



City of Palmer

231 W. Evergreen Avenue

Palmer, Alaska 99645

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SPECIAL CITY COUNCIL MEETING

6 P.M. TUESDAY, MARCH 1, 2011

PALMER CITY COUNCIL CHAMBERS

231 W. EVERGREEN AVENUE, PALMER

SPECIAL CITY COUNCIL MEETING
7 P.M. TUESDAY, MARCH 1, 2011
CITY COUNCIL CHAMBERS
231 W. EVERGREEN AVENUE, PALMER
www.cityofpalmer.org



MAYOR DELENA JOHNSON
COUNCIL MEMBER RICHARD BEST
COUNCIL MEMBER KEVIN BROWN
COUNCIL MEMBER EDNA DEVRIES
COUNCIL MEMBER KEN ERBEY
COUNCIL MEMBER BRAD HANSON
COUNCIL MEMBER KATHRINE VANOVER

CITY ATTORNEY MICHAEL GATTI
CITY CLERK JANETTE BOWER
CITY MANAGER DOUG GRIFFIN

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Audience Participation
- E. New Business
 - 1. MTA Arena and Events Center Project Update (Note: action may be taken by the council following the committee of the whole)
 - a. Committee of the Whole
- F. Executive Session
 - 1. Matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of a public entity and pending or potential litigation concerning the Palmer Municipal Airport (Note: action may be taken by the council following the executive session)
- G. Adjournment



MEMORANDUM

To: Palmer City Council
Through: Doug Griffin, City Manager *D. Griffin*
Through: Sandra Garley, Community Development Director *SG*
From: Beth Skow *BS*
Date: February 23, 2011
Subject: MTA Arena & Events Center Phase II Update

This report is an update on the MTA Arena and Events Center Phase II Project. Three layout options have been developed for review.

Funding for the MTA Arena Project was appropriated with the following Resolution 10-042, 10-036, 10-049, 10-056 and 10-060. To date the investment of general fund money into the MTA Arena Project has been \$830,800. With \$167,058 money received from ARRA pass-through grant in May 2010. The total of expenditures for Phase I were \$277,901 leaving a balance of \$607,984 appropriated for Phase II. Additional funding will need to be obtained to cover the additional cost of the Phase II Project depending on which option is selected.

Included in this packet of information are:

- Draft drawings for the Phase II MTA Arena and Events Center upgrade
- Estimated cost proposal
- Pros and cons for three options

**Palmer Ice Arena
Addition Rough Costs**

2/23/2011

Description	Option 1	Option 2	Option 3	
Basic Description	Extend Bleachers	Extra Bleachers	Minimum program	
Total Seating	1208	1077	1011	
Building Addition				
Building	\$ 455,565	\$ 501,120	\$ 407,438	
Canopy	\$ 63,625	\$ 63,625	\$ 63,625	
Subtotal	\$ 519,190	\$ 564,745	\$ 471,063	
Contingency 10%	\$ 51,919	\$ 56,475	\$ 47,106	
Subtotal	\$ 571,109	\$ 621,220	\$ 518,169	
Equipment and Furnishings				
Lighting Upgrade	\$ 16,500	\$ 16,500	\$ 1,500	CoP Labor, Option 3-Bulb Replacement only
Bleachers	\$ 84,000	\$ 25,000	\$ 6,000	Added bleachers (includes bench at top of existing)
Speakers	\$ 8,800	\$ 8,800	\$ 8,800	Additional Speakers at each end.
Fire Alarm System	\$ 25,600	\$ 25,600	\$ 25,600	Required for over 1000 occupants.
Retractable Bleachers	\$ 35,000	\$ 35,000	\$ 35,000	North and South
Indoor Air Quality Sensors	\$ 7,000	\$ 7,000	\$ 7,000	
Range and Hood	\$ 2,500	\$ 2,500	\$ 2,500	Concessions
Subtotal	\$ 179,400	\$ 120,400	\$ 86,400	
Contingency 10%	\$ 17,940	\$ 12,040	\$ 8,640	
Subtotal	\$ 197,340	\$ 132,440	\$ 95,040	
Subtotal with Building	\$ 768,449	\$ 753,660	\$ 613,209	
Site Work				
Parking	\$ 250,000	\$ 78,000	\$ 78,000	2 and 3 assume CoP fill material
Exterior Lighting	\$ 55,000	\$ 55,000	\$ 55,000	
Subtotal	\$ 305,000	\$ 133,000	\$ 133,000	
Contingency 10%	\$ 30,500	\$ 13,300	\$ 13,300	
Subtotal	\$ 335,500	\$ 146,300	\$ 146,300	
Subtotal with Building+Equip.	\$ 1,073,449	\$ 1,058,660	\$ 746,209	
Escalation 10%	\$ 107,344.90	\$ 105,866	\$ 74,621	Assumed escalation for 2011-2012.
Total	\$ 1,180,794	\$ 1,164,525	\$ 820,830	
Design Fees	\$ 52,180	\$ 52,180	\$ 52,180	
Phase I Construction (Finished)	\$ 277,901	\$ 277,901	\$ 277,901	
Total Project Cost	\$ 1,510,875	\$ 1,494,606	\$ 1,150,911	

Note: These are rough costs based on approximate square footage of the options.
Costs do not include Furnishings and Equipment by Avalanche such as lockers, flooring, etc.

MTA Arena and Events Center Phase II Option Comparison

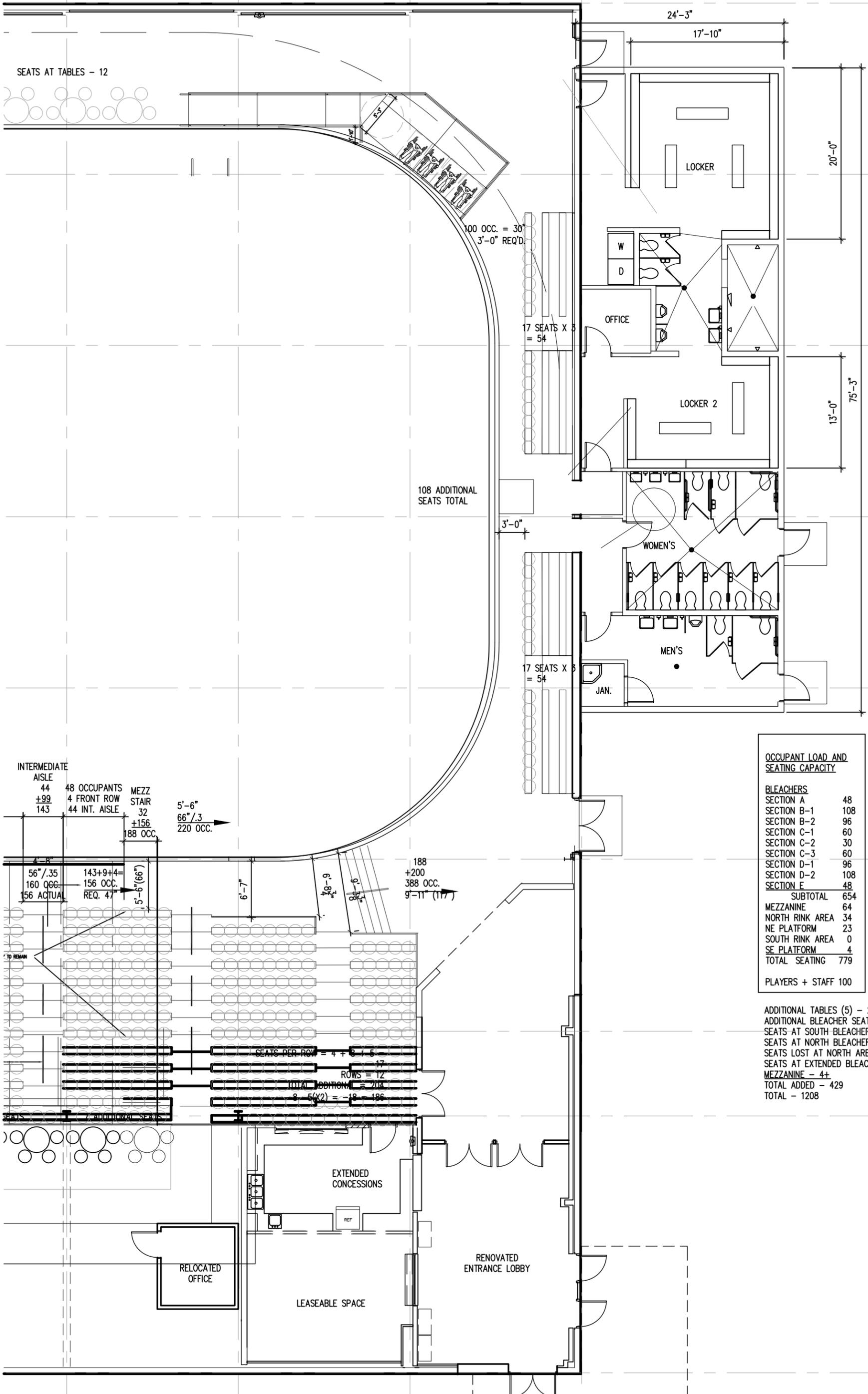
Dwg package 2/9/11

Option 1	
<p>Pros</p> <ul style="list-style-type: none"> • Largest floor plan • Additional seating, seats 1208 • Extends existing concessions • Limited access to restroom for summer activities • Maximized Seating Space • Washer and Dryer Facilities as required • 2 additional locker rooms (1 meeting Ak AV 520sq ft size requirement.)1 locker room has direct access to the ice • Manager office in mezzanine (allows for maximum surveillance of arena) • Bathrooms meet Dept of Justice requirements. • Canopy would cover entrance making it safer from falling ice and snow • ADA entry issues will be addressed 	<p>Cons</p> <ul style="list-style-type: none"> • Largest Cost, beyond budget • Requires modification to existing structure • Walking track is unusable • Limited space to access Ice Rink's concessions stand under bleachers. • No Queue for concession 2nd locker room does not have direct access to ice. • Limited access to restroom for summer activities • Concession for inside use only- how does soccer access concessions • Relocation of mechanical air handling equipment over existing lobby • Increased maintenance cost of janitorial work and supplies, heating water sewer, power and additional maintenance • Farther away from water. • Farther away from sewer main point on connection, elevation may be a problem (lift station?)
Option 2	
<p>Pros</p> <ul style="list-style-type: none"> • Additional seating, seats 1077 • Extends existing Concession • Utilizes existing for new lobby • Limited access to restroom for summer activities • Washer and Dryer Facilities as required • 1 additional locker room meeting Ak AV 520sq ft size requirement. Players have direct access to the Ice • Walking track can be utilized • Manager office in mezzanine (allows for maximum surveillance of arena) • Bathrooms meet Dept of Justice requirements. • Canopy would cover entrance making it safer from ice and snow • ADA entry issues will be addressed. 	<p>Cons</p> <ul style="list-style-type: none"> • Cost>Budget • Players need to walk past seating area • Requires modification to existing structure • Concession for inside use only- how does soccer access concessions • Relocation of mechanical air handling equipment over existing lobby • Increased maintenance cost of janitorial work and supplies, heating water sewer, power and additional maintenance • Farther away from water • Farther away from sewer main point on connection, elevation may be a problem (lift station?)

MTA Arena and Events Center Phase II Option Comparison

Dwg package 2/9/11

Option 3	
<p>Pros</p> <ul style="list-style-type: none">• Additional seating, seats 1011• Extends existing Concession• Utilizes existing for new lobby• Exterior access for Washrooms• Washer and Dryer Facilities• Additional seating• Restrooms can be accessed for summer activities• Players have direct access to the Ice.• Walking track can be utilized Bathrooms meet Dept of Justice requirements.• Canopy would cover entrance making it safer from ice and snow• ADA entry issues will be addressed• Additional locker room meeting Ak AV 520sq ft size requirement.	<p>Cons</p> <ul style="list-style-type: none">• Cost > budget• Farther away from water• Requires modification to existing structure• Concession for inside use only- how does soccer access concessions• Relocation of mechanical air handling equipment over existing lobby• Increased maintenance cost of janitorial work and supplies, heating water sewer, power and additional maintenance• Farther away from water• Farther away from sewer main point on connection, elevation may be a problem (lift station?)



INTERMEDIATE AISLE
 44
 +99
 143

48 OCCUPANTS
 4 FRONT ROW
 44 INT. AISLE

MEZZ STAIR
 32
 +156
 188 OCC.

5'-6"
 66" / .3
 220 OCC.

56" / .35
 160 OCC.
 156 ACTUAL

143+9+4=
 156 OCC.
 REQ. 47"

5'-6" (66")

6'-7"

188
 +200
 388 OCC.
 9'-11" (117")

SEATS PER ROW = 4 + 8 + 5 = 17

ROWS = 12

TOTAL ADDITION = 204

8 - 5(2) = 18 = 186

SEATS / ADDITIONAL SEATS

OCCUPANT LOAD AND SEATING CAPACITY	
BLEACHERS	
SECTION A	48
SECTION B-1	108
SECTION B-2	96
SECTION C-1	60
SECTION C-2	30
SECTION C-3	60
SECTION D-1	96
SECTION D-2	108
SECTION E	48
SUBTOTAL	654
MEZZANINE	64
NORTH RINK AREA	34
NE PLATFORM	23
SOUTH RINK AREA	0
SE PLATFORM	4
TOTAL SEATING	779
PLAYERS + STAFF	100

ADDITIONAL TABLES (5) - 20
 ADDITIONAL BLEACHER SEATS - 55
 SEATS AT SOUTH BLEACHERS - 108
 SEATS AT NORTH BLEACHERS - 90
 SEATS LOST AT NORTH AREA - 34
 SEATS AT EXTENDED BLEACHERS - 186
 MEZZANINE - 4+
 TOTAL ADDED - 429
 TOTAL - 1208

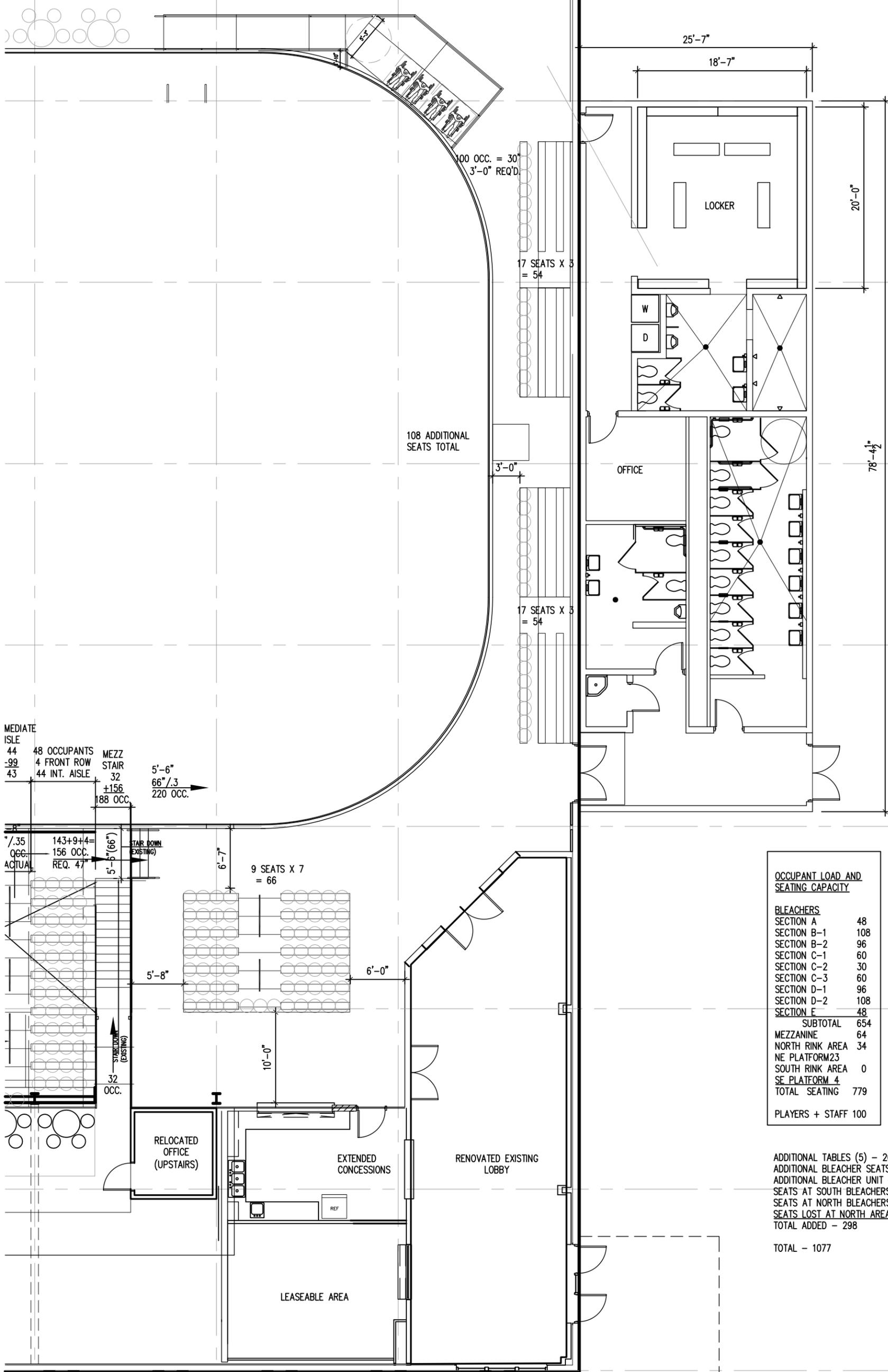


PALMER ICE RINK
 ADDITION AND RENOVATION

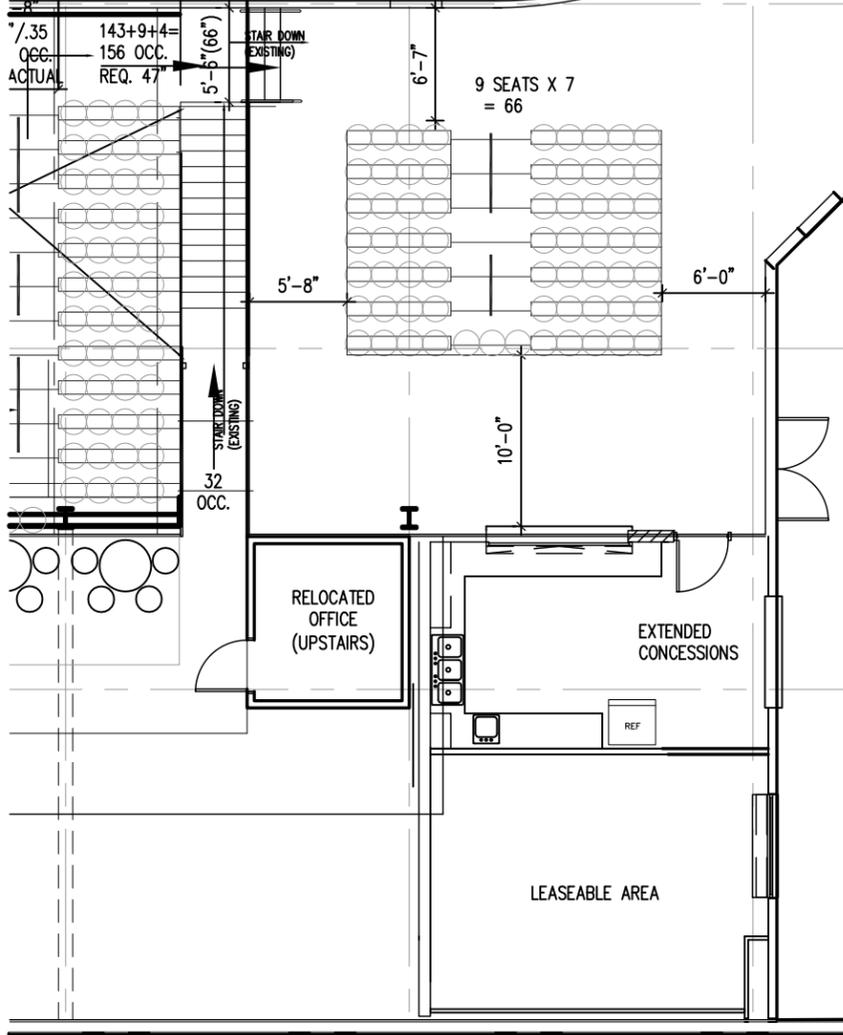
JOB NO.: 1010 DRAWN BY: JC
 DATE: 2/7/2011 CHECKED: JC
 SHEET CONTENTS:
 DRAWING NO.:

OPTION-1

SEATS AT TABLES - 12



MEDIATE ISLE
 44 48 OCCUPANTS MEZZ STAIR
 -99 4 FRONT ROW 32
 43 44 INT. AISLE
 +156
 188 OCC.
 5'-6"
 66"/.3
 220 OCC.



OCCUPANT LOAD AND SEATING CAPACITY	
BLEACHERS	
SECTION A	48
SECTION B-1	108
SECTION B-2	96
SECTION C-1	60
SECTION C-2	30
SECTION C-3	60
SECTION D-1	96
SECTION D-2	108
SECTION E	48
SUBTOTAL	654
MEZZANINE	64
NORTH RINK AREA	34
NE PLATFORM 23	0
SOUTH RINK AREA	0
SE PLATFORM 4	0
TOTAL SEATING	779
PLAYERS + STAFF	100

ADDITIONAL TABLES (5) - 20
 ADDITIONAL BLEACHER SEATS - 48
 ADDITIONAL BLEACHER UNIT - 66
 SEATS AT SOUTH BLEACHERS - 108
 SEATS AT NORTH BLEACHERS - 90
 SEATS LOST AT NORTH AREA - 34
 TOTAL ADDED - 298
 TOTAL - 1077



**PALMER ICE RINK
 ADDITION AND RENOVATION**

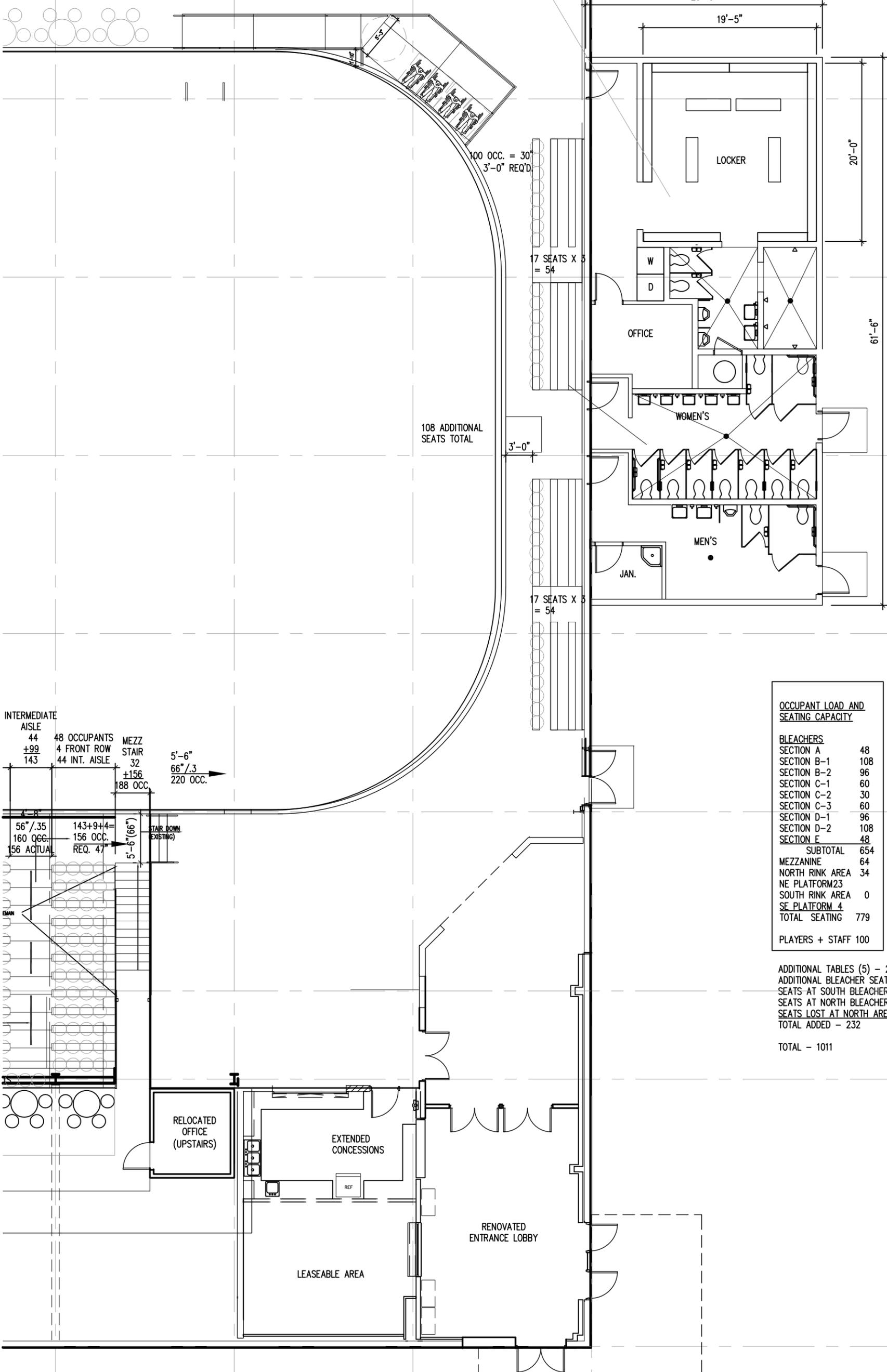
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 DATE: 2/7/2011 CHECKED: JC

SHEET CONTENTS:

DRAWING NO.:

OPTION-2

SEATS AT TABLES - 12



INTERMEDIATE AISLE
 44 48 OCCUPANTS MEZZ STAIR
 +99 4 FRONT ROW 32
 143 44 INT. AISLE
 5'-6" 66"/.3
 220 OCC.
 188 OCC.
 56"/.35 143+9+4= 156 OCC.
 160 OCC. REQ. 47'
 5'-6" (66")
 STAIR DOWN EXISTING

OCCUPANT LOAD AND SEATING CAPACITY	
BLEACHERS	
SECTION A	48
SECTION B-1	108
SECTION B-2	96
SECTION C-1	60
SECTION C-2	30
SECTION C-3	60
SECTION D-1	96
SECTION D-2	108
SECTION E	48
SUBTOTAL	654
MEZZANINE	64
NORTH RINK AREA	34
NE PLATFORM 23	
SOUTH RINK AREA	0
SE PLATFORM 4	
TOTAL SEATING	779
PLAYERS + STAFF	100

ADDITIONAL TABLES (5) - 20
 ADDITIONAL BLEACHER SEATS - 48
 SEATS AT SOUTH BLEACHERS - 108
 SEATS AT NORTH BLEACHERS - 90
 SEATS LOST AT NORTH AREA - 34
 TOTAL ADDED - 232
 TOTAL - 1011



**PALMER ICE RINK
 ADDITION AND RENOVATION**

JOB NO.: 1010 DRAWN BY: JC
 DATE: 2/7/2011 CHECKED: JC
 SHEET CONTENTS:
 DRAWING NO.:

OPTION-3

