

Date of Action: 1/25/16	
Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>
By: <i>[Signature]</i>	

**CITY COUNCIL ACTION MEMORANDUM**

**AM No. 16-05: Contract Award to ECI/Hyer in the amount of \$46,600 to conduct an architectural survey of the Iditarod Elementary School in cooperation with the State of Alaska.**

Originator: Public Works Director

Date: January 13, 2016

Agenda of: January 25, 2016

Route to:	Department Head	Signature	Date
X	Police Chief	<i>[Signature]</i>	1-18-16
X	Public Works Director	<i>[Signature]</i>	1/13/16
X	Finance Director	<i>[Signature]</i>	1-13-16
X	Deputy Administrator	<i>[Signature]</i>	1/13/16
X	City Clerk	<i>[Signature]</i>	1/13/16

Reviewed by Mayor Bert L. Cottle: *[Signature]* 1-13-2016

**Fiscal Impact:**  yes \$46,600      **Funds Available:**  yes

**Account name/number:** Iditarod Elem School Survey/110-4330-433.45-68

**Attachments:** ECI/Hyer Cost Proposal (1 page)

**Summary Statement:** The State of Alaska has proposed the use of an architectural term contract they have with ECI/Hyer to conduct building surveys for potential occupancy by state agencies. This work is needed as due diligence to determine if a joint public safety building is feasible within the Iditarod Elementary School for both the City of Wasilla and State of Alaska. ECI/Hyer will develop a report and cost estimate of improvements and renovation necessary to convert the school into a public safety building. This information will be presented to the city council for consideration in determining the feasibility of this project.

**Staff Recommendation:** Adopt AM No. 16-05 to authorize a contract award to ECI/Hyer to conduct an architectural survey of the Iditarod Elementary School.

## IDITAROD ELEMENTARY SCHOOL SURVEY PROPOSAL

As requested, the following is a list of services to help the State make leasing decisions on Iditarod Elementary, and to set the groundwork for eventual tenant improvements. The list is based on the services provided for the Palmer State Office Building. Some of these efforts will have dual benefit for the State (tenant), and the City of Wasilla (landlord).

1. Condition Overview, \$18,500
  - a. Site visit by architect, mechanical and electrical engineer; interview maintenance personnel; review existing drawings; order of magnitude cost estimating; prepare condition overview report.
2. Concept Space Planning for State tenants, \$5,000
3. Lead/Asbestos Survey, \$5,500
  - a. Site visit by environmental engineer to collect up to 60 material samples; review existing documentation; analyze samples; prepare report. While on site, the environmental engineer may recommend subsequent indoor air quality analysis.
4. Structural Condition Overview: \$5,600
  - a. Site visit by structural engineer, review existing drawings, Tier 1 seismic analysis, prepare condition overview report.
5. Condition Survey Matrix, \$17,800
  - a. Deeper look by architectural, mechanical and electrical resulting in a deferred maintenance roadmap; cost analysis by cost estimator.
6. Phase 1 Environmental Study \$6,500 (estimated)
  - a. Followed by Phase 2 if the Phase 1 discovers anything of concern.
7. Energy Usage and Operating Cost Analysis, \$15,000 (estimated)
  - a. Review historical operating costs; identify opportunities for energy optimization and provide order of magnitude life cycle cost analysis.

ECI

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### COST ALLOCATION PROPOSED BY THE STATE OF ALASKA

TASK	TOTAL COST	ALLOCATION DPS	ALLOCATION CITY
Condition overview	\$18,500	\$9,250	\$9,250
Space planning	\$5,000	\$5,000	\$0
Lead/Asbestos Survey	\$5,500	\$2,750	\$2,750
Structural condition	\$5,600	\$2,800	\$2,800
Bldg Condition	\$17,800		\$17,800
Phase 1 enviro survey	\$6,500 est		\$6,500
Energy use and operating analysis	\$15,000 est	\$7,500	\$7,500
<b>TOTAL</b>		<b>\$27,300</b>	<b>\$46,600</b>