

CITY OF PALMER
ACTION MEMORANDUM No. 11-030
AGENDA: APRIL 12, 2011

Subject: Authorize the City Manager to Proceed with a Design-Build Option for Expansion of the MTA Events Center and to Re-negotiate the Alaska Avalanche Contract to Reduce the Number of Seats to a Minimum of 1,100

Authorized

Council Action: _____

Approved for presentation by:

City Manager
City Attorney
City Clerk

Angela B. Griff

Route To:	Department/Individual:	Initials:	Remarks:
x	Originator – City Manager	<i>Angela B. Griff</i>	
	Director of Administration		
	Director of Community Development		
	Director of Public Safety		
	Director of Public Works		

Certification of Funds:

Total amount of funds listed in legislation: \$ 0

This legislation (√):

Has no fiscal impact

Funds are budgeted from this (these) line item(s): _____

Funds are not budgeted. Budget modification is required. Affected line items:

Unrestricted/undesignated fund balance (after budget modification) \$ _____

Director of Administration signature certifying funds: *AKW*

Attachment(s):

Memo from Community Development Arena Drawings to follow
MTA Event Center Logo _____

Summary statement: After the March 22, 2011, City Council meeting the City Manager convened a meeting with Beth Skow, Sandra Garley, Greg Wickham, Jon Owen, Gary Wolf, Jason Collins from Wolf Architecture, Sara Jansen, Mark Lee (Alaska Avalanche) Council Member Hanson and Mayor Johnson. After lengthy conversation Wolf Architecture was tasked with re-working the plans for a Design/Build Base Bid to include the building shell; Avalanche

locker rooms, showers, and office; and plumbing fixtures to bring the building to code. Alternatives for the building canopy, bleachers, a second story, additional 20' bays, exterior lighting and other items will be included in the documents.

Mark Lee, owner of the Alaska Avalanche agreed to request a waiver from the league for a reduced seating number, with the City pledging to work towards 1,100 or more seats. A logo from MTA was presented and those present agreed to the abbreviated name of the MTA Events Center. Contracts with both of these entities will need to be re-negotiated.

Administration recommendation: Approve AM 11-030.



MEMORANDUM

To: Palmer City Council
Through: Doug Griffin, City Manager
Through: Sandra Garley, Community Development Director 
From: Beth Skow 
Date: April 5, 2011
Subject: Staff Recommendation for the Phase II MTA Event Center

A presentation on the MTA Event Center Staff Recommendation Option will be made by Wolf Architecture on Tuesday, April 12, 2011.

The MTA Event Center Phase II Upgrade – Staff Understanding items were used to consider and develop the Staff Recommended Option.

The Staff Recommended Option involves constructing a two story shell with a mezzanine on the south side of the MTA Event Center. The mandatory items must be added first and the rest may be added as directed by City Council.

Once the option is approved a design/build process will be set in motion. Using a design build approach, we will be able to compress the timeline if we allow the City of Palmer to take on some of the direct purchasing and building.

Items available prior to the meeting are:

- MTA Event Center staff recommended option cost estimate spreadsheet
- MTA Event Center staff recommended option drawing
- Project Time line

Attachments:

- MTA Event Center Phase II Upgrade – Staff Understanding
- Project Budget

MTA Events Center Phase II Project Budget

Total Budget Appropriations:

\$785,725.00 - Construction

\$ 64,555.00 - Engineering

\$ 35,605.00 Contingency

\$885,885.00 Total

Phase I Expenditures:

\$254,379.54 - Construction

\$ 34,593.75 - Engineering

\$288,973.29 Total

Phase II Budget:

\$496,751.71 as of April 5, 2011

MTA Event Center Phase II Upgrade – Staff Understanding 4/5/2011

The items checked represent City of Palmer staff's understanding of what City Council directed to be completed first at the March 22 meeting.

Shell

- Size of shell addition - 3,125 total square footage
- 2 story shell design:
 - o Bleacher expansion and storage over locker rooms and restrooms
 - o Soccer bleachers could be used in the open space for bleachers until additional bleachers purchased.

Interior additions/ upgrades:

- 1 Additional Locker room 520sq ft (Ak Av. Contract) or _____ sq. ft.
 - o 4 showers
 - o 2 urinals
 - o 2 toilets
- Second additional locker room _____ sq. ft.
 - 4 showers
 - 2 urinals
 - 2 toilets
- Restrooms (bring restrooms to code)
- Seating upgrade (from 779 to 1500 -Ak Av. Contract) or 1022 seats
- Storage area 520 sq ft (Ak Av. Contract)
- Coach's office
- Washer and dryer hook up allotted space
- Renovate lobby
- Extend concessions
- Relocate Arena Manger office upstairs
- Range and Hood for concession stands (required)
- Fire Alarm System upgrade for occupancy over 1,000 (required)

Optional

- Upgrade lighting (\$16,500)
- Indoor air quality sensors
- Add speakers to north and south ends

Exterior additions/upgrades

- Exterior lighting (safety issue)
- Level parking lot
- Add canopy (MTA Contract)
- MTA Arena Sign (MTA Contract)

Legend: To be completed summer 2011 , To be completed as directed by City Council

