

Non-Code Ordinance

By: Public Works Department
Introduced: January 11, 2016
Public Hearing: January 25, 2016
Adopted: January 25, 2016

Vote: Burney, Graham, O'Barr, Wilson in favor, Wall opposed
Sullivan-Leonard absent

**City of Wasilla
Ordinance Serial No. 16-06**

An ordinance of the Wasilla City Council amending the Fiscal Year 2016 budget by appropriating \$46,600 from the General Fund, Fund Balance to conduct an architectural condition survey of the Iditarod Elementary School in cooperation with the State of Alaska.

Section 1. Classification. This is a non-code ordinance.

Section 2. Purpose. To transfer funds from the general fund to conduct an architectural condition survey in cooperation with the State of Alaska to determine the feasibility of converting the Iditarod Elementary School into a joint public safety building.

Section 3. Appropriation of Funds. The funds are appropriated to the following:

Iditarod Elementary School Survey	110-4330-433.45-68	\$46,600
Transfer/Capital Projects Fund	001-4990-499.99-11	\$46,600

Section 4. Source of Funds

General Fund, Fund Balance	001-0000-253.10-00	\$46,600
Transfer/General Fund	110-0000-391.10-01	\$46,600

Section 5. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on January 25, 2016.



BERT L. COTTLE, Mayor

ATTEST:



JAMIE NEWMAN, MMC, City Clerk

[SEAL]

WASILLA

• ALASKA •

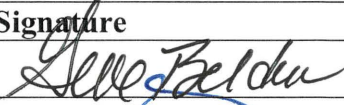

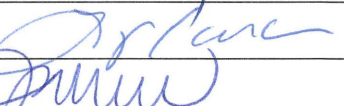
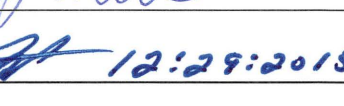

CITY COUNCIL LEGISLATION STAFF REPORT


Ordinance Serial No. 16-06: Amending the Fiscal Year 2016 budget by appropriating \$46,600 from the General Fund, Fund Balance to conduct an architectural survey of the Iditarod Elementary School in cooperation with the State of Alaska.

Originator: Mayor Bert L. Cottle

Date: December 29, 2015

Agenda of: January 11, 2015

Route to:	Department Head	Signature	Date
X	Police Chief		12-28-15
X	Public Works Director		12/28/15
X	Finance Director		12-28-15
X	Deputy Administrator		12/28/15
X	City Clerk		12/28/15

Reviewed by Mayor Bert L. Cottle:  12:29:2015

Fiscal Impact: yes \$46,600

Account name/number: Iditarod Elem School Survey/110-4330-433.45-68
General Fund, Fund Balance/001-0000-253.10-00

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 Ordinance Serial No. 16-06.

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.



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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
TOTAL		\$27,300	\$46,600