



H. 2.

Palmer City Council Meeting

Meeting Date: 04/23/2024
Submitted For: John Moosey, City Manager
Department: City Manager's Office
Legislation Number: RES 24-020

Subject

Resolution No. 24-020: Authorizing the City Manager to Enter into an Agreement Not To Exceed \$15,000 with Wolf Architecture for the Schematic Redesign for the Palmer Public Library.

Summary Statement/Background

February 15, 2023: a devastating roof collapse rendered the 38-year-old library inoperable. This facility, serving a population of 39,500, was not just a repository of books but a vital hub for government services, educational support, and technological access for the Matsu Valley.

April 10, 2023: A Request for Proposal (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" was issued on the City of Palmer's website.

June 27, 2023: The Palmer City Council approved Resolution No 23-019 which stated "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."

August 15 - August 17, 2023: The City of Palmer and Wolf Architecture hosted stakeholder meetings.

September 21, 2023: The City of Palmer and Wolf Architecture hosted a public meeting at The Depot for a discussion of community needs and Q&A about the plan for the Palmer Library rebuild. There were displays, planning exercises, and interior organization exercises.

November 15, 2023: The City of Palmer and Wolf Architecture hosted a public meeting at The Depot for a discussion of community needs and Q&A about the plan for the Palmer Library rebuild.

January 17, 2023: Wolf Architecture wrote an Executive Summary stating:

"Beginning in August of last year, preliminary meetings with the Library Building Committee (LBC), were convened to confirm scope and requirements of the project.

A plan for collecting insights, opinions, and expertise regarding the development of the Palmer Library was initiated. The plan was built on objectives established by the request for proposal and reflected input from the Design Team, LBC, and City staff to create an efficient, effective, and inclusive process.

A purposeful effort ensued to learn and incorporate the aspirations of Library stakeholders, the concerns of Palmer residents, and the long-term abilities for the City library to serve the local and greater regional community.

Site specific conditions such as wind, daylight/solar, utilities, parking, invasive landscape species, historic significance and master planning considerations were researched and incorporated. Vehicular as well as pedestrian patterns and accessibility helped determine potential building layouts. On-site parking capacity essential to City events will be retained.

Building programming considered current and future Library space needs, cost efficiency of form/levels, operation and maintenance costs, archives, storage, meeting space, interior and exterior, other user group needs/desires.

Public engagement successfully brought over 300 community members into the project via:

Friday Fling--Informational Boards & Targeted Surveys

Online Surveys--user group specific, teens, homeschoolers, etc.

Informational Boards and Comment Cards at Library

Public Work Sessions--three open house format meetings held at Palmer Depot

Stakeholder outreach--

Visioning meetings, convened over a three-day period, invited participation from stakeholder groups including: Library Staff, Friends of the Palmer Library, Palmer Museum, Palmer Historical Society, Palmer Chamber of Commerce, LBC, City Directors, and others.

A design charrette open house engaged the public to explore site and building configurations. That charrette became the impetus for an iterative design process yielding five, themed concepts."

"Following conclusion of the stakeholder and public engagement phase, the selected concepts were further developed by the design team and assessed by the LBC."

"In November, a Community Open House was held where several design options—including at least one which re-used a portion of the existing structure—were presented for discussion and input. From that input, a preferred alternative was selected for final development by the Design Team."

January 23, 2024: At the City Council meeting, Wolf Architecture gave a presentation to the City Council outlining the two phases that had been completed.

Phase I: Visioning/Community Engagement/Goal Setting

Phase 2: Programming/Concept Design/Schematic Design.

March 26, 2024: At the City Council meeting, during Audience Participation, 18 people spoke in favor of the new library design while two people spoke against it.

April 9, 2024: At the City Council meeting, Council Members Tudor and Melin directed the City Manager to get an estimate from Wolf Architecture to provide architectural drawings of a new library building with building costs being no more than \$10,000,000 and utilizing as much of the existing design elements as possible that was based on public input, including the operational costs of each plan. (If the estimate is available by the April 9 meeting, the council may take action)

FINANCES:

The City held \$5,000,000 insurance on the building

In October of 2023 the voters approved a \$10,000,000 bond

Representative DeLena Johnson secured \$5,000,000 from the FY24 Governors Budget. (This funding must be used within 5 years or will be forfeit).

The City has sought additional funding from following sources:

- › Senator Lisa Murkowski has been requested to provide \$10,500,00 via the Congressionally Directed Spending funds for FY25.
- › This project was submitted as the City's Priority 1 project to the FY2025 Alaska State Legislature CAPSIS system.

This legislation, Resolution 24-020, will require Wolf Architecture to decrease the overall building, parking, and paved/landscape areas. It will require the redesign of the library floor plan, which will likely be reduced to a single level facility. The overall scope of the project will be reduced by approximately 35% to achieve the approximate \$10,000,000 budget requested by the City Council.

Administration's Recommendation:

As directed by council during the April 9, 2024 City Council Meeting.

	Fiscal Impact
Total Amount of funds listed in this legislation:	\$15,000.00
Legislation creates expenditure in the amount of:	\$15,000.00
Budgeted Y/N?:	N
Line Item(s):	01-01-70-6078 Transfers Out; 08-00-00-3673 Transfers from Other Funds; 08-01-19-6220 Engineer Design Services

Attachments

Palmer Library Schematic Redesign Study
Resolution 24-020 Wolf Architecture Redesign

April 9, 2024

City of Palmer
231 W Evergreen Ave
Palmer, Alaska 99645

Agreement to Perform Schematic Redesign for the Palmer Public Library

Proposal No.: 2024-03
Ph: (907) 745-3271
Attn: Mr. John Moosey, City Manager

We are pleased to provide you with design services necessary for the schematic redesign study for the Palmer Library project. We understand the current estimated \$18 million overall project budget exceeds the budgetary limits envisioned for the project by City Council. We also understand the focus of the outlined in this proposal is to reduce the project budget to approximately \$10 million. The primary avenue to achieve the goal is to reduce the overall size of the project. We anticipate the project will need to reduce the scope of the project by approximately 35%, as such the plans and decisions will be have focus on lowering the overall project cost.

Tasks:

- 1.) WA to evaluate the existing interior and exterior program areas.
 - a. Decrease the overall building footprint to between 13,500-14,000 sf
 - b. Decrease the number of new parking spaces
 - c. Decrease size of paved and landscaped areas.
- 2.) Redesign Library floor plan
 - a. We propose developing one single plan iteration
 - b. The likely plan iteration will likely result in a single level facility
- 3.) City Council Meeting 1
 - a. Present proposed area reductions and resultant floor plan/Site plan
 - i. Make council suggested plan changes
- 4.) City Council Meeting 2
 - a. Present final floor plan to City Council for approval

Schedule: We anticipate this effort will require approximately two and ½ to three weeks to complete.

Exclusions:

- 1) We understand WA is solely responsible for evaluating the program and will be responsible for the decisions on where it is most appropriate to make the reductions. We understand there will not be any public input into the reductions and that we will not be required to attend program reduction meetings.
 - a. WA may at our discretion conduct meetings to assist in program evaluation.
- 2) This proposal does not include any work to evaluate or redesign the likely building form associated with any redesigned floor plan.
- 3) This proposal does not include a new cost estimate and will rely on the rough order of magnitude costs developed during the previous project phase.

I. Basis of Compensation

A. Basic Compensation

Table of Hourly Rates

Principal	Proj Mgr	Proj Arch	Arch III	Arch II	Admin
\$215.00	\$170.00	\$150.00	\$135.00	\$135.00	\$100.00

We anticipate this effort will require approximately 78 hours.

Meetings: 6 hours (2 person)
Program Re-development: 4 hours
Space Planning: 12hours
Floor Plan 48 Hours
Site Plan 4 Hours
Graphics/Presentation 4 Hours

Total 78 hours @ \$150 = **\$11,700**

The summary above is an estimate of the hours we anticipate required for each task. The facility is complex and containing requires a great deal of coordination and testing with the furnishings, casework, and equipment. We are open to completing this work on an hourly basis if it is agreed that if the effort requires more than 78 hours the City of Palmer is willing to reimburse the additional cost.

Thank you for this opportunity, please give me a call if you have any questions about this proposal or the work we anticipate to be included in the proposal

Architect



Gary Wolf AIA LEED AP, President
Wolf Architecture, Inc.

LEGISLATIVE HISTORY

Introduced by:

Date:

Action:

Vote:

Yes:

No:

CITY OF PALMER, ALASKA

Resolution No. 24-020

A Resolution of the Palmer City Council Authorizing the City Manager to Appropriate Funds And Enter Into Agreement With Wolf Architecture For The Schematic Redesign For The Palmer Public Library Not To Exceed \$15,000.

WHEREAS, the Palmer Public Library had a catastrophic event on February 15, 2023; and

WHEREAS, the repair and rebuild of the building is necessary; and

WHEREAS, Wolf Architecture has been contracted for the design of the new Palmer Public Library; and

WHEREAS, the City of Palmer requires the original scope of work and design be reduced by approximately 35% or \$8,000,000.

NOW, THEREFORE, BE IT RESOLVED by the Palmer City Council hereby authorizes the City Manager to enter into agreement with Wolf Architecture for a Schematic Redesign for the Palmer Public Library.

Approved by the Palmer City Council this ____ day of _____, 2024.

Steven J Carrington, Mayor

Shelly Acteson, MMC, City Clerk