



**Summary statement:**

The City of Palmer FY2014 budget includes a \$90,000 appropriation in the Projects Fund 08 (account number 08-01-10-7148) for the "Depot Expansion" project. The scope of this project as originally budgeted was to pay for the construction of an addition to the north side of the Railroad Depot and related improvements.

The construction of a building addition is not presently a priority, but there are other needed Depot improvements. Therefore, it is necessary to retitle the project and adopt a different scope of the work.

Approval of this action memorandum will:

1. Change the project title from "Depot Expansion" to "Depot Safety Improvements."
2. Adopt the following scope of work for the project: "The installation of fire sprinkler and fire alarm systems and other safety improvements to include, but not be limited to improved exiting, electrical system upgrades, and other related expenses, including design and construction administration."

This action does not change the \$90,000 appropriation for this project.

**Administration recommendation:** No recommendation. Action Memorandum prepared and placed on agenda at request of Mayor.



## PUBLIC WORKS DEPARTMENT

Tom Healy  
Interim Director

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Palmer, Alaska 99645-6952  
www.cityofpalmer.org

### MEMORANDUM

To: City Manager Doug Griffin  
From: Tom Healy   
Date: September 16, 2013  
Subject: Depot Improvements

This memorandum provides information on proposed improvements to the Railroad Depot.

#### Project Chronology

The Depot Expansion project was established in the FY 2013 budget as a \$90,000 capital project to expand the Depot to provide additional storage space. To date there have been no expenditures from this account. An architect developed plans for the construction of a storage room addition to the north side of the Depot.

On June 11, 2013, following a Committee of the Whole, the Council took two actions related to a proposal from the Greater Palmer Chamber of Commerce (GPCC) and the expansion project:

1. The Council approved a motion to direct an appropriation of \$5,000 to the GPCC.
2. The Council failed to pass a motion to continue negotiations with the GPCC on potential Depot modifications to be developed by Wolfe Architecture. This motion had been amended to include fire suppression and Americans with Disabilities Act requirements.

On July 23, 2013, the Council postponed indefinitely Resolution No. 13-001C that would have transferred \$90,000 from the Depot Expansion project to the Airport Fund to pay for pavement crack sealing. Mayor Johnson asked that a future agenda include a discussion of the Depot and life safety issues affecting the Depot with an emphasis on the window of opportunity concerning the waterline that should be installed to serve the Depot prior to repaving S. Valley Way.

To address building and life safety issues, staff proposed AM 13-070 at the September 10, 2013, Council meeting. If approved, AM 13-070 changes the name of the project from "Depot Expansion" to "Depot Safety Improvements," does not change the \$90,000 appropriation, and contains the following scope of work:

The installation of fire sprinkler and fire alarm systems and other safety improvements to include, but not be limited to, improved exiting, electrical system

upgrade, and other related expenses, including design and construction administration.

After discussion, the Council voted to postpone AM 13-070 to the September 24th meeting to gather more information on the proposed Depot improvements.

### **Related Work**

The City awarded the S. Valley Way Pavement Improvements project to Northstar Paving and issued a Notice to Proceed effective September 12, 2013. This project will repave S. Valley Way adjacent to the Depot and contains a \$4,160 change order to install a six-inch diameter water service to provide water flow for a Depot sprinkler system. The City will pay for the change order from the Water Utility repairs and maintenance budget because there were no capital project funds available on short notice. If the Council approves AM 13-070, Public Works requests the \$4,160 change order expense be re-coded to the Depot Safety Improvements project.

### **Depot Sprinkler and Alarm Project**

**Cost Estimate:** In October 2012, the City received a quote of \$29,710 for an alarm system and, in March 2013, a quote of \$55,550 for a sprinkler system, for a total estimated cost of \$85,260. These quotes are attached to this memo. The additional cost of the water service change order gives a total project estimate of \$89,420. Given the dated quotes and the need for a project contingency, Public Works recommends adding \$15,000 to the project for a total budget of \$105,000.

**Schedule:** If the Council approves AM 03-070, the City can develop sprinkler and alarm system specifications and advertise for bids. To avoid having construction in the Depot during the holiday season, construction will occur in January or February 2014. This will require appropriating any unspent FY 2013 project funds into the FY 2014 budget.

### **Other Depot Improvements**

On September 10, 2013, the Council passed Resolution 03-031 containing capital project recommendations for the Governor's State FY 2015 capital budget.

One of the Resolution 03-031 projects is Railroad Depot Safety Upgrades and Improvements. The cost estimate for this project is \$435,000. If the City completes the sprinkler and alarm system installation prior to Legislative action on this project request, the request can be reduced by \$105,000, to \$330,000. These funds will be used to upgrade the electrical system; replace the tile flooring in the main meeting room and kitchen; repair and replace doors, including exterior work to improve exiting safety; and upgrade the heating and ventilation systems. If the City receives a state grant for this project, work would occur either in the fall of 2014 or early winter of 2015.



725 W Wasair Drive #1A  
Wasilla, AK 99654  
Phone 907-373-1760  
Fax 907-373-5760  
rick@taylorfire.com

**Quote #12-256**

October 2, 2012

City of Palmer  
Palmer, AK 99645

Attn: Tom Cohenour  
Re: City Hall and Train Depot Fire Alarm System installation

Tom,

Taylor Fire Protection is pleased to offer this quote for installing Fire Alarm systems as requested. All work will be performed to meet current code and will be conducted to meet an agreeable schedule. The total price to perform these tasks will be as follows:

- |  |                    |
|--|--------------------|
| <b>1. City Hall Fire Alarm System installation</b>   | <b>\$58,370.00</b> |
| <b>2. Train Depot Fire Alarm System installation</b> | <b>\$29,710.00</b> |

Included is the following:

- Labor
- Materials
- Drawings and permits
- O&M manuals

Excluded is the following:

- Paint and patch if needed
- Any work not specifically included in the qualifications above.
- Any additional work required by the Fire Marshall or other approving agencies.
- Delays caused by others will be billed at \$120.00 per hour, and are above and beyond the scope of the work in this proposal.

The quoted price will remain in effect for 30 days. Should you have any questions, please contact me.

Sincerely,

\_\_\_\_\_  
Signature of approval

Rick Taylor

\_\_\_\_\_  
Date



725 W Wasair Drive #1A  
Wasilla, AK 99654  
Phone 907-373-1760  
Fax 907-373-5760  
rick@taylorfire.com

**Quote 13-053**

March 4, 2013  
City of Palmer  
Palmer, AK 99645

Attn: Greg Wickham  
Re: Train Depot Fire Sprinkler System installation

Greg,

Taylor Fire Protection is pleased to offer this quote for installing a Fire Sprinkler System in the Palmer Train Depot as requested. All work will be performed to meet current code and will be conducted to meet an agreeable schedule. The total price to perform these tasks will be as follows:

**1. Train Depot Fire Sprinkler System installation \$55,550.00**

Included is the following:

- Labor
- Materials
- Drawings and permits
- O&M manuals

Excluded is the following:

- Paint and patch if needed
- Any work not specifically included in the qualifications above.
- Any additional work required by the Fire Marshall or other approving agencies.
- Delays caused by others will be billed at \$130.00 per hour, and are above and beyond the scope of the work in this proposal.

The quoted price will remain in effect for 30 days. Should you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Taylor', written over a light blue horizontal line.

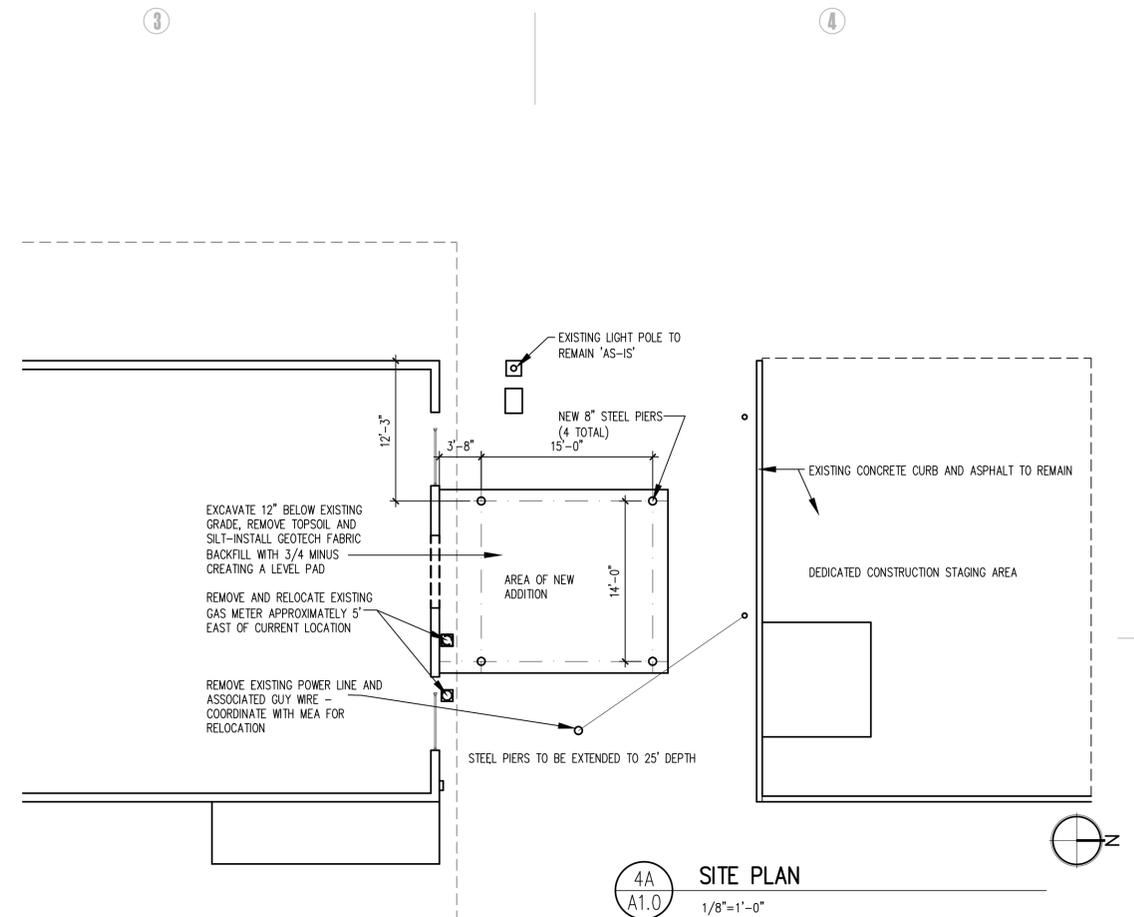
Rick Taylor

\_\_\_\_\_  
Signature of approval

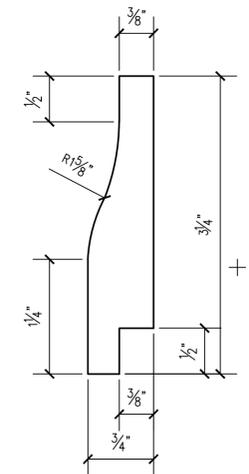
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Date



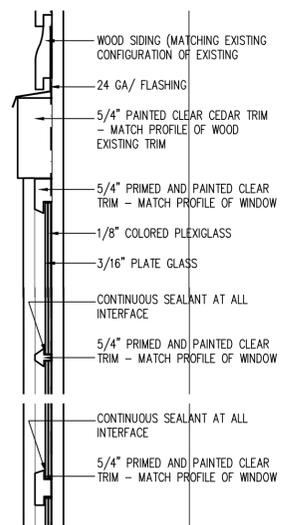
**SCHEMATIC DESIGN  
COLD STORAGE ADDITION TO  
CITY OF PALMER TRAIN DEPOT  
PALMER, ALASKA**



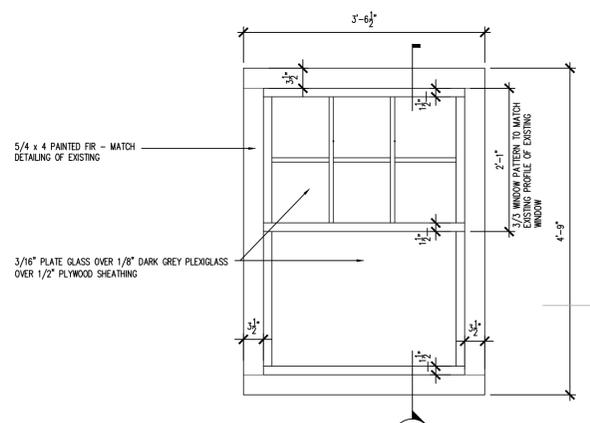
4A SITE PLAN  
1/8"=1'-0"



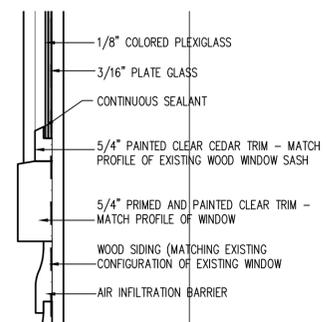
2B SIDING PROFILE DETAIL  
full size



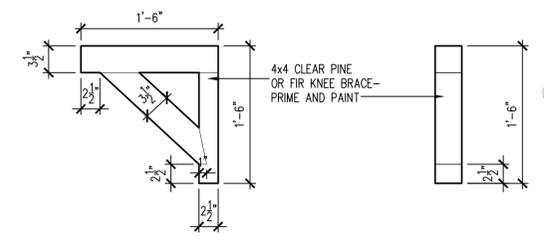
3D DETAILING FOR 'FAUX' WINDOW  
1"=1'-0"



4B 'FAUX' WINDOW DETAIL  
1"=1'-0"



4D TYPICAL KNEE BRACE DETAIL  
1"=1'-0"

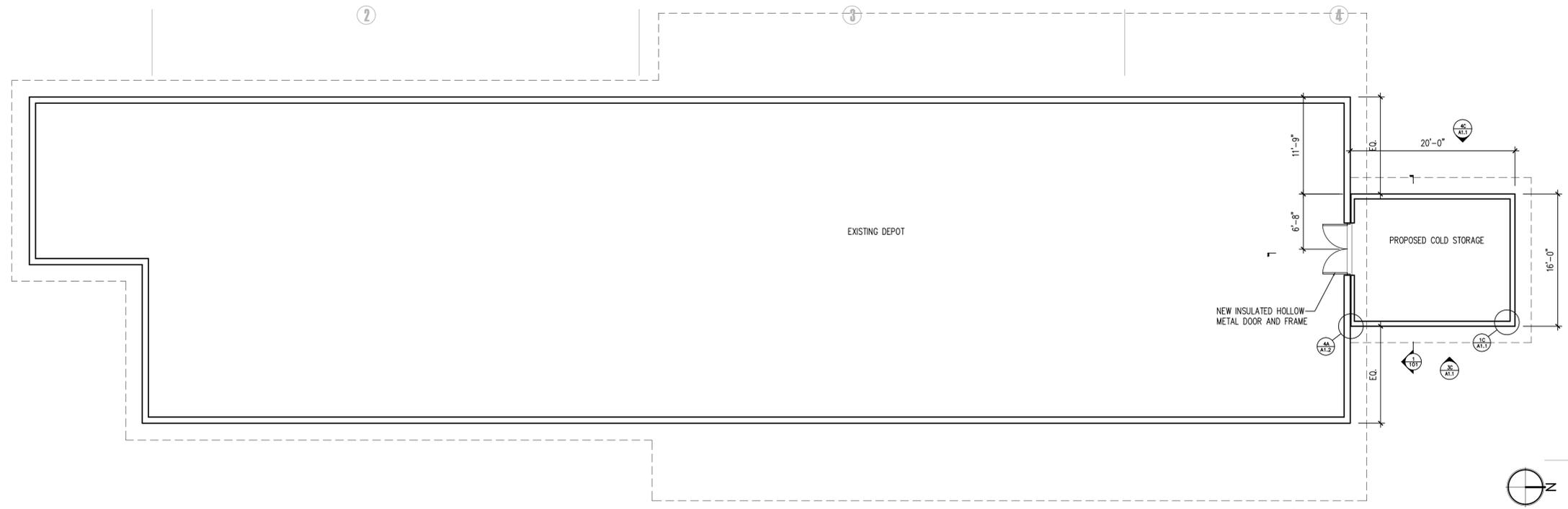


Drawn	Date
GW	4/5/2013
Checked	Job No.
GW	1232

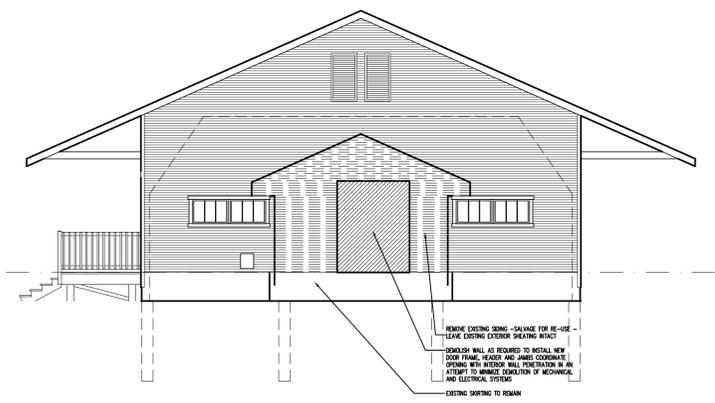
Sheet Contents
SITE PLAN

Category	Sheet
A1	0

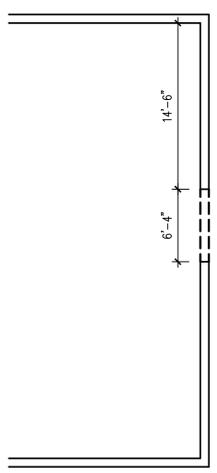
**SCHEMATIC DESIGN  
COLD STORAGE ADDITION TO  
CITY OF PALMER TRAIN DEPOT  
PALMER, ALASKA**



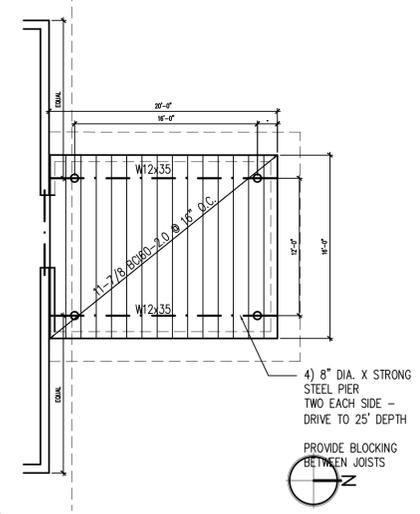
**4A**  
A1.1  
**FLOOR PLAN**  
1/8"=1'-0"



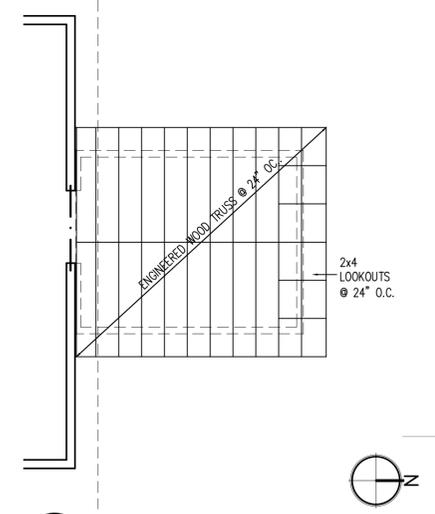
**1B**  
A1.1  
**NORTH ELEVATION DEMO**  
1/8"=1'-0"



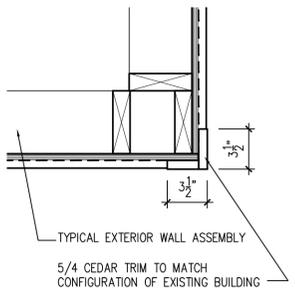
**2B**  
A1.1  
**DEMO PLAN**  
1/8"=1'-0"



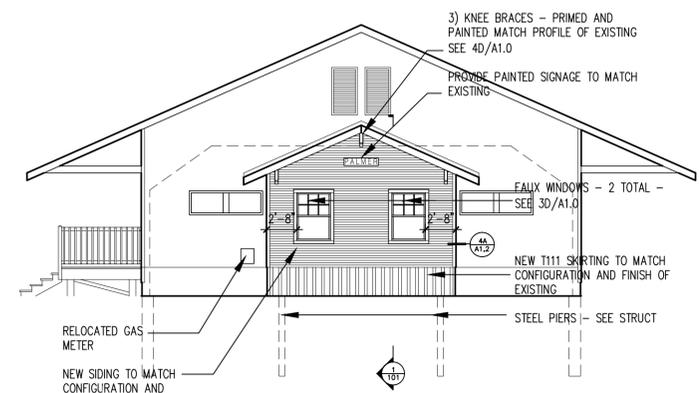
**3B**  
A1.1  
**FLOOR FRAMING PLAN**  
1/8"=1'-0"



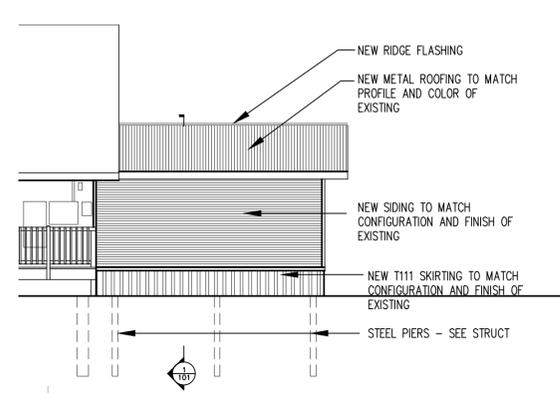
**4B**  
A1.1  
**ROOF FRAMING PLAN**  
1/8"=1'-0"



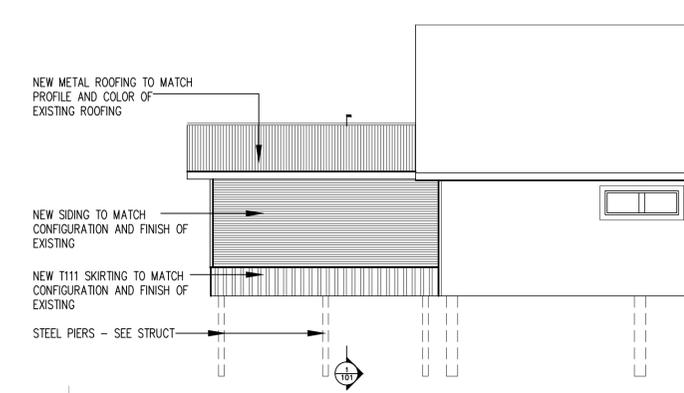
**1C**  
A1.1  
**TYPICAL OUTSIDE CORNER**  
1 1/2"=1'-0"



**2C**  
A1.1  
**NORTH ELEVATION**  
1/8"=1'-0"



**3C**  
A1.1  
**EAST ELEVATION**  
1/8"=1'-0"



**4C**  
A1.1  
**WEST ELEVATION**  
1/8"=1'-0"

Drawn	Data
GW	4/5/2013
Checked	Job No.
GW	1232

**Sheet Contents**

FLOOR PLAN
EXTERIOR ELEVATIONS
DEMO PLAN
DEMO ELEVATION
FRAMING PLANS

Category	Sheet
<b>A1</b>	<b>1</b>

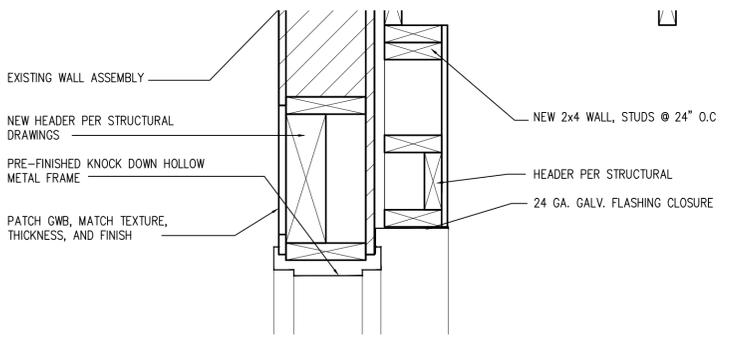
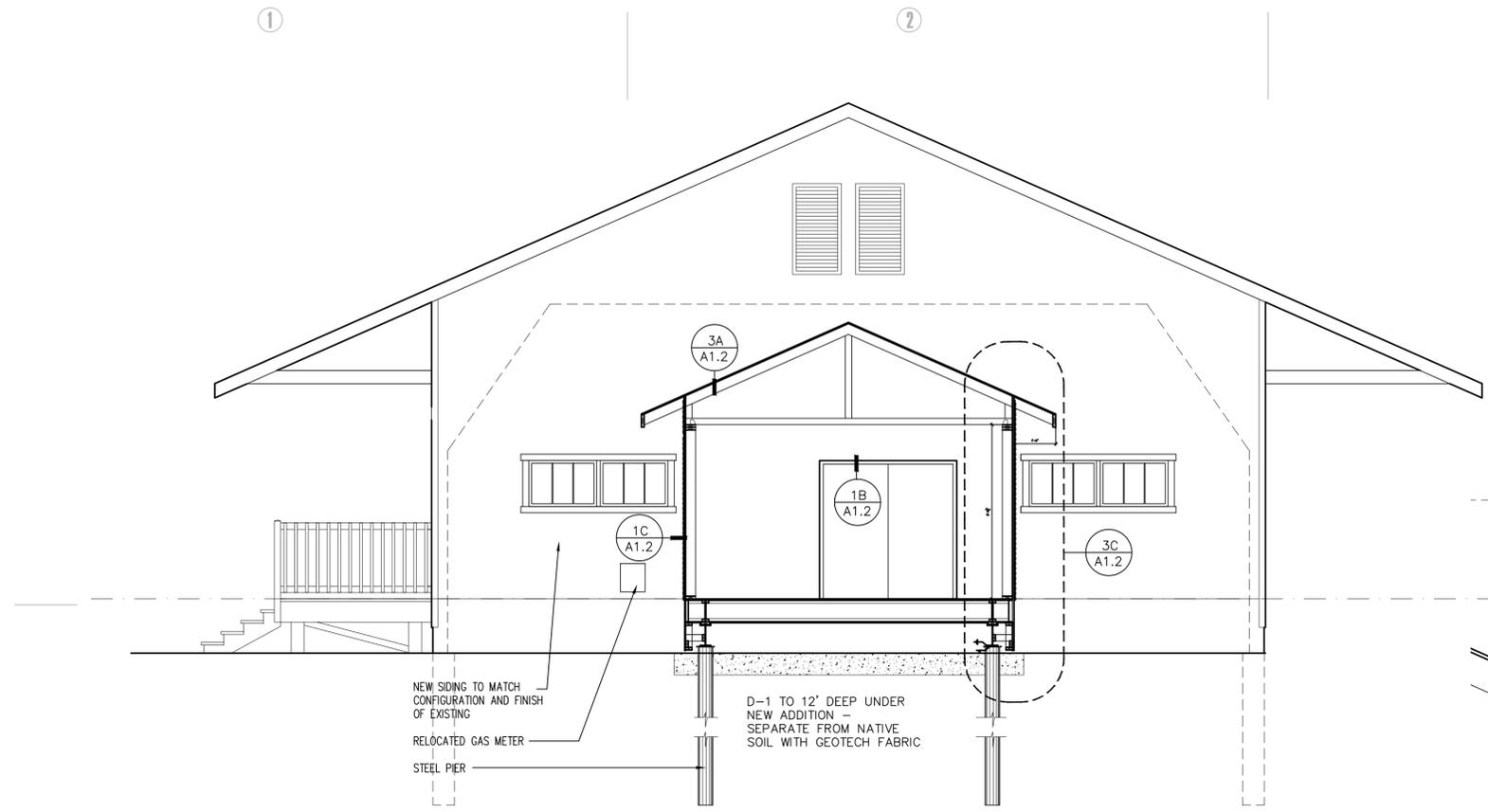
**SCHEMATIC DESIGN  
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Drawn	Data
GW	4/5/2013
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GW	1232

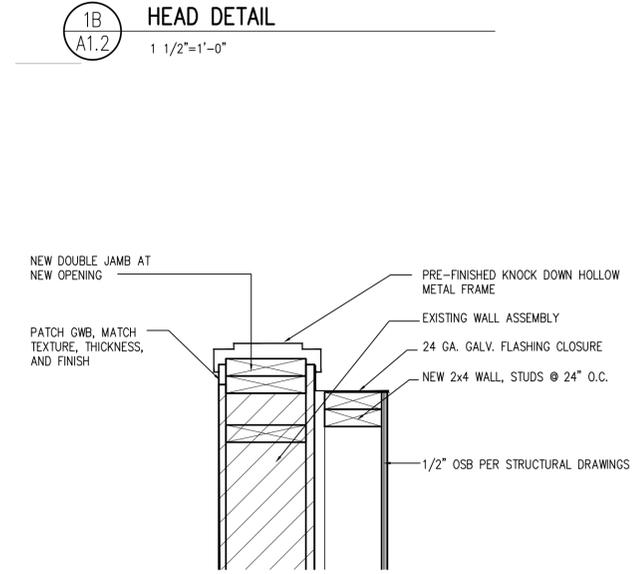
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BUILDING SECTIONS  
WALL SECTIONS

Category	Sheet
A1	2

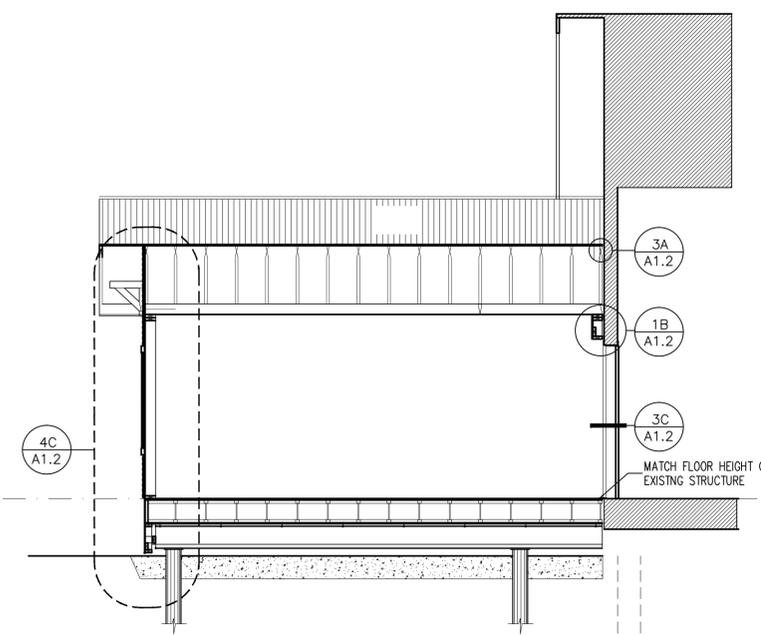


**1B HEAD DETAIL**  
1 1/2"=1'-0"

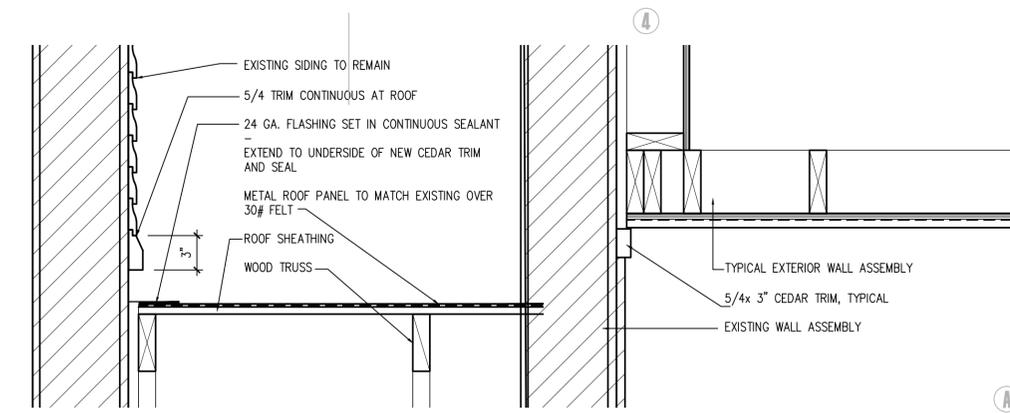


**1C JAMB DETAIL**  
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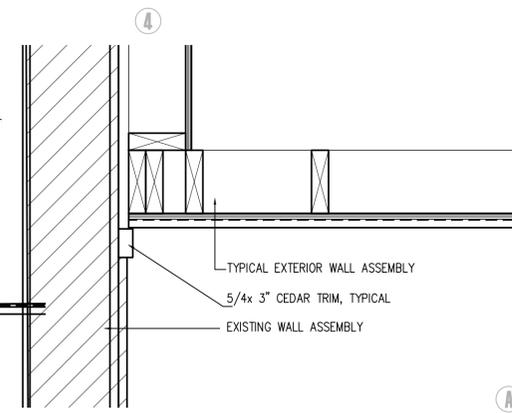
**2B BUILDING SECTION**  
1/4"=1'-0"



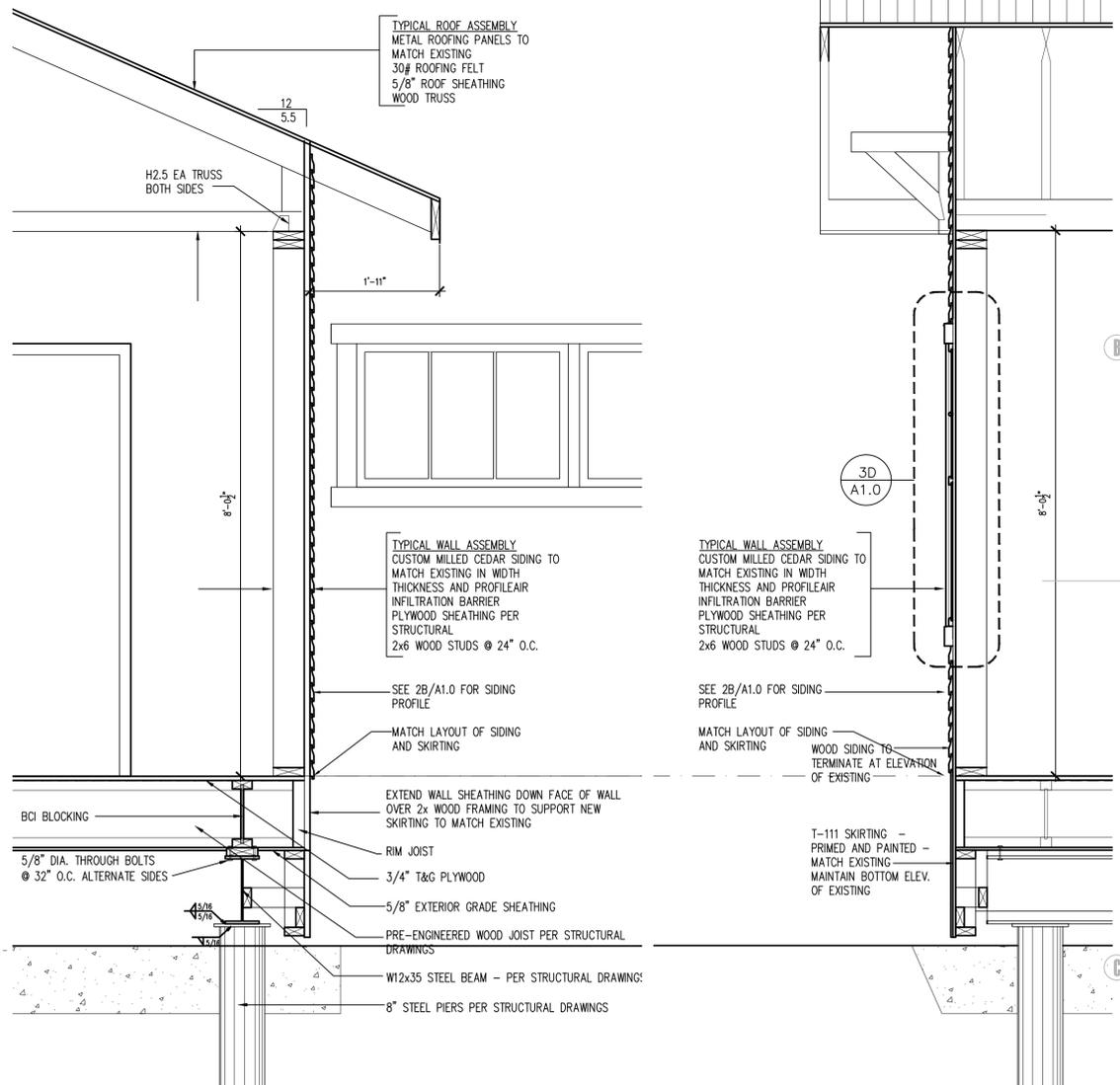
**2C BUILDING SECTION**  
1/4"=1'-0"



**3A ROOF DETAIL @ EXIST. STRUCTURE**  
1 1/2"=1'-0"



**4A CORNER DETAIL @ EXISTING BUILDING**  
1 1/2"=1'-0"



**3C WALL SECTION - EAST/WEST WALLS**  
3/4"=1'-0"

**4C WALL SECTION - NORTH WALL**  
3/4"=1'-0"