



To: Rod Swope, City Manager  
Kim Kiefer, Deputy City Manager

From: Marc Matsil, Director, Parks & Recreation 

Subject: FY11 Marine Passenger Proceeds Recommendations

Date: December 24, 2009

#### **Emergency Generator for Centennial Hall:**

As Juneau's primary Emergency Shelter for local and regional emergencies, Centennial Hall has served in this capacity for a number of cruise ship and other incidents. Centennial Hall is an invaluable resource for Juneau's visitors. These include the 2008 grounding of the Empress of the North where Centennial Hall provided emergency shelter services (medical, food, and counseling) to the dozens of visitors engaged in the emergency evacuation.

Other cruise ship incidents where Centennial Hall was utilized as an Emergency Shelter—or was on emergency shelter stand-by include the 1996 Universal Explorer incident, 1995 Star Princess grounding, and Spirit of Glacier Bay grounding. Aside from providing support to Juneau's numerous visitors during emergency situations, Centennial Hall also supports the greater community during emergency incidents. These include fires, the recent mudslide on Gastineau Avenue and others. The Juneau Convention & Visitors Bureau also staffs a visitor's center at Centennial Hall.

This proposal would fund an emergency back-up generator to support emergency shelter operations during power outages. During the November 15, 2009 Gastineau Avenue mudslide, Centennial Hall served as the Emergency Shelter for 80 displaced residents. The mudslide resulted in a two-hour power outage of the Juneau downtown, including Centennial Hall. Power was thankfully restored prior to major dips in heat of the facility.

The proposed 650 KW diesel emergency generator and fuel tanks would provide 60+ hours of continuous electricity generation for Centennial Hall, with supplementary electrical service to the JACC.

**Project Cost: \$1,200,000** (based on preliminary cost estimate by Haight Electrical Engineers and CBJ Engineering—attached).

**Centennial Hall- EMERGENCY GENERATOR INSTALLATION**

PRELIMINARY COST ESTIMATE- March 3, 2009

CBJ-Engineering R.Ritter, S. Tada

Est'd Cost

**GENERATOR**

650 kW Diesel Emergency Generator  
Oil fired - propane fired are not currently available in this size range.  
Skid base with fuel tank - largest possible for this size unit = 1200 gallons.  
fully enclosed with appropriate accessories for an outdoor installation.  
1200 ampere transfer switch for CH; can be ordered with sub-base 1200 gal (60hrs operation max.)  
480Y/277 volt Fuel consumption: Approx. 20 gal/hr  
Cost includes weatherproof enclosure, control panel and circuit breaker enclosure  
Generator Basic Cost- FOB Juneau

\$170,000

75,000 Separate 1000 gallon double-wall fiberglass fuel tank w/leak monitor and sensors  
Above ground installation

**GENERATOR INSTALLATION**

Generator installation, testing and commissioning  
Electrical modifications to Cent. Hall distribution system  
Electrical modifications to JAC distribution system  
Fuel oil (\$5/gal x 2,000 gal)

100,000  
25,000  
10,000  
10,000

**MATERIALS-ELECTRICAL**

Three 4" dia. Conduits to Cent. Hall electrical service entrance (Willoughby St. side)  
and 3 No. 500 MCM & 1 No.2/0 Neutral cable 2 ft. underground burial  
\$300/lf x 200 ft

60,000

One 2" dia conduit to JAC elect. Service entrance (Whittier St. side) with 3 No.1  
cables (\$27/ft x 250ft) + (\$300 lf x 250ft- trench for 2 ft. underground burial)

82,000

Stepdown transformer at JAC- 50 KVA

2,000

Transfer switch at JAC- 200 Ampere

5,000

2,000	One power circuit from Cent Hall to new Generator for battery charger, heaters, lights, receptacle to maintain functionality 1" conduit w/3 No. 6 wires (\$7/lf x 200 feet, buried in same trench as main electrical feed cables)
2,500	2/3" conduits to each bldg for generator starting circuits (\$5/lf x 500 lf - in same trench as main electrical feed cables)
5,000	8' X 16' X 8" Concrete Pad for Generator
<b><u>SITE WORK</u></b>	
100,000	Parking lot storm water drainage upgrades
20,000	Pipe bollards, fencing, security lighting
20,000	Asphalt cutting, patching and area repairs in Cent. Hall parking lot
5,000	Re-striping of parking spaces
6,500	Concrete curb and gutter, accessible ramps for pedestrian paths in parking lot
10000	Landscaping installation to minimize visual impacts
<b><u>DESIGN</u></b>	
100,000	Electrical Engineering Design Fees
25,000	Civil Engineering Design Fees
15,000	Permits- CBJ Building, AK Dept. of Environmental Conservation
<b><u>PROJECT MANAGEMENT</u></b>	
30,000	Consultant Construction Services
<u>20,000</u>	CBJ- Project Manager, Contracts, personnel
\$900,000	SUBTOTAL
175,000	20% Project Contingency
<u>135,000</u>	15% Contractor Overhead and Profit
<b>1,210,000</b>	<b>GRAND TOTAL</b>