

**CITY OF PALMER
ACTION MEMORANDUM NO. 13-061**

Subject: Authorize the City Manager to Negotiate and Enter Into a Professional Services Agreement with Coffman Engineers for Professional Services to Design Heating System Improvements for City Buildings in an Amount Not To Exceed \$55,481

Agenda of: October 8, 2013

Council Action: Authorized

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>55,481.00</u>
This legislation (√):	
<input type="checkbox"/> Has no fiscal impact	
Creates:	
<input checked="" type="checkbox"/> A negative fiscal impact in the amount of:	\$ <u>55,481.00</u>
<input type="checkbox"/> A positive fiscal impact in the amount of:	\$ _____
<input type="checkbox"/> Funds are budgeted.	
Funds are budgeted from this (these) line item(s):	
a) ➤ 08-10-09-6225 (Grant 13-DC-233)	\$ <u>43,048.00</u>
b) ➤ 08-10-12-6253 (Grant 13-DC-421)	\$ <u>12,433.00</u>
a) Funds originally budgeted in line item :	\$ _____
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):

- DCCED Grant 13-DC-233 Narrative
- Request For Proposals
- Total Point Ranking Summary
- Coffman Engineers Proposal

Summary statement: The City of Palmer received grant 13-DC-233 from the Department of Commerce, Community, and Economic Development (DCCED) in the amount of \$167,000. The grant scope of work included a new boiler in City Hall and the Public Works Shop, plus exterior City Hall improvements including sidewalk and drainage renovations and new rain gutters. The City issued two Request for Proposals in June 2013: one for "City Hall HVAC Upgrades" and one for "City Hall Site Improvements."

Regarding the "City Hall Site Improvements" project, the City solicited and, on July 15, 2013, received design proposals. The ranking committee chose R & M Consultants, Inc. for the work. However, because the \$167,000 DCCED grant will be entirely spent on the City Hall and Public Works Shop heating system improvements, there is no funding available for the "City Hall Site Improvements" project. R & M Consultants has been notified that the City will not move forward on the exterior improvements project until funds are available.

Regarding the "City Hall HVAC Upgrades" project, a Request for Proposals for engineering design services was publicly solicited on June 11, 2013. The Request for Proposals' scope of work focused only on a new heating, ventilation and air conditioning (HVAC) system for City Hall. Six proposals were received and publicly opened and read aloud on July 9, 2013. The six proposals were independently reviewed and scored by the following individuals:

- Greg Wickham; Superintendent of Public Works
- Victoria Paulson; Grants/Contracts Reviewer, Public Works
- Sandra Garley; Director of Community Development
- Lance Ketterling; Police Commander
- Mike Rabe, P.E.; Civil Engineer, CRW Engineering

Total point scoring for the six firms is as follows:

<u>FIRM</u>	<u>POINTS</u>
Little Susitna Construction Company, Inc.....	402
Jernstrom Engineering, LLC.....	380
Coffman Engineers.	459
F. Robert Bell and Associates.....	421
Uni-Group Engineers, Inc.	423
PDC Inc. Engineers.....	440

The \$167,000 DCCED grant is intended for new boilers in both City Hall and the Public Works Shop, and exterior City Hall improvements. As mentioned above, the exterior improvements will not be done due to a lack of funding. Another DCCED grant (DCCED 13-DC-421) includes funds to replace the boiler in the Public Safety Building. Given the similarity of these three boiler replacements, it makes sense to consolidate them into one design agreement with Coffman Engineers. This is the structure of the Professional Services Agreement that is the subject of this action memorandum.

The scope of work with Coffman Engineers includes the design of boiler replacement and related heating system improvements at City Hall, the Public Works Shop and the Public Safety Building. However, the \$167,000 State grant for the City Hall and Public Works Shop work may not be enough to fund both boiler replacements. There will be an estimate of construction costs as part of the design process. That estimate will tell us if the \$167,000 grant will cover the heating system project costs for these two buildings, or if additional funds are required.

It is recommended that the city manager be authorized to negotiate and enter into a Professional Services Contract with Coffman Engineers to prepare designs for heating system improvements at City Hall, the Public Works Shop and the Public Safety Building.

Administration recommendation: Approve action memorandum 13-061.

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: Maintenance and Repairs**

Palmer - City Facilities Improvements

State Funding Requested: \$167,000
One-Time Need**House District: Mat-Su Areawide (13-16)****Brief Project Description:**

This project is comprised of sidewalks and drainage renovations, gutters, and boiler replacement for the old Palmer City Hall and boiler replacement in the Public Works Shop.

Funding Plan:

Total Project Cost:	\$167,000
Funding Already Secured:	(\$0)
FY2013 State Funding Request:	(\$167,000)
Project Deficit:	\$0

*Funding Details:**The State has not provided funding for this project.***Detailed Project Description and Justification:**

This project is broken into two smaller projects, in priority order:

1. Conditions at City facilities have caused multiple injuries to staff and continue to deteriorate with the potential to create future injuries. The boiler has been repaired many times and is inefficient, unreliable and needs to be replaced. Sidewalks, steps and walkways, and improper drainage create multiple hazards and are in need of renovation. Roof gutters should be installed on City Hall. The flow of traffic in the front parking lot creates a hazard for employees and for the public. This project will engineer proper drainage so the water does not run onto the sidewalk and will also provide a uniform level for walking. This will maintain the aesthetics while providing a safe walking path for people to enter the building.

2. The boiler in the Public Works Building has reached the end of its useful life and is in need of replacement. A new model will be more energy efficient and save the City money in maintenance and fuel costs.

Project Timeline:

If this project receives legislative funding, design work would begin upon funding notification in 2012, with construction to commence in the summer of 2013.

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

City of Palmer

CITY OF PALMER, ALASKA
Request for Proposals

June 11, 2013

REQUEST FOR PROPOSALS

RFP # 13-07-PW

**ENGINEERING SERVICES
FOR
City Hall HVAC Upgrades**

The City of Palmer (City) is seeking proposals from qualified professional engineering firms to prepare engineering plans, specifications and a cost estimate to improve the heating, ventilating, and air conditioning system at the City Hall building located at 231 W. Evergreen Avenue, Palmer, AK 99645.

Proposals must be received prior to 9:00 AM Alaska Daylight Time on Tuesday, July 2, 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.**

A non-mandatory meeting for a tour of the project site and a discussion of the proposal will be held at 1:30 p.m. Local Time, Wednesday, June 19, 2013 at Palmer City Hall located at 231 W. Evergreen Ave, Palmer, AK 99645.

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.

COPY 4

Response to Request for Proposal



CITY OF PALMER

PROPOSAL FOR ENGINEERING SERVICES

CITY HALL HVAC UPGRADES

RFP # 13-07-PW

DUE: Tuesday, July 9, 2013 at 9:00am ADT

Submitted By: Coffman Engineers
800 F Street
Anchorage, AK 99501
907.276.6664

Index

Coffman Engineers		i	Cover Page
		ii	Index
		iii	Cover Letter
	Proposal Page 1		1. Project Approach / Timeline
	Proposal Page 4		2. Firm Experience
	Proposal Page 8		3. Qualifications of Key Personnel
	Proposal Page 11		4. Management Plan
	Attachment 1		Resumes
	Attachment 2		Licenses and Insurance
	Attachment 3		Corporate Resolution for Signatory Authorization



COFFMAN ENGINEERS is a multidiscipline engineering firm that brings creativity to our designs, proven results in practical engineering solutions, and all this is reflected in the lasting relationships we have with our clients.



July 8, 2013

City of Palmer
231 W. Evergreen Ave.
Palmer, Alaska 99645-6952

Reference: Palmer City Hall HVAC Upgrade Proposal - RFP# 13-07-PW

Dear Mr. Cohenour:

Coffman Engineers, Inc. (Coffman) is pleased to be given the opportunity to offer our services to the City of Palmer (City) for performance of HVAC Upgrades to the Palmer City Hall. The work we propose to perform includes a study of the existing HVAC systems, as well as the design of the corrective items from the study that are accepted by the City. The deliverables will include a design study report, 65% design and 100% design packages including cost estimates with each of the three submittal packages.

Coffman's team includes civil, structural, mechanical and electrical engineering services, as requested in the RFP. These engineering services will be performed by our staff located in our Anchorage office. In addition to the above engineering services, we are also including Architects Alaska for architectural support and HMS for professional cost estimating.

In addition to the basic services requested in the RFP there are additional services that we are prepared to offer that might be cost effective and advantageous to the City. These additional options include: a comprehensive energy audit; engineering construction administration services; and commissioning of the new HVAC system. The energy audit could be particularly beneficial in securing certain energy conservation related grants. We will further discuss these additional services as we finalize the project scope with representatives from the City.

We acknowledge receipt of Addendum No. 1, dated June 28, 2013 and Addendum No. 2 dated July 8, 2013.

We look forward to the opportunity to work with the City of Palmer to accomplish the goals of this project.

Sincerely,



David Gardner, P.E.
Managing Principal, Vice President

I. Project Approach / Timeline

Scope of Work

The scope of work that Coffman Engineers, Inc. (Coffman) will address is as described in the RFP and as further understood during our site visit. Coffman proposes to provide multidiscipline engineering services to complete the scope as described. These services will include mechanical, electrical, structural, and civil engineer as-needed. Further details of our multidiscipline engineering capabilities can be in our Firm Experience on page 4.

We understand the various scope elements to include the following items:

1. Provide a study to identify shortcomings of the existing HVAC systems and recommend improvements to the City of Palmer (City).
2. An upgraded high efficiency central boiler plant will be evaluated for replacement of the existing central plant.
3. The glycol heating piping and pumping system will be upgraded as necessary to better serve the individual and overall building heating needs.
4. Pipe insulation will be provided on all heating piping to save energy and reduce the overheating that is apparently being experienced in some areas. During the site visit we observed that much of the heating piping was not insulated.
5. The terminal heating units (baseboard units and unit heaters) will be replaced or augmented with new units that will provide the appropriate amount of heat in each zone.
6. A ventilation system will be designed to provide outside air to meet code ventilation requirements.
7. Heat recovery ventilators will be considered to enhance the energy efficiency of the ventilation system, if they prove to be cost effective.
8. The existing exhaust systems will be evaluated and upgraded or modified where found to be deficient.

9. The existing window mounted and portable air conditioning units will be evaluated for upgrade to provide proper occupant comfort and space cooling in the office and IT area.
10. Cooling (air condition) and heating will be provided for the entire basement first floor.
11. The zone valves, controls and thermostats will be evaluated and upgraded as necessary to improve the comfort in the various occupant zones.
12. A snow melt system will be provided for the front entry sidewalks.
13. The design will include a phased construction approach in order to best utilize the construction funds as they become available.

We understand the above scope items are the basic items requested or implied in the RFP. If additional items are discovered during our inspection and investigation during the study phase, we will propose adding those items to the scope. The type, quantity, configuration, and capacity of the above system upgrades will be defined in more detail in the study phase of the project. See the “Methodology” section below for more information. We will work closely with the City of Palmer (City) after the study has been completed in order to prioritize and adapt the design to fit the available funds to accomplish the items that are most important to the City.

Our design goal will be to provide energy efficient systems that are as simple as possible in a configuration that is accessible and maintainable. We take great care in selecting appropriate systems and equipment and we have many successful projects with innovative and cost effective solutions for retrofit HVAC systems. High efficiency condensing gas fired boilers – which are up to 93% efficient – will be evaluated and incorporated if they prove cost effective. Use of a high delta-T hydronic heating system will save the initial cost as well as operating cost and will be given priority consideration for the project. Potential opportunities to capture recoverable heat using devices such as heat recovery ventilators

I. Project Approach / Timeline *(continued)*

for the ventilation system will be considered if space allows and if they are viable.

Where air conditioning is necessary and desired, a high efficiency, system will be considered. Variable refrigerant flow (VRF) utilizing scroll compressors and inverter speed control may prove to be an attractive and viable system.

Temperature controls, thermostats, zone valves, and other control equipment will be kept as simple as possible. Our suggested goal is to use simple unitary type controls rather than to include complex and expensive DDC type controls. In the event that DDC controls are desired by the City, we can design around DDC; however, the installation costs would most likely be higher.

Challenges

HVAC system renovations are typically more challenging than new construction due to the existing space limitations and accessibility issues. Walls, floors, and ceilings may need to be opened or cut and patched after the new equipment is installed. Pathways for bringing in a new boiler and moving it downstairs to get it into a boiler room may be challenging. Fortunately, we have dealt with the above situations many times in the past, and we can adapt systems and equipment to fit in limited spaces.

An additional challenge will be to install the new systems in a building that will be occupied during the construction. We will make every attempt to design retrofit upgrades that will minimize the inconvenience to the occupants. A phased construction approach will be utilized to allow the work to be accomplished while the building is occupied as well as to utilize construction funds that may not all be available at the same time.

Methodology

The methods that we will use have been developed through the successful completion of many similar evaluations, studies, and retrofit designs for buildings similar to the Palmer City Hall. We will carry out the work to fulfill the needs of this project in close

coordination with the City staff in or order to address the concerns regarding the HVAC systems in the City Hall. Our work will be carried out using the following approach:

1. Our initial efforts will work toward evaluating the existing conditions and deficiencies related to the HVAC systems for the purpose of preparing a comprehensive study.
2. We will begin by meeting with the City to obtain all available information, drawings and user input and concerns regarding the existing HVAC systems at the City Hall.
3. We will perform a detailed inspection of the building to gather all of the information needed to prepare the study.
4. The study will be prepared to clearly point out the nature and magnitude of the relevant deficiencies with recommendations for corrective measures. A preliminary design of the recommended systems will be included with the study. The projected construction costs of the recommended corrective measures will also be included with the study.
5. After a review of the study by the City, we will consult with the owner/user group and we will proceed with the design to include the accepted options that are identified in the study.
6. The 65% design will be prepared based on the above consultation and agreed upon scope as directed by the City. The 65% design package will include plans, outline specifications and an updated cost estimate.
7. After a review of the study by the City, we will incorporate the direction and input given by the owner/user group and we will further proceed with the design, taking it to the 100% phase. The 100% design package will include final plans, final specifications and an updated cost estimate.
8. After final design approval, Coffman will submit the design documents to the necessary code and regulatory authorities.

I. Project Approach / Timeline *(continued)*

During the course of performing the above tasks, the Coffman team members will visit the site multiple times in order to perform additional investigations and to determine constructability of the design. We will also be present for design review meetings after the submittal of each milestone package. We will also be available to answer questions and explain the design to assist the City in fully understanding our approach and solutions to the various problems related to the existing HVAC system. We will consult with the appropriate code and permitting agencies, as necessary, in order to provide a design that will meet with the approval of those agencies.

Timeline

The following proposed timeline will deliver design documents in time to advertise for bids, award, and start demolition work in the spring, which is about the time the existing central heating plant should not be necessary due to warmer temperature. The timeline will be re-evaluated and adjusted as necessary after the study has been completed and the refined scope of work has been developed. We will work closely with the City to develop a schedule that will meet your needs. A more detailed project schedule can be found on proposal page 11, section “4 - Management Plan.”

Proposed Timeline

- Notice to Proceed
- 26 days - Design study, preliminary plans
- 10 days - Receive feedback/comments from City
- 25 days - Submit 65% design
- 10 days - Receive feedback/comments from City
- 29 days - Submit 100% design
- 10 days - Receive feedback/comments from City
- 5 days - Deliver final documents to City; submit to Fire Marshal and other agencies for review

Subcontractors

While Coffman will self-perform nearly all work associated with this contract, we have included two additional subconsultants to supplement our in-house team of multidiscipline engineers.

Architects Alaska has the advantage of past experience in working in the City Hall building, and they will support our team for all required

architectural work on this project. We anticipate their effort to be minimal, but their expertise will be required to design repairs for the various modifications needed to update the City Hall HVAC system. Architects Alaska has a Wasilla office location, and members of their staff are familiar with the Palmer City Hall. Architects Alaska’s office address is as follows:

- Architects Alaska
191 E. Swanson Ave, Suite 203
Wasilla, AK 99654

The second consultant included on our team is HMS INC (HMS). HMS is a cost estimating company that Coffman routinely uses to develop construction cost estimates for Coffman’s designs. HMS has many years of experience developing estimates for HVAC projects. They also regularly work in the Palmer and surrounding area. HMS’s office address is as follows:

- HMS
4103 Minnesota Drive
Anchorage, AK 99503

Amount of Work Performed By Subcontractors

As previously stated, Coffman anticipates completing the majority of the HVAC design work in-house. We estimate our scope of work to include be 80% of the project effort. We estimate Architects Alaska’s involvement to be approximately 15% and HMS’s effort to be approximately 5%. The exact involvement and scope of work for each team member will be further defined upon developing the final scope of work.

2. Firm Experience

Introduction to Coffman

Coffman has created sustainable design solutions for Alaska engineering projects for nearly 35 years. Coffman is a collaborative company engaging in diverse projects with experience that includes serving as prime and sub-consultant on a wide variety of projects. Clients access powerful ideas from the many engineering disciplines offered by Coffman. Coffman's willingness to forge new paths with leading-edge technology and programs that are sensitive to real human needs, tempered with practical know-how, result in consistent client satisfaction.

Since its beginnings in 1979, Coffman has grown from a seven man structural firm focusing on Alaska industrial clients to what it is today: a firm with a depth of 250-plus professionals across offices in Anchorage, Alaska; Hagatna, Guam; Honolulu, Hawaii; Seattle and Spokane, Washington; and Los Angeles, California. Coffman offers structural, mechanical, electrical, civil, and corrosion control engineering as well as commissioning, project management, and pipeline integrity management. These multidiscipline services are applied across markets, and the Coffman staff includes engineers who are experts at designing nearly all facets of industrial, commercial, and government projects.

Mechanical Engineering

The City will find Coffman's team of mechanical engineers experienced and qualified to provide the high quality design they expect for the Palmer City Hall HVAC Upgrade project. Coffman's exceptional service and engineering in this area make us the highly capable choice for developing an energy efficient, sustainable, and maintainable HVAC upgrade design. As an Alaska-based engineering office, we understand Palmer's unique climate conditions and will develop a proper design that matches the project's functional needs.

Coffman will work closely with the City to understand the project requirements. Our very diverse background enables us to draw upon concepts ranging from heat recovery and alternative energy to precision air conditioning and ultra-efficient boiler technology. From the subtle to the obvious, details

are developed by using our engineering, energy, and renewable resource teams. These teams make available high quality forensic studies, energy audits, energy modeling, and life cycle cost analysis.

With energy efficiency, sustainability, and value as guiding principles, Coffman has engineered a wide variety of new and retrofit HVAC projects. Some examples include the latest proven technologies such as condensing boilers, inverter technology, ductless air conditioning with variable refrigerant flow, and electronically commutated motors. We tend to favor the benefits of variable speed motors, demand ventilation optimization, and cascading hydronics combined with floor radiant or snow melting systems. Most importantly, Coffman's significant experience assures that the Palmer City Hall will have a reliable HVAC system that is simple to operate and easy to maintain.

Our professional engineering services are augmented by our certified energy managers and auditors, certified measurement and verification (M&V) professionals, and certified commissioning agents. Although this project won't need every option available, the City can be assured that Coffman's professional engineering will accommodate whatever challenges arise. Our Alaskan experiences in fossil fuel and biomass (wood) boilers, cogeneration, and facilities for fuel oil, natural gas, and propane have been applied to custom, local, and pre-fabricated HVAC systems throughout the state.

Structural Engineering

Coffman's structural engineering department offers extensive design experience throughout Alaska. This experience covers a broad range of projects involving public, commercial, educational, military, and industrial facilities.

Our structural engineering capabilities include design and development of construction documents and limited contract administration services. We assist various owners in taking projects from conceptual ideas through completed construction documents and follow the project during the construction phase; reviewing shop drawings, answering questions and

2. Firm Experience *(continued)*

performing construction observations. We work closely with all members of the design team to offer solutions through our engineering expertise and experience.

Electrical Engineering

Coffman strives to provide the best services available to efficiently and reliably serve the needs of our clients. Providing electrical engineering services is an integral aspect of this goal as today's technological advancements and design criteria demand an ever-increasing standard of excellence in the electrical field. Coffman's capabilities include the following specific electrical engineering services:

- Electrical Power Systems Design
- Load Flow Studies
- Voltage Studies
- Power System Fault Current & Coordination Studies
- Arc-Flash Analysis
- Code Review and Evaluations
- Equipment Selection
- Technical Specifications
- Cost Estimating
- Energy Efficiency Studies
- Construction Services
- As-Built Systems Review
- Surveys and Inspections
- Control Systems Design

Introduction to Architects Alaska - Architectural Subconsultant

Founded by Edwin B. Crittenden, FAIA, in 1950, Architects Alaska has been privileged to participate in building Alaska from the territorial years, through Statehood, and into the twenty-first century. The company provides architectural services to variety of markets including public, commercial, education, housing, and health care.

With locations in Anchorage and Wasilla, Architects Alaska consists of a team of dedicated professionals who believe their work can make a difference. The firm is committed to exceeding the expectations of its clients, achieving design excellence, improving Alaska's communities, respecting the diverse

Alaskan environment, and actively encouraging the professional development of its staff.

Introduction to HMS - Cost Estimating Subconsultant

HMS has provided complete design estimating services for more than 30 years. The employee-owned company takes pride in working closely with designers, planners, and owners to provide accurate, comprehensive, and timely cost estimates. They also offer many related services including quantity survey, life cycle costing, value engineering, and regional cost analysis. HMS has an established record of success and customer satisfaction that have given them a reputation that is second to none in the industry.

HMS has more than 150 years combined experience in cost estimating work that spans the globe. Their diverse backgrounds and extensive skills provide clients with accurate reports that are timely, comprehensive, and reliable. The established staff at HMS brings stability and consistency to long term projects.

Project Experience - Alaskan Municipalities

Coffman regularly completes projects for various Alaskan municipalities. Our experience includes extensive work for the cities of Palmer, Wasilla, and nearby Anchorage. We have also worked closely with the Matanuska-Susitna Borough on several recent, notable projects. The following are representative examples of Coffman's experience working with Alaskan municipalities and specifically projects in-and-around Palmer.

Palmer Courthouse Addition

Palmer, Alaska

Coffman Engineers provided structural design services for multiple additions to the single story wood-framed courthouse that they originally designed in the early 1990's. Coffman provided drawings and specifications in several location in the building including a 328 SF addition in the sally port/judicial services area, a 7,641 sf addition for courtrooms and chambers, a 1,568 sf addition for jury assembly area, and a 248 sf library and entrance extensions.

2. Firm Experience *(continued)*

Palmer Police Dispatch Upgrade

Palmer, Alaska

Electrical engineering for procurement and installation of a standby generator to supply Police communications and dispatch equipment.

Meadow Lakes Fire Stations

Palmer, Alaska

Structural engineering for new wood frame building (stud walls, truss roof, slab on grade). Design was used as a prototypical design for fire stations in the Mat-Su Borough. Work included construction drawings and technical specifications.

Matanuska-Susitna Three School Fire Alarm Upgrade

Wasilla, Alaska

Electrical engineering evaluations and construction administration services to the existing fire alarm systems and design upgrades to bring fire alarm systems to 3 Matanuska-Borough School District schools. The construction administration services will include upgrading the existing fire alarm system at Wasilla Middle School, Glacier View School, and Swanson Elementary School.

Matanuska Valley Electric Association - Office Building HVAC Inspection

Palmer, Alaska

Mechanical engineering inspection and report on a new computer room air-conditioning system. The report included verification that the new system was installed and operating as required per plans and specifications and manufacturer's instructions.

Anchorage Municipal Light and Power - Power Plant 2 No. 5 Boiler HVAC Upgrade

Anchorage, Alaska

Mechanical engineering for the design of upgrades to the HVAC system for the Boiler 5 Building at Power Plant 2.

Anchorage Municipal Light and Power - Dispatch Building HVAC Upgrades

Anchorage, Alaska

Mechanical engineering services for the technical

design, bid assistance, and construction administration for a new packaged rooftop ventilation and air conditioning system.

E Street Snow and Ice Melt

Anchorage, Alaska

Mechanical and electrical engineering for the study and design of a 9-block section of E street in. The study investigated the various alternatives for accomplishing the project goals including various system types, system zoning, and types of central heat as well as the energy efficiency of the overall system. The project consisted of a hydronic radiant tube system imbedded in concrete and below concrete pavers. The radiant piping system utilizes cross linked polyethylene (PEX) tubing and high efficiency condensing gas fired boilers as well as a glycol antifreeze heating medium.

Project Experience - Federal and State

The following projects show Coffman's experience providing engineering services for HVAC systems for federal and State of Alaska projects:

AHFC Retrofit Energy Assessment for Loan (REAL) Investment Grade Audit Program

Various Locations, Alaska

Coffman completed Level 2 Investment Grade Energy Audit at Palmer High School, Wasilla High School, Trapper Creek, Talkeetna Elementary, Glacier View, Houston High School and the Palmer Administration Office as well as for 20 other schools and educational facilities throughout Alaska. The audits involved conducting a facility survey, creating a computer energy model, identifying cost-effective energy conservation measures, and delivering a report summarizing building conditions and recommendations. Coffman performed the audits on-time and on-budget for all 27 facilities, during which seven staff spent more than 4,000 hours of effort.

State of Alaska DOT&PF Anchorage Readiness Center HVAC Upgrade

Anchorage, Alaska

Mechanical, electrical and structural engineering services as well as commissioning to design a

2. Firm Experience *(continued)*

renovation for the existing HVAC system that would provide comfort cooling to designated areas of the Alaska Army National Guard Anchorage Armory located at Camp Carrol on Fort Richardson. The Armory is a facility of approximately 130,000 sf. It has two stories plus a basement and serves the needs of multiple government organizations. The design consisted of adding and integrating rooftop condensing units, direct-expansion cooling coils, and control dampers into the existing systems.

Anchorage Federal Building Energy Upgrade

Anchorage, Alaska

Mechanical engineering for the design of a chilled water system energy upgrade. Coffman was responsible for equipment selections, mechanical design, and overall team coordination in order to provide design build documents. Mechanical design provided variable flow modular units capable of total mechanical cooling of 670 tons. Design provided a reliable energy efficient design that fit into the existing building structure with minimal impact.

Building 732 HVAC Study and Repair

Fort Richardson, Alaska

Mechanical engineering for total of five forced air ventilation systems serving the facility, a vehicle maintenance building. Reportedly, the units had not functioned properly for several years. During cold weather (below freezing) the building could not be maintained at proper temperatures. Coffman recommended the existing unit heaters either be lowered, or replaced with larger units with more powerful fans. Coffman also recommended destratification fans be installed high in each maintenance bay in order to move the warm air down from the roof level to the floor level, to the occupied portion of the building.

United States Coast Guard HVAC Condition Survey

Attu, Shoal Cove, Port Clarence and Saint Paul LORAN Stations, Alaska

Mechanical engineering for performing HVAC condition surveys and preparing as-built drawings of the HVAC systems located at remote locations across Alaska.

State of Alaska DOT&PF - Governor's Office HVAC Study

Juneau, Alaska

Mechanical engineering for the study and cost forecast for the revision of the HVAC system to allow for the expansion of the Governor's office in the State Capitol Building in Juneau, Alaska.

State of Alaska - Goose Creek Correction Center

Wasilla, Alaska

Mechanical and electrical engineering and design for a new, 440,000 sf, 1,536 bed medium-security correctional center. The campus includes maintenance shops, warehouses, outside administration, education and support buildings. Coffman utilized energy modeling and advanced calculations to select the most cost efficient MEP systems and to assist the architect and contractor in selecting a highly-insulated envelop system where thermal bridging is virtually eliminated. Some of the features of the mechanical design included creative heat recovery concepts for the housing units, the kitchen and the dining room ventilation, cascading high efficiency modular boilers and a variable primary flow strategy for the modular chillers.

Coffman References

The following references can attest to Coffman's high bar of performance for projects similar to the Palmer City Hall HVAC Upgrade:

- **Kurt Steinert**, Municipality of Anchorage
steinertkw@ci.anchorage.ak.us
(907) 343-8272
- **Mike McGough**, Anchorage School District
mcgough_mike@asdk12.org
(907) 244-0350
- **Capt. Bradley Harris**, Project Manager, National Park Service
Bradley_Harris@partner.nps.gov
(907) 644-3383
- **Ron Moore**, University of Alaska Fairbanks
rmoore@fs.uaf.edu
(907) 474-5756

3. Qualifications of Key Personnel

Coffman Team

The following descriptions include the job duties and introductions to the personnel assigned to Coffman's in-house team. Complete resumes including more detailed and specific qualifications for each team member can be found in "Attachment 1 - Resumes" of this proposal.

Note that the individuals listed below are the leads for their respective discipline. These discipline leads will make certain that appropriate staffing will be maintained for the duration of the project.

Also note that approximate time commitments have been included for each individual listed below. These commitments are estimates and reflect the percentage of workload each individual anticipates dedicating to this project. The percentages will shift according to project stage, as certain stages will require more focus by certain individuals.

Dave Gardner, P.E.

Contract Manager

Licensed Alaska Civil Engineer: #CE8181

10% of time committed to this project

Dave is the general manager of Coffman's Anchorage office. In this role he serves as contract manager for nearly all of Coffman's Alaska contracts. He will work closely with the City on all contractual matters and will make certain Coffman fully complies with the contract. Dave has served in this role on many other municipal, State, and Federal contracts. Dave is also extremely familiar with the engineering design process, having served as a lead and principal engineer on dozens of projects in Alaska.

Dave's references:

- **Mark Wallace**, Corps of Engineers
mark.n.wallace@POA02.usace.army.mil
(907) 753-5660
- **Kate McIntyre**, Lower Kuskokwim School District
kmcintyre@lksd.org
(907) 543-4891

- **Mike McGough**, Anchorage School District
mcgough_mike@asdk12.org
(907) 244-0350

Bill McNeal, P.E.

Principal in Charge

Licensed Alaska Mechanical Engineer: #ME5489

30% of time committed to this project

As principal in charge of this project, Bill will oversee the entire design process. He will be the point of contact for the City and will facilitate all design interaction between the project team and City staff. In addition to overseeing the entire design process, Bill will provide regular input on mechanical design portion of the project. He will oversee the mechanical team, providing input and guidance, and quality control throughout the process.

Bill's references

- **Kathy Christy**, Northwest Arctic Borough School District
christykj@gci.net
(907) 442-3472
- **Mike McGough**, Anchorage School District
mcgough_mike@asdk12.org
(907) 244-0350
- **Ron Moore**, University of Alaska Fairbanks
rmoore@fs.uaf.edu
(907) 474-5756

Walter K. Heins, P.E., CxA, CMVP, CEM

Lead Mechanical Engineer

Licensed Alaska Mechanical Engineer: #9766

50% of time committed to this project

Walter will serve as lead mechanical engineer for this project. He will manage the mechanical design team and will work closely with Bill and the rest of the design team to deliver a mechanical design appropriate for this project. In addition to mechanical engineering, Walter has significant experience providing clients commissioning and various energy related services. This combined skillset allows Walter to provide clients with long term, efficient mechanical designs.

3. Qualifications of Key Personnel *(continued)*

Walter's references

- **Chari Roberts**, Alcan General
croberts@alcangeneral.com
(907) 563-8787
- **Capt. Bradley Harris**, Project Manager, National Park Service
Bradley_Harris@partner.nps.gov
(907) 644-3383
- **Carl John**, Lower Yukon School District
cjohn@loweryukon.org
(907) 591-2411

Tom Looney, P.E., LEED AP

Lead Electrical Engineer

*Licensed Alaska Electrical Engineer: #EE9369
20% of time committed to this project*

Tom has more than two decades of electrical engineering experience. He routinely serves as principal in charge of various types of projects, including mechanical and electrical system upgrades on various types of buildings. Tom will assign to this project the most qualified electrical engineering staff members. He will oversee the electrical engineering design effort and will interface closely with other team members to help deliver long term, cost effective, and energy efficient solution.

Tom's references

- **Bob O'Neill**, Venture Development Group
boneill@vdg-alaska.com
(907) 646-4644
- **Kurt Steinert**, Municipality of Anchorage
steinertkw@ci.anchorage.ak.us
(907) 343-8272
- **Burke Wick**, Chugach Electric Association
burke_wick@chugachelectric.com
(907) 762-4779

Mike Frison, P.E.

Lead Civil Engineer

*Licensed Alaska Civil Engineer: #CE11057
15% of time committed to this project*

Mike has been a practicing civil engineer in Alaska for more than 14 years. During this time, he has developed an intimate familiarity of the requirements for designing a wide variety of projects specifically for an arctic environment. As lead civil engineer for the project, Mike will oversee the preparation of all civil documents. As he does with all of his projects, Mike will maintain a high quality standard while providing the City with input and guidance for all civil related project elements. He will work closely with the design team and client to make certain the civil design fits within the scope, budget, and parameters set by the client.

Mike's references

- **Mike McGough**, Anchorage School District
mcgough_mike@asdk12.org
(907) 244-0350
- **Sandy Parr**, Anchorage Water and Wastewater Utility
sandra.parr@awwu.biz
(907) 564-2766
- **Marc Guzik**, Municipality of Anchorage
guzikma2@muni.org
(907) 343-8115

Will Veelman, P.E.

Lead Structural Engineer

*Licensed Alaska Civil Engineer: #CE7557
20% of time committed to this project*

Will has more than three decades of structural engineering experience. He is a principal at Coffman and oversees the company's structural department. As lead structural engineer for this project, he will oversee all structural design required for successful completion of the HVAC upgrade. His extensive Alaska experience includes projects at the Palmer Courthouse and the UAA Mat-Su Snodgrass Building Addition, both of which are located in Palmer.

Will's references

- **Kurt Steinert**, Municipality of Anchorage
steinertkw@ci.anchorage.ak.us
(907) 343-8272

3. Qualifications of Key Personnel *(continued)*

- **Bo York**, Hilcorp Energy Company
byork@hilcorp.com
(907) 777-8345
- **Mike McGough**, Anchorage School District
mcgough_mike@asdk12.org
(907) 244-0350

Subconsultant Team

The following descriptions include the job duties and introductions to the subconsultant personnel assigned to our team. Complete resumes including more detailed and specific qualifications for each team member can be found in "Attachment 1 - Resumes" of this proposal.

Andrew Simasko, AIA, LEED AP

Architect (Architects Alaska)

Licensed Alaska Architect: #A4861

15% of time committed to this project

Andrew will provide all architectural services required for this project. He has more than thirty five years of architectural experience in Alaska and Montana. His long history with Architects Alaska includes originally joining the firm when he was a college intern in 1975. Andy is now a principal with Architects Alaska and manages their Mat-Su office.

Andrew's references:

- **Richard Tubb**, Palmer Senior Citizen Center
(907) 745-5454
- **Dave Steadman**, Matanuska-Susitna Borough
(907) 745-9808
- **Nancy Bertels**, Sutton Library
(907) 745-4467

Louie Wieggers

Construction Cost Estimator (HMS)

20% of time committed to this project

Louie will provide all required cost estimating services for this project. He has been involved in the Alaskan construction industry since 1989, working as a Project Manager/Estimator on various projects. Since joining HMS Inc., he has performed estimating

quantity surveys, estimating and scheduling for various private and government projects. Several projects Louie has collaborated on involved HVAC related work, and he has extensive experience estimating projects in the Palmer area.

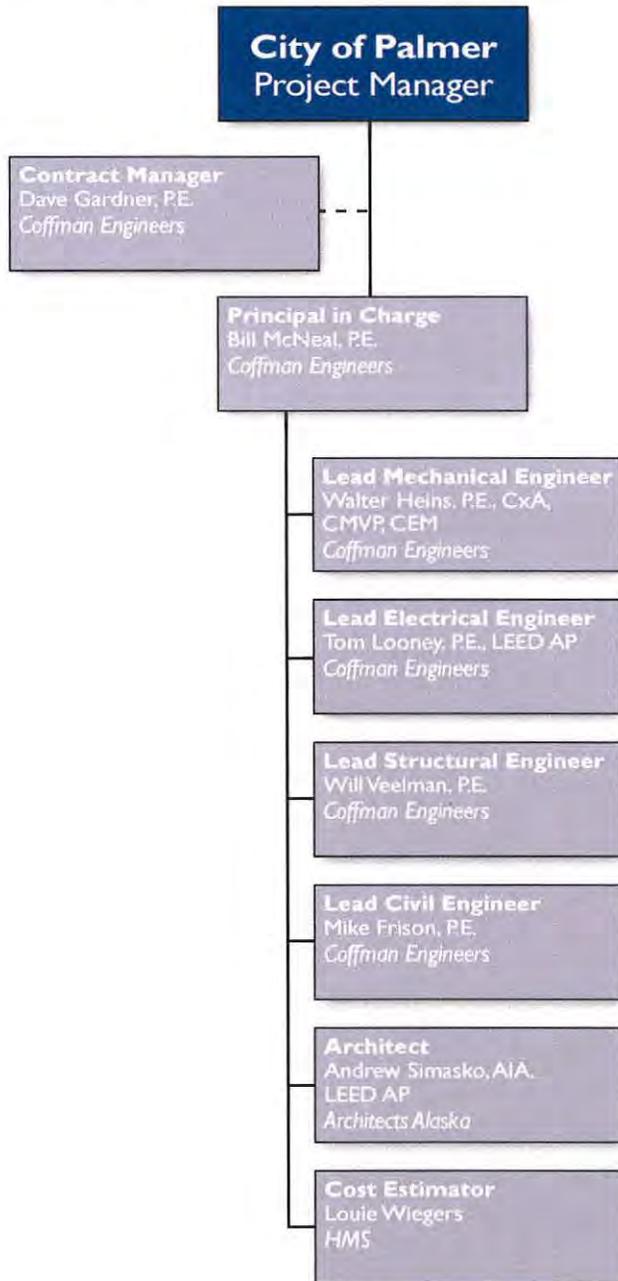
Louie's references:

- **Catherine Fritz**, City & Borough of Juneau
catherine_fritz@ci.juneau.ak.us
(907) 586-0452
- **Karl Reiche**, AIDEA
kreiche@aidea.org
(907) 771-3000
- **Ed Zernia**, Southcentral Foundation
ezernia@scf.cc
(907) 729-4970

4. Management Plan

Organizational Capacity

The following chart describes the organization of Coffman’s team for this project. Each noted staff member is fully dedicated to the successful completion of the Palmer City Hall HVAC upgrade project. Additional staffing resources will be dedicated as necessary throughout the duration of the project. A further description of staffing resources can be found in the following section labeled “Staffing.”



Staffing

As mentioned in the previous section, Coffman’s specific staffing plan for this project includes the following in-house, discipline-lead assignments:

- **Contract Manager:** Dave Gardner, P.E.
- **Principal in Charge:** Bill McNeal, P.E.
- **Lead Mechanical Engineer:** Walter Heins, P.E., CxA, CMVP, CEM
- **Lead Electrical Engineer:** Tom Looney, P.E., LEED AP
- **Lead Structural Engineer:** Will Veelman, P.E.
- **Lead Civil Engineer:** Mike Frison, P.E.

The aforementioned individuals will utilize the most qualified members of their internal, Anchorage-based staff to complete much of the design work associated with the HVAC upgrades. Coffman’s depth of staffing allows us to respond to accelerated schedules and changes in scope. Coffman’s depth includes the following number of Anchorage-based professional located in each department:

- **Mechanical Engineering:** 23 (10 licensed)
- **Electrical Engineering:** 12 (4 licensed)
- **Structural Engineering:** 8 (6 licensed)
- **Civil Engineering:** 8 (5 licensed)
- **Corrosion Control Engineering:** 22 (20 certified)
- **Project Managers:** 3 (1 licensed)
- **Support Staff:** 9

In addition to Coffman’s engineering design team, we have included two key subconsultants to perform services outside of Coffman’s area of expertise. The following two individuals will be performing the noted discipline for the duration of this project:

- **Lead Architect:** Andrew Simasko, AIA, LEED AP (Architects Alaska)
- **Cost Estimator:** Louie Wieggers (HMS)

Quality Control Policy and Procedures

Coffman’s success is directly attributed to our high standards of quality. To meet these standards, all of our projects follow a rigid internal quality control process. Our in-house quality control plan prescribes



4. Management Plan *(continued)*

the guidelines for following an organized and orderly process for quality control in our designs. The following are the key elements of our plan:

- Assignment of project team and quality control reviewers
- Scheduled quality control reviews
- Single point responsibility
- Concise scope definition
- Clear lines of communication and coordination
- Technical practicality and appropriateness
- Constructability
- Comprehensive design reviews
- Signature verification of completed reviews

A comprehensive system of checks and balances is used to maintain quality control and excellence. We require each design submittal and the final design package to be thoroughly reviewed by going through the following checks:

- Formal department check
- Inter-discipline coordination check
- Discipline manager quality review
- Project manager quality review

Work Location and Communication

Coffman will complete all engineering work for this project in our Anchorage office. We have been continuously completing projects across Alaska since our company was founded in 1979. Coffman also recently completed engineering work for the Goose Creek Correctional Center located in Wasilla, which is one of the largest vertical construction projects ever undertaken in Alaska. The City can rest assured that Coffman's design team will act as an extension of their own staff despite being located outside of Palmer.

Architects Alaska will be completing work for this project out of their Wasilla location, giving them close proximity to the jobsite. HMS is located in Anchorage and, like Coffman, will rely on their many years of experience working across Alaska to complete the estimates for this project.

As Coffman does with all clients, we will rely closely on telephone and email contact to keep an open line of communication between design team members and project stakeholders from the City. Members of the design team will travel to Palmer to meet in person with City staff as needed during the project. Coffman also has several members of our staff who live in Palmer and the surrounding area, and those staff members may be involved with the project given their proximity to the job site.

Project Schedule

The following is a detailed schedule outlining a design process that delivers the final project by January 31, 2013. The schedule will be updated and modified as necessary after developing the specific project scope with the City.

PROJECT SCHEDULE			
Activity / Milestone	Business Days [1]	Date	Day of Week
<i>Notice to proceed</i>	0	14-Aug-13	Wed.
A. Submit Design Study, prelim. plans & cost estimate.	26	20-Sep-13	Fri.
<i>Receive written feedback and review comments from City.</i>	10	4-Oct-13	Fri.
B. Submit 65% design with updated cost estimate.	25	8-Nov-13	Fri.
<i>Receive written feedback and review comments from City.</i>	10	22-Nov-13	Fri.
C. Submit 100% design with updated cost estimate.	29	10-Jan-14	Fri.
<i>Receive written feedback and review comments from City.</i>	10	24-Jan-14	Fri.
D. Deliver final documents to City and submit to Fire Marshal and other agencies for review.	5	31-Jan-14	Fri.
<i>NOTES:</i> [1] Excluding holidays			

Years of Experience:

- With this Firm: 22
- With Other Firms: 7

Education:

M.S. Civil Engineering; University of Alaska Anchorage; 1997

B.S. Civil Engineering; Oregon State University; 1982

License:

Alaska; Licensed Civil Engineer; #8181; 1991

California; Licensed Civil Engineer; #C40703; 1986

Colorado; Licensed Civil Engineer; #40872; 2007

Hawaii; Licensed Civil Engineer; #13687; 2009

Guam; Licensed Civil Engineers; #1527; 2010

Professional/Community

Activities:

American Society of Civil Engineers (ASCE)

American Institute of Steel Construction (AISC)

Structural Engineers Association of Alaska (SEAA)

National Society of Professional Engineers (NSPE)

Professional Engineers In Private Practice (PEPP)

American Welding Society (AWS)

Light Gauge Steel Engineers Association (LGSEA)

David Gardner, P.E.

Principal, Civil/Structural Engineering

Dave Gardner's extensive experience includes over 28 years in structural/civil design, project management, field supervision and inspection, and contract and claims management. This includes pre-design inspections, preliminary layouts, calculations, drafting, reviews, specification, final contract documents, construction inspections, field supervision, submittal and claims reviews, and overall management of design teams. His Alaskan experience includes a variety of commercial, institutional, industrial, and military projects. As General Manager of Coffman's Anchorage Office, Dave routinely serves as contract manager for nearly all of Coffman's Alaska projects.

Project Experience:

Palmer Courthouse Addition

Palmer, Alaska

Lead structural and civil engineering for the design for a 7,000 sf, single story addition to the Palmer Courthouse. The structural design additions included a wood stud framed bearing wall system with plywood shear panels that match the existing building structure. A portion of the existing roof was removed and replaced with new truss framing to make the roof line continuous with the addition. Gravity loads are resisted by open web, wood chord roof joists spanning exterior and interior bearing walls and columns. Glulam headers and beams were used in areas of bearing wall discontinuity. The civil design scope incorporated two additions to the Palmer Courthouse. The additions require site excavation, site grading, sidewalks, turf and changes to a parking lot. A portion of the existing parking area was removed to accommodate the addition. Site grading changes were localized to ensure that drainage was directed away from the building.

Center for Disease Control - Indian Health Services Arctic Investigations Program (AIP) Laboratory Renovations

Anchorage, Alaska

Overall project manager for multidiscipline engineering design services for the renovation and addition to the Center for Disease Control Arctic Investigations Program laboratory while other portions of the building were occupied. The project included a first floor renovation of the existing biosafety containment labs, expanding those labs into existing office spaces, and relocating those offices into a new first floor addition adjacent to the labs. The project involved an extensive renovation of the lab's HVAC, plumbing, piping, and electrical systems as well as the new systems associated with the office addition. Lab safety, biosafety, biocontainment, and pressure control and monitoring were areas of specific expertise applied to this project. Construction cost projections were developed regularly during the project to validate the design against the project budget and full construction administration services were included.

F-22 Flight Simulator

Elmendorf Air Force Base, Alaska

Overall project manager and civil engineer for the design charrette and RFP preparation for a new F-22 Flight Simulator facility for design-build project. The 23,500 sf addition to the existing Flight Simulator campus included 4-bay simulators, secure briefing rooms, maintenance and instruction areas, and staff and administration areas. Special systems included secure data, conditioned power, humidity control, classified storage and communications, and mass notification. Site infrastructure included water, sewer, gas, electrical and communication distribution and storm water control and pedestrian and vehicle simulation.

Years of Experience:

- With this Firm: 21
- With Other Firms: 20

Education:

B.S. Manufacturing Engineering;
Oregon State University; 1971

License:

Alaska; Licensed Mechanical
Engineer; #ME5489; 1982
California; Licensed Mechanical
Engineer; #20044; 1980
Oregon; Licensed Mechanical
Engineer; #10616; 1980
Washington; Licensed Mechanical
Engineer; 19314; 1980
Idaho; Licensed Mechanical Engineer;
#5674; 1987
Hawaii; Licensed Mechanical
Engineer; #13679; 2009
Guam; Licensed Mechanical Engineer;
#1526; 2010

Professional/Community Activities:

American Society of Heating,
Refrigerating and Air
Conditioning Engineers
(ASHRAE)
American Institute of Architects (AIA)
Society of American Military
Engineers (SAME)

William K. McNeal, P.E. Principal, Mechanical Engineer

Bill McNeal has more than 40 years of engineering and engineering management experience, with specific Alaskan experience dating from 1982. His experience covers all phases of project design from budget cost projections, preliminary inspections and system analysis, to construction administration and final inspections. He has performed as engineer-of-record on hundreds of mechanical projects and has designed all phases of HVAC, plumbing and fire protection systems. He has also led seminars for the Alaska Energy Office on "Energy Conservation in Buildings."

Project Experience:

Anchorage Armory HVAC Upgrade

Anchorage, Alaska

Project manager and Principal-In-Charge for the design of a renovation for the existing HVAC system. The HVAC system was renovated to provide comfort cooling to designated areas of the Alaska Army National Guard Anchorage Armory located at Camp Carrol on Fort Richardson. The Armory is a facility of approximately 130,000 sf. The building has two stories plus a basement and serves the needs of multiple government organizations. The design consisted of adding and integrating rooftop condensing units, direct-expansion cooling coils and control dampers into the existing systems.

Paint Hanger Recirculation

Columbus AFB, Mississippi, Vance AFB, Oklahoma, & Altus AFB Oklahoma

Principal mechanical engineer for the feasibility study to investigate the energy savings potential of converting multiple paint hangars from 100 percent outside air to a partial recirculation HVAC systems. Where Life Cycle Cost Analysis (LCCA) did not support the capital investment necessary to implement recirculation, Coffman identified other possible energy-saving improvements that may be more viable

AAFES Eielson Shopping Center

Eielson Air Force Base, Alaska

Principal mechanical engineer for the design of a single story shopping center in Eielson Air Force Base. The mechanical design included a building heating system for 78,000 sf new facility. Design included connection to district water, sewer, and steam utilities located in sub-grade tunnel (utilidor) system. Optimized ventilation, using relief air to ventilate automotive service center for energy savings. Cooling system utilized economizer control only for most spaces with fluid cooler for condenser or free cooling in server room. Heating system required steam converter to heat glycol solution, pressure powered condensate pumps, circulating pumps, and temperature reset control.

Anchorage School District Polaris K-12 School Addition

Anchorage, Alaska

Principal mechanical engineer for the design of an addition to an existing K-12 school. Design improvements included additional building area for classrooms, science rooms, a gymnasium, a library, and music spaces, and reconfiguration of the existing facility to improve area deficient programmatic spaces. Facility improvements included replacement and/or upgrade of HVAC systems, building communication systems, power, lighting, and finishes. Application of important life safety components includes use of a building fire protection sprinkler system, conformance with current building codes, and egress requirements.

Years of Experience:

- With this Firm: 22
- With Other Firms: 2

Education:

B.S. Electronic Engineering; Weber State College; 1988

License:

Alaska; Licensed Electrical Engineer; #EE9369; 1996

Arizona; Licensed Electrical Engineer; #31392; 1998

Washington; Licensed Electrical Engineer; #33452; 1997

Idaho; Licensed Electrical Engineer; #8408; 1998

Hawaii; Licensed Electrical Engineer; #12945; 2008

Guam; Licensed Electrical Engineer; #1531; 2010

Professional/Community

Activities:

National Society of Professional Engineers (NSPE)

Institute of Electrical and Electronics Engineers (IEEE)

Instrument Society of America (ISA)

Illumination Engineering Society (IES)

National Fire Protection Association (NFPA)

Tom E. Looney, P.E., LEED® AP

Principal, Electrical Engineering

Tom Looney has over 25 years of electrical engineering, project management, and construction experience. He has been involved in the design of power distribution systems, process control, distributed control and RF and leased line SCADA systems for petrochemical and heavy industrial facilities. Tom's work with public and private projects has included commercial, institutional, and educational building electrical systems design and renovation. His project management experience includes budgeting, design team management, procurement, and construction management. Tom's design experience has included conceptual designs through functional checkout and commissioning.

Project Experience:

Palmer Church of the Nazarene

Palmer, Alaska

Principal electrical engineer for the design of a Greek Orthodox church. The scope of work included power, lighting, communications systems, and fire alarm. The communications systems included data network, telephone, and sound reinforcement systems.

Matanuska-Susitna Borough 3-School Fire Alarm

Wasilla, Alaska

Principal electrical engineer overseeing electrical engineering evaluations and construction administration services to the existing fire alarm systems and design upgrades to bring fire alarm systems two 3 Matanuska-Borough School District schools. The construction administration services included upgrading the existing fire alarm system at Wasilla Middle School, Glacier View School, and Swanson Elementary School.

Goose Creek Correctional Center

Wasilla, Alaska

Principal electrical engineer for the design of a new, 440,000 sf, 1,536 bed medium-security correctional center. The facility was designed to have provisions for 14 days of standby power, fuel, and supplies in the event of a power failure, natural disaster, or another state of emergency. The facility has a connected load of approximately 4000kVA and an actual load 2500kVA. Upon normal power failure, four 1000KVA, diesel, standby generators power up the entire facility within 10 seconds. Continuous power for egress lighting, security equipment, and fire alarm equipment will be provided via inverters and uninterruptible power sources (UPS).

Chugiak Elementary Mechanical Upgrades

Eagle River, Alaska

Project manager and principal electrical engineer the design for HVAC and domestic water upgrades at Chugiak Elementary school. Upgrades included boiler plant modifications, as well as the replacement of potable water piping to reduce trace lead in drinking water.

Lower Yukon School District Ignatius Beans Improvements

Mountain Village, Alaska

Principal electrical engineer supporting the design of various upgrades in the school. The design tasks included HVAC and boiler upgrades, lighting upgrades, DDC controls, gym foundation repairs, relocation of the fire pump and generator building, upgrade playground, exterior doors with key card system, new security system, and close in of front entry.

Years of Experience:

- With this Firm: 31
- With Other Firms: 0

Education:

B.S.; Civil Engineering; Washington State University; 1981

License:

Alaska; Licensed Civil Engineer;
#7557; 1988
Washington; Licensed Civil Engineer;
#25521; 1988

Professional/Community Activities:

Society of American Military Engineers (SAME)

Will Veelman, P.E.

Principal, Civil/Structural Engineering

Will Veelman has more than 30 years experience associated with general civil and structural projects. He is a principal with Coffman Engineers and is currently the manager of the structural group. His experience in Alaska includes a variety of industrial, commercial, institutional, and military projects. His engineering experience includes permitting; designs for new facilities, renovations, and additions; analysis of existing structures; seismic studies; site grading and drainage; water transmission; sewer systems; access roads; and pipelines. Will is also experienced in construction management and inspection.

Project Experience:

Palmer Courthouse Addition 2006

Palmer, Alaska

Structural engineering design services for multiple additions to the single story wood-framed courthouse originally designed in the early 1990's. Coffman provided drawings and specifications in several location in the building including a 328 SF addition in the sally port/judicial services area, a 7,641 SF addition for courtrooms and chambers, a 1,568 SF addition for jury assembly area, and a 248 SF library and entrance extensions.

Palmer Courthouse Addition - 1998

Palmer, Alaska

Civil and structural engineering for the design for a 7,000 sf single story addition to the Palmer Courthouse that they originally designed in the early 1990's. The structural design additions included a wood stud framed bearing wall system with plywood shear panels that match the existing building structure. A portion of the existing roof was removed and replaced with new truss framing to make the roof line continuous with the addition. Gravity loads are resisted by open web, wood chord roof joists spanning exterior and interior bearing walls and columns. Gluelam headers and beams were used in areas of bearing wall discontinuity. The civil design scope incorporated two additions to the Palmer Courthouse. The additions require site excavation, site grading, sidewalks, turf and changes to a parking lot. A portion of the existing parking area was removed to accommodate the addition. Site grading changes were localized to ensure that drainage was directed away from the building.

Delphi Apartments

Palmer, Alaska

Principal structural engineer for the design of a single story, 6,600 sf wood framed building. The facility included six residential units and administrative spaces.

(MOA) Municipality of Anchorage Eagle River Fire Station # 11 Addition

Eagle River, Alaska

Structural engineer for a new building addition to Fire Station 11 in Eagle River. Construction also included re-grading of the site to correct existing drainage problems. The structural engineering design included a replacement of the old roof with a new roof, a 1,140 SF wood framed addition to the existing station. The addition is seismically separated from existing building. The new addition includes dorm rooms, exercise room and training space. The structure was founded on concrete slab on grade. Coffman performed support of all mechanical systems. The civil engineering design included, site layout, grading, sewer services re-alignment, storm water conveyance and treatment. MOA permitting include a Storm Water Pollution Prevention Plan – Type 1 as required by the new MOA Drainage Design Guidelines.

Years of Experience:

- With this Firm: 6
- With Other Firms: 8

Education:

B.S. Civil Engineering; University of Alaska; 1999

License:

Alaska; Licensed Civil Engineer;

#CE11057; 2004

Hawaii; Licensed Civil Engineer;

#CE13368; 2009

Professional/Community**Activities:**

American Society of Civil Engineers (ASCE)

Michael A. Frison, P.E.

Principal, Civil Engineering

Mike Frison has over 14 years of experience with civil design in Alaska, Japan and other areas in the Pacific Rim. His extensive project knowledge includes water and wastewater systems, site design and permitting, drainage and roadway improvements, fuel storage and distribution systems, and construction inspections. Mike's experience includes military, healthcare, residential, commercial, and educational projects throughout Alaska. He understands the specific needs associated with civil engineering designs in arctic and subarctic environments.

Project Experience:

Southcentral Foundation 40 Bed Residential Psychiatric Treatment Facility *Eklutna, Alaska*

Mike served as the lead civil engineer for this 40 bed Residential Psychiatric Treatment Center (RPTC) planned development for South Central Foundation that sought to construct a new medical complex that included an administration building, observation building and 4 group homes with a combined footprint of 64,604 sf of new building space. This design included the development of a 32 acre site with site elements including access roads, parking, retaining walls, water distribution piping, sewer collection piping, stormwater collection and treatment system and fencing.

Municipality of Anchorage Fire Station 11 Site Work *Eagle River, Alaska*

Lead civil engineer for Fire Station #11 site work in Eagle River, Alaska. The existing drainage pattern directed storm water towards the vehicle maintenance bay. This project scope included regraded the pavement to direct stormwater away from the building. Concrete aprons were installed on both sides of the vehicle maintenance bay, along with additional trench drains within the maintenance bay(s). Investigative reports of possible erosion from beneath the building slab within the maintenance bay were created. The project also includes a Storm Water Pollution Prevention Plan (SWPPP) – Type 1 as well as a Drainage Reports as required by the new MOA Drainage Design Guidelines.

Fort Greely Bldg 634/635 Parking Lot *Fort Greely, Alaska*

Lead civil engineer for the design of the Fort Greely Building 634-635 parking lot project. This project included the regrading, resurfacing, and restriping of the existing parking lot. The reconstruction of the parking lot also included the addition of concrete building aprons, bull rail equipped with head bolt heater outlets, and the relocation of a fence vehicle access gate. In addition to the head bolt heaters, site electrical work also included the removal of some existing utility poles and associated overhead electrical lines.

Chugach Electric Power Plant Addition *Anchorage, Alaska*

Lead civil engineer for a project to prepare for a new power plant addition for Chugach Electric Association. This project prepared two tracts of land for laydown area, relocation of a helipad, parking area, and equipment storage. In addition to traditional civil design this project also prepared Storm Water Pollution Prevention Plan – Type 3 for each tract as well as a Drainage Reports as required by the new MOA Drainage Design Guidelines.

Andrew Simasko, AIA, LEED AP

PRINCIPAL / PROJECT MANAGER

EDUCATION

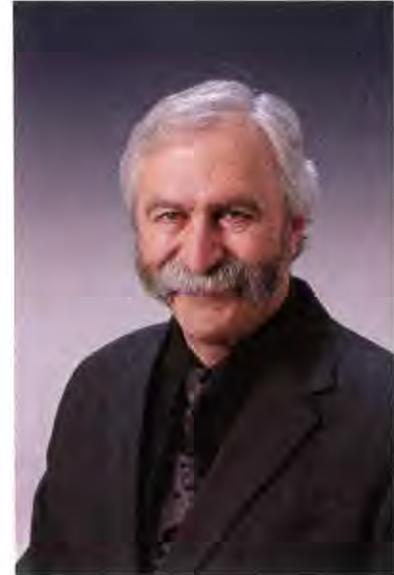
Montana State University, Bachelor of Architecture, 1976
University of Alaska, Arctic Engineering, 1979
Montana State University, Master of Architecture, 2009

REGISTRATION

Alaska A-4861 Architecture, 1980
Montana 1851, 1991

CERTIFICATIONS

LEED Accredited Professional



REFERENCES

Richard Tubbs, Executive Director, Palmer Sr. Citizen Center, Inc., Palmer, Alaska, (907) 745-5454
Dave Steadman, Matanuska-Susitna Borough Project Manager, (907) 745-9808
Nancy Bertels, Sutton Library Librarian, (907)) 745-4467

Mr. Simasko has over thirty five years of architectural experience in Alaska and Montana. He has a long history with Architects Alaska, originally joining the firm when he was a college intern in 1975. Returning in 1976, after graduation, he was with the firm until 1983. He was a founding principal of two Palmer based architectural firms, Architects Ink and Architects Bissett/Simasko, he was a principal in the firm Schlenker & McKittrick, Architects (SMA) in Helena, Montana while practicing there from 1991 to 2001. Andy is now a principal with Architects Alaska to whom he returned in 2001, and manages Architects Alaska's Mat-Su office.

Andy's practice includes planning, programming and design, production of construction documents and contract administration on a wide variety of projects including industrial projects, master planning and planned unit developments, medical and psychiatric hospitals, special needs housing, military work, educational facilities, commercial retail/office space, historical renovation/restoration, accessibility improvements, multi-unit and single family housing, correctional centers and public safety facilities. As one of Architects Alaska's Principal/Project Managers, Andy is responsible for the overall performance of the design team.

Andy is experienced and knowledgeable of the requirements for working in the City of Palmer. Among Andy's Palmer projects are the new elevator and restroom upgrades to the Palmer City Hall building; and the Matanuska Telephone Association Corporate Headquarters building when he was with his previous Palmer firm. Andy's Architects Alaska Palmer projects include the Chugach Estates Senior Housing Apartments and the new Mat-Su Senior Services building for the Palmer Senior Citizens Center, the conversion of the Palmer Pioneer Home to the Alaska Veterans and Pioneer Home, and the Phase II addition to the Academy Charter School.

Andy has been and continues to be active in many civic activities. He and his wife are recipients of the Palmer Chamber of Commerce Pioneer Award, and Andy served as a board member of the Helena

YMCA Board of Directors. He has coached youth soccer for over 12 years and is a senior ski patroller with the Alyeska Ski Patrol. He received the Outstanding Volunteer Patroller award for the Alyeska Ski Patrol for the 2008/2009 season, and the Alyeska Ski Patrol and the Alaska Division of the National Patrol Instructor of the Year award for the 2009/2010 season.

SELECTED PROJECT EXPERIENCE

Hospitality Centers

Mat-Su Senior Services Building, Palmer, AK
Helena Chamber of Commerce and Visitor Center, Helena, MT

Office Buildings/Retail Centers

ACS Store, Wasilla, AK
Evergreen Retail Center, Palmer, AK
Colony Barns Retail Center, Mat-Su Borough, AK
Matanuska-Susitna Borough Office Building IT Space Remodel, Palmer, AK
Helena Community Federal Credit Union, North Branch, Helena, MT
Big Sky Plumbing Office Building, Big Sky Plumbing, Helena, MT
Guardian Building, Guardian Condominium Association, Helena, MT
FAA Office Building Addition, Helena, MT
FAA Office Building, Helena, MT
Matanuska Telephone Association Corporate Headquarters, Palmer, AK
Matanuska-Susitna Borough Office Building Central Computer Facility, Palmer, AK
RCA Corporate Headquarters (now CH2MHill), Anchorage, AK
National Bank of Alaska Corporate Headquarters, Anchorage, AK

Multi-Family Housing

Chugach Estates Independent Living Senior Housing, Palmer, AK
Yenlo Arms Apartments, Wasilla, AK
South Colony Apartments, Palmer, AK
Forest Hills Apartments, Phase II, Wasilla, AK
Delphi Apartments, Palmer, AK
Forest Hills Apartments, Phase I, Wasilla, AK
Raven's View Senior Housing, Cooper Landing, AK
Willow Parkway Senior Housing, Willow, AK
Birch Creek Villas Senior Housing, Meadow Lakes, AK
Blueberry Pointe Senior Housing, Houston, AK
Treasure Loft Mixed-Use Apartments/Retail Center, Wasilla, AK
The Margaret Stuart Home, County Youth Center, Helena, MT
Bicentennial Apartments, Dillon, MT

Educational Facilities

Academy Charter School Expansion, Palmer, AK
Birchtree Charter School, Phases I, II, and III, Wasilla, AK
Midnight Sun Family Learning Center, Meadow Lakes, AK
Mat-Su Schools Security Upgrades, Mat-Su Borough, AK
Palmer High School Re-roof, Palmer, AK

Wasilla Middle School Cafeteria Remodel and Expansion, Wasilla, Alaska
Montana City School, Montana City School District, Montana City, Montana
East Valley Middle School, East Helena School District No. 9, East Helena, Montana
Central Kitchen Remodel, Helena School District No. 1, Helena, Montana
C.R. Anderson Middle School, Helena School District No. 1, Helena, Montana
Knik Elementary School, Matanuska-Susitna Borough School District, Knik, Alaska
Tanaina Elementary School, Matanuska-Susitna Borough School District, Wasilla, Alaska
Palmer High School Swimming Pool Addition, Matanuska-Susitna Borough School District, Palmer, Alaska
Wasilla High School Addition, Matanuska-Susitna Borough School District, Wasilla, Alaska

Libraries

Talkeetna Public Library/Community Resource Center
Sutton Library/Community Resource Center, Sutton, Alaska
Library Furnishing Selection & Layout - 4 schools, Matanuska-Susitna Borough School District, Palmer, Alaska
Palmer Public Library, Palmer, Alaska
Noel Wien Memorial Library, Fairbanks, Alaska

Accessibility Renovation

Mary Innes School Accessibility Improvements, Dillon School District, Dillon, Montana
Western Montana College, State of Montana, Dillon, Montana
Jefferson County Court House, Jefferson County, Boulder, Montana
Grandstreet Theater Accessibility Improvements, City of Helena, Helena, Montana
Palmer City Hall New Elevator and Restroom Upgrades, Palmer, AK

Medical Facilities

Alaska Veterans and Pioneers Home Conversion, Palmer, AK
Valley Hospital Wasilla Medical Campus (now the Mat-Su Regional Outpatient Center), Phase I and II, Wasilla, AK
Mat-Su Regional Outpatient Center - CT Addition, Wasilla, AK
Mat-Su Regional Outpatient Center - Outpatient Surgery Expansion and Remodel, Wasilla, AK
Shodair Children's Hospital Residential Treatment Center, Helena, MT
Montana State Hospital Consolidation, Warm Springs, MT
Powell County Memorial Hospital Addition and Renovation, Powell County, Deer Lodge, Montana
Barrett Memorial Hospital Nuclear Medicine Addition, Barrett Memorial Hospital, Dillon, Montana

Public Safety Buildings / Emergency Services Buildings

Lake Louise Emergency Services Building, Lake Louise, Alaska
Trapper Creek Ambulance/Library Multi-Use Building, Trapper Creek, Alaska
Houston Fire Hall Ambulance Bay Addition, Houston, Alaska
Palmer Public Safety Facility, Phase II, City of Palmer, Palmer, Alaska
Soldotna Public Safety Building, State of Alaska, Soldotna, Alaska

Correctional Facilities

Palmer Correctional Center, State of Alaska, Anchorage, Alaska
Cook Inlet Pre-Trial Facility, State of Alaska, Anchorage, Alaska

Military Facilities

Great Falls Readiness Center, Montana Army National Guard, Malmstrom AFB, Great Falls, MT
Unheated Storage Building, Montana Army National Guard, Fort Harrison, Montana
Barracks Latrine Additions, Montana Army National Guard, Fort Harrison, Montana
Army Aviation Support Facility, Montana Army National Guard, Helena, Montana
Training Site Support Facility, Montana Army National Guard, Fort Harrison, MT
Barracks Modernization and Administration Space, Fort Wainwright, AK
Clear Air Force Station BOQ/UEQ, Clear AFB, AK

Industrial Facilities

Alago Batch Plant and Shop Facility
Soldotna Warm Storage Building
Talkeetna Warm Storage Building

Airport Facilities

FAA Office Building, Helena Regional Airport, MT
Army Aviation Support Facility, Montana Army National Guard, Helena Regional Airport, MT

Religious Facilities

Church on the Rock, Talkeetna, AK
Saint Andrew Catholic Church, Eagle River, AK

Museums

Giest Museum, University of Alaska-Fairbanks, Fairbanks, Alaska



4103 Minnesota Drive · Anchorage, Alaska 99503
P: 907.561.1653 · F: 907.562.0420 · louie@hmsalaska.com

LOUIE WIEGERS – SENIOR ESTIMATOR

EDUCATION/ PROFESSIONAL QUALIFICATIONS

BS Physics, Emphasis Mechanical Engineering, University of Southern Colorado, 1984
AAS, Mechanical Design Technology, University of Southern Colorado, 1980
Certificate in Construction Quality Management, U.S. Army Corps of Engineers
Certificate in Computer Aided Cost Estimating Systems, U.S. Army Corps of Engineers
Member, Construction Specification Institute

YEARS OF EXPERIENCE

HMS Inc.	Nineteen (19) years
Total	Thirty (30) years

PROFILE

Alaskan Resident	Twenty-Four (24) years
------------------	------------------------

Mr. Wiegiers has been involved in the Alaskan construction industry since 1989, working as a Project Manager/Estimator on various projects, including work on remote projects such as the Naval Air Station, Adak, Greens Creek Mine and Hooper Bay, Alaska. Previously, he worked on various construction projects in Colorado.

Since joining HMS Inc., Mr. Wiegiers has performed estimating quantity surveys, estimating and scheduling for various private and government projects, including prototypical schools in Anchorage, Seward Recreation Camp, AWWU Water Main, FAA Family Housing, Barrow Cultural Center, Ted Stevens Anchorage International Airport Expansion and Remediation of 40-50 projects in South Central Underground Fuel Storage. Mr. Wiegiers also has extensive estimating experience on projects in Japan and Hawaii. He is well versed in metric and English quantification, as well as the use of foreign currencies.

Mr. Wiegiers has a strong computer background. He has developed computerized project schedules using PMS80, Primavera P3, SureTrack and Microsoft Project for various projects including Ted Stevens International Airport and Ballistic Missile Early Warning System Facility, Clear AFB, Alaska. He also has a working knowledge of MCACES and MII computerized estimating systems.

Several projects Mr. Wiegiers has collaborated on involved HVAC related work. Some project examples include Snowden Building HVAC Upgrades in Anchorage, Ketchikan Public Health Center HVAC Upgrades, Juneau City Museum Heating System Options, Anchorage Pioneer Home Ventilation Upgrades, and Ernie Turner Center Boiler and Kitchen Ventilation Upgrades in Anchorage.

Additionally, Mr. Wiegiers has extensive experience estimating projects in the Palmer area. A few recent projects include Palmer Pool Assessment, Dorothy Swanda Jones Building Addition and Renovation, Hatcher Pass Recreational Area Access, Palmer Correctional Center New Water Storage Tank and Piping Revisions, and Mat-Su Borough Animal Control Shelter.