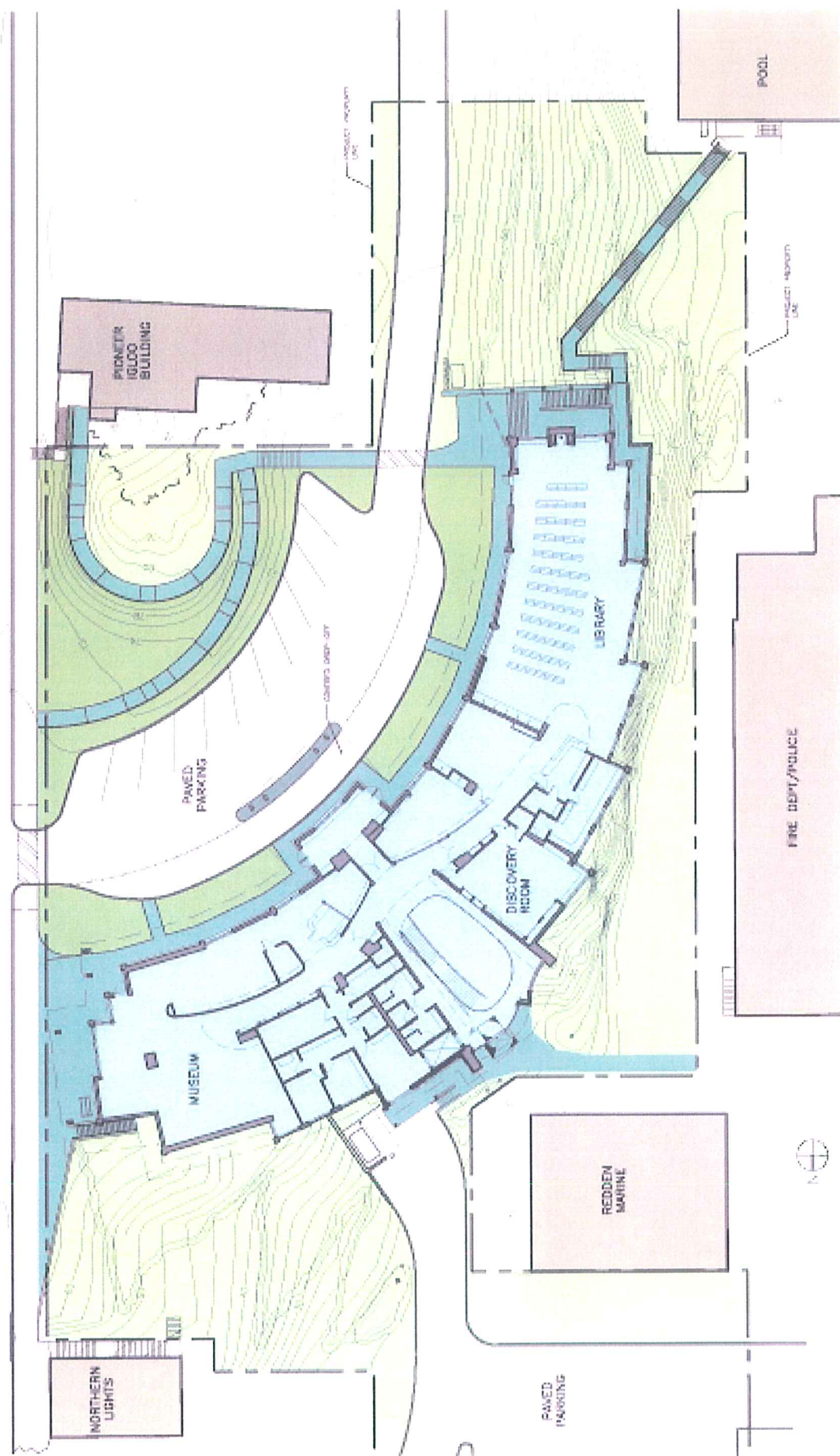


# The Cordova Center

*Centerpiece of Cordova's  
Economic and Cultural Resurgence*

*A community-based project developed  
to address the needs of  
Cordovans and benefit the  
Prince William Sound Region and the State of Alaska*

- *Site and Architectural Design of the project developed through numerous community public meetings 2002-2004*
- *Land for the preferred Site purchased by the City of Cordova 2005*
- *Site provides transportation link and connection between Cordova's busy harbor and active business district.*
- *Provides ADA accessibility to all government services in the facility*
- *Provides space for an expanded museum, library and community education rooms*
- *Provides theatre/performance space for the community*
- *Provides conference and meeting space to spur economic development within the community and PWS Region*
- *Construction documents (85%) are complete at this time*
- *Total Project Cost is estimated \$17.5 million; 3.7 million secured*
- *Commitment to sustainable, energy efficient design to assist in long term operations and maintenance costs.*
- *A business plan for the Cordova Center is complete.*
- *Community partners include: Native Village of Eyak; U.S. Forest Service; Prince William Sound Science Center; Cordova School District; Cordova Historical Society; Stage of the Tides; Cordova Arts and Pageants and many, many others.*
- *The Cordova Community has raised to date over \$20,000 through special events, silent auctions, individual donations and other activities.*

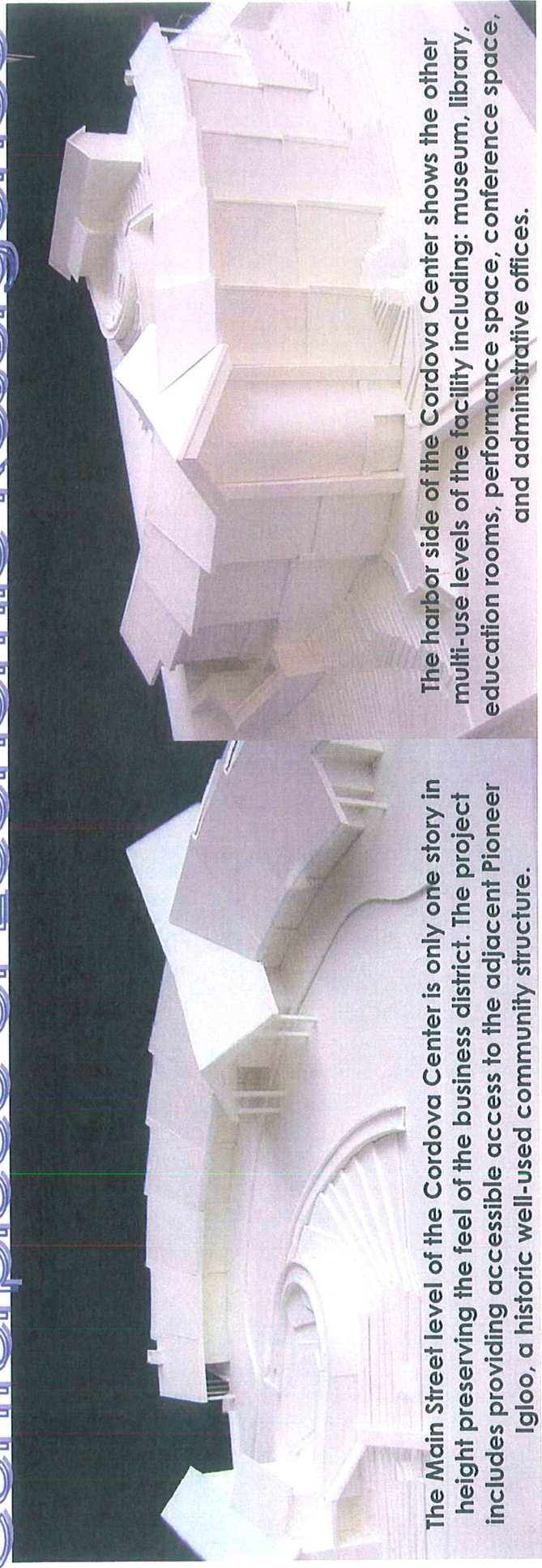




# The Cordova Center Project



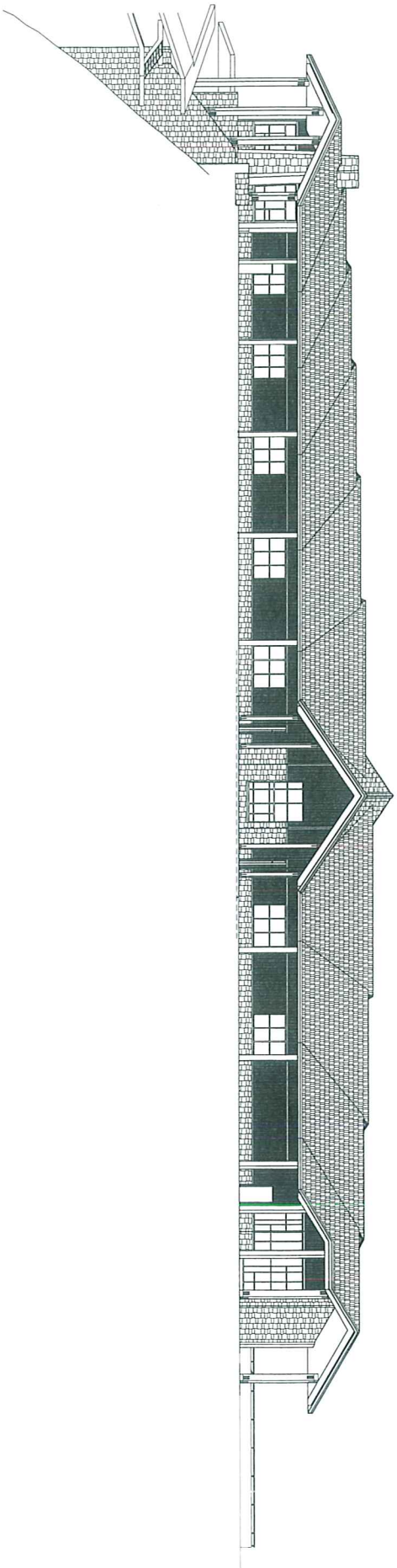
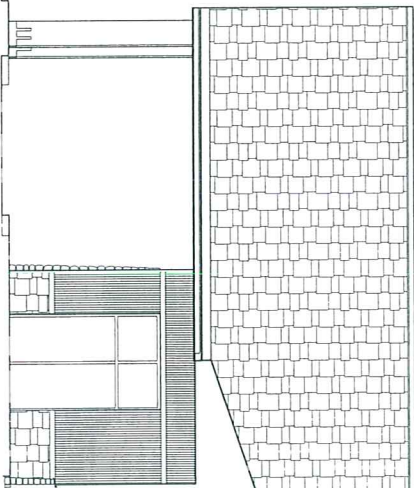
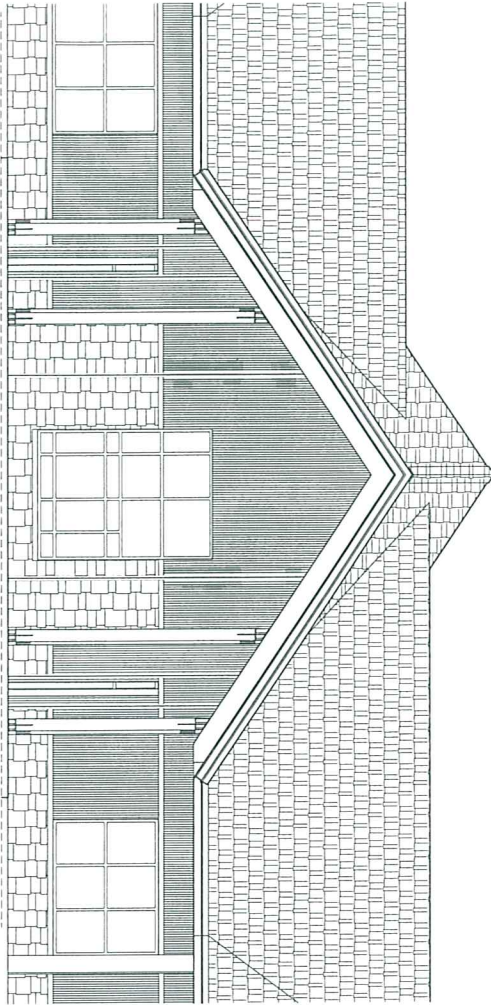
## Centerpiece of Economic Resurgence



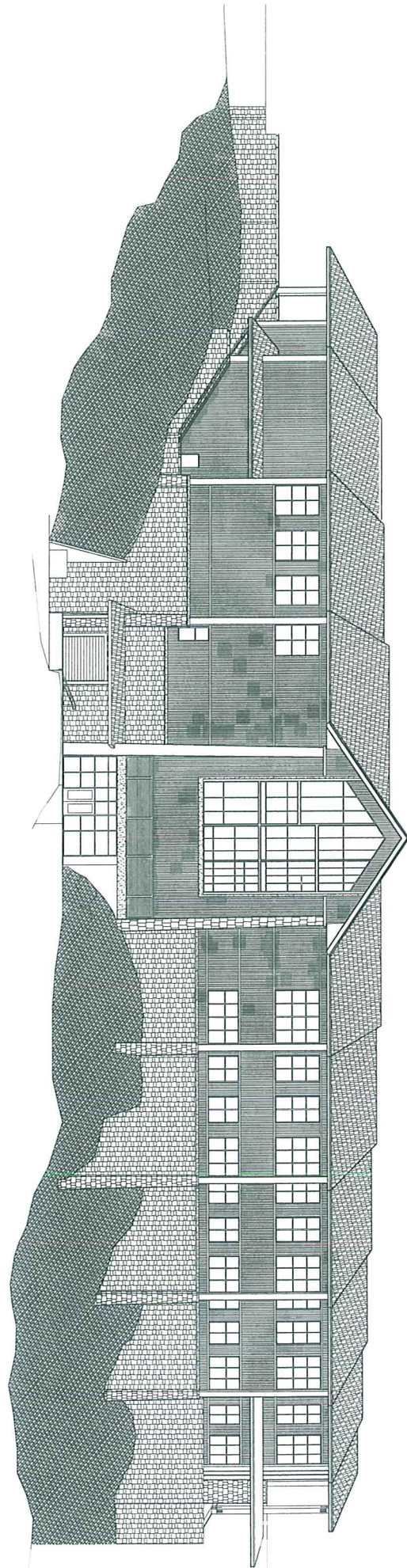
The Main Street level of the Cordova Center is only one story in height preserving the feel of the business district. The project includes providing accessible access to the adjacent Pioneer Igloo, a historic well-used community structure.

The harbor side of the Cordova Center shows the other multi-use levels of the facility including: museum, library, education rooms, performance space, conference space, and administrative offices.











**SENATOR ALBERT M. KOOKESH**  
**REPRESENTATIVE BILL THOMAS**  
SENATE DISTRICT C, HOUSE DISTRICT 5

State Capitol

Juneau AK, 99801-1182

November 13, 2006

The Honorable Tim Joyce  
Mayor of Cordova  
P.O. Box 1210  
Cordova, AK 99574

Dear Mayor Joyce:

We would like to extend our continued support for the Cordova Center. This project will benefit Cordova, its residents and visitors in so many ways while directly affecting the human services restoration of a community deeply affected by the Exxon Valdez Oil Spill.

We certainly acknowledge the importance of continuing the outstanding scientific research conducted by the Prince William Sound Science Center and the independent researchers in Cordova and elsewhere in Prince William Sound. We know that many of the Trustees have been briefed on this project over the past two years, and we feel that the request of funds for construction of portions of the Cordova Center that have a nexus to the Exxon Valdez Oil Spill is justified and long overdue.

The City of Cordova has shown us that it is committed to funding the long-term operations and maintenance of this important facility and the City has done an excellent job of surveying the community about its needs while planning this project. Although many agree that the 1989 oil spill impacted humans and human services, it is more difficult to come to a consensus on tangible methods for restoration of those impacts. We concur with the City and the outgoing state administration that the Cordova Center can accomplish this restoration goal.

The Cordova Center will diversify and strengthen Cordova's local economy which is currently based on the fishing industry. It will provide space for scientific symposiums, and oil spill response training sessions. It will serve as an emergency response center, provide meeting space and will serve as the archive repository for historical oil spill documents.



Mayor Tim Joyce  
November 13, 2006  
Page 2

The Cordova Center will be a 34,000 square foot, ADA accessible multi-use facility designed to address the following EVOSTC, community, and regional needs:

- public outreach and information sharing center for EVOS Trustee Council;
- research sharing venue for Gulf of Alaska Ecosystem Monitoring and Research Program;
- diversification of Cordova's injured fishing and tourism-based economy;
- economic revitalization locally and regionally.

Upon completion of construction the Center will provide

- venue to host symposia, workshops, classes;
- library supporting scientific research and offering online access to EVOS program reports;
- repository for EVOS documents;
- Science Discovery Room;
- museum exhibit on oil spill history and advances in science, technology and industry stimulated by the spill;
- Oil Spill Response Emergency and Communications Center;
- GEM research findings educational displays, restoration effort results, art representing Delta and Sound ecosystems;
- Visitor Center promoting PWS tourism, outdoor recreation, seafood marketing.

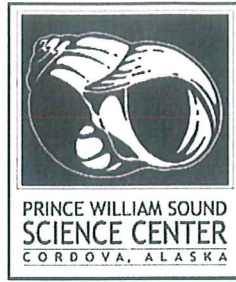
The Cordova Center has been under intense scrutiny from the community, the legislature and state government for the past 4 years, and all have agreed that this is the right project to forward the human services restoration so lacking in our community since March 24, 1989. It is time to make our Alaskan coastal communities whole again.

We strongly urge the Trustees to make this project a reality. The Exxon Valdez Oil Spill Trustee Council can play a very major role in the economic turn-around of this oiled community. Your actions can leave a lasting legacy that will serve and teach generations of Alaskans about the lessons learned from this catastrophic event.

Sincerely,

  
Senator Albert Kookesh  
Senate District C

  
Representative Bill Thomas  
House District 5



October 31, 2006

Mayor Tim Joyce  
City of Cordova  
P.O. Box 1210  
Cordova, AK 99574

Dear Mayor Joyce:

I am pleased to write this letter in support of the Cordova Center which will benefit Cordova residents in many ways, and also can be directly linked to restoration following the Exxon Valdez oil spill (EVOS). The Prince William Sound Science Center has worked with the City for almost a decade in planning and developing this project. The Cordova Center provides for the consolidation of library and museum services into a new, energy-efficient complex which will also include most city hall offices and a small auditorium. This will result in a dramatic facelift of our downtown while, at the same time, it will strengthen the community's spirit and services.

The City has done an excellent job of surveying the community about its needs and planning this project which is a basic city services project and also has links to the EVOS event. While many agree that the 1989 oil spill impacted humans and human services, it is more difficult to agree on tangible methods for restoration of those impacts but I think the Cordova Center will help accomplish this.

One link of this project to restoration following EVOS includes enhanced library and museum resources being made available to residents and visitors to Cordova. This year, many in the graduating class of Cordova High School will have been born in 1989, the year of the oil spill. Additionally, as new residents arrive in Cordova, it is important for our community to provide excellent museum exhibits, audio-visual materials and other library resources on the oil spill event and the results of the many research projects related to that event. Although new technologies, including the internet, can provide a wealth of materials, it still is critical to have librarians and museum curators who can direct patrons to appropriate resources.

A second link to restoration is to oil spill related educational programs coordinated by our staff in partnership with the U.S. Forest Service. *Science of the Sound* is the umbrella for a variety of educational projects that are offered to students of all ages through both the Cordova and Chugach School Districts. The Cordova Center includes a multi-purpose room that will be prioritized for use by *Science of the Sound* educators. This room will be



a big improvement and replace smaller classroom space currently used at the Cordova branch of Prince William Sound Community College.

Finally, the third link to restoration within the Cordova Center project is the auditorium with seating for just over 200 people. This new facility will make possible national and international professional meetings that require larger space than is now available in Cordova. The Prince William Sound Science Center and Oil Spill Recovery Institute have promoted construction of such a facility for more than 15 years because it will offer more opportunities for us to host scientists and others to share results of their research.

Sincerely,

Nancy Bird  
President, PWS Science Center  
Executive Director, PWS Oil Spill Recovery Institute

Kodiak Waste Management Plan

\$2,124,500 EVOS Civil Settlement Funds

A waste management plan, including facilities helps reduce marine pollution through proper disposal of common pollutants, such as waste oil and hazardous household waste. This plan provides disposal facilities and equipment for Kodiak, Old Harbor, Akhiak, Karluk, Laresn Bay, Port Lions and Ouzinkie.

Alutiiq Museum

\$1,500,000 EVOS Civil Settlement Funds

Archaeological repository and facilities for the Alutiiq Museum, making it the first museum in the spill region with proper facilities for care, cleaning and storage of archaeological artifacts.

Alaska Sea Life Center

\$26,500,000 EVOS Civil Settlement Funds

Partially funded this \$55 million research and education facility in Seward. Criminal funds provided another \$12.5 million.

Homer's Mariner Park

EVOS Civil Settlement Funds

Plan for restoration of this highly stressed intertidal habitat for benefit of shorebirds, intertidal biota and recreational users.

Lower Cook Inlet Waste Management Plan

EVOS Civil Settlement Funds

A waste management plan, including some facilities, will help reduce marine pollution by eliminating sources such as waste oil and hazardous household waste.

Sound Waste Management Plan

\$1.4 million EVOS Civil Settlement Funds

A waste management plan, including facilities, helps reduce marine pollution through proper disposal of common pollutants, such as waste oil and hazardous household waste. Facilities were constructed in Whittier, Chenega, Tatitlek, Valdez and Cordova.





# CORDOVA CENTER PROJECT

## EDUCATION

### BACKGROUND

The community of Cordova is planning for the construction of a 33,929 square foot, fully ADA accessible, multi-use facility. The Cordova Center will include a museum, library, performing arts theatre/auditorium, meeting rooms, education rooms and associated workspaces.

Motivation for a portion of this project centered on a need for expanded areas for the educational and children's programs that currently take place in inefficient community sites. Mt. Eccles Elementary students, homeschool students and preschool children all attend programs held at the library and museum. Mt. Eccles Elementary students, homeschool students, and preschool children all attend programs within the library and museum. The science-based Discovery Room education program is housed within two classrooms in the community college. Community music and education programs are held in the elementary school cafeteria.



### LIBRARY & MUSEUM

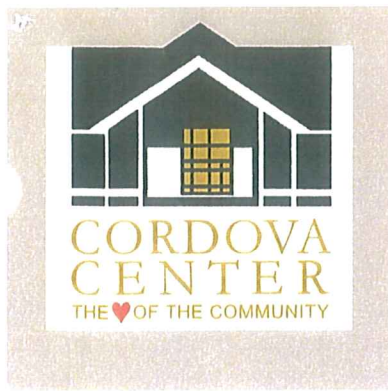
The Cordova Library and Cordova Museum provide unique learning opportunities for community youth. For instance, the museum developed and implemented an "After School Art Class" for youth in grades K-8. The library also serves as the elementary school library for 200 pre-kindergarten to sixth grade children.

A variety of literacy activities and programs are provided for the youth in the community. Story times and a summer reading program encourage youth to continue to build their reading skills and love of reading. The library also serves as a cultural facility, providing film festivals, author visits, and other programs to enhance our quality of life.

### DISCOVERY SCIENCE

Developed through a partnership of the Prince William Sound Science Center and the U.S. Forest Service, the Science Discovery Program is currently located in two small rooms at the community college. The staff provides a variety of education programs and demonstrations for youth. Students participate in a different theme-based activity each month. A library collection, also a valuable community resource, is housed in these rooms.





# CORDOVA CENTER PROJECT

## BUSINESS PLAN

The community of Cordova is planning for the construction of the 33,929 square foot fully ADA accessible Cordova Center that will include museum, library, performing arts theatre/auditorium, meeting rooms, education areas, administrative offices and associated work space. This project is founded in the collaboration of the City with the nonprofit Cordova Historical Society, United States Forest Service, Stage of the Tides, Arts and Pageants, Friends of the Library, the Cordova School District, Native Village of Eyak, Prince William Sound Community College, Prince William Sound Science Center, Exxon Valdez Oil Spill Trustee Council, service groups, civic groups and the community.

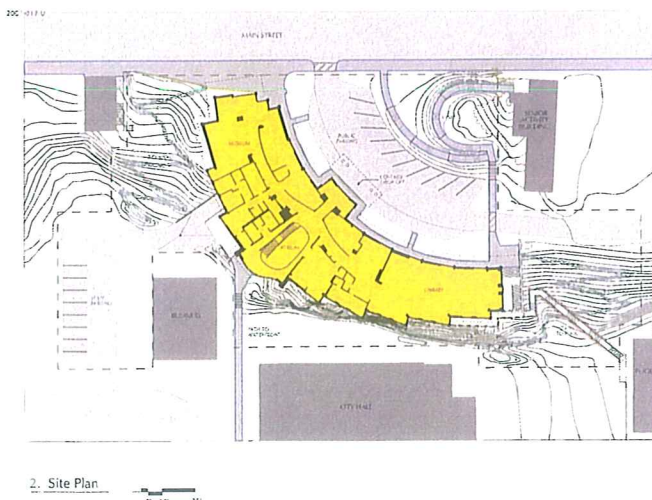
The Cordova Center project addresses goals stated in the Cordova Community Tourism Plan as well as the Comprehensive Development Plan. Building a facility that serves local residents and provides an attraction for businesses as well as seasonal visitors is an important contribution to stable and sustainable economic growth. The increase in services, amenities and opportunities will enhance Cordova's status as a desirable

place to live and raise a family, attracting new residents who will also stimulate the economy.

The City of Cordova serves the entire population of Cordova (2,454) including its federally recognized Native Tribe (The Native Village of Eyak), visitors from Alaska, elsewhere in the U.S. and abroad. Visitors to Cordova include the passengers arriving weekly from Memorial Day to Labor Day on

### PROJECT GOALS

- Create a community center in the heart of the town, linking the waterfront area to Main Street via covered walkways
- Build a state of the art, energy efficient facility, minimizing operating costs for the combined facilities
- Provide ADA accessibility to all government services in the facility
- Provide an environmentally controlled space for museum displays, traveling exhibits and storage, thereby allowing the museum to pursue accreditation
- Develop a warm inviting environment for the delivery of library services
- Provide municipal administration office and meeting space
- Provide a performing arts/film theatre to be used as a small conference venue
- Meet civic needs for meetings, conventions and receptions
- Provide education services: offer space for the Science Discovery room, workshops, classes and programs providing educational opportunities for residents of all ages
- Support local art programs and display contemporary Alaskan art.
- Revitalize the economy through the diverse opportunities provided by the Center

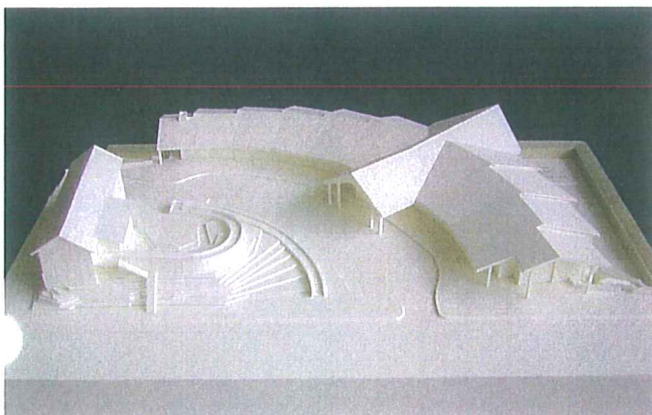




Alaska Sightseeing Cruise West, accounting for nearly 1000 people over the cruise ship season. The Iceworm Festival in February attracts approximately 500 attendees, while the Shorebird Festival in May draws upwards of 250 visitors to the community. The First Fish celebration in June brings an additional 100 to 150 tourists each year. Sport fishermen flood the community in mid-August to mid-September, during the silver salmon sport fishing season, adding another 200-300 visitors. The area attracts heli-skiers totaling 30 - 40 outdoor recreationists who spend a week to ten days each in the community during February, March, and April to enjoy this sport.

Cordova is a rural community accessible only by air or water. Regular jet air service is provided by Alaska Airlines and ERA. The Alaska Marine Highway ferry system provides marine access. Regular ferry service provides access for passengers, vehicles and freight. The addition of the fast ferry M/V Chenega has improved access to the community by shortening travel time and increasing availability of ferry service, thereby improving economic levelment potential.

Currently the City utilizes two buildings to house its various offices and departments. Neither of these facilities is energy efficient or large enough to provide space for the growing programs housed in it. The Cordova Historical Museum displays exhibits that bring to life the history of the community. Museum staff works closely with the school district to organize K-6 class visits to share the community's story with children once a month from September through May. Museum attendance reached a high of 13,268 visitors in 2006 and has continued to



average over 10,000 each year since. The Cordova Public Library provides services to patrons from the community and surrounding areas, from Icy Bay to hatcheries in remote parts of Prince William Sound. The library also serves as the elementary school library for 200 pre-kindergarten to sixth grade children. Annual library attendance has increased from 15,447 in

## COMMUNITY NEEDS

The Cordova Center meets three different categories of identified community need:

1. **Efficient and cost-effective delivery of municipal services** Current facilities in Cordova for museum, library, municipal offices, performing arts, visitor center services, after-school and science discovery education programs are inefficient and inadequate, resulting in high maintenance and operations costs and unsafe working conditions or non-compliance with building and safety codes in some cases. None of the facilities meet ADA standards, thereby limiting access to disabled members of the public. There is no safe pedestrian link between the city's two commercial areas.
2. **Economic diversification in the community for sustainability** Cordova's dependence on commercial fishing has resulted in an economy that is cyclical in nature and not diverse. This reliance on one industry has led to economic difficulties as fluctuations occur in fishing and fishing related ventures. In addition to the natural cycles, the community of Cordova was heavily impacted by the devastating effects of the 1989 Exxon Valdez oil spill to the economy. The community recognizes a need for economic diversification to promote long-term sustainability.
3. **Opportunities for future economic growth both locally and regionally** The community does not have convention and meeting venue space to accommodate the current demands from businesses, government agencies and non-profit associations. There is no space to address the anticipated growth in demand for conference facilities as the community expands its market share of conventions, symposiums and small meetings.



2000 to 26,527 in 2008.

The firm of Minch Ritter Voelckers, Inc. was retained as project architects in February 2002. The Cordova Center site was purchased by the City for \$140,000 in February, 2005. The facility will be registered and will seek Gold Certification status with the U.S. Green Building Council through the Leadership in Energy and Environmental Design rating system. Energy efficient design will result in lower operation and maintenance costs, helping to assure sustainability.

HMS Inc. of Anchorage, an engineering firm expert in cost estimates in Alaska, is the project cost consultant firm. The most recent cost estimate, July 2008, puts the base bid for project construction at \$15,253,899. The alternate bid that includes landscaping and stairs up to the Pioneer Igloo is estimated at \$15,597,500. Total project costs are estimated at \$19,827,125. A public/ private funding strategy has been developed for the capital campaign. Primary funding will come from federal and state appropriations, government agencies, foundations and corporations. Local contributions will demonstrate project support. To date \$13,260,406 has been secured from a variety of sources for the Center.

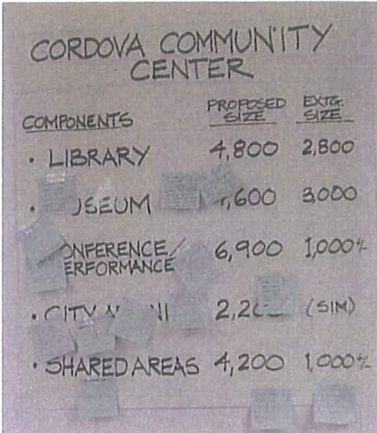
The construction of the Cordova Center will be overseen by the City of Cordova's Project Manager and the City Council. Once funding is in place, an RFP for construction will be advertised. Project architects are responsible for developing the project bid specifications and bid documents. Construction is expected to begin in 2010 and is estimated to take 18 months to complete. A Project Manager will be hired to oversee construction of the facility on behalf of the City of Cordova. During its construction phases, the project will have a significant economic impact on the local community – creating construction jobs and all the ancillary economic benefits of a major project to the community that is housing and supplying the work force.

The Cordova City Council will provide for management of the Cordova Center through the appointed Cordova Center Advisory Committee, which will be comprised of 7 community members, including representatives

from the library, museum, city administration, the Science Discovery Program, Stage of the Tides and the community at large. Guided by their bylaws, this group will work closely with the City Manager and Facility Manager to develop and oversee user policies, fee schedules and security issues. Including the various stakeholders on this committee allows community concerns regarding costs and rules for use to be addressed by those who are aware of each user group's needs and ability to pay for the services. The City Council has final authority over the recommended policies and fees. The operation and maintenance of the facility will be the responsibility of the City Manager working closely with the Information Services Director, Facility Manager and Director of Public Works to assure that marketing, scheduling, maintenance and janitorial duties are carried out in a timely and efficient manner. The City anticipates adding a part-time Marketing Director, part-time Facility Manager, full-time janitorial and full-time maintenance position to be responsible for the operations of the Cordova Center.

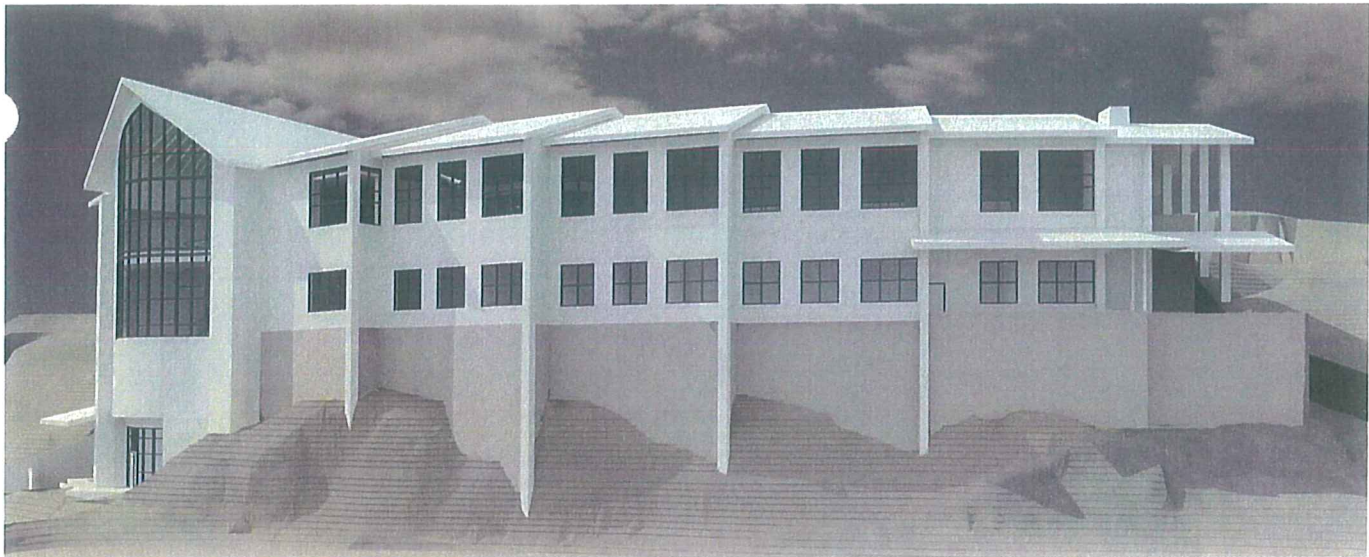
Sustainability is a major planning component for the Cordova Center, focusing on the key areas to ensure that the facility is efficient to operate and maintain over the long-term.

The City of Cordova will own, operate and manage the Cordova Center. Designed to have a long, useful life, the facility will keep operation costs as low as possible by using passive energy sources, conserving water and energy and utilizing extremely efficient utility systems. Fuel efficiency, timed light controls, low water toilets, use of ambient light and high R value insulation will provide savings. Construction materials will be selected with long life cycles and low maintenance in mind. Reduction of duplication of services and administrative costs will improve efficiency and minimize expenses. Cost savings will be achieved through use



COMPONENTS	PROPOSED SIZE	EXTRA SIZE
• LIBRARY	4,800	2,800
• MUSEUM	1,600	3,000
• CONFERENCE/PERFORMANCE	6,900	1,000+
• CITY ADMIN	2,200	(SIM)
• SHARED AREAS	4,200	1,000+





## SUSTAINABILITY

- Green building design with energy efficient systems
- Selection of systems and materials with long life-cycles and low maintenance costs
- Reduced overhead expenditures (multiple functions sharing one set of systems)
- Shared services, equipment, network access and other administrative costs
- Personnel sharing across programs
- Earned income stream from conference/meeting use of facility
- Lease fees from Science Discovery Program and kiosk space
- Revenues from current and newly developed festivals
- Affordable fees for local use of performing arts and other spaces for public events
- Rental fees for private use of the facility for weddings, receptions and other celebrations

of shared equipment, technology networks, phone systems, supplies and contract services. Operations and maintenance (O & M) costs for the new facility will be provided by combining O & M budgets for administrative offices, library and museum with income generated from the use of the civic center, theatre and leased space.

Using the project pro forma developed by Alaska Engineering & Energy Consultants, projected annual O & M costs for the Center three years after occupation are \$132,600, as

opposed to about \$88,000 for current buildings extrapolated to the same year. Adding the Facility Manager, maintenance and custodial salaries brings the annual new building cost to \$257,000, about \$169,000 more than current costs. This is offset by the projected \$133,800 in annual revenue the new facility will generate, leaving only \$35,200 in extra annual costs to the city for a new building almost five times the size of combined spaces currently occupied by city services that will be housed in the new Center. This amount can be balanced by potential city income from leasing or selling the building that will be vacated when the library and museum move. In addition, the city will gain economic benefits from the conference market the Center will access, bringing in increased sales tax, lodging tax and car rental tax (all set at 6%) to the city coffers.

The various earned income streams will be based on a competitive fee schedule for conference planners and a sliding fee schedule for local residents, assuring local affordability and high municipal support and use. An aggressive and active marketing campaign will be undertaken to build Cordova's reputation as an attractive, accessible and accommodating conference destination. Successful conferences will result in satisfied attendees who will assist in building Cordova's market by sharing their experiences with others. This will enable the community to attract a growing piece of Alaska's convention market. In addition, due to the vast array of outdoor opportunities available





in the area, outside of state conventions will be encouraged to schedule their events at the Cordova Center, providing their attendees with a state-of-the art convention center surrounded by a world-class natural environment. Based on an average spending of \$175 per delegate day, an average of 25 small meetings annually with a group size of 25, and two small conferences annually with 75-100 attendees, the projected annual economic impact to Cordova could range between \$337,000 and \$505,000 according to an updated 2009 McDowell report. Cordova is in a competitive position to enter the small convention market. The connections it has to specific interest groups are strong assets.

The City will invest professional time and provide financial support to market the community to meeting planners. The Center will be marketed through the Prince William Sound Economic Development Council, a member of the Alaska Regional Development Organization. City Information Services staff will offer direct assistance to meeting planners including providing meeting packets with maps and fliers, making suggestions on meeting facilities and accommodations based on the size of the group and the group's needs, making pre- and post-meeting tour suggestions and assisting with conference registration. The Cordova Center will be marketed to increase the number of business, professional and independent traveler visits. The Center will be marketed regionally, state-wide and throughout the Pacific Northwest to attract small conventions, meetings, trainings, workshops and corporate retreats. Fee schedules will reflect ability of residents and local organizations to pay to assure that the opportunities offered in the Cordova Center are affordable for those who live in Cordova. The fee schedule for use of the facility by outside

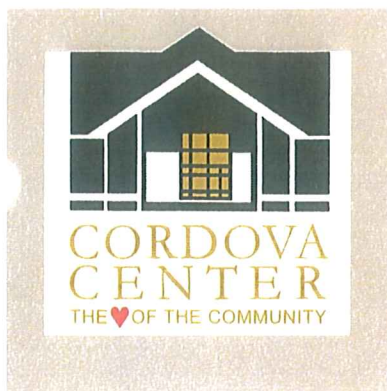
groups will take into consideration regional market costs for meeting spaces and will be set at levels competitive with the other areas providing similar services.

Since the Center will stimulate growth for local businesses through success in the convention market, local business support will solidify and expand. Opportunities for event sponsorship will increase, and earned income and city tax income will grow with each new activity and festival.

Grant funding will also be sought to increase collaborative programming and economic development opportunities. There will be inter-agency cooperation among government, non-profit, educational and business partners in seeking a variety of grants to build capacity in the community and diversify use of the Cordova Center. This philanthropic component of the sustainability plan will be key to increasing services, enhancing educational and cultural experiences for residents and visitors, and developing model programs that other communities can replicate. Grant funded activities will build local and regional support for the Center, resulting in more charitable giving.

The Cordova Center is the centerpiece of the community's goal to increase economic diversification and to stimulate the local economy on a year-round basis. The addition of a wide variety of economic, cultural and educational offerings will improve the quality of life in the community. As the number of visitors increase, jobs will be created and opportunities for small business development will expand. Combined, these assets will encourage entrepreneurs, retirees, and families to move to Cordova, thereby adding to the growing number of beneficiaries of the Cordova Center Project.





# CORDOVA CENTER PROJECT

## ECONOMIC INCENTIVE

### KEY DRIVERS

Since the 1989 Exxon Valdez oil spill, Cordovans have been working to diversify and strengthen the local economic base. The loss of winter fisheries has further increased the need for economic diversification.

Lack of cultural, educational and economic amenities has led to a steady decrease (22% since 1989) in year round population. Replacing aging, inefficient facilities will enable Cordova to maintain its population base, attract new residents, and create economic incentives.

### ECONOMIC GAIN

The Cordova Center would create the following employment opportunities:

- Immediate 3-6 months: 5-10 positions (Pre-construction)
- Intermediate 6-18 months: 50 positions (Construction)
- Long Term 18 months +: 25-40 positions (Community growth and permanent positions within Cordova Center)

### GROWTH & SUSTAINABILITY

- New opportunities expand the seasonal visitor industry to a year-round enterprise, diversifying the types of visitors to the community and Prince William Sound.
- Enhanced amenities will retain and attract families, retirees and business entrepreneurs to Cordova.
- Enhanced social capital contributes to economic development, directly and indirectly improving the business climate for merchants and conferring economic benefits.

### MEETINGS & CONVENTIONS IN REMOTE ALASKAN COMMUNITIES

Community	Average # of Groups	Average # of Delegates	Center Status
Kodiak	15	40	No Meeting Center
Sitka	28	104	Meeting Center
Valdez	10	225	Meeting Center

### ECONOMIC DEVELOPMENT

According to a Small Convention Market Assessment conducted by the McDowell Group in 2002 and updated in 2009, Cordova could realize significant economic development milestones with an aggressive marketing effort and a professional facility. Cordova could host 25 small meetings with an average of 25 attendees and two small conferences with 75-100 attendees annually.

Direct income resulting from attendee and association spending is estimated at approximately \$337,000. Using a generally accepted economic multiplier of 1.5, the total economic impact of this market is estimated to be more than \$500,000. New spending resulting from meetings and conferences will allow many businesses to extend their seasons into spring, fall and winter months. Additional part-time and full-time employment is likely with secondary employment benefits in the retail and wholesale trade.



# CORDOVA CENTER PROJECT

## SUSTAINABILITY

### BUILDING PRACTICES

- The Cordova Center will be certified with the U.S. Green Building Council through the Leadership in Energy and Environmental Design (LEED) rating system
- LEED provides a framework for assessing building performance and meeting sustainability goals
- LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality
- LEED efficient design and operation will reduce use of non-renewable resources and lower overall operational costs and maintenance

### MAINTENANCE

- High quality construction materials such as bamboo and tile flooring and wall mounted toilets will lower maintenance over time

### LOCATION

- Preferred site – the former location of the historic North Star Theater – was chosen through public planning process
- Landscaping will tie into existing buildings
- Provides improved access by linking harbor and main thoroughfare

### ORIENTATION

- Maximizes sunlight and view
- Enhances access to multiple areas
- Provides shelter from elements



### BUILDING ENVELOPE

- Roof construction and materials last 50 to 100 years and withstand winds of 150 mph
- Siding and roofing materials selected for Cordova climate
- Well insulated windows cut energy expenses
- Recycled or renewable materials used when appropriate

### HEATING AND COOLING

- Creative use of available water storage to cool facility
- Passive ventilation and natural cooling techniques
- Passive solar heat to supplement heating system

### LIGHTING

- Daylight optimized to reduce energy use and eyestrain
- Energy efficient T8 and compact fluorescent lighting with electronic ballasts
- Occupancy sensors and day lighting controls to reduce lighting energy consumption

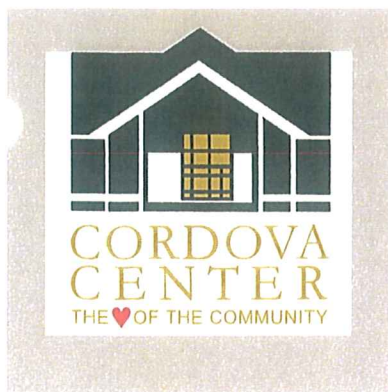
### WATER CONSERVATION

- Low flush toilets
- Possible use of rainwater or second-hand water for toilets
- Bioswale to ensure minimal harmful run-off
- Existing water systems will be improved near the site

### MATERIALS

- Carpets, paints & finishes selected to minimize off-gassing for best indoor air quality
- Low-maintenance materials selected
- Recycled materials used whenever possible





## CORDOVA CENTER PROJECT

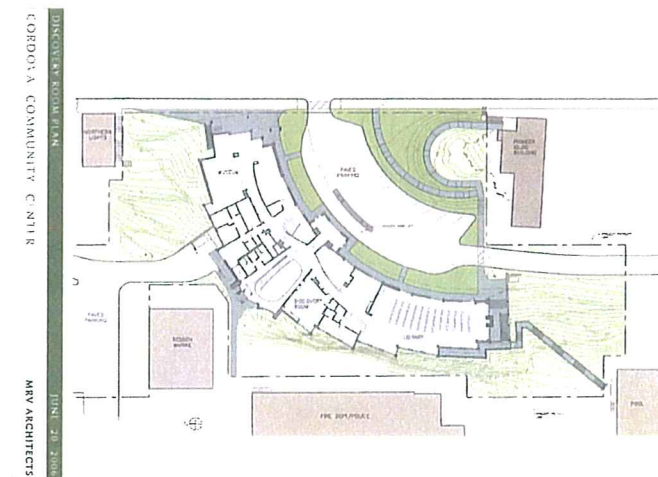
### ENERGY EFFICIENCY

The Cordova Center concept consolidates inefficient facilities into one modern building promoting effective operation and decreasing costs.

The design team carefully reviewed life-cycle costs of building systems, and recommended quality material to minimize future maintenance costs. The building design aggressively utilizes the highest levels of insulation and energy efficiency, such as innovative passive cooling using water reservoirs integrated in the building foundation space. The community supports this new mixed-use facility because it provides the opportunity for cost effective operation with shared resources, minimized building volume, and common centralized services.

Jim Rehfeldt, P.E. of Alaska Engineering & Energy Consultants, LLC conducted an energy and life cycle analysis for the Cordova Center. The analysis predicts annual energy

costs, and evaluates and recommends energy conservation measures (ECMs) to provide a cost savings over the life of the building. The term "green building" is synonymous with "high-performance building," and "sustainable design and construction." The green building process results in a high-quality product that maximizes the return on investment.



### Energy Comparisons: Existing Facilities versus Cordova Center

	Square Footage	Fuel*	Electricity*	Total	Cost/Sq. Ft.
Cordova Center	33,929	\$50K	\$58K	\$108K	\$3.18/sq.ft.
Current Space	10,634	\$41K	\$24K	\$65K	\$6.11/sq.ft.

\*Fuel and Electricity costs current to 9/2008.

The Cordova Center is a larger building with longer operating hours than either existing building, resulting in greater lighting energy consumption. Heat energy consumption will be much lower per sq.ft. The Center will be a healthier building with more ventilation than the existing buildings. The cost of better ventilation is offset by

increased thermal performance of the envelope and more efficient ventilation systems.

Our energy efficiency measures will:

- Assist in sustainability by reducing overhead expenditures
- Reduce or eliminate duplication of services and administrative costs
- Keep expenses low



Project title: The Cordova Center  
Project period: 1/1/2007-1/1/2009  
Proposers: City of Cordova Mayor Tim Joyce, [timothyjoyce@yahoo.com](mailto:timothyjoyce@yahoo.com)  
Information Services Director Cathy Sherman,  
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Project location: Cordova, Alaska

The City of Cordova is seeking funding to construct the Cordova Center, a 34,000 square foot, fully ADA accessible multi-use facility. The Center will combine a number of functions for the community of Cordova including **conference center, library, Science Discovery Room, museum, Oil Spill Response Center and visitors' center**. Throughout the building there will be educational displays of: the results of SEA, GEM and other EVOS related research findings; restoration efforts and their results; and of art representative of the ecosystems on the Delta and in the Sound. These displays will ensure that any visitor to the Center will have exposure to educational materials about the natural resources of the region and the progress of restoration efforts related to the EVOS.

As well as providing a solution to the problems noted above, the Cordova Center offers an opportunity to solve a state problem. **The Cordova Center is strategically positioned to be a centerpiece of EVOS Trustee Council information sharing in the region.** The new facility will enhance and expand scientific research services and the regional visitor industry. The new facility can serve as an accessible repository for all the EVOS documents currently stored at the State of Alaska Archives in Juneau.

These archival materials are a result of the long and involved documentation of the Exxon Valdez Oil Spill of 1989. The materials are utilizing approximately 1000 cu.ft of space in the State of Alaska Archives. Transfer of these documents to the Cordova Center project will allow them to be catalogued by Cordova Historical Museum staff. During this accession process the materials will also be digitized. Cordova Public Library staff will then be able to assist the public in accessing the materials that document the Exxon Valdez Oil Spill.

**Cordova Center Partners:** The **City of Cordova** offers the many varied public services that municipal governments are responsible for in small rural communities including museum, library, water, sewer, road maintenance, public health and safety.

Established in 1967 as a centennial museum by the **Cordova Historical Society**, the **Cordova Museum** is operated under the auspices of the City of Cordova while the Cordova Historical Society owns the collection. The museum offers exhibitions, programs, publications and other activities that engage, enlighten, educate and entertain both community residents and visitors of all ages.

The **Alaska State Archives** established in 1970 is the repository that preserves the government records of Alaska's history and makes these records accessible to its patrons in a safe, professional, and responsible manner. The Alaska State Archives holds records dated from 1874 - present, with the majority of records created in the 20th century.