

Special City Council Meeting
City of Palmer, Alaska
Palmer City Council Chambers
231 W Evergreen Avenue Palmer, Alaska
99645 www.palmerak.org

December 12, 2023

5:00 PM



Mayor Steven J. Carrington
Deputy Mayor Carolina Anzilotti
Council Member John Alcantra
Council Member Richard W. Best
Council Member Jim Cooper
Council Member Pamela Melin
Council Member Joshua Tudor

City Manager John Moosey
City Clerk Shelly M. Acteson, CMC
City Attorney Sarah Heath, Esq.

- A. CALL TO ORDER:
- B. ROLL CALL:
- C. PLEDGE OF ALLEGIANCE:
- D. APPROVAL OF AGENDA:
- E. NEW BUSINESS:
 - 1. Committee of the Whole: Palmer Library Project (note: action may be taken by the Council following the Committee of the Whole)
 - a. Presentation by Wolf Architecture
 - b. Report from the Library Project Group
 - c. Action Items Requested by the Library Project Group
- F. AUDIENCE PARTICIPATION:
- G. ADJOURNMENT



Special Palmer City Council Meeting

E. 1. a.

Meeting Date: 12/12/2023

Submitted For: Brad Hanson, Community Development Director

Department: City Clerk's Office

Subject

Presentation by Wolf Architecture

Summary Statement/Background

Administration's Recommendation:

Attachments

Presentation

PALMER LIBRARY UPDATE

12.12.23

Palmer Public Library

Phase 1 Completed Visioning / Community Engagement / Goal Setting <ul style="list-style-type: none">• Public Engagement• Visioning Workshops• Building Assessment/ Technical Assistance related to the existing Building	August - September
Phase 2 Completed Programming / Concept Design	October - November
<ul style="list-style-type: none">• Phase 2 - In Process Schematic Design 2024• Advance and Complete Schematic Design – New Construction Only Option• Develop Design Narrative – New Construction Only Option• Re-Confirm Probable Cost of Construction Opinion• City Council Presentation - January 23, 2024	December - January

Palmer Public Library

2 Space Programming

October

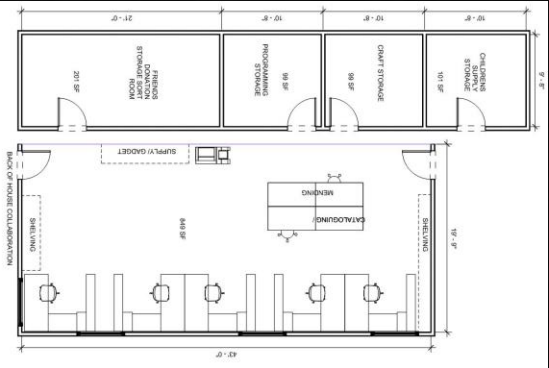
Step

SPACES				SQFT/ SPACES	SQFT/ AREA	LFT OF SHELVING	# OF ITEMS IN COLLECTION	% of NSQFT
SHARED AREAS					3,504	96	845	22%
COMMUNITY CAFÉ/COMMUNITY LIVING ROOM				401				
COMMUNITY MEETING ROOM/MULTIPURPOSE ROOM				1,859				
STUDY/CONSULTATION/TUTOR ROOMS				266				
SMALL/MEDIUM MEETING ROOMS				185				
COMPUTER LAB/AREA				560				
BUSINESS/COPY CENTER				113				
COMMUNITY GALLERY (THROUGHOUT THE BLDG.)				0				
OUTDOOR PATIO								
LIBRARY-collection				120		96		
CHILDREN'S/ FAMILY AREA					2,794	2,160	26,025	18%
FAMILY GATHERING NOOK				612				
COMPUTING Kids and families laptop				50				
TWEEN AFTER SCHOOL				80				
LIBRARY-collection				252				
LIBRARY-collection				1,800		2,160		
ADULT					2,925	3,672	32,295	18%
QUITE READING/ALASKA ROOM NOOK				705				
LIBRARY-collection				120				
Library collection				2,100		3,672		
TEEN					572	468	4,037	4%
LOUNGE NOOK				252				
LIBRARY-collection				60				
Library collection				260		468		
STAFF					3,332	0	0	21%
SUPPORT					2770	0	0	17%
TOTALS					15,897	6,396	63,202	
GROSSING FOR CIRCULATION				0.15	2384.55			
GROSSING FOR WALLS				0.11	1748.67			
GROSS BUILDING SQFT					20,030			

SPACES



- ADULT
- TEEN
- SHARED
- CHILDRENS
- SUPPORT
- STAFF



Palmer Public Library

Step 3 Concept Design | Community Open House

November

BUILDING LOCATION ON SITE

- CRITERIA
- MAINTAIN SAME NUMBER OF PARKING SPACES AS EXISTING
 - PLACE ACCESSIBLE AND FAMILY PARKING CLOSE TO ENTRY
 - PROVIDE DRIVE-UP BOOK DROP / CHECK-OUT AT THE BUILDING
 - CONNECT THE INTERIOR TO NATURE
 - SEPARATE PEDESTRIAN / VEHICULAR ZONES
 - SUPPORT CITY OF PALMER DOWNTOWN COMPREHENSIVE PLAN



ENGAGING STREET

OBJECT IN SPACE

ANCHORING CORNER / FRAMING QUAD

BREAKING AXIS

- THE BUILDING:
- CAN BE VISUALLY IN
 - ALLOWS DIRECT CO
 - IS ADJACENT TO PC
 - IS CLOSE TO EXIST
 - ALLOWS CONTIGU
 - REDUCES VISUAL C

- THE BUILDING:
- IS CLOSE TO EXIST
 - DISTRIBUTES OPEN
 - IS DISTANCED FROM
 - CAN REINFORCE VIS

- THE BUILDING:
- CAN BE VISUALLY IN
 - ALLOWS DIRECT CO
 - IS ADJACENT TO PC
 - IS CONSISTENT WITH
 - REINFORCES A SITE
 - ALLOWS INTEGRATE
 - MAXIMIZES VISUAL

- THE BUILDING:
- CAN BE VISUALLY IN
 - ALLOWS DIRECT CO
 - IS ADJACENT TO PC
 - IS CLOSE TO EXIST
 - ALLOWS CONTIGU
 - NEEDS TO BE WIDER
 - REDUCES VISUAL C

A ROOF THAT STAYS UP, PL

WHY EXISTING ROOF FAILED



COLONY GABLE

DOWNTOWN PARAPET

LARGE OVERHANG

OCCUPIABLE ROOF

- ANY BUILD ADDE

- DIT & BUILD
- MINIM
- ENTRY

- LOW INTER
- REQU
- CANG
- EXTER

- OVERHA
- SIDING
- CAN PRI
- SUPPOR

- PROVIDE
- PROVIDE
- COULD M

MATERIALITY

HORIZONTAL WOOD

BRICK/CONCRETE

STONE

CMU

METAL

GLASS

EIFS/STUCCO



- TYPICAL
- REQUIRE
- PRIOR TO
- RAINSCR

\$\$\$

- HISTORIC
- HEAVY IC
- DURABLE
- LOW MAI

\$\$\$

- DURABLE
- HEAVY IC
- CIVIC PRG
- LOW MAI

\$\$\$\$

- DURABLE
- LOCALLY
- LOW MAI
- STRUCTUR

\$\$\$

- DURABLE
- LOW MAI

\$\$

- SIDING + D
- LOW MAI

\$\$\$\$

- DURABLE
- LOW MAI

\$\$\$

VOLUME

COLONY SINGLE STORY HOUSE

- LOWER CEILINGS, SMALLER SCALED SPACES



TWO STORY; DOWNTOWN, QUAD

- COMBINATION OF MULTISTORY CONNECTIONS & SMALLER SCALE VOLUMES



SINGLE STORY HIGH VOLUME



WINDOWS / DAYLIGHT

PUNCHED OPENINGS, MULTIPANE



- OCCURS ON MOST COLONY ERA BUILDINGS IN PALMER
- VIEW IS INTERRUPTED BY MULLIONS
- SUPPORTS FRAMED VIEWS RATHER THAN EXPANSIVE VIEWS

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FIRST FLOOR STOREFRONT



- OCCURS ON DOWNTOWN BUILDINGS
- INCREASES INDOOR/OUTDOOR CONNECTIVITY
- LIMITED TO SINGLE STORY

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CURTAINWALL



- SUPPORTS EXPANSIVE VIEWS
- GLASS BECOMES INDEPENDENT BUILDING ELEMENT RATHER THAN FRAMED ELEMENT

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POLYCARBONATE PANEL



- EVEN DIFFUSE NATURAL LIGHT
- HIGHER R VALUE THAN STANDARD GLAZING
- REPLACES SIDING MATERIAL, BECOMES INDEPENDENT ELEMENT RATHER THAN FRAMED ELEMENT

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COLORLED/TEXTURED



- CONTROL OF NATURAL LIGHT
- LARGE VARIETY OF AESTHETIC OPTIONS: FUN, ELEGANT ETC.

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SKYLIGHT/CLEARSTORY



- BRINGS INDIRECT DAYLIGHT INTO CENTER OF VOLUME

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SOLAR SHADING / LIGHT SHELVES



- REDUCING SOLAR HEAT GAIN = SAVINGS IN COOLING ENERGY COST
- INDIRECT/DIFFUSE DAYLIGHT (VS DIRECT) SUPPORTS LONGEVITY OF BOOKS AND READING/STUDY COMFORT

Palmer Public Library

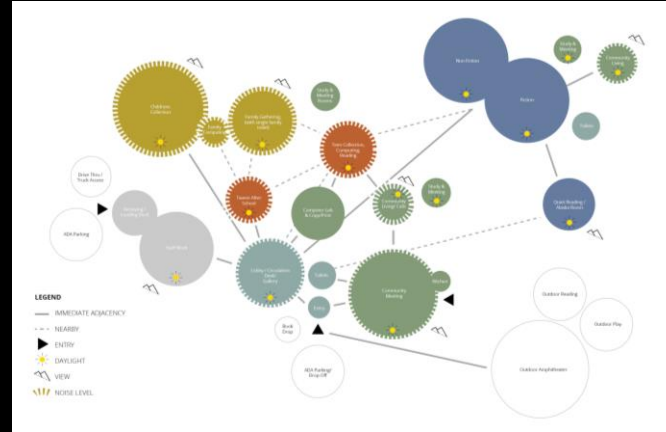
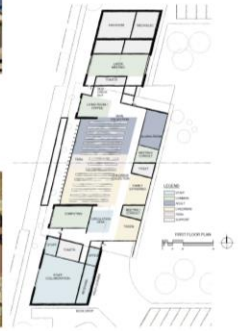
Step 3 Concept Design

November

PORTAL



- **Single level** design concept
- Entrances from both street & on-site parking
- Similar in scale and proportion to the existing commercial buildings on Alaska Street
- On axis with the Palmer Quadrangle, building becomes portal
- **Book stack area** is the focus
- South book drop off from Elmwood
- Parking is close to entrances
- Pedestrian linkage is challenging between Rail corridor and Quadrangle



GABLE

- **Two story** layout
- **Simple gable** building form (scale & proportion are limiting & contextually unique)
- Provides an opportunity to consolidate & re-imagine/redevelop the parking
- **Strengthens original quadrangle plan** & supports City of Palmer plans for future development/ City walk-ability
- Skylights utilized for indirect interior daylighting
- Book drop-off located between S Valley Way and East Dahlia
- **Quiet & lively zones separate** & each feature atrium
- Pedestrians required to cross vehicular traffic to access site programming & Quadrangle
- Sight line & pedestrian linkage from Evergreen maintained



RE-IMAGINE

- **Incorporates** portions of **existing** structure
- Clearly defined and welcoming **single entry point**
- Maintains **single level** layout
- Roof design provides opportunities for covered outdoor gathering spaces
- Maintains pedestrian linkage to and Evergreen sight line of Quadrangle
- Utilizes existing parking area
- Book drop off accessed between E Dahlia & S Valley Way
- Site layout, plan, form, & daylighting limitations associated with using existing structure



COURTYARD

- **Protected courtyard** amphitheater area
- Use of earth-berm extends/elevates public green space (this feature also disallows southern view from admin wing)
- Building engages S Valley Way
- Similar in scale and proportion to the existing commercial buildings on Alaska Street
- Makes use of existing parking lot
- ADA Parking & Book Drop off from E Dahlia
- Childrens areas on the main level, quiet areas on second level
- **Stacks become corner anchor** & focus for building & Quadrangle site
- Parking separating building from E Dahlia not supportive of City walk-ability
- Sight line & pedestrian linkage from Evergreen maintained



BOOKEND

- **Two Story** Design
- Design activates both S Valley Way & Dahlia **promoting walk-ability**
- Provides an opportunity to de-centralize & reimagine/redevelop the parking
- Book Drop Off from East Dahlia
- Similar in scale and proportion to existing commercial buildings on Alaska Street
- **Strengthens original quadrangle plan** & supports City of Palmer Downtown Comprehensive plan
- Maintains pedestrian linkage & sightline between rail corridor/ Evergreen & Quadrangle



Palmer Public Library

Step 3 Schematic Design | Opinion of Probable Cost of Construction 2024

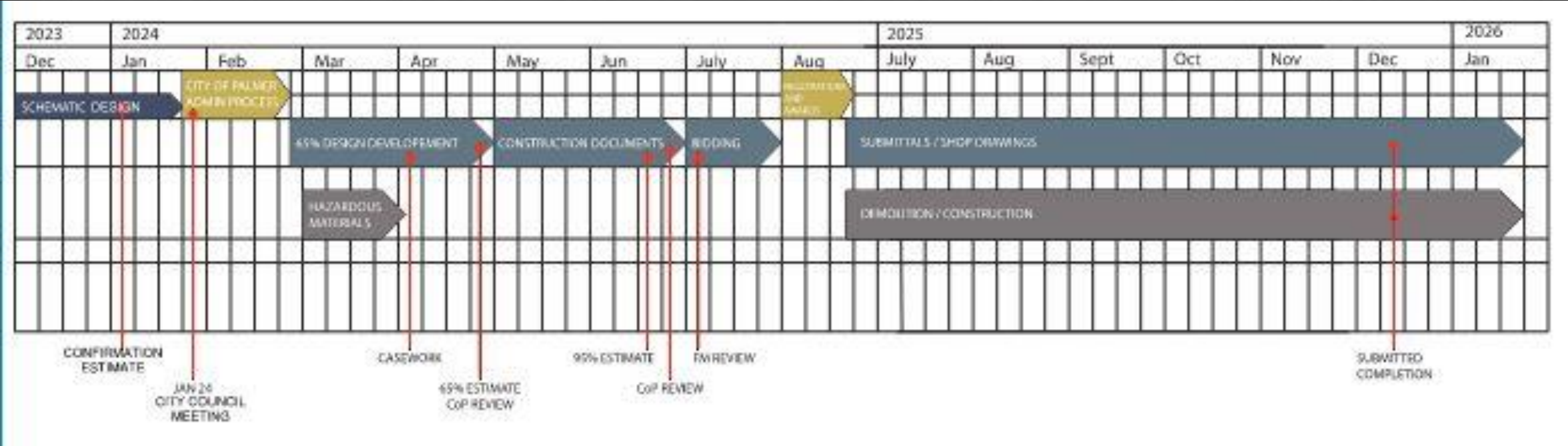
November - January

- Estimating Conclusions to date
 - **Rebuilding the Existing**
 - **Least Costly Approach**
 - \$479sf + 15% Contingency+ 12% O+P = +/- **\$5.6 Million** (not including any site improvement costs)
 - The Library will be insufficient in size to meet the needs outlined by the community
 - Likely a reconstruction of the entire interior and replacement of nearly everything except the salvageable structure.
 - Estimated time to realize the reconstruction
 - 4 month Design (following the Schematic Design Phase) 15% design – 100% Design
 - +/- 12 month construction
 - **Incorporate as much of the existing structure into a new design scheme**
 - This approach is likely the **most Costly** approach of all the scenarios. However no cost has been developed due to insufficiency in technical design drawings and specifications.
 - The existing structure is a complex geometry which makes adding onto the building complicated.
 - The developed design scheme utilizes some of the existing walls and the remaining roof structure – however salvaging these portions of the existing structure will definitely increase the complexity of the work.
 - This approach requires the reconstruction of the entire interior and replacement of nearly everything except the salvageable structure.
 - Estimated time to realize the reconstruction
 - 4-5 month Design (following the Schematic Design Phase) 15% design – 100% Design
 - 15-month construction
 - **Demolish Existing Library and Reconstruct New Library**
 - \$491sf + 15% Contingency+ 12% O+P = +/- **\$13 Million** (\$650/sf). Site costs have yet to be considered.
 - Greater flexibility in achieving all the stated design goals
 - Estimated time to realize the reconstruction
 - 4-5 month Design - (following the Schematic Design Phase) 15% design – 100% Design
 - 15-month construction

Palmer Public Library

Step 3 Schematic Design | Probable Cost Estimate Confirmation

December – January 2024





Special Palmer City Council Meeting

E. 1. b.

Meeting Date: 12/12/2023

Submitted For: Brad Hanson, Community Development Director

Department: City Clerk's Office

Subject

Report from the Library Project Group

Summary Statement/Background

Administration's Recommendation:

Attachments

Report

Mayor's Report

LIBRARY COMMITTEE REPORT

12/12/23

Library Mission Statement

"Palmer Public Library's mission is to provide residents of Palmer and the Matanuska-Susitna Borough, impartial, and equitable access to all forms of information, library services, and social support contacts. Library staff strive to provide the highest quality customer service. Palmer Public Library is committed to being a life-long resource of information, education, leisure, and culture."



Introduction



Scope of Contract with Wolf Architecture

**“Determine the Feasibility
for Alternatives for
Reconstruction of Palmer
Public Library”**

- Repair
- Reconstruct and Expand
- Replace

Issued April 10, 2023

[Link to RFP for Architectural Services](#)

Phase 1 Concept Development Process

- Performed Structural Observation Report – February 28, 2023
- Performed Condition Survey Report – August 3, 2023
- Public Participation
- Library Consultant Expertise on Library Practices

[Link to Structural and Condition reports](#)



Phase 2 Schematic Conceptual and Schematic Design and Cost Estimates

- Develop Cost Estimates for Alternatives for Reconstruction
- Provide Design Options

[Link to Structural and Condition reports](#)



Public Participation

Public Meetings

- August 16, 2023
- September 21, 2023
- November 16, 2023
- August 11, 2023 – Friday Fling
- Poster Board Comments in Library
- On-line Survey

Stakeholder Meetings

- Major Donors
- City of Palmer Department Directors
- Chamber of Commerce
- Library Staff
- Palmer Historical/Museum/Palmer Arts Council/Valley Arts Alliance

Library Committee Meetings

- August 8, 2023
- August 15, 2023
- September 1, 2023
- September 11, 2023
- November 6, 2023
- November 16, 2023

Public Participation Programming Priorities

- An Affordable Community Asset
- Adaptable and Expandable Space
- Operational Efficient
- Meets the Needs of Future Patrons
 - ✓ Technology Changes
 - ✓ Library Network System
 - ✓ Community Gathering Space
 - ✓ Community Resource Outlet
- Significant Community Building
- Meeting Rooms Available for Public Use
- Connect & Contribute to the Lot, Surroundings and View
- Views With Natural Light
- Increase Accessibility

Link to [Wolf 2004 Needs Assessment](#)

Next Steps

- ✓ **Environmental Survey for Hazardous Materials**
- ✓ **Feasibility Costs for Alternatives for Reconstruction to Council January 23, 2023**
- ✓ **Selection of an Alternative for Reconstruction of Palmer Public Library**
- ✓ **Potential Architecture Contract Extension**

Schedule

Current Contract Schedule:

10/13-11/30/2023

**Concept Design - Library Committee Interface Only -
Commence work on Statements of Probable Cost**

11/15/2023

Concept Design - Public Input / Depot

12/12/2023

Concept Designs Presentation to City Council

01/11/2024

Schematic Design package to Estimator

01/23/2024

Final Schematic Presentation - City Council

Contract Complete

QUESTIONS



THANK YOU

Tuesday December 12, 2023, Council Meetings

Special City Council Meeting @ 5 p.m.

New Business/ Committee of the Whole Palmer Library Project

- Presentation by Wolf Architecture
- Report from the Library Project Group
- Action Items Requested by the Library Group

Presentation by Wolf Architecture

Wolf Architecture will present an interim report for their contract to "Determine the Feasibility for Alternatives for Reconstruction of Palmer Public Library." This report goes through the options of Repairing the existing library, Reconstructing and Expanding the existing building or Replacing the building with a new building. They are working on Concepts Design and Schematic Design and cost estimates which they will be finalized by the end of January 2024.

Report from the Library Project Group

The Library Project Group has been working with Wolf Architecture and is made up of City Manager John Moosey, Library Director Beth Skow, Community Development Director Brad Hanson, and Mayor Steve Carrington.

Their report includes:

- Description of Public Meetings,
- Stakeholder Meetings,
- Outreach, and
- Library Committee Meetings.

It also outlines the Next Steps that need to be accomplished:

- Environmental Survey,
- Feasibility Costs for Alternatives for Reconstruction,
- Selection of an Alternative for Reconstruction of Library, and
- Potential Architectural Contract Extension.

Where do we go from here?

These reports from Wolf Architecture and the Library Project Group are an interim report that lets the Council know how things are going. The end of January will be the final report and then a decision will have to be made if we want to continue our relationship with Wolf Architecture and the details of moving forward.

One of the ideas suggested was to add an extra level to the Library and move City Hall to an upper level. For me there's a few difficulties with this. One significant problem is the finances. Both the \$5 Million from the state and the Library Bond language are specific in describing it for the Palmer Library. The tentative budget for the Library project has been \$15 Million (the January report should have actual estimates). Coming up with extra millions to replace City Hall could be a challenging effort.

Another issue is timing. Wolf Architecture was hired to work on alternatives for reconstructing the Library. Gary Wolf has talked about how we could complete a library construction project in mid-2025 with the scope we have now. Any changes will delay this project.

The Library Project Group has discussed some options to ease the space difficulties with City Hall. One of the ideas is not only to have multiple study rooms but to have a larger community room that could accommodate different community groups including our own boards, commissions, and council as well as other community groups.

The City of Palmer does have many projects we should be considering, but I would warn all of us that mission creep/mutation is a dangerous way to do projects. I believe we should stay with our focuses approach of what the Library Project Group is describing.

Regular City Council Meeting @ 6:30 p.m.

- Consent Agenda: Confirmation of Mayoral Appointments for Boards and Commissions
- Approval of previous meeting minutes (Nov. 28, 2023)
- Executive Session – Palmer Visitor Information Center contract

Mayor Steve Carrington