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 August - September
Visioning / Community Engagement / Goal Setting

- Public Engagement
- Visioning Workshops
- Building Assessment/ Technical Assistance related to the existing Building

Phase 2 | Completed
Programming / Concept Design October - November

- **Phase 2 - In Process Schematic Design** **Decem**ber - January 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

Palmer Public Library

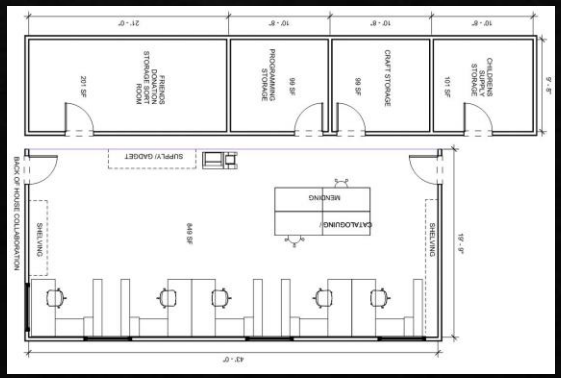
October **Step**

2 Space Programming

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	612				
	NOOK	50				
	COMPUTING Kids and families laptop	80				
	TWEEN AFTER SCHOOL	252				
	LIBRARY-collection	1,800		2,160		
ADULT			**2,925**	3,672	32,295	18%
	QUITE READING/ALASKA ROOM	705				
	NOOK	120				
	Library collection	2,100		3,672		
TEEN			**572**	468	4,037	4%
	LOUNGE	252				
	NOOK	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

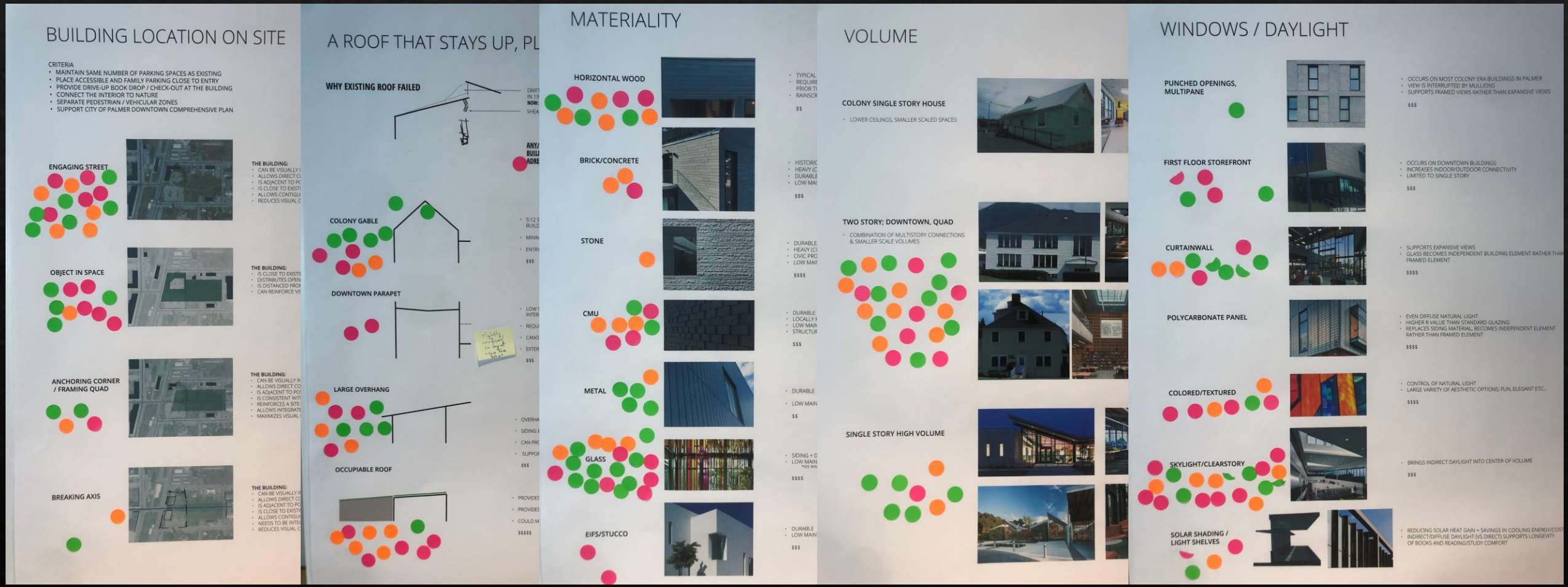
ADULT TEEN SHARED
CHILDRENS SUPPORT STAFF



Palmer Public Library

Step 3 Concept Design | Community Open House

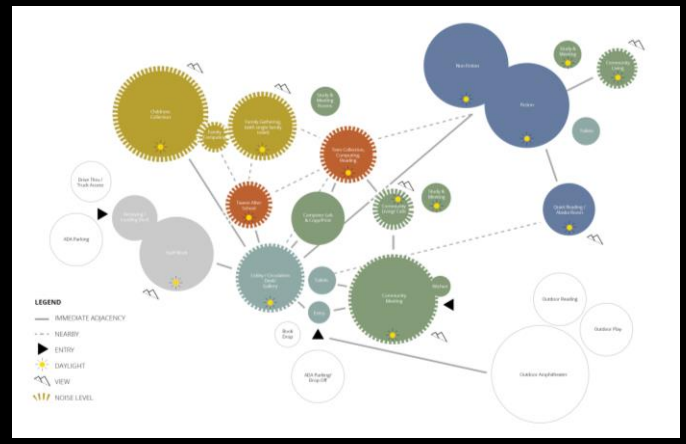
November

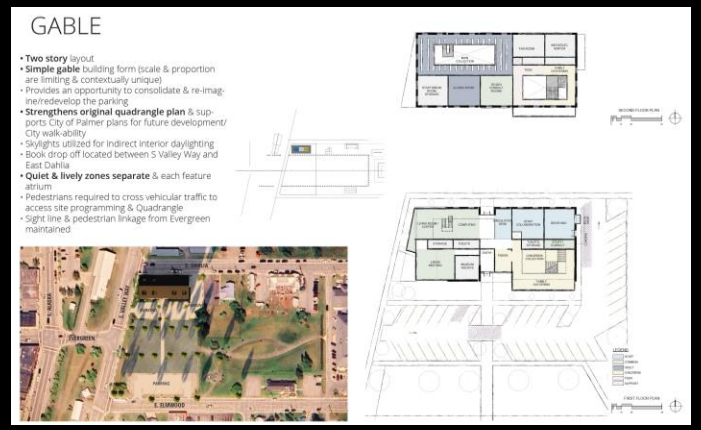


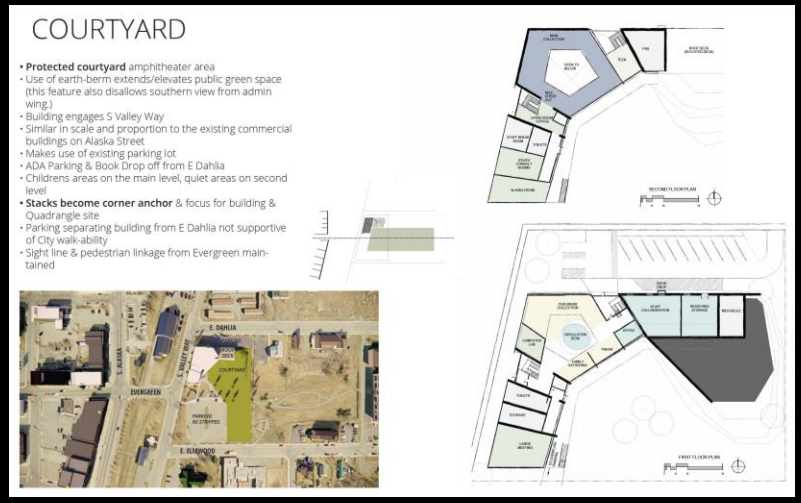
Palmer Public Library

Step 3 Concept Design

November







Palmer Public Library

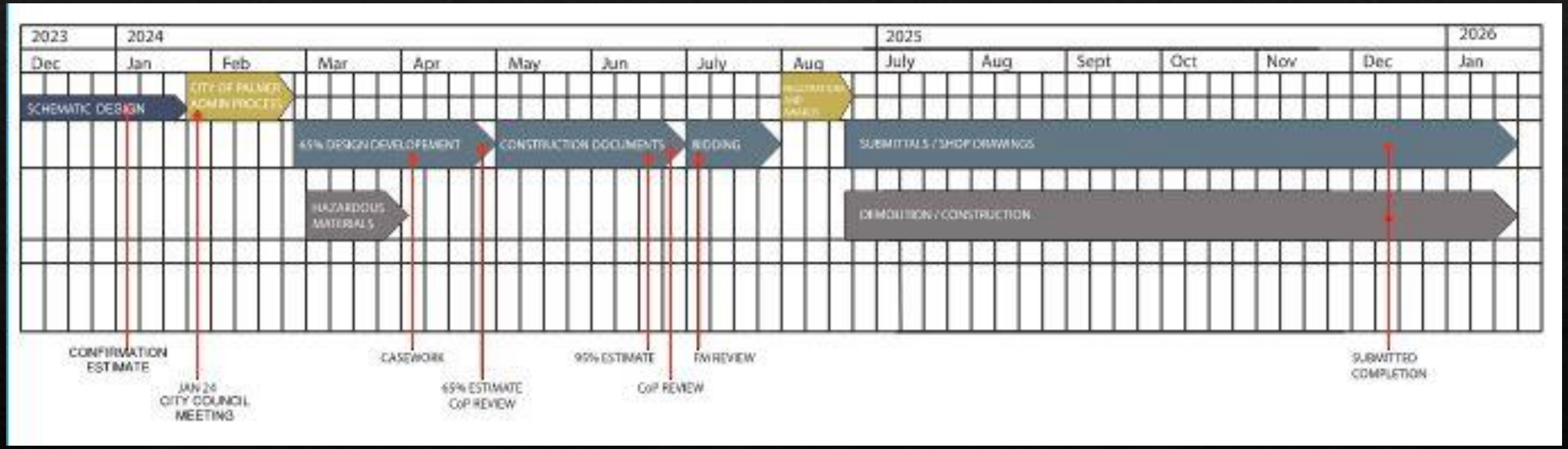
Step 3 Schematic Design | Opinion of Probable Cost of Construction November - January 2024

- 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

Stakeholder Meetings

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

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

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 specifical 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