

**City of Palmer
Resolution No. 23-019**

Subject: Authorize the City Manager to Appropriate Funds from the Unassigned General Fund Balance and Award a Contract for Architectural Design Services to Evaluate Alternatives to Repair, Renovate and Expand or Replace the Palmer Public Library and Award a Professional Service Contract to Wolf Architecture Inc. in the Amount Not to Exceed \$160,000

Agenda of: June 27, 2023

Council Action: **Approved** **Amended:** _____
 Defeated

Originator Information:

Originator: Brad Hanson, Community Development Director

Department Review:

Route to:	Department Director:	Signature:	Date:
_____	Community Development	_____	_____
_____	Finance	_____	_____
_____	Fire	_____	_____
_____	Police	_____	_____
_____	Public Works	_____	_____

Certification of Funds:

Total amount of funds listed in this legislation: \$ **160,000**

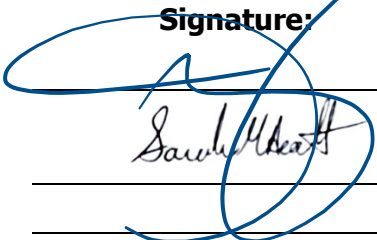
- This legislation (√):
- Creates revenue in the amount of: \$ _____
 - Creates expenditure in the amount of: \$ 160,000
 - Creates a saving in the amount of: \$ _____
 - Has no fiscal impact

Funds are (√):

- Budgeted Line item(s): 01-01-10-6078 Transfers Out; 08-00-00-3673 Transfers from Other funds
- Not budgeted 08-01-19-6220 Engineering Design Services

Director of Finance Signature: 

Approved for Presentation By:

	Signature:	Remarks:
City Manager	<u></u>	_____
City Attorney	_____	_____
City Clerk	_____	_____

Attachment(s):

1. Resolution No. 23-019
2. Request for Proposals for Architectural Service
3. Professional Services Contract - Draft

Summary Statement/Background:

On February 15, 2023, the Palmer Public Library suffered a catastrophic collapse of the south facing roof over the childrens’ section of the Palmer Public Library. The City Council authorized the city manager to issue a Request for Proposals (RFP) for architectural services to evaluate the feasibility of repairing, expanding, or replacing in its entirety, and provide planning and design services for future needs of the Palmer Public Library. The RFP was issued on April 10, 2023, and closed on May 19, 2023. Five proposals were received, and all deemed responsive. The RFP review committee interviewed the two highest rated respondents on-site of one of their projects on Friday June 9 and Monday June 12. Results of the RFP respondents rating are below:

Firm	Points	Architects Alaska			ECI/Hyer			MCG Explore Design			Stantec Architecture Inc.			Wolf Architecture		
		1	2	3	1	2	3	1	2	3	1	2	3	1	2	3
Qualification and Experience of Staff	30 Pts	20	28	24	15	26	24	28	25	25	20	24	23	26	29	27
Past Performance	30 Pts	25	27	23	18	28	22	28	26	26	25	24	23	26	30	25
Project Approach	30 Pts	10	15	20	15	18	21	28	25	23	30	24	27	26	28	25
Fee Structure	10 Pts	6	6	6	5	5	5	9	9	9	4	4	4	9	9	9
Total		61	76	73	53	77	72	93	85	83	79	76	77	87	96	86
Total All Reviewers		210			202			261			232			269		

This resolution authorizes an expenditure of \$160,000 for design services and selection of a qualified firm. A portion of this appropriation is eligible for reimbursement from insurance for repair of the library.

The State of Alaska Legislature appropriated \$5 million toward this project. The final budget has not been signed by the Governor. The final insurance settlement has not been announced; however, it is expected to be between \$2 million and \$3 million. At present it is anticipated that there will be \$7-8 million available for the project. We expect further funding for the project will be from a combination of municipal, state, federal, private foundations and individuals. Completion of the expansion and renovation work is contingent upon successful fundraising efforts, and we expect our selected architecture firm to assist us with fundraising.

The RFP issued asked respondents to provide a framework for soliciting feedback from the City Council, staff and community to determine the architectural features and programming needs of a future Palmer Library.

The Palmer Public Library was built in 1985. In 2004 a Needs Assessment was completed by Wolf Architecture, of Palmer. At that time the facility was determined to be undersized to meet the needs of the population base. The building is deemed to be at full capacity, with no current alternatives for expansion or underutilized areas. The library’s capacity did not meet needs in 2004. The library houses a collection of 69,000 items. Library services have expanded, and use has increased dramatically. In 1985 the Palmer Public Library housed 18,000 items. Today the library has 9,068 card holders in the community of 32,000+ residents. The library has become the resource center, the technology center and the intellectual center of Palmer. Nearly 450 people walk through our doors every day for library services and programming.

Thirty-eight years after the cornerstone was set on the “new” Palmer Public Library, we are realigning library priorities to meet the changing needs of our community. This inevitably impacts the space and design of our building. Library services have changed dramatically since the first Palmer Public Library in the 1930’s. Our future depends on our success in integrating technology into our physical structure to ensure access to our increasingly networked world.

Administration’s Recommendation:

Approve Resolution No. 23-019 authorizing the City Manager to appropriate \$160,000 from the unassigned general fund and award a professional services contract with Wolf Architecture Inc.

LEGISLATIVE HISTORY

Introduced by: Brad Hansen, CD Director

Date: 6/27/2023

Action: Approved

Vote: Unanimous

Yes:

No:

Melin

Anzilotti

Alcantra

Tudor

Ojala IV

Mayor Carrington

Best

CITY OF PALMER, ALASKA

Resolution No. 23-019

A Resolution of the Palmer City Council Authorizing the City Manager to Appropriate Funds from the Unassigned General Fund Balance and Award a Contract for Architectural Design Services to Evaluate the Feasibility of Alternatives to Repair, Renovate and Expand, or Replace the Palmer Public Library and Award a Professional Services Contract to Wolf Architecture Inc. in the Amount Not to Exceed \$160,000

WHEREAS, the City of Palmer, Alaska (the "City") is a home rule city and under Section 11 of Article X of the Alaska Constitution may exercise all legislative power not prohibited by law or the charter of the City, and the City has determined that the matters set forth in this resolution are not prohibited by law or the charter; and

WHEREAS, on February 15, 2023, the Palmer Public Library suffered a catastrophic collapse of the roof from snow load; and

WHEREAS, the Palmer Public Library is a vital community asset, brings people together, strengthens community identity by attracting residents for diverse purposes, and provides a safe and trusted destination for all generations. The library is a welcoming place that fosters personal connections by providing the space for collaboration and creation; and

WHEREAS a Request for proposals was issued for architectural design services to evaluate the feasibility of repairing, renovating or replacing; and

NOW, THEREFORE, BE IT RESOLVED by the Palmer City Council hereby appropriates funding from the Unassigned General Fund Balance for design services for feasibility alternatives for the reconstruction of the Palmer Public Library.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Palmer City Council hereby authorizes the City Manager to enter into a Professional Services Agreement with Wolf Architecture Inc. for architectural design services.

Approved by the Palmer City Council this 27th day of June, 2023.

Steve Carrington, Mayor

Shelly M. Acteson, CMC, City Clerk