

PALMER LIBRARY

ARCHITECTURAL DESIGN SERVICES

RFP #23-001 LIB

WOLF
ARCHITECTURE

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Original Palmer Library (Image courtesy of Palmer Museum of History & Art)

DEAR MR. HANSON AND MEMBERS OF THE EVALUATION COMMITTEE,

It was near tragedy on that cold February evening, when after record snows and bitter winds, the Palmer Public Library roof collapsed, narrowly sparing seven souls. Books were buried in debris, shelving and desks and casework were destroyed; the community was left without its central gathering place.

At Wolf Architecture, we share an understanding of near tragedy, certain loss, and silver linings. Our Palmer office caught fire and burned on an equally cold night in February, in 2006. Thankfully, no one was injured, but as we entered the building later and retrieved the few fragments of furnishings, ice-crusting computers, and splintered hand-built models, it was apparent that our future was about to change, significantly.

It isn't often that the hometown architecture firm can design a community cornerstone like the public library. We take enormous pride in contributing to our town and have been fortunate to assist many public and private clients during our 24 years of practice here. This is a singular chance for Palmer to envision and create a new center for town—the ultimate silver lining! The new library will serve as a vibrant welcoming building, reinforcing the ongoing revitalization of our town. We envision a modern structure that reflects the unique character and charm of Palmer. The Wolf team is invested in this community and is the design team best suited to help our community overcome adversity and create the new Palmer Library.

When it comes to designing the Palmer Library, our team offers several distinct advantages for your project.

We have the **Expertise**—Paired with our Valley-based team, we've added an experienced library planning consultant who brings a strong understanding for current library functionality, new technologies, and community-based outcomes.

We have the **Aptitude**—Small town projects are often budget challenged—our practice is successful because we are very good at working with communities to create solutions within tight budgetary constraints. We know how to work to get the most out of your budget – and we can do this better than any design firm in Alaska.

We have the **Investment**—Palmer is our town. We chose to live and work here rather than going to Anchorage. We are prepared to engage with the Palmer community, library patrons, and stakeholders and guide them through a process to realize a functional, durable design, that will reflect Palmer and the pride we all share.

You'll not find a more thoughtful, talented, and committed team of designers for the Palmer Library project. We are a mere five-minute walk from the job site with nationally accredited award-winning expertise. Wolf is the team for the job.

Thank you once again for your consideration. We look forward to discussing further how to fulfill your objectives. This proposal is in effect until a contract for the work is awarded.

Qualifications and Experience of Staff (c)

Describe the relevant and specific experience of the firm or individual in providing similar services. Identify the relevant and specific experience of any subcontractors that may be used. Include resumes of key personnel highlighting their pertinent qualifications and any achievements unique to the services requested.

(c) Design team roles:

- i. Identify the project lead and project team for public input and outreach.*
- ii. Identify the project team making presentations and conducting stakeholder interviews.*
- iii. Identify the lead design architect and the design team.*
- iv. Identify the sustainability coordinator.*
- v. Identify all key personnel and sub-consultants involved in the project.*
- vi. Identify support team members - landscape architect, civil engineer, structural engineer, mechanical engineer, acoustic engineer, lighting designer, etc.*

WE'RE THE TEAM TO REFOCUS A COLLECTIVE MISSION AND VISION FOR THE NEW PALMER LIBRARY

An experienced and quality team is essential to an inclusive process and a successful project outcome. Libraries are a community cornerstone--as much in today's connected world as ever. Designers of essential, public facilities must be more than simply good at understanding how a building functions they must understand how the community functions--the sensitivities and celebrations, what we are and aspire to be. There is no firm more qualified to do that than Wolf Architecture.

Firm founder, and Project Lead, Gary S. Wolf, is a life-long Palmer resident who built his practice in the town of his birth. Project Design Lead, Laura Read, elected to return to Palmer for her professional career. Joined by Sustainability Coordinator, Jason Collins, and Public Engagement Lead, Chris Whittington-Evans, Wolf Architecture principals have lived a combined total of more than 14 decades in Palmer. Our offices--headquartered in Palmer for nearly 25 years--are four blocks

from the project site, a 3 minute walk. We grew up checking out books, reading at story time, and using the community room. Up until February 15th, our children continued to use and enjoy the Palmer Library.

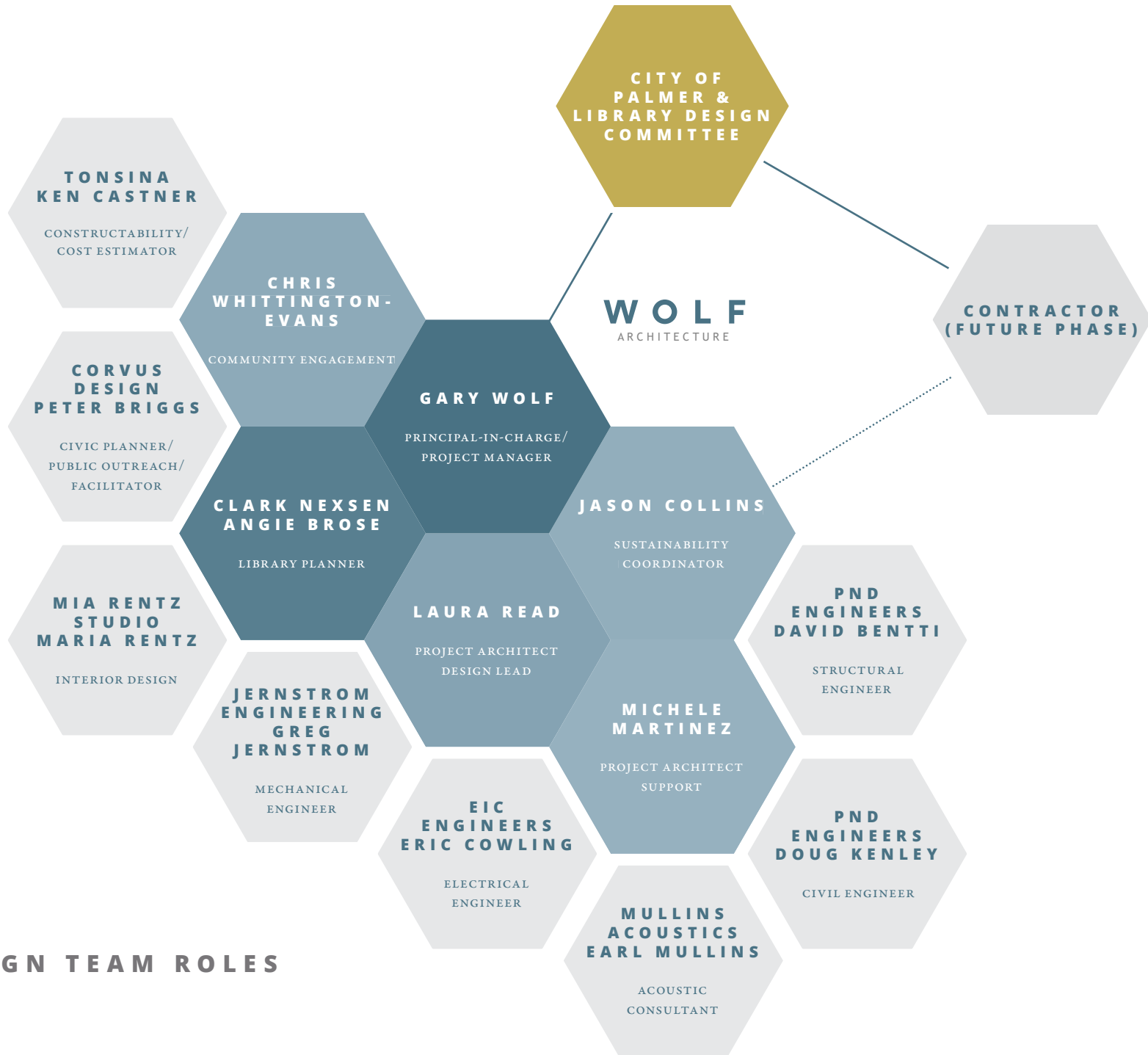
Together with our outreach and library consultants, Wolf is uniquely situated to gather stakeholder input, quantify project needs, and synthesize innovative and site appropriate design alternatives. Our successes include securing funding for community projects like this one. Our needs assessments and concept design efforts have helped finance cultural, visitor, educational, and other projects including libraries.

When it comes to analysis of aged community facilities, our team brings efficiency and informed objectivity. Wolf is adept at evaluating wood-framed, Colony-era structures and their more contemporary counterparts. Across the Valley and beyond, Wolf has assessed, upgraded and added to scores of structures--all with healthy community input and results that exceeded expectations.

HOME TOWN CONNECTION

Over the past quarter century, Gary Wolf and his team have helped shape Palmer's commercial, municipal, and historical landscape, contributing to the design/renovation of over 50 individual structures within the City Center. No other team can claim a similar level of experience and qualification in providing guidance for Palmer's most important public project in 40 years.

In 2015, after a two year assessment and concept period, Wolf completed a 18,359sf addition to the original Palmer Central School (Dorothy Swanda Jones building), the anchor for the original Matanuska town plan and current Mat-Su Borough Administration Building.



DESIGN TEAM ROLES

In 2008 and 2017, Wolf assisted in the renovation of the Colony-era Trading Post (Dahlia Street Market/Alehouse) building, revitalizing east Palmer's commercial district into a lively, and celebratory gathering place. Wolf created Palmer's second Planned Unit Development district at Arbor Estates and has assisted in planning for the former Matanuska Maid Dairy.

Along with a distinct familiarity of the surrounding buildings and site, our team knows the existing structure intimately. In 2004, Wolf worked with Library staff and stakeholders in completing a needs assessment, concept design, and cost estimate. PND Engineers of Palmer recently conducted the post-collapse investigation. This unique understanding offers the City an advantage in time and resources to achieve schedule goals.

See Past Performance section for list of our relevant work.

COMMUNITY ENGAGEMENT

Involving users in the process isn't an add-on; it's the essence of our work contributing meaning and purpose to the development of civic open spaces, libraries, museums, visitor centers, schools, and public safety facilities by Wolf. Each engagement effort we design is specific to the needs of the project at hand, to receive information that shapes outcomes reflecting the needs and desires of the community. Recent public engagement efforts by team members include the Valdez Comprehensive Plan, the Kodiak and Valdez Fire Stations, Valdez Museum, Mat-Su Borough Gateway Visitor Center, and American Academy Charter School.

Chris Whittington-Evans and Peter Briggs have led several of these processes and along with our library planner, Angie Brose, will provide exceptional outreach, participation, and consensus-building expertise.

FINANCING SUPPORT

In the last decade, Wolf has successfully assisted public and non-profit entities in securing over \$30million in public and foundation grant funds. In addition, our expertise in energy efficient design has resulted in USDA Energy Grants on all six projects for which we applied, paying for over 25% of the cost of those upgrades.

Wolf Architecture Team -- For more information related to specific team member experience, see Resumes at the end of document.

WOLF ARCHITECTURE DESIGN AWARDS:

- + AIA Award of Merit
- + AIA Citation Award
- + A4LE NW Pinnacle Award
- + A4LE Project of Recognition
- + LEED Gold (first School in Alaska)
- + DEED Collaborative for High Performance Schools
- + Energy Star Designed & Certified
- + Federal HPSB (High Performance Sustainable Building)

Financing for community projects is always challenging. Even the most obvious needs can be easily overlooked. Our successes with securing Federal, State and private foundation grants include:

- + Gateway Visitor Center-- \$6.7m (EDA)
- + Fronteras Spanish Immersion Charter School--\$7m (USDA-RD)
- + Kodiak Fire Station-- \$7m, \$15M (USDA-RD, Alaska Capital Grant)
- + Musk Ox Farm - \$1.2m (Rasmuson, Mat-Su Health Foundation)
- + Children's Place - \$1.2m
- + Willow Library - \$1.7m (Mat-Su Health Foundation)
- + Fronteras Charter School - \$6.9m (USDA)
- + Valley Recycling - \$5.9m (EPA, ADEC)

Past Performance

Success in working with municipalities design services is a key component of these evaluation criteria. Provide a descriptive list of successful projects in small cities and rural communities completed by the consultant. A list should identify the type of production and client identifications with points of contract. Also identify whether or not the project was completed on time and within budget.

Prior to, and since its founding in 2000, the team at Wolf Architecture have been working with rural Alaskan communities assisting in the planning and development of needed infrastructure. Living and working in Palmer is of great benefit with rural clients because we have shared experience and understand firsthand the challenges and benefits of living in a rural area.

The Wolf Architecture Studio provides a full range of services from community outreach and feasibility studies to master planning and full design and modeling services. We are a hands-on office and are all fully engaged. We all enjoy being involved in every aspect of the design process up to and through Owner occupancy.

Yet we go further. WA is able to help our clients save money on long term operational costs through our sustainable design expertise. We have provided in-house energy modeling services for over 1.7 million square feet of commercial space which has saved our clients over \$2.4 million dollars in energy savings. On average our buildings are 34% more efficient than a standard code compliant building. This will translate to long term savings for the City of Palmer.

While we are able to write about our work and reflect on our accomplishments, the real proof is in what our clients say about us.

In the following pages you will find projects exemplifying our Municipal, Palmer, public process and community gathering experience. Many of these projects are also exemplary of our assistance in fundraising success.

In response to Past Performance, we present a diverse portfolio, featuring the successful completion of 24 Libraries by our experienced team. This comprehensive compilation serves as tangible proof of our planning and design expertise and abilities, ideally suited for the Palmer Library. The selected projects exemplify our aptitude to design a 21st century Library and new hub for downtown Palmer. Moreover, our intimate understanding of the community, coupled with our longstanding relationships, further strengthens our commitment to a successful design process. To provide a structured overview of our projects, we have categorized them as follows:

Gathering Spaces

Community Outreach

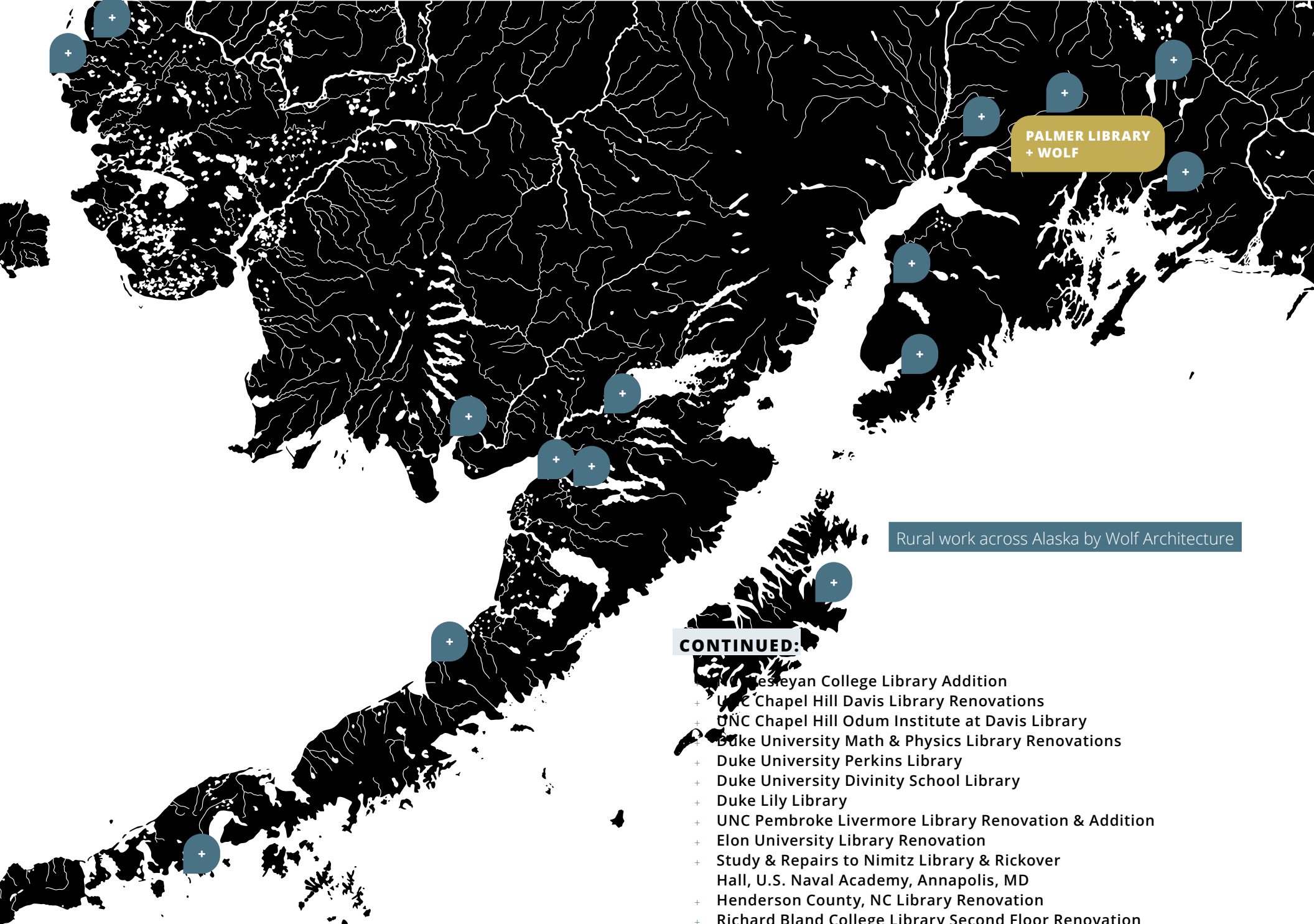
Palmer Connection

Library Experience by Wolf+Angie Brose/Clark Nexsen

- + **Joe Redington High Library and Media Labs**
- + **Mat Su Day School Media Center**
- + **Mat-Su Central Library and Media Café**
- + **Talkeetna Library Renovation and Energy Upgrades**
- + **Charlotte New Main Library**
- + **James B Hunt Jr. Library, NCSU**
- + **Alderman Library Expansion and Renovation**
- + **Randall Library Renovation & Addition**
- + **Student Success Center, Old Dominion University**
- + **USC Lancaster, Medford Library Addition & Renovation**
- + **NCSU Learning Center at DH Hill Library**

SELECTED RELEVANT PROJECTS IN SMALL CITIES AND RURAL COMMUNITIES--WOLF ARCHITECTURE

PROJECT NAME	PUBLIC PROCESS	NEW CONSTRUCTION	RENOVATION	PALMER	CLIENT: MUNICIPALITY	ON TIME/ WITHIN BUDGET	CLIENT CONTACT
ACADEMY CHARTER SCHOOL	+	+		+	+	+	MATANUSKA-SUSITNA BOROUGH SCHOOL DISTRICT TONY WEESE, 907-864-2003, ANTONIO.WEESE@MATSUK12.US
AMERICAN CHARTER ACADEMY		+			+	+	
BURCHELL HIGH SCHOOL				+	+	+	
BUTTE ELEMENTARY			+		+	+	
COLONY HIGH SCHOOL			+		+	+	
MACHETANZ ELEMENTARY			+		+	+	
MAT-SU CENTRAL LIBRARY & MEDIA CAFE	+				+	+	
MATSU DAY SCHOOL	+				+	+	
PALMER HIGH SCHOOL			+	+	+	+	
PALMER JR MIDDLE SCHOOL				+	+	+	
REDINGTON JR/SR HS	+	+			+	+	
SHAW ELEMENTARY			+		+	+	
SNOWSHOE ELEMENTARY			+		+	+	
SUTTON ELEMENTARY			+		+	+	
TWINDLY BRIDGE CHARTER			+		+	+	
WASILLA HIGH SCHOOL					+	+	
WILLOW ELEMENTARY					+	+	
GOVERNMENT PEAK CHALET	+	+		+	+	+	MATANUSKA-SUSITNA BOROUGH DON JOURDIAN, 907-861-7707, DONALD.JOURDIAN@MATSUGOV.US BONNIE QUILL, MSCVB, 907-355-1862, BONNIE@ALASKAVISIT.COM MARTHA SHOENTHAL, 206-886-8865, MRSCHOENTHAL@GMAIL.COM
MSB ANIMAL CARE FACILITY		+	+	+	+	+	
GATEWAY VISITORS CENTER	+	+		+	+	+	
WILLOW LIBRARY FEASIBILITY/CONCEPT	+	+		+	+	+	
VALLEY CENTER FOR RECYCLING (VCRS)					+	+	
DOROTHY SWANDA JONES				+	+	+	
TALKEETNA LIBRARY RENOVATION	+		+		+	+	
CCS FAIRVIEW		+			+	+	
CCS PALMER		+			+	+	
CLARE SWAN EARLY HEADSTART			+		+	+	
CITC SUPER FAB LAB				+	+	+	
KACHEMAK-SELO ELEMENTARY	+			+	+	+	KENAI PENINSULA BOROUGH *
KENAI SENIOR SIDING			+		+	+	
KENAI WARM STORAGE FACILITY			+		+	+	
KODIAK FIRE STATION	+	+			+	+	CITY OF KODIAK MATT HOLMSTROM, 907-942-2234, MHOLMSTROM@CITY.KODIAK.AK.US
KODIAK HARBOR RESTROOMS		+			+	+	
MUSK OX FARM EDUCATION CENTER			+	+	+	+	MUSK OX EDUCATION FARM MARK AUSTIN, 907-745-4151, MARK@MUSKOFARM.ORG
YA NE DAH AH SCHOOL	+		+		+	+	
PALMER PUBLIC LIBRARY ASSESSMENT				+	+	+	CITY OF PALMER * CITY OF UNALASKA *
UNALASKA AQUATICS CENTER			+		+	+	
VALDEZ FIRE STATION	+	+			+	+	CITY OF VALDEZ NATE DUVAL, 907-835-5478 EXT 1, NDUVAL@VALDEZAK.GOV
VALDEZ MUNICIPAL RENOVATIONS			+		+	+	
VALDEZ COUNCIL CHAMBER RENOVATION	+	+	+		+	+	
VALDEZ MUSEUM SCHEMATIC DESIGN	+	+			+	+	



**PALMER LIBRARY
+ WOLF**

Rural work across Alaska by Wolf Architecture

CONTINUED:

- + Wesleyan College Library Addition
- + UNC Chapel Hill Davis Library Renovations
- + UNC Chapel Hill Odum Institute at Davis Library
- + Duke University Math & Physics Library Renovations
- + Duke University Perkins Library
- + Duke University Divinity School Library
- + Duke Lily Library
- + UNC Pembroke Livermore Library Renovation & Addition
- + Elon University Library Renovation
- + Study & Repairs to Nimitz Library & Rickover Hall, U.S. Naval Academy, Annapolis, MD
- + Henderson County, NC Library Renovation
- + Richard Bland College Library Second Floor Renovation

* Relevant contacts no longer available

COMMUNITY GATHERING SPACES

MAT SU DAY SCHOOL

Size: 25,160sf

Year Completed: 2015

Cost of Construction: \$9.67M

Delivery Method: Design-Bid Build

New Construction

Natural light, along with warm colors and materials, create a comfortable and inviting environment. Student areas are located close to support areas, and the interior has unobstructed site lines and visibility to allow supervision without feeling institutional. Large art glass windows, promote connectivity with the rest of the school.

Mat-Su Day School received an AIA Citation Award in 2015 for Excellence in Architecture. The same year this project also was a Project of Recognition Winner for the Association For Learning Environments (A4LE) Alaska Chapter design awards. In 2017 Mat-Su Day School was recognized as an Outstanding Project by Learning By Design Magazine. This project was delivered on time and within budget.

REDINGTON JR/SR HIGH SCHOOL

Location: Knik, Ak

Year Completed: 2015

Size: 107,000sf

New Construction

The 6000sf of library and media labs at Redington Jr/Sr High School include resource rooms, librarian's office, and two media Labs. This has now grown to include two more Media Labs (1,800sf), each of which include 30 computer workstations. This project was delivered on time and within budget.

RICHLAND LIBRARIES, ST ANDREWS BRANCH

Experience by our Library Consultant
Angie Brose while at Liollo Architecture

Location: Columbia, SC

Year Completed: 2017

Size: 15,000sf

New Construction



Right: Community gardens bring an additional identified use to the library grounds, tying the building into its surroundings.



Floor Plan



Mat-Su Day School library



St Andrews Branch community garden

MUSK OX FARM EDUCATION CENTER

Location: Palmer, AK

Year Completed: 2019

Delivery Method: CMGC

Renovation

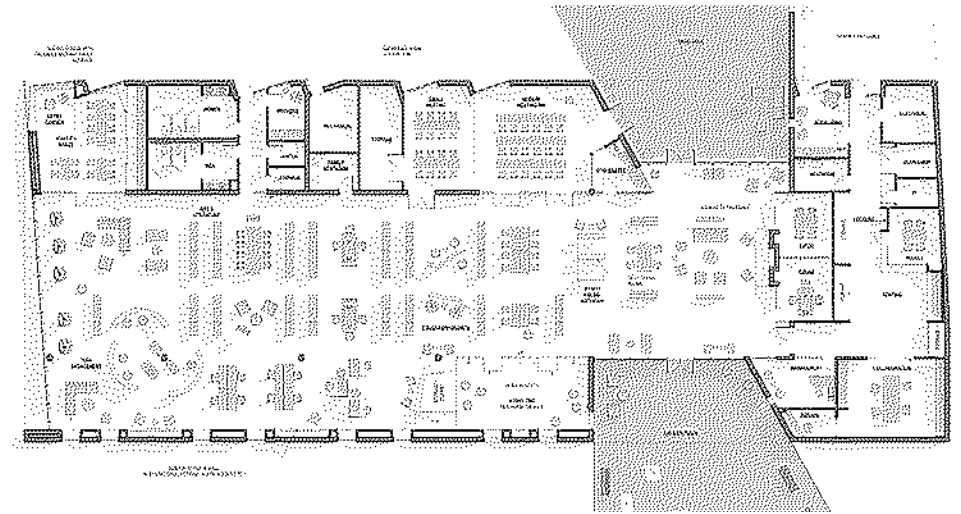
Funds Raised: 1.2m (Rasmuson, Mat Sa Health Foundation)

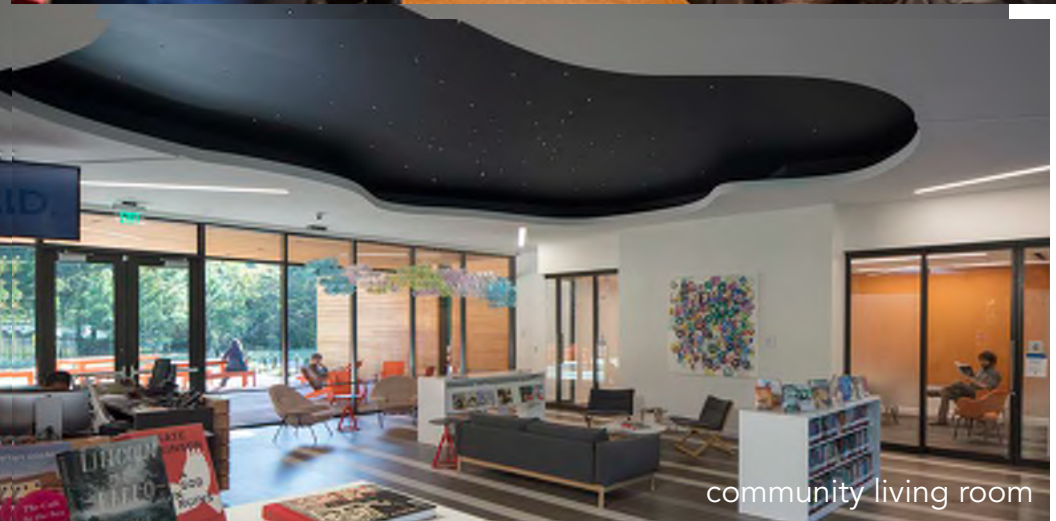
The scope of this project was to renovate an historic, aging, colony-era barn to increase functionality, efficiency and accessibility to the Musk Ox Farm visitor facility.

The barn structure was constructed in 1935 and served in that capacity until it was retrofitted into a gift shop and exhibit space in the late 1980's. This first renovation created finished, yet unconditioned space on the first floor. The hayloft remained inaccessible and unused. This adaptive reuse project was the perfect opportunity to create a contemporary visitor support facility while maintaining and preserving the historic iconic colony barn. The lower level houses a larger museum, a new gift shop, restrooms, and administrative office space. The second level, the loft, is a new classroom and maker space. It is fully accessible with two stairs and a new elevator housed in the grain elevator. The design utilizes natural, sustainable products and was delivered in 2020, on time and within budget.

"Wolf Architecture brought amazing creativity, attention to detail, awareness of an incredible diversity of building materials, historical respect, and professionalism to the entirety of the project. Wolf was there throughout the building process providing exceptional support to the project by working with the nonprofit/owner and the General Contractor ensuring everything went as planned, budgeted, and made thoughtful and effective adaptations when necessary."

Mark Austin, Executive Director Musk Ox Development Corporation



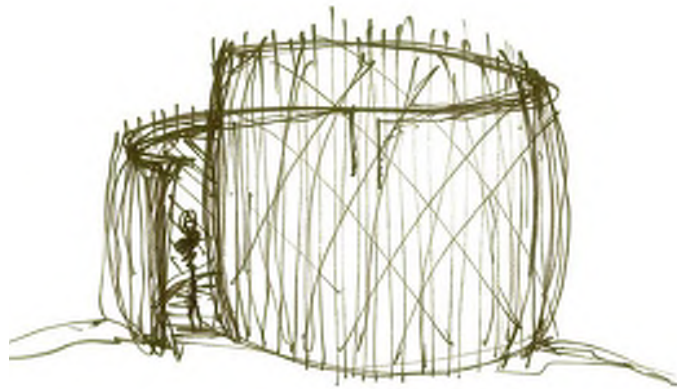


Renovate

Main entry, silo elevator

gift shop

community living room



Sketch gullah room



floor plan



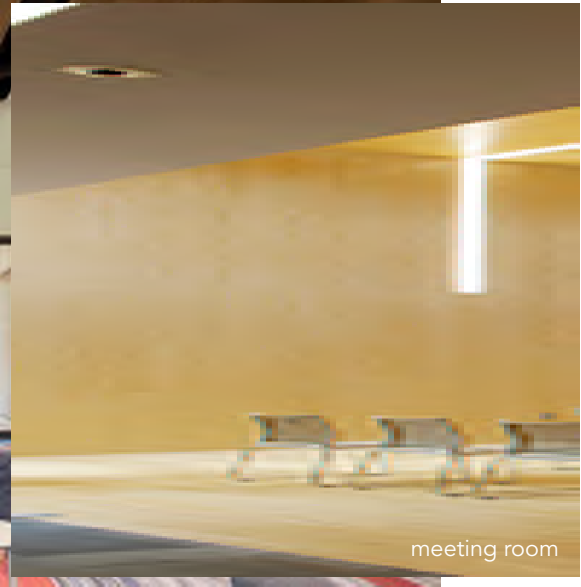
reference desk



ST. HELENA LIBRARY, ST. HELENA ISLAND, SC. completed with Liollio Architecture



gullah room



meeting room



markerspace with artist corner



PUBLIC PROCESS

VALDEZ FIRE STATION

Size: 19,000sf

Year Completed: 2021

Cost of Construction: \$15.9M

Delivery Method: CMGC

New Construction

KODIAK FIRE STATION

Size: 21,000sf

Projected Completion: 2023

Projected Cost of
Construction: \$22M

Delivery Method: CMGC

New Construction

Funds Raised: \$7m (USDA-RD),
15m Alaska Capital Grant

GATEWAY VISITORS CENTER

Location: Palmer, AK

Design Completed: 2015

Expected Completion Date: 2024

Square Footage: 10,400sf

Funds Raised: \$6.7m (EDA)

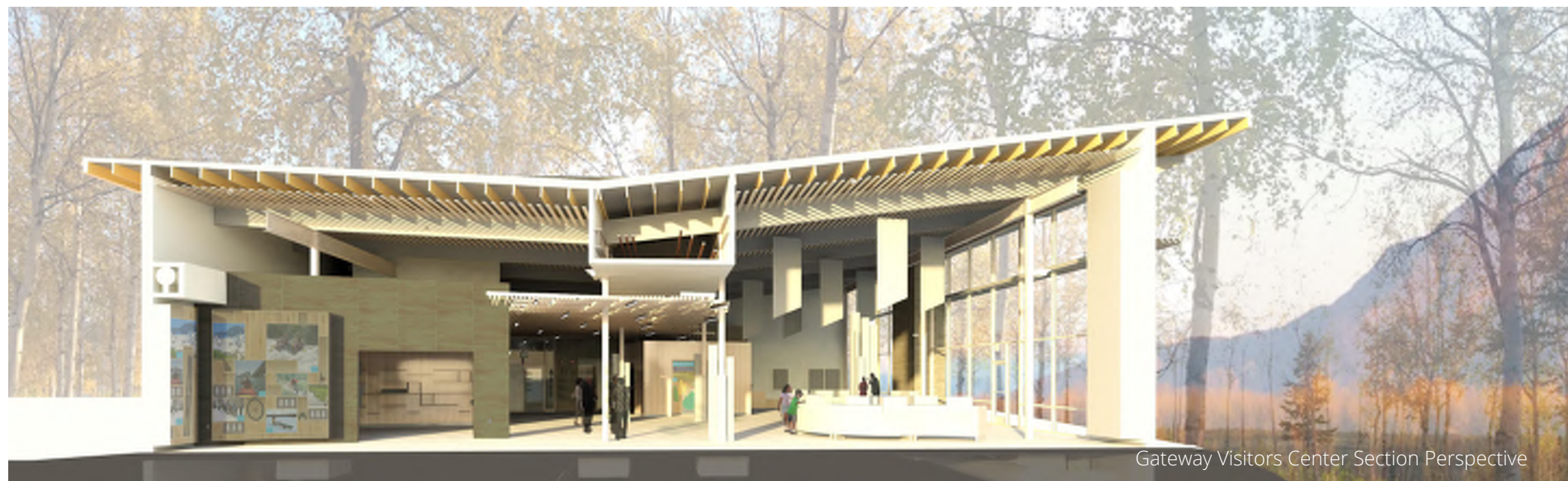
WA was selected through a competitive process to design the new station and assist with garnering the support of the residents of Valdez. Through our efforts we were able to reduce the overall facility footprint, saving over \$7 million from the preliminary estimate. In addition, our sustainability expertise allows the city to continue saving over \$35,000 annually on energy savings.

“Our experience working with Wolf Architecture was extraordinary. Their understanding of fire department needs, the building environment, and their ability to communicate with the community about the project proved to be an asset. In addition, the Wolf Architecture team was very dedicated and hardworking from start to finish on our station build.”

-Valdez Fire Chief Raynor

Similar to Palmer, The City of Kodiak has many diverse community perspectives along with limited interest in investing City funds into public infrastructure. Wolf was tasked with finding common ground, designing a durable and thoughtful contribution to a vibrant park center, and doing so with conscientious spending. Wolf conducted several design charrettes, inviting and assimilating input from the community, stakeholders and user groups. We then presented findings to the community and garnered widespread support. With the concept design in hand, we assisted the City in raising a total of \$22m in outside funds.

Wolf Architecture was selected in 2014 to design a new \$7m Visitors Center for the South Gateway to the Mat Su Borough. The facility is 10,400 sf in area and designed to LEED silver standards. The facility provides offices for the Mat Su Convention and Visitors Bureau, educational space, interpretive trails, and a large gathering area which celebrates the Mat Su Valley. Residents and visitors alike will learn about and directly experience the wealth of cultural, natural, recreational and business amenities in the Mat-Su Valley. The Visitor Center will welcome visitors to the Mat-Su Valley, showcase the natural beauty of the area, promote tourism-related and recreation-related economic development, provide interpretive information about the region’s cultural history and natural attractions, and foster stewardship of the Mat-Su Valley’s cultural and natural identity.



Gateway Visitors Center Section Perspective

“From the beginning Wolf was sensitive to the many different partners the visitor center would represent and organized stakeholder engagement meetings to incorporate feedback. Looking back, I feel this was such an important process and the Wolf team was so receptive and respectful of all the participants. And, it resulted in a stunning design! Another advantage was their local knowledge and commitment to community development. They understand the challenges and opportunities we have in the borough. They choose to live, work, and play here and have a personal stake in the outcomes of their projects. The replacement library will be a public asset and they understand the value it will bring to our community.”

-Bonnie Quill



VALDEZ MUSEUM CONCEPT DESIGN

Completed by Wolf Architecture +
Hennebery Eddy Architects

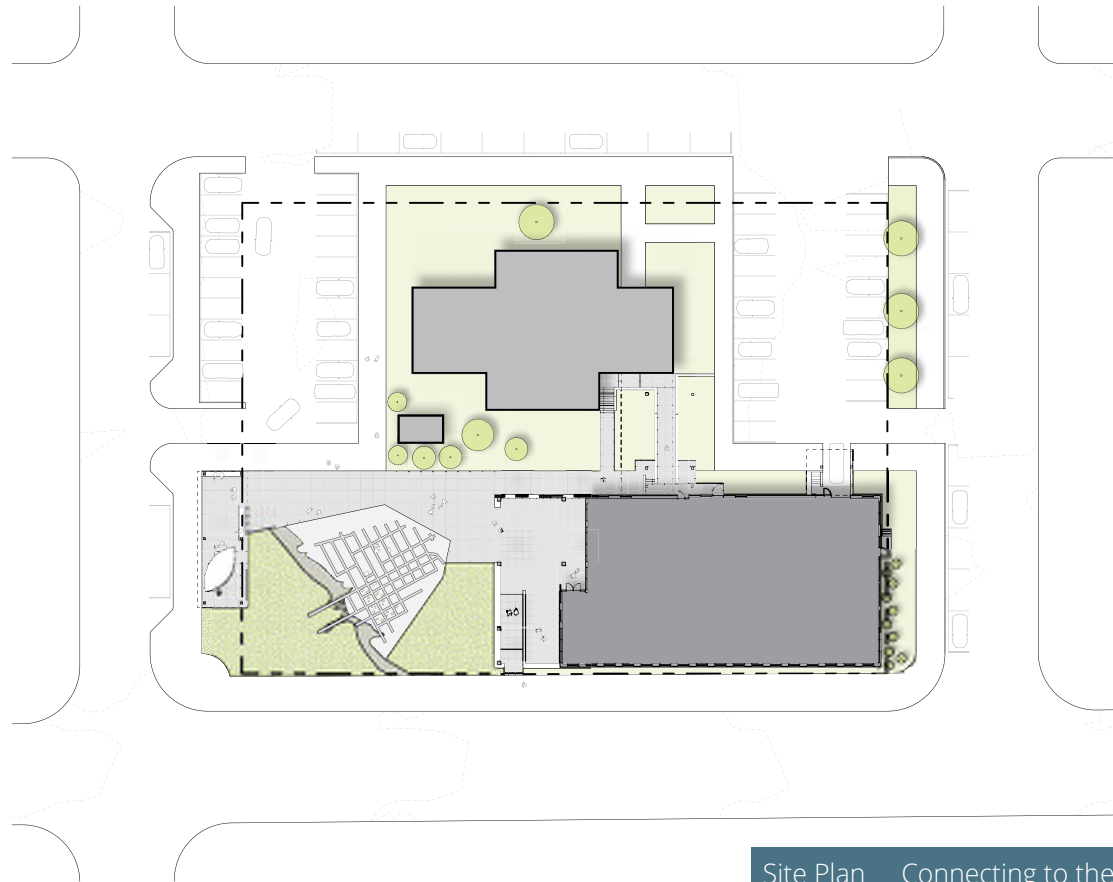
Location: Valdez AK

Design Completed: 2020

23,000 sf

The new 21st century Valdez Museum will house all collections and staff under one roof, creating a sustainable framework that streamlines efficiencies and supports intelligent infrastructure. Centered in the heart of downtown, this lively gathering place will connect culture and community and catalyze City revitalization efforts. Its design and site reflect the surrounding geography and unique regional history. Its mission is to educate through a multi-faceted visitor experience and high quality exhibits and programs.

Wolf Architecture teamed with Hennebery Eddy Architects to create this concept design for fundraising purposes.



Site Plan _ Connecting to the City



Design Charette with User Group



Design Charette with User Group

**WILLOW LIBRARY FORAKER
GROUP FEASIBILITY STUDY**

Location: Willow AK

Work Completed: 2011

Funds Raised: \$1.7m (Mat-Su Health Foundation)

The Willow Public Library offer an excellent example of a project that nearly mimics the scope of work requested by the City of Palmer Library project, including Community Outreach, Programming, Schematic Design, and rough order of magnitude (ROM) estimate for multiple design options for the existing community library:

Wolf Architecture was hired by the Foraker Group to perform a Pre-Design Study for the Willow Community Center to assess the existing facility and determine the costs associated with a building renovation which included removing and reconstructing the existing Willow Library.

The Willow Library is a heavily utilized facility and over the years community members had developed a variety of priorities for the Library. Wolf Architecture, along with the Foraker Group conducted a series of community meetings through which a consensus was developed for the program.

Similar to scope requested for the Palmer Library, our team investigated three options for the Willow library, 1) renovate the interior of the existing Library, 2) Tear down the existing Library and construct a new library with additional space, and 3) Construct a new stand-alone Library building.

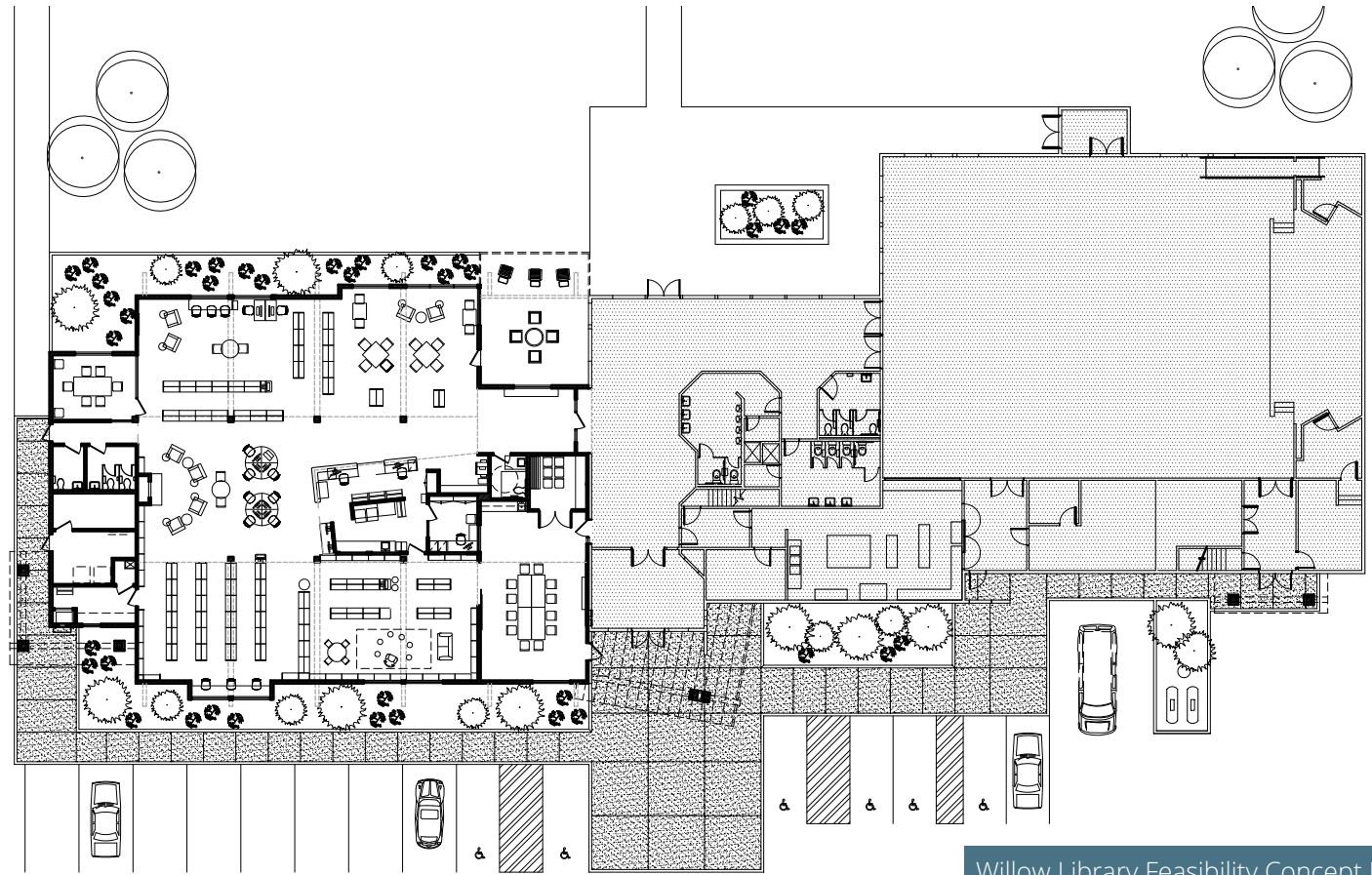
The community discarded the first option immediately because of the limitation imposed by design of the original library addition. The second option offered the benefit of allowing the community the advantages associated with a multi-purpose building, while a new stand-alone structure had the appeal for some who envisioned the Library as a unique stand alone entity. Ultimately it was decided to reconstruct the library which in its original location which was a more cost effective solution with greater community support. The WA effort gave the community of Willow certainty on the appropriate design direction supported with a budget sufficient to achieve a beautiful new Library in Willow.

The work was appropriately scoped and the ROM estimate ensured adequate funding was available for the project. The Willow Library Project was fully funded by the Mat Su Borough and Mat Su Health foundation.

This project was completed on time and within budget.

The deliverables for this project included the following:

- + **Existing Conditions Survey**
- + **Community Outreach Process**
- + **Library Programming**
- + **Concept Design for two separate design approaches**
- + **Schematic Design and ROM Estimate**



Willow Library Feasibility Concept Plan

“Gary Wolf listens, asks non-judgmental questions, and is skilled at drawing out any underlying concerns. He and his office established the concept design collaboratively with the client, seeking input from everyone. Wolf Architecture was always responsive to client concerns, paid attention to the details, delivered when they said they would deliver, and at the cost they said they would charge.”

Martha Shoenthal, Foraker Group Project Manager



PALMER -- HOMETOWN CONNECTION

The City of Palmer was originally master planned as part of the Colony Project. The plan is a classical urban plan for small communities, utilizing a central quad or park as an organizing feature. The Palmer quad was initially planned as a symmetrical feature with buildings lining both sides. The Palmer Library site occupies the northwest corner of the quad.

The original ARRC buildings constructed around the quad are referenced as “Minimal Traditional” according to McAlesters’ Field Guide to Architectural Styles as a “Traditional Transitional Style” from traditional to early modern architecture. The main commercial buildings fronting South Alaska Street were constructed in the late 1940’-early 1950s and represent early “modernism.” Palmer is unique in that the original town planning concept and the original buildings are still a strong presence. This lends Palmer the charm it has and is one of the reasons we love it here. We appreciate the desire that the Library maintains the “feel” of Palmer and have invested time and money into keeping Palmer feeling like Palmer.

Of the over 25 projects completed by Wolf Architecture within the Palmer City limits, we have been responsible for designing three of the significant buildings fronting the Palmer Quad, Dorothy Swanda Jones Administration Building addition (the original Central School), Dahlia Street Market, (Trading Post), and the new ARRC Administration building. In addition, through our efforts and investment, the UAF professor housing block has been maintained near its original design condition. These projects illustrate our efforts to maintain a historical touchstone to the Palmer origins and serve as a historical context for any new design. The renovation and addition to the MSB DSJ Administration Building is an appropriate example of a project scope similar to that requested in the Library RFP.

We at Wolf Architecture understand the sensitivities of Palmer better than anyone. This understanding helped us navigate complications when planning for the upgrades and addition to the original Central School building. The Mat-Su Borough began using the old Central School as administrative space early in the 1980s and subsequently added the south wing onto the structure in 1985. As the borough grew, so did the number of employees and departments. In 2008 the MSB requested WA to conduct a study to forecast future employee increases and assess options for additional office space for the burgeoning staff. Additionally, the assembly space allocated for public meetings was inadequate to accommodate ever-increasing space needs as community involvement increased with the population density.

The scope of work for the study included; 1) a conditions survey of the existing facility focusing on infrastructure limitations, 2) employee growth projections, and 3) a brief study of options and associated costs for providing the needed space to house the workers.

Based on information gathered from the conditions survey and growth projections, planning efforts included developing options for departmental relocation within the existing building, co-locating new satellite structures within a campus-style plan, and finally developing options for retrofitting the existing gymnasium and developing options for addition scenarios. The effort was extensive, and ultimately due to budgetary considerations, the option to complete an addition to the existing facility was agreed upon - with the stipulation that the design response should be completely contextual. A design process ensued, resulting in a solution that infilled an existing east-facing courtyard taking advantage of and resolving issues stemming from multiple floor levels within the existing facility.

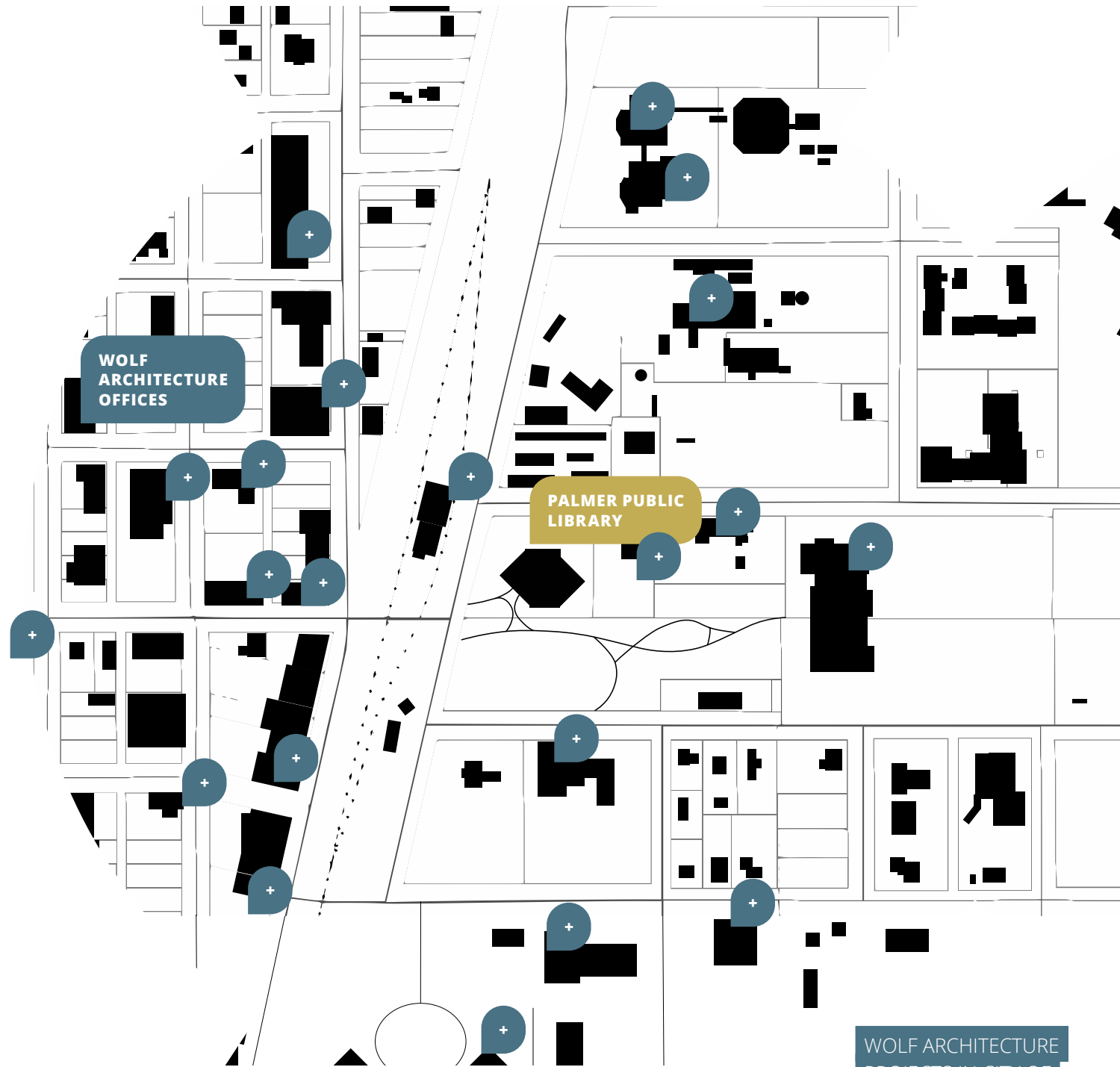
**DOROTHY SWANDA
JONES (DSJ) BOROUGH
ADMINISTRATION BUILDING
ADDITION & RENOVATION**

Location: Palmer, AK

Completed: 2010

Renovation

MSB DSJ Building
Dahlia Street Market
Palmer Depot



WOLF ARCHITECTURE
PROJECTS IN CITY OF
PALMER CORE

PALMER LIBRARY ASSESSMENT

Location: Palmer AK

Year Completed: 2004

The City of Palmer is cautious with public expenditure. This is laudable and part of what makes Palmer, Palmer. That being said, the approach has resulted in some infrastructure needs. This was recognized in 2004 when the Palmer City Counsel approached Wolf Architecture to provide a “high level” assessment of the existing infrastructure for three City of Palmer facilities for workflow, space adequacy, and other observable deficiencies. A preliminary design program was developed for each facility with concept plans to validate if design modifications to the existing facilities would address the deficiencies identified in the report. Rough order of magnitude (ROM) cost estimates were developed for each of the projects.

The Palmer Library was one of the facilities reviewed. Our effort relied on interviews with then Librarian, Pat Kilmain, site investigation, and census data. The information was used to inform the Public Library Development Space Needs Planning Outline by Anders Dahlgren and resulted in a recommended Library size of 24,000 sf. A concept study confirmed that the existing Library structure could be successfully integrated into a renovation project. The design approach envisioned an addition that would create a more inviting entrance to the Library, opening onto the quad, downtown and South Colony Way.

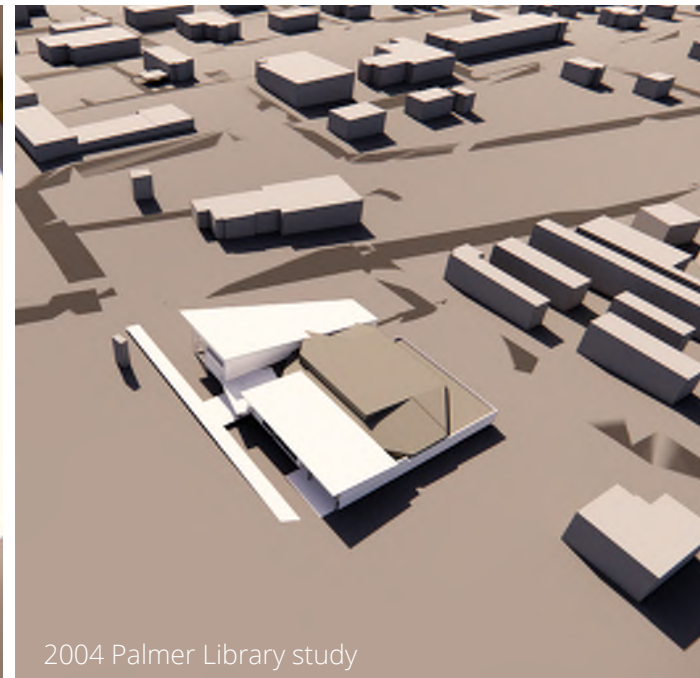
HARTLEY BUILDING

Location: Palmer AK

Year Completed: 2019

Renovation

This historic renovation updated what was originally Hartley Motors into a vibrant gathering space. The Hartley Motors Building has been in Palmer since the early 1950’s. Wolf Architecture has completed several renovations to this historical building taking it from an Auto Sales and Mechanic shop to a youth center and eventually to the retail and dining center we have today. The new brick exterior and glass overhead doors give a nod to the building’s original use. The fenced side yard previously used to store cars for the mechanic shop now provides off street parking and doubles as a food truck venue for the building tenants and customers. Additional exterior concrete site work has been completed to add an outdoor seating area, ADA compliant sidewalks, and planting beds.



2004 Palmer Library study



54. Hartley Motors, the dealership for Ford automobiles in Palmer, seen here in 1958 (Courtesy of Kelly Turney.)



Hartley Building

Project Approach (b, d, e)

Describe your approach to performing the proposed work. Include a detailed description of services to be provided and constraints (procedure, time, personnel, etc.) if any. The proposal should include a schedule of major milestones for the project ending with a completed plan by October 31, 2023. The proposal should answer the questions: Who will have overall responsibility for each project and who will be responsible for overall coordination. Discuss your approach to project administration.

(b) A narrative describing a vision and strategy for the conceptual design process.

(d) A description of the major deliverables anticipated for a successful project.

VISION & DELIVERABLES

Our approach to design is inclusive and collaborative and will be tailored to the residents and City of Palmer. Our process is based on an effective collaboration between stakeholders and designers with the end goal of creating a reimagined library that will be new heart of Palmer.

Today's community libraries still provide access to books, but that's only the beginning. Libraries today function as community centers, career centers, business centers, community meeting spaces, spaces to learn create and perform, and more. When designing libraries, we begin with no preconceived notions or visions. Approaching library design collaboratively, we listen to your stakeholders, especially the Palmer community. Our understanding of your vision for your library informs the design and the sense of place it should present.

The design process features interactive workshops and conversations with library leadership and staff, local stakeholders, and community focus groups. Our goal is to create a library that captures the essence of

your community and encourages community ownership while remaining flexible enough to adapt to the newest technologies and shifting demographics.

PHASE 1

The first step in the process will be a thorough evaluation of the existing library. Gary Wolf will lead this effort. Along with consulting engineers, Gary will inspect the existing facility and compile an Existing Conditions Survey describing the extent to which the existing structure and existing building systems are usable and able to be integrated into a new Library design. It will form part of the basis of design for any new design effort which integrates a portion of the existing library into the new facility.

A second preliminary effort in the process is the development of a new Building Program. Angela Brose along with Chris Whittington and Peter Briggs will engage the Librarian and Library Committee in an exercise aimed at identifying the types of uses within the facility, assessing the appropriate areas required for each use, and identifying the specific requirements for each space. The Building Program will form the basis for the preliminary budget and will serve as the basis for each design solution.

The third step will be to host a community design workshop with an eye focused toward gathering input about what is valued in a Library. We envision this exciting and fast-paced event will take place in a centrally located community space such as the Palmer Train Depot, to provide easy access and encourage participation. The goal of this effort is to create a dialog between the community, the City of Palmer

and design team to develop a shared vision for the new Palmer Library. The information gathered in the workshop will be used to update the Building Program as well as gather conceptual design ideas.

Depending on the number of participants, we envision dividing workshop participants into two to four “design teams”. Each team will be tasked with “designing/organizing” their ideal library on a graphic of the actual site. This task is completed using the agreed upon program components. Throughout the process the design team will provide support and guidance as needed. Each design solution will be documented photographically for future reference. Each design solution will be reviewed by the entire group in search of any areas of consensus among the schemes or portions of schemes. Results will be documented, and these studies will be utilized as design references to develop concept designs. Deliverables will include an existing conditions survey and documentation of the development of (3) concept designs with associated ROM cost estimates.

PHASE 2

The first step in Phase two will involve the design team focusing on advancing the conceptual design ideas sufficiently to validate each idea.

This effort will include developing preliminary plan diagrams and potentially 3d form visualizations for each concept.

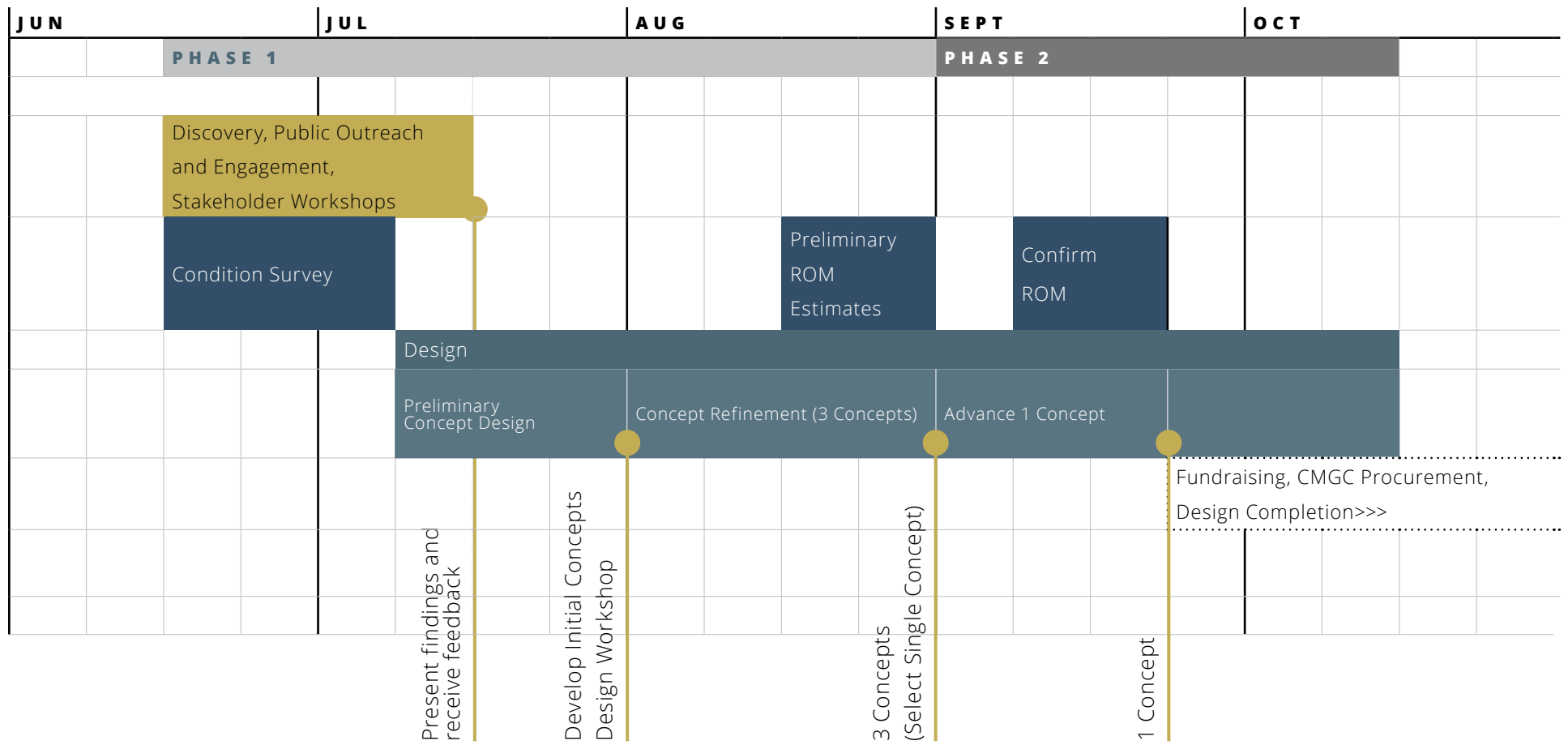
The design team will schedule a second design meeting during which the preliminary solutions will be presented for review and comment by the community. The goal of this meeting is to pare the schemes down to a total of three concepts. It is possible that multiple concepts will be combined during this meeting. The ultimate goal is to agree upon one direction for each of the three required concepts. The design team will then advance the agreed upon concepts to a level of detail appropriate for a cost estimator to develop rough order of magnitude (ROM) costing for each concept.

Once cost estimates are produced a third design meeting will be scheduled with the intention of selecting a single design scheme for further refinement.

The final step in phase 2 will be to refine the “final” selected design option and advance the design sufficiently to produce a verification ROM estimate along with a series of agreed upon promotional materials. This will include site plan, floor plan, and content describing form and character. The following schedule illustrates one possible timeline for the proposed process. This timeline is aggressive in order to accommodate a 2024 construction season. We are open to adjustments to better accommodate a more inclusive public process.



PROPOSED ENGAGEMENT, ASSESSMENT AND CONCEPT & SCHEMATIC DESIGN SCHEDULE



Fee Structure (e)

The proposal should include a detailed cost proposal consisting of a breakdown by discipline, and man-hours, in a spreadsheet format for the project. The proposal shall include estimated reimbursables and associated costs that are anticipated for the project. The proposal shall include a “not to exceed” cost for all services required.

(e) A Project budget showing estimated total as well as line item budgets. The information will not be made public and should be submitted in a separate envelope and should include:

- i. Total Lump Sum Bid Amount for the completion of the Conceptual Design as described by the RFP*
- ii. The estimated total cost by major task broken down by hourly rates and estimated hours;*
- iii. Summary of the individuals' hourly rates;*
- iv. Any administrative expenses or other costs*

Fee is attached in separate envelope.



GARY WOLF

PRINCIPAL-IN-CHARGE | PROJECT MANAGER | AIA, LEED

Gary is a third generation Palmer resident with roots in the community stretching back to the colony project. He is a registered Architect, and an avid Outdoorsman.

Wanting to contribute to the development of the community that offered him so much in his formative years, Gary returned to work in Palmer after receiving a master's degree in architecture from Montana State University. Gary chose to locate his studio Wolf Architecture in Palmer to create jobs and have a positive influence on the design of the community.

Having spent over sixty years in Palmer, Gary has a wide range of personal connections and will be an effective leader and communicator for the Library community outreach efforts. He is energetic and fully engaged in each project and contributes throughout the project from concept design through detailing, to project construction oversight.

Creating enduring buildings which complement and respond to their surrounding has been a career long goal. In that pursuit Gary has been responsible for the design of over 800 projects throughout Alaska of these, over 25 are located in Palmer. This equates to 2.8 million square feet of commercial space in rural and semi-rural locations.

Gary is proficient in all phases of design from master planning to logistics, cost control, and project management. Gary has the credentials needed to assist the City of Palmer with the community outreach, design, and construction efforts for the Palmer Library.

When not designing buildings he spends his time hiking, skiing, and packrafting the backcountry of Alaska.

SELECTED PROJECT EXPERIENCE:

- + American Charter Academy, Wasilla AK
- + CITC Fabrication Laboratory, Anchorage AK, Architect of Record
- + Kodiak Fire Station, Kodiak AK, Architect of Record
- + Bristol Bay Regional Public Safety Complex, Master Plan
- + Valdez Fire Station 1, Valdez, AK, Architect of Record
- + MSB Wasilla Station 6-1, Wasilla AK, Architect of Record
- + MSB Prototype Stations 6-6, 6-3, Wasilla AK, Architect of Record
- + Kenai Maintenance Facility, Kenai, AK, Architect of Record
- + EIE392 Squad Operations Facility, Eielson AFB, AK, 2017-2019, Architect of Record (LEED Silver)
- + MSBSD Redington Jr/Sr High School, Palmer, AK, 2013-5, Architect of Record (LEED Gold, first building in Alaska designed to meet the Energy Star)

REGISTRATION

Alaska A8257 – Architecture
LEED Accredited Professional

EDUCATION

Montana State University,
Bachelor of Architecture, 1986
Montana State University,
Masters of Architecture, 2008

REFERENCES

Dan Beiswenger, Project Manager
Cook Inlet Housing Authority
907.793.1351
dbeiswenger@cookinlethousing.org

Antonio Weese, Facilities Capital
Planning & Construction Manager,
MSBSD, 907.892.6869

antonio.weese@matsuk12.us

Nathan Duval, Capital Facilities Director,
City of Valdez, 907.835.5478
nduval@valdezak.gov



ANGIE BROSE

CLARK NEXSEN | SENIOR ARCHITECT | LIBRARY PLANNER | LEED AP BD+C

Angie is an accomplished Architect known for her exceptional talents in Library design. Her exceptional skills and expertise make her invaluable to the Palmer Library Project and a wonderful addition to Wolf Architecture team. Angie has an impressive record of leading successful Library programming efforts and related community outreach initiatives, particularly focused on small communities, such as Palmer. Her unparalleled experience guarantees that the Palmer Library design will be at the forefront of innovation.

Angie possesses extensive proficiency in facilitating public design meetings, and charrettes, spearheading comprehensive building program development, and will consult with Wolf Architecture throughout the design process.

While her expertise lies in Libraries, Angie has also made notable contributions to a wide range of educational projects, including K-12 schools and collegiate institutions. She harbors a genuine passion for community driven projects such as libraries, churches, and vibrant cultural and community spaces. Collaborating closely with clients and communities, Angie creates purposeful spaces specifically tailored to their needs and cultural identities. Currently, she is actively involved with Caldwell Community College and Technical Institute, leading the preliminary design of their new Allied Health Building.

REGISTRATION

Registered Architect: NC, SC
LEED Accredited Professional

EDUCATION

Master of Architecture,
Ball State University

Bachelor of Architecture,
Technische Universität Berlin

SELECTED PROJECT EXPERIENCE:

- + Library Renovation, Learning Center Programming
Isothermal Community College, Spindale, NC
- + Watauga County Community Recreation Center
Boone, NC
- + New Allied Health Building
Caldwell Community College and Technical Institute,
Hudson, NC
- + New Academic Building
East Tennessee State University, Johnson City, TN
- + Wyllie Hall Renovation
University of Virginia, Charlottesville, VA
- + Valle Crucis Elementary School
Sugar Grove, NC
- + Mecklenburg County Library South County Library -
Project Architect*
- + Richland Library - Wheatley Library, Columbia SC -
Project Architect/Manager*
- + Richland Library - Blythewood Library, Blythewood
SC - Project Architect/Manager*
- + Richland Library St. Andrews -
Project Architect/Manager*
- + Richland Library Ballentine -
Project Architect/Manager*
- + St. Helena Library at Penn Center -
Project Designer/Manager*

* Projects completed with Liollio Architecture



CHRIS WHITTINGTON-EVANS

PRINCIPAL | COMMUNITY ENGAGEMENT

Mr. Whittington-Evans is a 27 year resident of Alaska with 35 years of design and planning experience in northern climates. Having participated in the design and management of over 220 projects in Alaska, Montana, California, New York and Massachusetts, Chris is capable in all aspects of community outreach, facility planning, design and construction management.

His attention to detail, construction experience and communication skills have helped to successfully carry design from concept through construction in all types of procurement methodologies. Chris favors a direct, team-oriented involvement with consultants, clients and contractors in realizing the best outcome for a project.

Chris's background in both architecture and organizational management brings an additional layer of understanding and engagement to projects where capital campaigns, financing and persuasive engagement are essential.

Chris is a gifted facilitator and has assisted and advised local municipalities with funding, rezoning, re-platting and with conditional use permitting. When not in the office or at a job site, Chris can be found with his family on the trails, lakes or in the mountains of the Mat-Su and Kenai Peninsula.

EDUCATION

Montana State University,
Bachelor of Architecture, 1986

Montana State University,
Masters of Architecture, 2007

University of Montana, Masters of
Science, Environmental Studies, 1994

REFERENCES

Mike Tvenge, City Manager;
City of Kodiak, Alaska, 907.486.8640

Bonnie Quill, Mat-Su Convention
& Visitors Bureau; Palmer, AK
907.746.5001 bonnie@alaskavisit.com

Matt Holmstrom, Project Engineer
City of Kodiak, Alaska, 907.942.2234
mholmstrom@city.kodiak.ak.us

SELECTED PROJECT EXPERIENCE:

- + American Charter Academy 2023-2024
- + Kodiak Fire Station Replacement, 2022-present, Project Manager
- + Valdez Fire Station 1 Replacement, 2018-2021, Project Manager, Construction Administrator
- + Gateway Visitor Center, 2015-2023, Project Principal, Construction Administrator
- + CCS Headstart Early Learning Center, 2019-2020, Project Architect
- + Fronteras Spanish Immersion Charter School, 2008-2015, Financing Director, Project Manager, Construction Administrator
- + MSBSD Mat-Su Day School, 2014, Construction Administrator
- + Mat-Su Borough Administrative Building, 2011, Construction Administrator
- + MSB Stations 6-3/6-6, 2009, Project Architect, Construction Administrator MSB PSB Station 6-1 Renovation & Addition 2019
- + Empower Physical Therapy 2020
- + CCS Early Learning Fairview Center 2021
- + Cook Inlet Tribal Council Fabrication Laboratory 2023



JASON COLLINS

PRINCIPAL ARCHITECT | SUSTAINABILITY COORDINATOR | AIA, LEED AP, CEA, BECX, CXA+BE

Mr. Collins has been practicing Architecture since 1998 and has been working on projects in Palmer since 2003. He has extensive experience in planning and design ranging from full campus master planning to large-scale construction and tenant improvements. His portfolio is extensive and includes a wide range of building typologies including: public safety, educational, medical, commercial, retail, industrial, multi-family, community and cultural centers, churches, and governmental administrative buildings.

Jason has taken a keen interest in sustainable design and construction. He is a USGBC LEED Accredited Professional, a board member of the Alaska Center for Appropriate Technology, a certified Commercial Energy Auditor, and certified as an Building Envelope Commissioning Agent. Jason's expertise ensures WA designs are optimized for energy use and have had thorough technical review by a nationally certified professional.

When not recreating in Seldovia, Jason, along with his wife and young son, lives just outside of Palmer in their home powered by a solar PV and solar thermal array.

REGISTRATION

- Alaska A12059 – Architecture
- LEED Accredited Professional
- AEE Certified Energy Auditor CEA1563
- BECx Building Envelope Commissioning Agent
- CxA-BE Commissioning Agent

EDUCATION

- Virginia Polytechnic Institute
- Bachelor of Architecture, 1998

REFERENCES

- Mark Masteller, UAF Sustainable Energy Professor, 907.414.0198
markamasteller@gmail.com
- Mickey Boyer, Capstone Family Medicine 907.357.9590 mb.ericksoninvestments@gmail.com
- Antonio (Tony) Weese, Capital Planning & CM, MSB School District, 907.864.2003
antonio.weese@matsuk12.us

SELECTED PROJECT EXPERIENCE:

- + American Charter Academy 2023-2024, Project Architect
- + Kodiak Fire Station Replacement, 2022, Energy and Sustainability
- + Valdez Fire Station 1 Replacement, 2021, Energy and Sustainability
- + EIE392 Eielson Squad Ops, 2019, Project Architect
- + MSB Public Safety Building 3-2, 2017, Project Architect
- + City of Kenai Pioneer Home Renovations, 2014, Project Architect
- + City of Kenai Vehicle Maintenance Facility, 2013, Project Architect
- + MSB Public Safety Building 7-9, 2012, Project Architect
- + Air National Guard Fire Training, 2010, Project Architect
- + MSB Public Safety Building 6-3, 2009, Project Architect
- + MSB Public Safety Building 6-6, 2009, Project Architect



LAURA READ

PRINCIPAL ARCHITECT | DESIGN LEAD | AIA, LEED AP BD+C, WELL AP

Born and raised in Palmer, Laura has spent many hours in the stacks and on the grounds of the Palmer library. After graduating from Palmer High School, she went on to earn her professional architecture degree. In 2012 she returned home to raise her son, Aden and the Palmer Public Library again became the place of storytelling and studying.

Laura is a skilled and thoughtful designer with wide-ranging experience. Her lifelong familiarity with Palmer and warm, open-minded attitude will make her indispensable in working in the community and formulating responsive and innovative solutions. She is an adept and creative designer familiar with community gathering spaces, library design, assembly spaces, large and small learning environments, and is particularly adept in working with light, materials and form to create beautiful and appropriate design solutions.

The warm spirit and limitless energy Laura applies to the design process displays her dedication to the built environment and to her clients. Laura is always striving for honest and culturally responsive solutions that inspire, illicit joy, and positively affect our health and wellbeing. Her thoughtful approach creatively responds to clients' goals and contextual considerations, resulting in effective and innovative solutions. Laura is experienced with all project delivery methods, maintaining schedules, budgets, and implementing input from stakeholders, consultants, and contractors.

Her public engagement and local discovery experience with Gateway & Visitors Center and the Valdez and Kodiak Fire Stations will be of particular value to the Library Design Committee and the City of Palmer.

SELECTED PROJECT EXPERIENCE:

- + Kodiak Fire Station Replacement, Kodiak Alaska, Project Architect, 2022-2023 (Extensive Public Process)
- + Cook Inlet Tribal Council Fabrication Laboratory, 2023
- + Lupine Medical Office Building, Wasilla, Project Architect, 2021-2022
- + Valdez City Council Chambers Upgrades, Project Architect, 2021
- + CCS Early Learning Fairview Center 2021
- + North Star Animal Hospital, 2019
- + Valdez Fire Station 1, Project Architect, 2019-2020 (Extensive Public Process)
- + Musk Ox Education Farm, 2019
- + The Children's Place (offices for AST, OCS, and TCP), 2017
- + Willow Library Concept Studies, 2016
- + Gateway Visitors Center, Project Designer, 2015

REGISTRATION

Registered Architect – Alaska AK142154
LEED Accredited Professional BD+C
WELL Accredited Professional

EDUCATION

North Carolina State University;
Bachelor of Architecture, 2012
Bachelor of Environmental Design in
Architecture, 2011
Bachelor of International
Cultural Studies, 2011

REFERENCES

Mark Austin, Executive Director, Musk
Ox Farm, 907.355.2221
mark@muskoxfarm.org
Dr. Shauna Henry, North Star
Animal Hospital, 907.355.2071
smhenrydvm@hotmail.com



MICHELE MARTINEZ

PROJECT ARCHITECT | WELL AP

Michele earned a Bachelor of Architecture and a Minor in Interior Architecture in 1995 from the University of Oregon and has twenty-five years of experience in the architectural profession. She has gained a wide range of experience on commercial projects throughout Alaska and has a special proficiency in collaborative design efforts. Michele is an excellent designer with solid communication and organizational skillsets. She is creative, practical, thoughtful, and is an excellent design partner.

Michele relocated with her family from Oregon to Alaska in 2003 and has been living in Palmer since 2010. She has raised three kids through the Mat-Su Borough school system and participated in many Palmer youth activities over the years. Visiting the Palmer Public Library was a weekly stop throughout the year where they enjoyed hanging out in the kids area, exploring books, visiting with staff, and collecting summer reading prizes.

Michele joined the Wolf Team in 2013 and has experience with libraries, community centers, education facilities, childcare facilities, drug and alcohol treatment centers, clinics, commercial offices, retail facilities, restaurants, and churches.

SELECTED PROJECT EXPERIENCE:

- + American Charter Academy 2023-2024
- + Cook Inlet Tribal Council Fabrication Laboratory 2023
- + CCS Early Learning Fairview Center 2021
- + Empower Physical Therapy 2020
- + MSB PSB Station 6-1 Renovation & Addition 2019
- + Mat-Su Health Foundation Headstart Palmer Facility 2018
- + Set Free Alaska - Substance Abuse Treatment Center and Administration Building 2018
- + Set Free Alaska - Substance Abuse Treatment Center and Administration Building 2018
- + Set Free Alaska - Valley Oaks Women's Residential Treatment Center 2017
- + Cook Inlet Tribal Council Headstart Facility 2016
- + Matsu-Borough School District ADA Upgrades 2014-2016
- + Matsu-Borough Project Development Master Plan 2016
- + Valley Performing Arts Addition Design Concept 2015
- + Willow Library Design Concept 2015 Pacific
- + Northwest Adult and Teen Challenge Treatment Center 2015

REGISTRATION

WELL Accredited Professional

EDUCATION

University of Oregon, Bachelor of Architecture, 1995

Minor of Interior Architecture, 1995

REFERENCES

Mark Lackey, Executive Director
CCS Early Learning, 907.373.7000
mlackey@ccsalaska.org

Dylan McKenzie, Sr. Project Manager
907.841.2130
dmckenzie@fecontracting.com

Joy Stein, CFO
Set Free Alaska
907.746.4316
joy@setfreealaska.org



MARIA RENTZ

MIA RENTZ STUDIO | INTERIOR DESIGN | FFE | NCIDQ

Maria has called Alaska home for over 30 years, and her portfolio includes numerous public safety projects throughout Alaska. She brings an extensive background in commercial interior design, furniture specification and planning, and architecture to each project. Maria's goal is to provide users with the best possible experience in the built environment by creating spaces that are safe, visually and acoustically comforting, and appropriately furnished. When a built space successfully incorporates these elements, its occupants are naturally drawn to using it without hesitation. Her true passion is utilizing her design skills on projects that better our communities and help others, and her design philosophy is centered around creating spaces that merge stakeholders' budgets and design vision with user needs and community identity.

SELECTED PROJECT EXPERIENCE:

- + Kobuk K-12 School, Kobuk, Alaska – Comprehensive Interior Design, Including Community Library Component
- + George Morgan Sr. High School, Kalskag, Alaska – Comprehensive Interior Design, Including Community Library Component
- + Dillingham Elementary School, Dillingham, Alaska – Interior Renovation, Including Library Planning
- + Noatak K-12 Replacement School, Noatak, Alaska – Comprehensive Interior Design, Including Community Library Component
- + Kuskokwim College – Interior Renovation
- + Akiak K-12 School, Akiak, Alaska – Comprehensive Interior Design, Including Library Component and FF&E Package
- + Tuluksak K-12 School, Tuluksak, Alaska – FF&E Package, Including Community Library Component
- + Akiachak K-12 School, Akiachak, Alaska – FF&E Package, Including Community Library Component
- + Yupiit School District – Development and Implementation of District-Wide FF&E Standards, Including Library Component
- + Mirror Lake Middle School, Chugiak, Alaska – Comprehensive Interior Design, Including School Library
- + Fort Richardson Community Center, Fort Richardson, Alaska – Comprehensive Interior Design and Furniture Space Planning, Including Community Library Component
- + Mission Support Training Facility, Ft. Wainwright, Alaska – Comprehensive Interior Design

CERTIFICATION

National Council for Interior
Design Qualification 14883

EDUCATION

University of Michigan, Bachelor
of Science in Architecture, 1988

Jagiellonian University, Krakow,
Poland, Summer Study Program,
Art and Architecture, 1984

REFERENCES

Mark Lackey, Executive Director
CCS Early Learning
907.373.7000
mlackey@ccsalaska.org

Mr. Richard Davis
Chief Executive Officer
Central Peninsula Hospital
Soldotna, Alaska
907.714.4721
rdavis@cpgh.org



PETER BRIGGS

CORVIS DESIGN, INC | CIVIC PLANNER | PUBLIC OUTREACH | FACILITATOR | PLA, ASLA, FCSLA,

Peter, a Landscape Architect with 25 years of experience in public facility development, has a diverse portfolio encompassing fire stations, law enforcement facilities, libraries, schools, museums, visitor centers, and maintenance facilities. As the founder of Corvus Design in 2006, he has successfully overseen over 800 projects across Alaska, including 150 public facilities.

Peter’s expertise lies in public and stakeholder engagement, design and construction documentation, and project management. He has applied his skills to various public and private endeavors, such as institutions, visitor centers, military facilities, transportation projects, parks, greenspaces, small and large-scale developments, ecological restoration, and planning.

In this project, Peter will contribute to project scoping, conceptual design and presentations, including site plan and landscape development.

Corvus Design also leads and supports public engagement teams in Alaska, specializing in small and medium-sized communities. Their services cover various areas such as parks, civic spaces, libraries, museums, public safety facilities, and visitor centers. They tailor each engagement effort to suit the specific needs of the project, ensuring that community input shapes the outcomes. By employing a diverse range of tools and strategies, we facilitate effective and inclusive participation, gathering success criteria and ideas. Our process recognizes the importance of decision-making and involves participants in shaping the outcomes. This approach provides leadership with valuable tools for assessing the balance between economics, needs, and community wishes. Recent projects led by Corvus Design include the Valdez Comprehensive Plan, Homer’s Pratt Museum and Park planning, and collaborations with Wolf Architects for the Kodiak and Valdez Fire Stations and the MSB Gateway Visitor Center.

SELECTED PROJECT EXPERIENCE:

- + Anchorage Museum Expansion, Anchorage
- + Andrew P. Kashevaroff State Library, Archives, and Museum, Juneau
- + Carrie M. McLain Memorial Museum, Nome
- + Kenai Community Library Renovation, Kenai
- + Mendenhall Valley Public Library, Juneau
- + Pratt Museum Planning, Homer]
- + Seward Library & Museum, Seward
- + UAA Consortium Library North Entry, Anchorage
- + Z. J. Loussac Library Renovations, Anchorage

REGISTRATION

Registered Landscape Architect
Alaska#10737, 2003

CLARB Cert. #2056

EDUCATION

University of Guelph Master of
Landscape Architecture, 1999

University of Guelph, B.Sc.
Environmental Protection, 1995

REFERENCES

Kim Mahoney
UAA Facilities and Construction,
Director, 907.786.4912
kmahone1@alaska.edu

Josephine Bahnke, Deputy City
Manager, City of Kodiak, 907.654.4474
jbahnke@city.kodiak.ak.us



DOUG KENLEY

PND ENGINEERS INC | VICE PRESIDENT | CIVIL ENGINEER | PE

Doug Kenley has more than 35 years of Alaska experience, including work on numerous public safety buildings in Alaska. He is thoroughly involved in all aspects of civil design from site development to construction administration. His projects often involve renovations, upgrades, and additions to existing facilities, with project elements such as grading, drainage, paving, water utilities, storm drains, and sanitary sewers with force mains and gravity systems. He routinely evaluates existing utilities and site layouts, assists with environmental assessments and permitting, and prepares contract documents and specifications.

REGISTRATION

Professional Civil Engineer:
Alaska #8176

EDUCATION

B.S., Civil Engineering, 1986,
Brigham Young University

REFERENCES

Jeremy Talbott, Ports and Harbors
Director, City of Valdez, 907.835.4564
jtalbott@valdezak.gov

Pat Harrison, Operations Director,
Kiewit Companies, 907.222.9350
pat.harrison@kiewit.com

James Wilson
Bristol Bay Borough, 907.469.2799
manager@bbbak.us

SELECTED PROJECT EXPERIENCE:

- + Willow Public Library, Willow, AK. Civil Design Lead. Doug led civil design for this project to replace the Willow Public Library and upgrade the community center. Civil design work involved developing the site layout, improving grading and drainage, implementing a new sewer system, providing modifications to the existing drinking-water well, and developing parking lot improvements. A major project challenge included working new grading and drainage into the existing features. The terrain at the location of the new addition was at a higher elevation than the finished floor of the existing building, creating the potential to block drainage around the south end of the new addition. During site development, Doug's team focused its attention on ensuring adequate drainage was provided around the south end of the building to avoid standing stormwater that could create slip hazards or ice buildup next to the building.
- + Matanuska-Susitna Borough Career Technical High School Addition, Wasilla, AK. Civil Design. Doug provided civil site design for this 33,000-square-foot career and technical high school addition project. Site civil work included developing a site layout, grading and drainage work, and developing design for a water tank and wastewater system.

The project had extensive concrete sidewalk and plaza work that connected the new addition to the existing parking areas, which were also expanded.

- + Matanuska-Susitna Iditarod School Replacement, Wasilla, AK. Principal-in-Charge. Doug oversaw this project in which PND performed site civil-related design for the Iditarod Elementary School in Wasilla. The school was constructed on a 20.4-acre parcel near the intersection of Wasilla-Fishhook and Carpenter Circle. Amenities at the new school include a playground with recreational equipment, a soccer field, and nature trails system and portable classroom units in addition to the school. As part of the site development, PND extended public sewer and water service to the school. The sewer connection required a 1,500-foot extension of the main line to the project site. Water service was also extended from the fronting street to the 50,600-square-foot school facility. Terrain at the school site provided some challenges: topography varied significantly and required extensive earthwork to develop the site. Separate access drives were provided for improved safety by separating private vehicles from school buses. The school opened in the fall of 2015.



DAVID BENTI

PND ENGINEERS | PRINCIPAL STRUCTURAL ENGINEER | PE, SE

David Benti has more than 13 years of engineering experience and will lead structural design and inspection for the proposed project. A Matanuska-Susitna Borough (MSB) resident, David manages PND's Palmer office and leads all structural engineering efforts across MSB. David routinely leads structural evaluations of structures and develops design for new construction, additions, and retrofits. He commonly assists clients in choosing the best course of action for new design vs. replacement or retrofit, based on findings. David is familiar with a wide array of structural systems and materials, including structural and light-gauge steel framing and reinforced concrete, masonry, and timber. He has experience with contract and construction administration, bidding assistance, on-site inspection, and fabrication and erection drawing review.

REGISTRATION

Professional Civil Engineer:
Alaska #13838

Professional Structural
Engineer: Alaska #121348

EDUCATION

M.E., Civil Engineering (Structural
Emphasis), 2009, Utah State University

B.S., Civil Engineering (Structural
Emphasis), 2008, Utah State University

REFERENCES

Tony Weese, Capital Planning &
Construction Manager, MSB School
District, 907.864.2003
antonio.weese@matsuk12.us

Dylan McKenzie, F-E Contracting, Inc.
907.745.1465
dmckenzie@fecontracting.com

Todd Nugent, Contractor, Howdie Inc.
907.376.4711
todd@howdieinc.com

SELECTED PROJECT EXPERIENCE:

- + Willow Public Library, Willow, AK. Project Manager. David managed this project to replace the Willow Public Library and upgrade the community center. His team performed a structural inspection and seismic assessment to investigate the current condition of the library, as well the existing seismic loads and capacity of the building. Both seismic and snow loads presented particular challenges: the client's interest in adding a single-story addition to an already tall building presented issues with seismic loading and snowdrift. To address these concerns, David developed a design with lateral-resisting elements to allow each building to act independently from the other during an earthquake, as well as ensure snow drift loads were accounted for in design of roof structural members.
- + Matanuska-Susitna Borough Career Technical High School Addition, Wasilla, AK. Structural Designer. David performed structural design and inspection for this \$16.1 million, 33,000-square-foot career and technical high school addition. PND used buckling restrained braced frames for the lateral resisting system of the addition, which offer improved seismic performance over the

traditional braced frame. The original school was the first application of this new technology in the Matanuska-Susitna Borough and one of the first applications in Alaska. Structural elements were left exposed to demonstrate to students how a building functions. The addition included a large two-story clerestory lobby which provides the dual function of a school library and student gathering and study area. A suspended walkway passes through the clerestory and connects the second floor of the original school to the second floor of the new wing of the school.

- + Matanuska-Susitna Iditarod School Replacement, Wasilla, AK. Structural Designer. This project involved structural engineering design and structural inspections for the \$25.2 million, two-story, 50,800-square-foot elementary school. David performed structural design for the two-story structural steel framed structure. The school featured a central gymnasium and multipurpose room, school library, classrooms, and administrative offices. For the lateral resisting system, PND used a combination of special moment frames and buckling restrained braced frames.



GREGORY T. JERNSTROM

JERNSTROM ENGINEERING | MECHANICAL ENGINEER | PE, LEED AP

Gregory Jernstrom is currently the managing principal of Jernstrom Engineering. As part of this position, Greg oversees the design, programming and scheduling aspects of the business. Greg is experienced in designing HVAC, piping, and plumbing systems. He has an interest in sustainable and energy efficient design, and has worked on various LEED and energy compliance projects. Greg is skilled in writing specifications, contracts, and bid documents, and is also a knowledgeable construction manager.

He has a team philosophy approach to projects, both within Jernstrom Engineering and the broader design team. Through communication and organization, Greg effectively conveys the mechanical design intent to promote effective execution. He is a creative thinker that strives to provide real world solutions, while considering the ownership costs of the project.

Greg has fulfilled mechanical engineering design services for both public and private clients for library and other community facilities.

SELECTED PROJECT EXPERIENCE:

- + UAA Testing Library – Anchorage, AK: Recent renovation in the University of Alaska Consortium Library for a consolidation of the campus’ testing facilities to one central location.
- + Valdez Library Renovations – Valdez, AK: Miscellaneous renovations in the Valdez public library, which included a code and condition survey, as well as plumbing system upgrades.
- + East High School Library Phase – Anchorage, AK: Jernstrom Engineering performed the mechanical engineering on the major, multi-phase renovation work at EHS, including the new library.
- + All for Kids Pediatric Therapy - Anchorage, Alaska: Acted as design engineer for the complete mechanical design accompanying the extensive interior renovation and change of use of an 8,000 square foot office space into the pediatric therapy and education center, including building-wide reconfiguration of the existing heating and ventilation system, as well as additions to piping, plumbing and control systems.
- + Children’s World Bilingual Montessori - Anchorage, Alaska: Acted as design engineer for the complete mechanical design of a proposed 4,000 square foot addition to the existing early education center, complete with heating, ventilation, fire protection, piping, plumbing and control systems.
- + Kenai Rec Center – Kenai, Alaska: Provided mechanical engineering services for the renovation of the 15,000 sq ft. recreation and community center. Mechanical design included seven rooftop units and upgraded controls. In addition, the domestic water heater system was replaced with a new high-efficiency system.

REGISTRATION

2011 Alaska Mechanical Engineer #12971

2021 Hawaii Mechanical Engineer #19498

EDUCATION

B.S.M.E., University of Alaska Fairbanks, 2006

M.S. Engineering Management, University of Alaska Anchorage, 2014

REFERENCES

Mike Wilson, Alaska Communications
907.564.1022
michael.wilson@acsalaska.com

Sean Cude, SBC Development Group
907.398.7375
sean@sbcdevelopmentgroup.com



ERIC COWLING

EIC ENGINEERS INC. | PRINCIPAL ELECTRICAL ENGINEER | PE

Eric began his career in the electrical industry as a drafter for Fischbach and Moore and later entered the IBEW Apprenticeship Program. There Eric worked as an apprentice, journeyman, foreman, and general foreman and was chosen the Outstanding Apprentice of his graduating class. This hands-on experience, acquired while an electrician, provides a working knowledge of the National Electrical Code requirements and the ability to design for the real world within a budget.

Eric went on to attend California State University, Fresno. There he received a BS in Electrical Engineering and graduated with honors in 1994. He was inducted into Tau Beta Pi (The National Engineering Honor Society) and Eta Kappa Nu (The National Electrical Engineering Honor Society). He moved to Alaska after graduation and worked for several large engineering firms gaining experience with schools, laboratories, power generation, office buildings and military projects.

Eric started EIC Engineers in 1998 and has completed more than 4,000 projects in Alaska. During his career he has been able to leverage his experience as an electrician to create designs optimized to use the minimum amount of material, providing logical solutions for minimal maintenance and model creation to simulate the design for optimization of performance and energy consumption for lighting and power distribution. The system designs often include solar systems, interconnected combined heat and power, and on-site generation projects when the project parameter and economics present the opportunity.

Eric currently sits on the Municipality of Anchorage Building Board and is the Chairman of the National Electrical Code Amendments Committee for Anchorage.

SELECTED PROJECT EXPERIENCE:

- + St. Michael Library, St. Michael, Alaska Alaska
- + Alaska Airlines 737 Hangar with Technical Library, Anchorage Alaska + Eagle River Town Center
- + East High School Library Renovation, Anchorage + Alaska Christian College Addition & Renovation, Soldotna Alaska

REGISTRATION

Professional Electrical Engineer,
Alaska No. EE-9773

Journeyman Electrician, IBEW D773320

EDUCATION

BSEE, California State
University, Fresno, 1994

IBEW Journeyman Wireman
Apprenticeship, Local 428, 1990

REFERENCES

Kent Crandall AIA, Arcadis
Alaska Operations Leader
907.276.8095
kent.crandall@arcadis.com

Victor Fosberg
Chief Electrical and Elevator Inspector
Development Services Department
Municipality of Anchorage
907.343.8316
victor.fosberg@anchorageak.gov



KEN CASTNER

TONSINA, LLC | PRINCIPAL | CONSTRUCTABILITY | COST ESTIMATOR

Ken has over 38 years of experience in contracting and estimating in Alaska. He has provided a number of estimates for rural and coastal projects including fire stations and public safety buildings. His construction, cost knowledge, and ability to work with the team make him a great partner in meeting the project budget.

Ken Castner has been the Principal of Tonsina Inc out of Homer Alaska since 2004 focusing on construction cost estimates, value engineering, constructability reviews, price compartments, and project management.

Tonsina brings more to a project than just providing quantity surveys of the estimated time and materials needed for construction. An Alaskan construction project is often upended with weather and shipping delays, shortages of specified products, and misunderstandings of scope. Our constructability review identifies the elements that would be worrisome to a general contractor and gets them addressed prior to accepting bids. This cuts down on subsequent Requests for Information (RFI's) or Design Clarification/Verification Requests (DCVR's) that lead to delays and Change Orders.

Should the solicitation become a Construction Manager Acting as the General Contractor (CMGC), Tonsina can provide valuable assistance in reconciling estimates to get to a Guaranteed Maximum Price (GMP). Tonsina is also well practiced at valuing deductive price changes when Value Engineering (VE) is required.

Ken recently served as chairman of the building committee for the Homer Library. He was actively involved with the project from design through construction.

SELECTED PROJECT EXPERIENCE:

- + Kodiak Fire Station*
- + Bristol Bay Regional Police/Fire/Public Works Planning*
- + Joe Redington Jr/Sr High School*
- + American Charter Academy*
- + Unalaska Library
- + Homer Library
- + Anchor Point Library
- + Anchor Point Clinic
- + Ayaprun School
- + Kenaitze 4 Plex
- + Nikiski Senior Housing
- + Homer Mental Health Center Renovations
- + South Peninsula Behavioral Building Renovations
- + Kachemak Selo Fire Station
- + Homer Council on the Arts Renovations

* Projects completed with Wolf Architecture

EDUCATION

1971 - 1973 Hampshire College
Amherst, MA, Pre-law and psychology

Professional seminars:

Partnering

Alternative Methods Contracting

REFERENCES

Chuck Jay, Partner Jay-Brant
General Contractors
907.299.1968
cjay@jaybrant.com

Chris Moss - Retired
907.399.4614
candpmoss@gmail.com



EARL F. MULLINS

MULLINS ACOUSTICS | PRINCIPAL | ACOUSTICAL CONSULTANT | PE

Earl has been the primary acoustical consultant on more than 3500 different projects since 1984. Projects include office buildings, research facilities, hotels, schools, conference & training centers, hospitals & medical facilities, environmental noise studies (EIS/EIR) and multi-family housing. He also has worked extensively implementing acoustical treatments during construction.

Specialty project experience includes being an expert witness, remedial & retrofit noise control engineering for existing noise problems, studio design, acoustical design of luxury single family homes, noise ordinance development and interpretation, and noise assessment & mitigation for shooting ranges.

Earl practices acoustical consulting in the following areas:

- Environmental noise measurements, analysis and mitigation
- Sound isolation and HVAC noise control in commercial buildings
- Room acoustics in churches, theaters, auditoria and performance spaces
- Acoustical issues in multi-family housing
- Industrial noise and vibration analysis
- Expert witness testimony and technical support

SELECTED PROJECT EXPERIENCE:

- + Avtec Culinary School, Seward
- + Soldotna Library Expansion
- + New Ketchikan Library
- + Alaska Laborer's Training Center, Fairbanks
- + Noel Wein Library Addition, Fairbanks
- + Unalaska Library
- + Learning Center, Alaska Psychiatric Unit
- + Eielson AFB Schools
- + Loussac Library Entrance Remodel
- + Metlakatla Elementary School
- + Palmer Depot Meeting Room Renovation
- + SBBS Safe Schools Remodel, Anchorage
- + USCG Civil Rights Division, Juneau
- + Arctic Heritage Center, Kotzebue, AK
- + Islands & Ocean Visitor Center, Homer, AK
- + Lathrop HS Expansion Study, Fairbanks

REGISTRATION

Professional Engineer

Alaska (#ME 8897)

California (#M25810)

Idaho (#13107)

EDUCATION

Bachelor of Science - Mechanical Engineering, Michigan Technological University, August 1983

PROFESSIONAL AFFILIATIONS

American Institute of Architects

Institute of Noise Control Engineers

American Society of Heating, Refrigeration & Air Conditioning Engineers (ASHRAE).