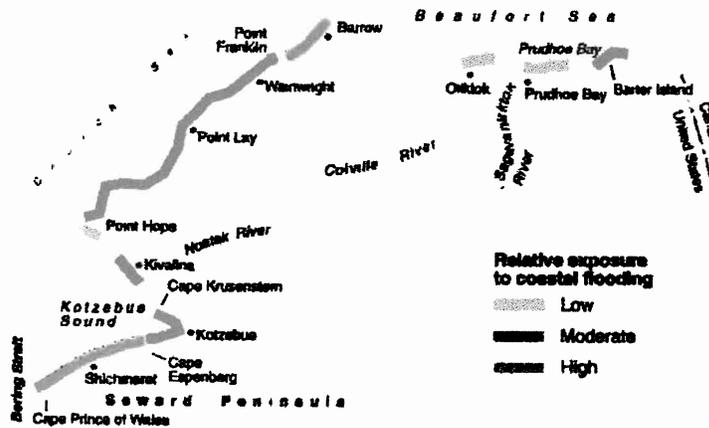
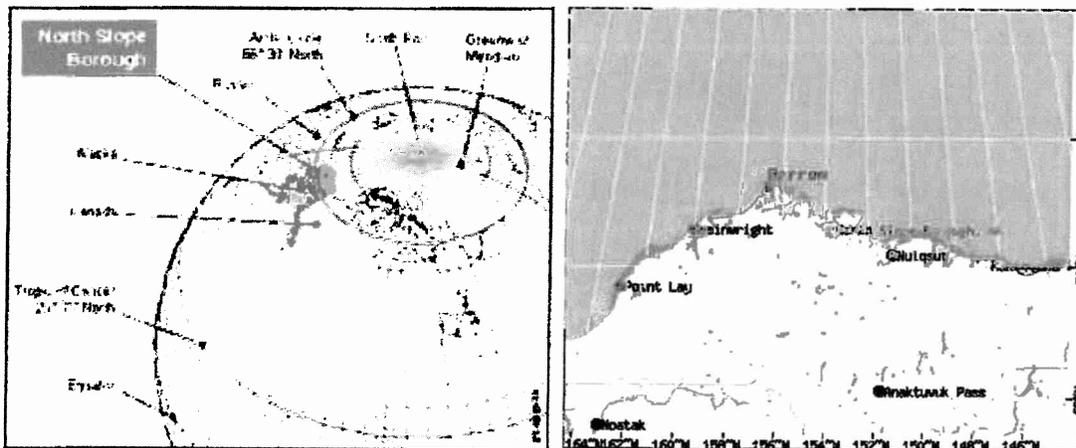
The project will begin in FY 13 and should be complete by FY 14. See attached Emergency Operations Center Project Analysis Report North Slope Borough CIP No. 18-041 for detailed schedule.

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

North Slope Borough



# EMERGENCY OPERATIONS CENTER (EOC) PROJECT ANALYSIS REPORT NORTH SLOPE BOROUGH CIP NO. 18-041



# Executive Summary

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Barrow is the largest community in the North Slope Borough (NSB) with a population of 3982 (2007). It is the economic, transportation, and administrative center for the NSB. Located on the Chukchi Sea, Barrow is the northernmost community on the North American land mass.

The purpose of this Project Analysis Report is to investigate the potential for renovating a portion of the second floor of the existing NSB Shipping and Receiving Building (see Figure 1) for use as an Emergency Operations Center (EOC).

The 19,875 SF, two story, facility located at the east end of the airport runway on Ahkovak Street currently houses shipping, receiving, and storage functions on the entire first floor (11,840 SF) and a portion of the second floor (1,187 SF). 2,530 SF of the second floor is occupied by the NSB Risk Management Office (RMO). A portion of the RMO would be renovated for use as an EOC.



**FIGURE 1- NSB SHIPPING AND RECEIVING BUILDING**

The Project Analysis Report is divided into the following sections:

- 1.0 Introduction
- 2.0 Existing Facility

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- 3.0 Architectural Considerations
  - 4.0 Engineering Considerations
  - 5.0 Permitting
  - 6.0 Opinions of Cost
  - 7.0 Conclusions and Recommendations
- Appendices

The following sections of the report describe the existing Shipping and Receiving Building and the team's approach to the facility investigation. The sections also document architectural and engineering recommendations and associated costs for renovation of the second floor to accommodate EOC requirements.

Construction costs continue to be affected by current market conditions and the availability of finished and raw materials. Based on the information available to the PAR team, we recommend the following course of action:

1. The total construction cost for Floor Plan Concept #1 (see Appendix C2) is \$786,170 and for Floor Plan Concept #2 (see Appendix C3) is \$786,470.
2. Design, construction administration, and miscellaneous costs for Floor Plan Concept #1 are \$399,963 and for Floor Plan Concept #2 is \$365,943.
3. Total Project costs are \$1,186,133 for Floor Plan Concept #1 and \$1,152,413 for Floor Plan Concept #2.
4. Floor Plan Concept #2 is the least disruptive and has the least total costs of the concepts considered.
5. Access flooring and furniture, fixtures, and equipment (FF&E) constitute approximately 30% of the construction costs.

## 6.4 Estimated Cost Summary

6.4.1 The following is a summary of estimated construction costs followed by estimated engineering fees for design and services during construction and miscellaneous costs.

## 6.5 Construction Cost Estimate

Estimate Construction Cost		
Work Item	Concept 1 Floor Plan	Concept 2 Floor Plan
Selective Demolition	15,535	33,541
Structural Steel	33,268	
Metal Decking	4,715	
Reinstall Stairs	2703	
Plywood Treatment	598	
Doors	3,067	5,511
Hardware	7,977	13,299
Walls	46,012	39,824
Ceilings	15,460	20,549
Carpet	15,325	24,891
Access Floors	76,620	70,252
Lift/Elevator	75,000	75,000
FF&E	96,098	110,710
Mechanical	30,385	30,730
Fire Protection	50,000	50,000
Electrical	101,983	100,670
Subtotal	449,746	448,166
Material Freight	30,000	30,000
Subtotal	604,746	604,977
Contingency (30%)	181,424	181,493
Total	786,170	786,470

6.5.1 Construction costs are essentially identical for Floor Concept #1 and Floor Plan Concept #2.

6.5.2 Floor Plan Concept #2 is less difficult construction than Concept #1 in that the stairway and mezzanine are left unchanged.

6.5.3 Mechanical and electrical costs are similar for both concepts.

6.5.4 The access floor and furniture, fixtures and, equipment requirements (FF&E) are approximately 30% of the project costs.

6.5.5 Demolition costs are higher for Floor Plan Concept #2 but are less complicated than Floor Plan #1 since stairway and mezzanine are not affected.

6.5.6 Folding partition walls can be added between the two rooms are a cost of \$81,916.

## 6.6 Design, Construction Administration, and Miscellaneous Cost Estimate

6.6.1 This section addresses the design and construction administration phases of the project.

6.6.2 It is recommended that this project be accomplished as a standard design/bid/construct project. Assistance during the bidding phase would include bid advertisement, document issuance, pre-bid meeting facilitation, addenda issuance, and bid evaluation assistance.

6.6.3 Construction administration services will include document interpretation, submittal review, change order preparation, periodic report preparation, pre-construction conference facilitation, milestone inspections, and project closeout.

6.6.4 Because of the exposed nature of the final construction it is not necessary to have full-time resident observation staff on site. Carefully planned milestone inspections will be important however.

6.6.5 Environmental impact, archaeological studies, survey, and geotechnical engineering efforts are not required on this project.

6.6.6 The anticipated design, bidding assistance, and construction administration costs are:

Design, Construction Administration, and Miscellaneous Costs		
Design	Concept #1	Concept #2
Project Management	7,500	7,500
General	5,000	5,000
Architecture	60,000	50,000
Engineering	60,000	50,000
CADD	20,000	18,000
Cost Estimating	7,500	7,200
Expenses	5,000	5,000
Design Subtotal	165,000	142,700
Bidding		
Pre-bid meeting	3,000	2,400
Questions	5,000	4,000

Addendum	3,500	3,500
<b>Design, Construction Administration, and Miscellaneous Costs (Continued)</b>		
Expenses	500	500
Pre-bid Subtotal	12,000	10,400
<b>Construction Admin. (CA)</b>		
Project Management	5,000	5,000
Questions	10,000	9,000
Submittals	12,000	11,000
Inspections	26,400	24,000
Record Drawings	5,000	4,000
Project Closeout	2,500	2,500
Expenses	15,000	13,500
CA Subtotal	75,900	69,000
<b>Miscellaneous Costs</b>		
Permitting	3,750	3,500
NSB CIPM Administration	78,617	78,647
PAR Cost	46,696	46,696
Peer Review	18,000	15,000
Misc. Costs Subtotal	147,063	143,843
<b>Total Design, CA, &amp; Misc. Costs</b>	<b>399,963</b>	<b>365,943</b>

6.6.7 Design, CA, and Miscellaneous costs are higher for Floor Plan Concept #1 due to stair reorientation and mezzanine expansion.

6.6.8 The following inspections are budgeted:

- 6.6.8.1 Architecture 3
- 6.6.8.2 Civil 1
- 6.6.8.3 Structural 1 (Concept #1 Only)
- 6.6.8.4 Mechanical 2
- 6.6.8.5 Electrical 2
- 6.6.8.6 Final 4

## 6.7 Total Project Costs

<b>Total Project Costs</b>		
Construction	786,170	786,470
Design, CA, Misc.	399,963	365,943
<b>Total Design, CA, &amp; Misc. Costs</b>	<b>1,186,133</b>	<b>1,152,413</b>