



## Top Petersburg Borough Projects 2023

**Reviewed and approved in a public meeting October 3, 2022, by the Petersburg Assembly**

### 1. New Petersburg Medical Center Project -

HRSA Grant (in process): \$8 million  
Treasury Grant (pending approval): \$20 million  
Total Received To Date: \$28 million

**Balance needed to complete project = \$56 million**

#### Assumptions and Cost Basis

70,000 sf building

RLB Estimate dated January 2020 escalated an additional 5% to 2023

Total Project Cost = \$84 million

Direct Construction Costs (off-site improvements, site work, building) = \$62 million

Project Soft Costs (design, permits, testing/inspection, project management, construction administration, FF&E, artwork, commissioning, contingencies, repurpose old facility, etc.) = \$22 million

Phase 1 (Site Work): \$10 million direct construction costs + 35% for project soft costs = \$13 million

- Off-site Improvements
- On-site earthwork and utilities

Phase 2 (Building Shell & Core): \$42.5 million direct construction costs + 35% for project soft costs = \$57 million

- Foundations
- Exterior walls and windows
- Roof
- Elevator shafts and stairs
- Mechanical and electrical rough-in

Phase 3 (Complete Project): \$10.5 million direct construction costs +35% for project soft costs = \$14 million

- Interior partitions and doors
- Casework and finishes
- Mechanical and electrical trim
- Furniture, Fixtures and Equipment (FF&E)
- Repurpose old facility

2. Marine Transportation Access Improvements for the Borough – As an island community, transportation for people, goods and services is heavily reliant on water transportation. Reductions in State support of the Alaska Marine Highway System (AMHS) has resulted in reduced services and severe impacts on residents and commercial enterprises. The Petersburg Borough Assembly has prioritized several marine access improvement projects to facilitate growth in our local economy and support for the residents.
  - a. Expansion and improvements for the Banana Point Boat facilities that improves transportation of goods and passengers between Petersburg and other communities in Southeast Alaska. \$2.0M
  - b. Dock, ramp, and floats for Papke’s Landing Facility to improve transportation for off island residents and hunting and fishing lodges in the area. \$9.22M
3. Addition of ADA ramps for the South Harbor to help facilitate easier access to the main Petersburg commercial district for visitors and residents, \$3.0M.
4. Scow Bay Boat Haul out and wash down facility – Development of a small vessel haul out and work yard for use by commercial fishing, sport/tour/charter, and private recreational vessels. Improvements include replacement of a deteriorated and inadequate ramp for hauling boats in and out of the water, vessel washdown pad, and water, sewer and electrical service-related improvements are also needed. Engineering is 35% complete, with a total estimated cost of approximately \$8.0M.
5. Scow Bay Generator #2 – This project will add additional standby generation capacity to account for the increase in electrical demand during the winter and to fully restore Petersburg’s power in the event of a hydropower outage. The addition of electric heat pumps, conversion from oil heat to electric, and growth in the local economy have increased the electrical demand equal to the capacity of existing standby power assets. The Borough has \$1.4 million on hand and will need an additional \$3.2 million to complete the project.
6. Aquatic Center and Community Gym Refurbishment – This project will update the mechanical, control systems and HVAC systems in the aquatic center and community gym facilities to improve energy efficiency and reliability. In addition, the aquatic center needs to have peeling paint in the pool area removed and redone to avoid the paint dropping into the pool. The facility is almost 20 years old and recently suffered a catastrophic fire in the Aquatic Center boiler room. During the recovery from this event, engineers identified additional future repairs that need to be done to avoid future downtime in the facility. The approximate cost for these repairs is \$3M.
7. Subdivision builds for workforce housing – This project will provide infrastructure (water, sewer, electric and roads) to a portion of the town to open future building sites for housing lots. The Borough received engineering estimates at approximately \$3.5M to provide the needed infrastructure. This infrastructure would allow the Borough to add approximately 25 residential lots for the community.