

Memorandum

Date: March 15, 2021

To: Alekka Fullerton, Interim Borough Manager
Ed Coffland, Public Facilities Director
Carolann Wooton, Contracts and Grant Administrator

From: Roy Rountree

Project No.: 20-130

Subject: Haines Public Safety Facility
Design Direction

Following our March 10 COW meeting with the Assembly, it became clear that the Assembly rightfully needs more input on design direction before giving approval on the site selection. Based on your discussion, it seemed the approval was postponed largely due to the uncertainty over what a new facility will contain. I think the pause was healthy for the project, because it is important that the Assembly have confidence in the design process. I wanted to restate the main questions we need to solve to move forward with the design.

1. **Where to build?** We need to know which site is preferred so we can start the site design. The south site has more stable soils, is out of the maximum tsunami inundation zone, and allows for the current building to remain in use during construction. We do not believe the slightly sloping topography of the south site will be an issue with the site design. The advantages of the current site include that it is already cleared, has excellent access to the Haines Highway, and has utilities installed. I see no further study to be done by the A/E team on site selection, except for the final Geotech findings, which are underway now.
2. **What to build?** We presented three options on facility sizing, and it was abundantly clear the Assembly had no interest in the "all-inclusive" option. That is the kind of feedback we are looking for and that option has been removed from consideration. We hear you loud and clear on wanting a utilitarian but functional facility. To refine the Space Needs List and cut all fat, I propose the A/E team conduct a workshop with the Public Safety Building Committee and Department Chiefs as soon as possible to review the list and evaluate each room to be included. The Committee can subsequently forward their sizing recommendation (compiled by our team in a department-by-department summary) to the Assembly for approval at the next COW.

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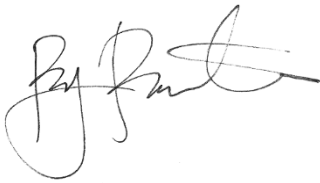
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We know the funding for this project will come largely from outside sources, or the project will likely never happen. To that end, we have applied conservative comparative costs to evaluate the different scenarios. I suspect the final cost estimate will show a lower cost than we have presented thus far, but for fundraising efforts, it is better to err on the higher side, so you are not immediately underfunded. We can always cut back if we need to match funding. Once we have more defined schematic documents, we will have a full independent cost estimate, giving a much more accurate cost picture.

If the Assembly can approve the project site and approximate building size, we can have somewhat shovel-ready documents in your newly-hired lobbyist's hands shortly. These can be supplemented with final documents down the road. We can also begin making funding requests to other sources.

Thank you for considering my suggestions and request for Assembly direction. I am committed to moving forward with a design that accurately reflects the Assembly's vision for a new Public Safety Building.

Sincerely,

A handwritten signature in black ink, appearing to read "Roy Rountree". The signature is fluid and cursive, with a large initial "R" and a long, sweeping underline.

Roy Rountree, AIA