

**CITY OF PALMER
ACTION MEMORANDUM NO. 13-059**

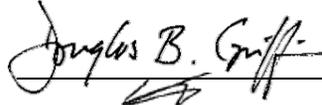
Subject: Authorize the City Manager to Negotiate and Enter Into a Contract with Architects Alaska for the Design of an Entry Canopy for the MTA Events Center for a Not To Exceed Price of \$25,000

Agenda of: August 13, 2013

Council Action: Authorized

Approved for presentation by:

City Manager
City Attorney
City Clerk





Certification of Funds:

Total amount of funds listed in legislation:	\$ <u>25,000.00</u>
This legislation (√):	
<input type="checkbox"/> Has no fiscal impact	
Creates:	
<input checked="" type="checkbox"/> A negative fiscal impact in the amount of:	\$ <u>25,000.00</u>
<input type="checkbox"/> A positive fiscal impact in the amount of:	\$ _____
<input checked="" type="checkbox"/> Funds are budgeted.	
Funds are budgeted from this (these) line item(s):	
a) ➤ 08-10-08-6220 (Grant 13-DC-411)	\$ <u>25,000.00</u>
b) ➤	\$ _____
a) Funds originally budgeted in line item :	\$ <u>725,000.00</u>
Difference in budgeted funds:	\$ _____
b) Funds originally budgeted in line item :	\$ _____
Difference in budgeted funds:	\$ _____
<input type="checkbox"/> Funds are not budgeted.	
Budget amendment required in the total amount of:	\$ <u>0.00</u>
Affected line item(s):	
➤	\$ _____
➤	\$ _____
➤	\$ _____
<input type="checkbox"/> General fund unassigned balance (after budget modification)	\$ _____
<input type="checkbox"/> Enterprise unrestricted net position (after budget modification)	\$ _____
Director of Finance signature certifying funds:	 _____

Attachment(s):

- Res 13-003 MTA Events Center Priorities
- Request For Proposals
- Architects Alaska Proposal

Summary statement: Resolution 13-003 was adopted by the Palmer City Council on May 14, 2013 which prioritized capital improvements to the MTA Events Center using funds expended under grant number 13-DC-411. Priority number two is an entry canopy.

A Request for Proposals for Architectural Services to design an entry canopy was publicly solicited on June 11, 2013. One proposal was received and publicly opened on July 1, 2013.

The canopy design requires the services of an architect, a structural engineer, and an electrical engineer. The proposal from Architects Alaska includes all three.

Administration recommendation: Approve action memorandum 13-059.

CITY OF PALMER
INFORMATION MEMORANDUM NO. 13-023
RESOLUTION NO. 13-003

Subject: Resolution No. 13-003: Prioritizing the Capital Improvements to the MTA Events Center Expansion Phase 2 Using Funds Expended Under Grant No. 13-DC-411

Agenda of: May 14, 2013

Council Action: Adopted _____

Approved for presentation by:

City Manager _____
City Attorney _____
City Clerk _____

J. B. Griff
JM

Certification of Funds:

Total amount of funds listed in legislation:	\$ <u>725,000</u>
This legislation (✓):	
<input type="checkbox"/> Has no fiscal impact	
Creates:	
<input checked="" type="checkbox"/> A negative fiscal impact in the amount of:	\$ _____
<input type="checkbox"/> A positive fiscal impact in the amount of:	\$ _____
<input checked="" type="checkbox"/> Funds are budgeted.	
Funds originally budgeted:	\$ <u>725,000</u>
Difference in budgeted funds:	\$ <u>0</u>
<input checked="" type="checkbox"/> Funds are budgeted from this (these) line item(s):	
➤ 08-10-08-6225 Grant 13-DC-411	\$ <u>725,000</u>
➤	\$ _____
<input type="checkbox"/> Funds are not budgeted.	
Budget amendment required in the total amount of:	\$ _____
Affected line item(s):	
➤	\$ _____
Unrestricted/undesignated fund balance (after budget modification)	\$ _____
Director of Finance signature certifying funds:	_____

Attachment(s):

- Resolution No.13-003
- IM-12-055 and Resolution 12-033

Summary statement: Direction is requested from City Council to establish priorities for the following items to be constructed at, or purchased for, the MTA Events Center.

Work Already Accomplished	
Priority #	Task
	Interior Painting
	Fire Protection Under Mezzanine Stairs
	Restroom Door Locks
	Mezzanine Gates
	Re-Hang Scoreboard
	Building Automation Controls (Per Energy Audit)
	Install T-5 Light Fixtures
	Electrical Outlet in Locker Room
	Water Stop Curb at Two Shower Entries

Work Remaining	
Priority #	Task
1	Front Entry Doors
2	Canopy
3	Generator
4	Interior Lighting
5	Repair Blue Rubber Floor Tiles
6	Concrete Pads & Apron for Conexes
7	West Mezz North Stair Landing Widened
8	Speakers (2) - Match Existing
9	Flooring
10	Locker Room Benches
11	Rink Safety Net
12	Electrical Outlets For Events
13	Bollards - Protect South Exterior Wall
14	Rink Barrier - Glass South/West/North
15	Event Flooring w/ Storage Carts (7 Bunks 4' x 8')
16	Elevator + Elec & Carpentry
17	Mezzanine to Mezzanine Walkway
18	Re-route South Mezzanine Ducts
19	West Mezzanine Box Seating
20	Lobby Upgrades and Display Cases
21	Parking Improvements
22	Complete Interior Painting
23	Event Lighting (hang from ceiling)
24	Decorative Moveable Curtain

Background: Construction of the Palmer Ice Arena was completed in 2005 by Wolverine Supply, Inc for \$3,186,768.97, including 7 Change Orders totaling \$946,768.55.

On January 14, 2011, a Brand Licensing Agreement with Matanuska Telephone Association changed the name from Palmer Ice Arena to MTA Events Center.

An addition was completed in 2012 by TC Construction for \$1,057,339.00 including 6 Change Orders totaling \$37,784.00.

On July 24, 2012, Resolution no. 12-033 accepted and appropriated Grant No. 13-DC-411 in the amount of \$725,000.00 to be used to assist the City in completing improvements for the MTA Events Center Expansion Phase 2.

The administration seeks Council's guidance in establishing the priorities for improvements to be funded under the legislative appropriation.

Administration recommendation: Establish priorities and adopt resolution no. 13-003.

Introduced by: City Manager Griffin
 Date: May 14, 2013
 Action: Adopted
 Vote: 6-1

Yes:	No:
Best	Hanson
Erbey	
Vanover	
Combs	
DeVries	
Hanson	

CITY OF PALMER, ALASKA

Resolution No. 13-003

A Resolution of the Palmer City Council Prioritizing Capital Improvements to the MTA Events Center Expansion Phase 2 Using Funds Expended Under Grant No. 13-DC-411

WHEREAS, Resolution No. 12-033 accepted and appropriated Grant No. 13-DC-421 in the amount of \$725,000.00; and

WHEREAS, the funds will be used to purchase, construct, and install the prioritized items; and

WHEREAS, since the completion of the addition in 2012 and acceptance of Grant No. 13-DC-411, work has continued on items that were not included in the addition contract; and

WHEREAS, City staff seeks direction on the establishment of priorities for the expenditure of remaining grant funds.

NOW, THEREFORE, BE IT RESOLVED, that the Palmer City Council establishes priorities as follows for improvements at the MTA Events Center and authorizes the city manager to proceed as required under the terms of the grant agreement.

Work Already Accomplished	
Priority #	Task
	Interior Painting
	Fire Protection Under Mezzanine Stairs
	Restroom Door Locks
	Mezzanine Gates
	Re-Hang Scoreboard
	Building Automation Controls (Per Energy Audit)
	Install T-5 Light Fixtures
	Electrical Outlet in Locker Room
	Water Stop Curb at Two Shower Entries

Work Remaining	
Priority #	Task
1	Front Entry Doors
2	Canopy
3	Generator
4	Interior Lighting
5	Repair Blue Rubber Floor Tiles
6	Concrete Pads & Apron for Conexes
7	West Mezz North Stair Landing Widened
8	Speakers (2) - Match Existing
9	Flooring
10	Locker Room Benches
11	Rink Safety Net
12	Electrical Outlets For Events
13	Bollards - Protect South Exterior Wall
14	Rink Barrier - Glass South/West/North
15	Event Flooring w/ Storage Carts (7 Bunks 4' x 8')
16	Elevator + Elec & Carpentry
17	Mezzanine to Mezzanine Walkway
18	Re-route South Mezzanine Ducts
19	West Mezzanine Box Seating
20	Lobby Upgrades and Display Cases
21	Parking Improvements
22	Complete Interior Painting
23	Event Lighting (hang from ceiling)
24	Decorative Moveable Curtain

Passed and approved by the City Council of the City of Palmer, Alaska this fourteenth day of May, 2013

DeLena Goodwin Johnson, Mayor

Janette M. Bower, MMC, City Clerk

CITY OF PALMER
INFORMATION MEMORANDUM NO. 12-055
RESOLUTION NO. 12-033

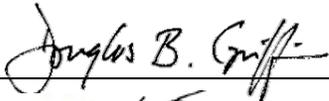
Subject: Resolution No. 12-033: Accepting and Appropriating Grant No. 13-DC-411 in the Amount of \$725,000 from the State of Alaska Department of Commerce, Community and Economic Development for the MTA Events Center Expansion Phase 2

Agenda of: July 24, 2012

Council Action: Adopted

Approved for presentation by:

City Manager
City Attorney
City Clerk





Certification of Funds:

Total amount of funds listed in legislation:	\$ <u>725,000</u>
This legislation (√):	
<input type="checkbox"/> Has no fiscal impact	
Creates:	
<input type="checkbox"/> A negative fiscal impact in the amount of:	\$ _____
<input checked="" type="checkbox"/> A positive fiscal impact in the amount of:	\$ <u>725,000</u>
<input type="checkbox"/> Funds are budgeted from this (these) line item(s):	\$ _____
<input checked="" type="checkbox"/> Funds are not budgeted. Budget modification is required. Affected line item(s):	
<input checked="" type="checkbox"/> 08-00-00-4143 Revenue Line Item – Grant 13-DC-411	\$ <u>725,000</u>
<input checked="" type="checkbox"/> 08-10-08-6225 Expenditure Line Item	\$ <u>725,000</u>
<input type="checkbox"/>	\$ _____
Unrestricted/undesignated fund balance (after budget modification)	\$ _____
Director of Finance signature certifying funds:	

Attachment(s):

- Resolution No. 12-033
- Grant Agreement

Summary statement: The City was awarded a grant in the amount of \$725,000 from the State of Alaska Department of Commerce, Community and Economic Development for the completions of the MTA Events Center Expansion Phase 2.

Background: Council approved Phase 2 Expansion of the MTA Events Center as Priority 5 of the City's Capital Projects list on October 25, 2011. The City originally was requesting \$500,000

from the State Legislature for this expansion, but revised its capital request by \$225,000 on March 13, 2012 to bring the total project request for funding to \$725,000.

Administration recommendation: Adopt resolution no. 12-033.

Introduced by: City Manager Griffin
Introduced: July 24, 2012
Action: Adopted
Vote: Unanimous

Yes:	No:
Best	
Vanover	
Combs	
DeVries	
Johnson	

CITY OF PALMER, ALASKA

Resolution No. 12-033

A Resolution of the Palmer City Council Accepting and Appropriating Grant No. 13-DC-411 in the Amount of \$725,000 from the State of Alaska Department of Commerce, Community and Economic Development for the MTA Events Center Expansion Phase 2

WHEREAS, the City of Palmer has been awarded a State of Alaska Department of Commerce, Community and Economic Development grant no. 13-DC-411 in the amount of \$725,000; and

WHEREAS, the funds will be used to assist the City in completing improvements for the MTA Events Center Expansion Phase 2; and

WHEREAS, funds must be accepted and appropriated prior to expenditure of said funds.

NOW, THEREFORE, BE IT RESOLVED, that the Palmer City Council accepts and appropriates grant no. 13-DC-411 from the Alaska Department of Commerce, Community and Economic Development for the expansion of the MTA Events Center Phase 2 and authorizes the city manager to execute the documents required under the grant agreement.

Passed and approved by the City Council of the City of Palmer, Alaska this twenty-fourth day of July 2012.

DeLena Goodwin Johnson, Mayor

Janette M. Bower, MMC, City Clerk

Agency: Commerce, Community and Economic Development

Grants to Municipalities (AS 37.05.315)

Grant Recipient: Palmer

Federal Tax ID: 92-6000194

Project Title:

Project Type: Remodel, Reconstruction and Upgrades

Palmer - MTA Events Center Expansion Phase 2

State Funding Requested: \$725,000

House District: Mat-Su Areawide (13-16)

Future Funding May Be Requested

Brief Project Description:

This request will complete Phase II expansion of the MTA Events Center and allow the facility to play a major role in disaster response. Bleachers, lighting upgrades, parking lot repairs and construction, emergency generator installation, entry canopy, drainage and landscaping improvements are included.

Funding Plan:

Total Project Cost:	\$1,960,885
Funding Already Secured:	(\$1,235,885)
FY2013 State Funding Request:	<u>(\$725,000)</u>
Project Deficit:	\$0

Funding Details:

In 2010 the City began expansion of the MTA Events Center. The City funded \$638,090 from the General Fund; \$47,795 was received from the Palmer Hockey Association and has a further funding commitment of \$150,000 from Matanuska Telephone Association for naming rights. The State Legislature appropriated \$400,000 to this project in 2011.

Detailed Project Description and Justification:

This multi-purpose facility provides recreational opportunities for Palmer and the surrounding areas. This expansion will increase use as a community gathering place, for sporting events such as hockey, ice skating, and soccer, and open opportunities for trade shows, community meetings, and many other public events.

Phase II will additionally allow the facility to be used as a regional evacuation staging point, logistical supply staging area, or a mass fatality storage area during a major emergency or disaster. Alaska's Homeland Security and Emergency Management and the Matanuska-Susitna Borough Emergency Operations Plan are supportive of this project, and the City will update them to reflect these uses for the facility in Palmer.

Prior funding allowed for a single bay extension to the existing metal building; installing ADA compliant restrooms accessible both from indoors and outdoors; building additional locker facilities; and providing illuminated signage.

The second component, to be funded by this request, will increase seating capacity to 1100 and install an ADA compliant elevator, expand and improve the parking lot, add exterior lighting, and install an entrance canopy on the southwest corner of the building.

Emergency use of this facility as a regional evacuation staging point, logistical supply staging area, or a mass fatality storage area requires backup electrical power generation. The second component of Phase II includes electrical

engineering, purchase and installation of a backup power generator and transfer switch.

Project Timeline:

Upon 2012 funding approval and receipt, design work will begin when the grant has been accepted. Construction will then begin as soon as feasible in 2013.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

The City of Palmer

Grant Recipient Contact Information:

Name: Douglas Griffin
Title: City Manager
Address: 231 W. Evergreen Avenue
Palmer, Alaska 99645
Phone Number: (907)761-1317
Email: dgriffin@palmerak.org

Has this project been through a public review process at the local level and is it a community priority? Yes No

For use by Co-chair Staff Only:

4:20 PM 5/2/2012

CITY OF PALMER, ALASKA
Request for Proposals

June 11, 2013

REQUEST FOR PROPOSALS

RFP # 13-08-PW

**ARCHITECTURAL SERVICES
FOR
MTA Events Center Pedestrian Entrance Canopy**

The City of Palmer (City) is seeking proposals from qualified professional architectural firms to prepare plans, specifications and a cost estimate for a pedestrian entrance canopy at the MTA Events Center located at 1317 Kerry Weiland Way, Palmer, AK 99645.

Proposals must be received prior to 10:00 AM Alaska Daylight Time on Monday, July 1, 2013 at the Palmer City Hall Customer Service Counter located at 231 W. Evergreen Avenue, Palmer, Alaska 99645-6952. Office hours are 8:00 a.m. to 12:00 p.m., and 1:00 p.m. to 5:00 p.m., Monday through Friday. Time of receipt will be as determined by the Customer Service Counter Time Stamp. Proposals received after the stipulated date and time will not be considered and will be returned unopened. Facsimile, email, or any other electronic submittals will not be accepted.

A copy of the Request For Proposal may be obtained from the City of Palmer website at: www.cityofpalmer.org. Click on Bids and Proposals.

Proposals will be publicly opened and the name of each proposer read aloud and recorded as a matter of public information within thirty (30) minutes after the receipt time and date have past. **PROPOSED PRICING WILL NOT BE READ AT THE PUBLIC OPENING.**

For information about this solicitation, contact Tom Cohenour, Director of Public Works by telephone at 907-761-1350 or 907-863-0741 or by email at tcohenour@palmerak.org. All correspondence should include the project title.

The City of Palmer reserves the right to reject any and all proposals and to waive any informalities in procedure. Thank you for your interest in this project.



July 1, 2013

City Clerk
City of Palmer
231 W. Evergreen Avenue
Palmer, Alaska 99645

Subject: RFP # 13-08-PW Architectural Services
MTA Events Center Pedestrian Entrance Canopy

Architects Alaska is pleased to present our qualifications for your planned pedestrian entrance canopy at the MTA Events Center. To provide all the design services for the pedestrian canopy at the southwest corner of the events center building we have assembled a team of engineers and other consultants to support our design work specifically chosen to match the needs of your project in an efficient manner.

The sub-consulting firms and the services they provide include:

- PND Engineers, Inc., Anchorage and Palmer, Alaska: Structural Engineering
- Northern Electrical Engineering Consulting, Inc., Anchorage, Alaska: Lighting Design
- HMS, Inc., Anchorage, Alaska: Cost Estimating

We have years of experience working with these firms which allows us to easily get started as well as efficiently coordinate our work, a key requirement of this project for a quick turnaround of the design work. We have also proposed a minor adjustment to the design schedule to allow time to explore multiple concepts for the new entrance while still maintaining your original design services deadline. Please refer to our Project Approach and the proposed schedule under the Management Plan sections of our responses.

We look forward to working with the City of Palmer and appreciate this opportunity to present AAI's qualifications for this as well as any future projects you may have planned.

Architects Alaska, Inc.
Incorporated in the State of Alaska

A handwritten signature in black ink, appearing to read "Mark A. Kneedler", written in a cursive style.

Mark A. Kneedler, AIA
President

Project Approach

A building's entrance makes one of the first impressions on the public of what awaits inside and should express the personality of the building. To journey through the building is to experience the architecture of the building, and for most people, the building's entrance is the beginning of that journey. This is why Architects Alaska pays particular attention to the development of our building entrances. Our goal is to make a building's entrance inviting as well as calling attention to itself, so that those coming to the building can quickly find the way in and feel invited as well.

To create the new pedestrian entrance canopy for the MTA Events Center we have developed the following Project Approach, which describes our methodology to undertake the work and produce the project on time. As in all our projects, this is a collaborative effort between you and our team of architects and engineers. We facilitate this effort by hosting workshops, which allow us a free and quick exchange of information, to review work completed, and to plan the work needed for the next step.

The design of the MTA Events Center pedestrian entrance canopy is on a very tight schedule so we are proposing a slightly modified schedule from the proposed schedule in the RFP so that we can give ourselves the time to explore more than one option for a conceptual design of the canopy. To do this, we are proposing that the 35% design phase started as soon as possible following the Notice of Intent to Award, but before contract award by the City Council. Architects Alaska will do this at our risk, and should contract negotiations fail there is no financial risk to the City. It is our way of assuring adequate time to do a good job, which we feel is important for both the City and AAI.

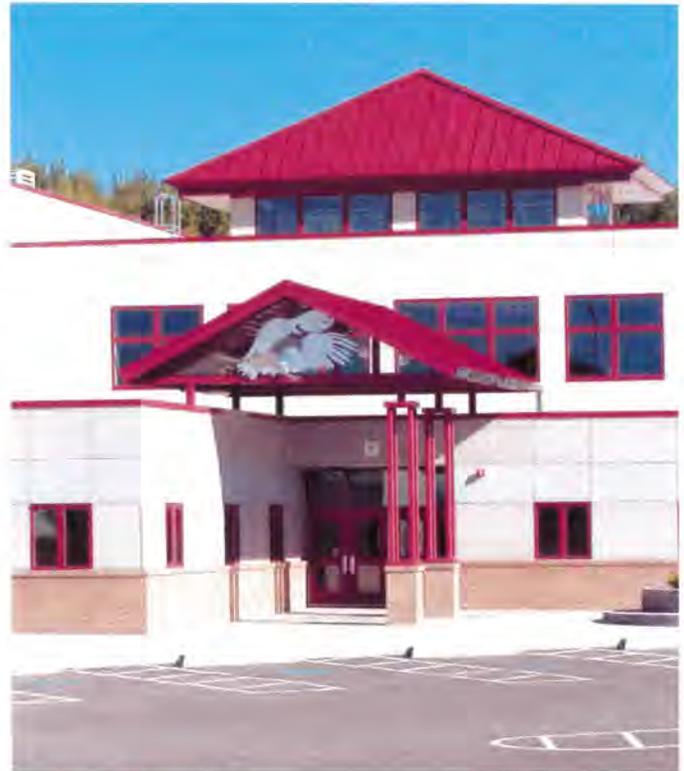
METHODOLOGY

35% Design Phase

Workshop 1 - ASAP: As soon as possible after the City issues the Notice of Intent to Award, we will schedule Workshop 1. We plan to schedule Workshop 1 to allow you time to gather any information and record documents of the Center's construction you may have that will be helpful to our work designing the new entrance canopy and to meet the schedules of your stakeholders. The goal of this half-day workshop is the gathering of your needs, to determine your perception of the Center as well as how the new entrance should appeal to the public.

Design Work

From the information gathered at Workshop 1, Architects Alaska's staff will enter the information into our CAD system and start to develop up to three concepts for the new entrance. The first part of this design work is exclusively the work of AAI to minimize risk to our engineering and



Houston High School

Cost-estimating consultants until execution of the design contract. To complete the design work, a cost estimate for each option is prepared for submission along with the conceptual designs.

Workshop 2 - July 31, 2013: AAI will host Workshop 2 to present conceptual design work of the 35% design phase. The proposed date is about one week earlier than the scheduled date in the RFP. AAI will present each concept, each concept's pros and cons, and each concept's costs for discussion and input from the stakeholders. From this workshop, we anticipate the selection of a preferred concept to move forward to the 65% design phase. In addition, as we find in many cases, our discussions may generate a new concept from the positives aspects of the concepts developed during the conceptual design work.

65% Design Phase

From the approved concept resulting from Workshop 2, the entire design team will develop a 65% construction document package. Deliverables include 65% complete plans, elevations, and sections, framing plans and lighting plans. From these drawings a cost estimate will be prepared that will be accurate enough for the rest of the project.

Workshop 3 - August 13, 2013: AAI will host Workshop 3 to present the 65% design package. This is a hands-on review with the stakeholders and design team to discuss the design and costs with any agreed upon changes noted for inclusion in the final design work.

100% Design Phase

From the approved 65% design package resulting from Workshop 3, final 100% design documents are prepared. Deliverables include 100% complete plans, elevations, sections, framing plans, lighting plans, details and specifications. Depending on the level of detail desired by the stakeholders, specifications may be sheet specifications or CSI formatted book specifications.

Workshop 4 - August 20, 2013: AAI will host Workshop 4 to present the 100% design package and respond to any questions the stakeholders may about the project.

Owner Review - August 21 to August 26, 2013: Please take as much time as you wish to review the construction documents. We have scheduled a week, but the time is yours to determine. The design team will address any comments from the Owner's review in writing and make any needed changes to the construction documents prior to submitting for permits.

Permitting - tentatively August 27, 2013: Upon completion of the Owner's review, and any changes to the construction documents, AAI will prepare applications for plan reviews and submit the documents to the State Fire Marshal as well as the City of Palmer Department of Community Development for plan reviews and permits. Depending on your schedule for selection of a construction contractor, any changes required as a result of the plan reviews either changes can be made to the documents, or addenda issued if the project is out for bid.



Teeland Middle School Entrance

Mat-Su Senior Services Building



Firm Experience

Architects Alaska has provided professional design services in Alaska for over 60 years. With offices in Wasilla and Anchorage, we maintain a staff of 30 employees, including licensed architects, project designers, CADD operators, and administrative/support personnel split between our two offices. Key members of our design team, including the project manager, work in the Wasilla office.

Architects Alaska has provided design and construction administration services on a variety of public and private projects. Relevant projects to the MTA Events Center Pedestrian Entrance Canopy include the following:

South Colony Apartments

WASILLA, ALASKA



AAI Staff: Andy Simasko, AIA

Reference: John Weaver, Valley Residential Services
907-357-0273

Description: This six-unit apartment complex was designed to emulate Palmer's "Colony Style" buildings for adults with developmental disabilities. The apartments are two bedroom units designed to accommodate two adults or a small family. First floor apartments are fully accessible, one with a roll-in shower, and the upper floor apartments are all "adaptable" units. Each apartment features their own direct exterior access, with the lower floor units having a small patio, and the upper level units their own balcony. Common facilities include a manager's office and shared laundry room.

Architects Alaska provided pre-development design and cost estimating services for the grant application on this project, as well as full design and construction administration.

Frontiersman Press Building

WASILLA, ALASKA



AAI Staff: Andy Simasko, AIA

Reference: Mark Kelsey, Mat-Su Valley Frontiersman,
907-352-2255

Description: The Frontiersman Press Building is a 9,600 SF, pre-engineered steel building with custom exterior enclosure to provide a contemporary image for this highly visible facility. The facility houses the printing press, image setting rooms, plating rooms, locker room with separate shower, employee break room and offices for the printing plant managers. The plant and business office connect with an enclosed, heated hallway. Located behind a large window unit at the front entrance is the focus of the project, a 9-unit Goss Community SC Press which allows the public to observe the printing press in action.

The Owner interviewed the contractors after Architects Alaska completed the preliminary design work. Based on the contractors' qualifications rather than low bids, the Owner selected Collins Construction. Collins worked with Architects Alaska providing estimates and value engineering as the design and construction documents were developed. Collins completed the new building one month ahead of schedule and approximately \$280,000 under budget.

Mat-Su Senior Services Building

PALMER, ALASKA



AAI Staff: Andy Simasko, AIA; Claudia Pinard

Reference: Richard Tubbs, Palmer Senior Citizens Center
907-745-5454

Description: Completed in 2011, the new facility is the headquarters of Palmer Senior Citizens Center, Inc., which serves the growing senior population of the Matanuska-Susitna Borough as Mat-Su Senior Services. The state-of-the-art facility consolidates the multitude of offices for the services provided by Mat-Su Senior Services into a central location from their locations throughout Palmer.

The building's construction features insulated concrete form (ICF) basement/foundation walls, steel and wood framing, concrete masonry unit (CMU) bearing walls, wood I-joint floor framing, pre-engineered wood roof trusses and steel framed and metal deck roof structural systems, single-ply TPO and metal roofing systems, fiber cement and metal panel siding, high performance insulated glazing and door systems, energy efficient HVAC and lighting systems, an NFPA 13 automatic fire sprinkler system and a fire alarm system. Two hydraulic elevators serve the facility.

Chugach Estates Independent Living Senior Housing

PALMER, ALASKA



AAI Staff: Andy Simasko, AIA

Reference: Richard Tubbs, Palmer Senior Citizens Center
907-745-5454

Description: Chugach Estates is a 31,000 square foot independent living senior housing facility containing twenty-five single bedroom and six two-bedroom apartments, each with an exterior deck or patio. The apartments are located on three floors with social spaces spread throughout. The first floor includes a waiting area and large great room near the entrance, a small lounge at the opposite end, a housing office and a public restroom. An ADA compliant elevator accesses all floors and all units are fully accessible. The second and third floors include laundry rooms for use by the residents, small lounges at one end of the central corridor, and lobby spaces off the elevator at the other end of each corridor. Access to the rooftop terrace is from the third floor lobby.

The Palmer Senior Citizens Center selected Architects Alaska and the contractor to start design under a Construction Manager/General Contractor (CM/GC) delivery method. The team provided preliminary design and cost estimates used to secure funding from a variety of sources. After securing funding the team, working in conjunction with the Palmer Senior Citizens Center and their partner, Cook Inlet Housing, completing the remaining design work and cost control. Architects Alaska and the contractor met monthly with the owners to review progress and submitted formal design submittals for review at 35%, 65% and 95% design completion milestones. The contractor completed the project on budget and on schedule.

Proposed Project Team

The Architects Alaska management team consists of:

Principal in Charge/PM **Andy Simasko, AIA**
Project Architect **Claudia Pinard**

Our consultant team lead personnel are:

Structural Lead **F. Charles Kenley, PE - PND**
Electrical Lead **James Parker, PE - NEECo**
Cost Estimating **Ehsan Mughal, HMS, Inc.**

Resumes and professional licenses for our proposed project team are attached as applicable. Roles and responsibilities for this contract include the following:

ANDY SIMASKO, AIA

Principle in Charge / Project Manager - Architects Alaska
Leading the design team as the Project Manager is firm Principal, Andy Simasko, AIA. Mr. Simasko has over thirty-five years of architectural experience in Alaska and Montana.

As the Principal-in-Charge/Project Manager for this project, Andy is responsible for the overall performance of the design team. He has full authority to commit the resources of the firm to the completion of this contract.

CLAUDIA PINARD

Project Designer - Architects Alaska
As the Project Designer Mrs. Pinard has worked with Mr. Simasko on several past projects and has experience in the developing technical details, particularly with the exterior enclosure of buildings, such as roofing and exterior wall construction. She is skilled at construction administration and will be a strong asset to the design team.

F. CHARLES KENLEY, PE

Structural Engineering Lead - PND
As the Structural Engineering Lead, Mr. Kenley will be responsible for managing the structural design of this project. He will attend all design meetings, coordinate the work with Architects Alaska, and will act as the point of contact for all Structural Engineering.

JAMES PARKER, PE

Electrical Engineering Lead - NEECo
As the Electrical Engineering Lead, Mr. Parker will oversee the electrical design, preparation of the electrical drawings and specifications.

EHSAN MUGHAL

Cost Estimating - HMS Inc.
Mr. Mughal will serve as Project Estimator for the construction cost estimates for this project. He will be responsible for providing detailed quantity surveys, developing labor rates, estimate preparation and quality control.



Pet Zoo Entrance

CONSULTANT TEAM

PND Engineers (PND)

PND is an Alaska corporation formed in 1979 as Peratrovich and Nottingham, and currently operating as PND Engineers. Its main office is in Anchorage, Alaska, with branch offices in Palmer, Juneau, Seattle, and Ft. Collins, Colorado. PND has 110 full-time employees, more than half of which are licensed engineers or a surveyor, ranking it among Alaska's largest engineering firms. Over the past 32 years, many PND design solutions have been sufficiently innovative to receive national awards and worldwide press attention.

Northern Electrical Engineering Consulting (NEECo)

NEECo is a professional electrical engineering firm. James Parker, P.E. formed NEECo in January 2010, as a spinoff of Thompson Engineering. Mr. Parker was in the equivalent position with Thompson Engineering since 1989 and has many years of experience in the industry.

HMS Inc.

HMS Inc. is an independent cost-consulting firm specializing in the preparation of construction cost estimates at all phases of design. Since 1980, they have been providing owners and industry professionals with detailed, objective information representing the scope and complexity of the project under construction.

Over their 33-year history, their experience encompasses projects ranging from under \$50,000 to over \$200 million. Assignments comprise a broad assortment of facilities such as airports, museums, educational facilities, medical facilities, clinics, hotels, housing, office buildings, historic renovations, garages, utilities and site work, to name a few. They provide estimates for all phases of design: budgeting, new construction, repairs, renovations, additions and fire damage.