

Council Action:	
Approved: <input checked="" type="checkbox"/>	Denied: <input type="checkbox"/>
Date of Action: 5/13/19	
Verified by: <i>Jane Miller</i>	

CITY COUNCIL ACTION MEMORANDUM

AM No. 19-14: Contract Award to PND Engineers in the amount of \$53,250 for Wasilla Historic Preservation Professional Services Tasks 1 and 2.

Originator: Public Works Director
 Date: May 1, 2019

Agenda of: May 13, 2019

Route to:	Department Head	Signature	Date
X	Public Works Director	<i>[Signature]</i>	5/3/19
X	Finance Director	<i>[Signature]</i>	5/3/19
X	Deputy Administrator	<i>[Signature]</i>	5/3/19
X	City Clerk	<i>[Signature]</i>	5/3/19

Reviewed by Mayor Bert L. Cottle: *[Signature]* 5/8/2019

Fiscal Impact: yes **Funds Available:** yes
Account name/number: Townsite Restoration/110-4330-433.45-58 \$31,250
 Tryck House Relocation/110-4330-433.45-(new) \$22,000
Attachments: RFP Scope of Work (1 page)
 PND Proposal (3 pages)

Summary Statement: This contract award is in response to the City’s Request for Proposal No. 0215-0-2019/AG for Wasilla Historic Development Professional Services. This RFP included 3 tasks as follows:

- Task 1-Historic Town Site Parking Lot Development
- Task 2-Tryck House Relocation
- Task 3-Train Station Building Relocation

The City received two proposals for this work and the proposal submitted by PND Engineers was evaluated and determined to be the top ranked proposal. Tasks 1 and 2 are proposed to be awarded through this Action Memorandum while Task 3 will be awarded later this year.

Staff Recommendation: Adopt AM No.19-14.

**REQUEST FOR PROPOSALS
WASILLA HISTORIC DEVELOPMENT PROFESSIONAL SERVICES
SCOPE OF WORK**

Task 1- Historic Town Site Parking Lot Development

This is proposed within the south one-half of Lot 8, Block 8, Wasilla Townsite, at 401 E. Herning Ave in Wasilla. This is the former site of the Jake Wright Fire Hall on the corner of Main Street and E. Herning Ave.

The selected design team will develop plans and bid documents for a new parking lot at this site. Services include obtaining a Land Use permit from the City of Wasilla and landscaping as part of the project. Surveying will be provided by the City of Wasilla. This work is planned for the 2019 construction season.

Task 2- Tryck House Relocation

This house is located on Lot 1, Block 3, Wasilla Townsite, at 291 E. Parks Highway. This is a small single-story wood structure that the City wants to preserve and relocate to the Menard Center. The Menard Center currently has a historic log cabin onsite, and the Tryck House is proposed to be an addition to the log cabin for activities and events. The owner has agreed to donate the building to the City of Wasilla.

The selected design team will develop plans and bid documents to move the structure onto a new foundation at the Menard Center. Services include obtaining a Land Use permit from the City of Wasilla and a Building Permit from the Fire Marshall for this project. Surveying will be provided by the City of Wasilla. This work is planned for the 2019 construction season.

Task 3- Train Station Building Relocation

The Wasilla Train Station is on the National Historic Register and it is currently used by the Wasilla Chamber of Commerce, located in railroad right-of-way at the corner of Knik-Goose Bay Road and the Parks Highway. This is the current train stop in Wasilla, and train stop needs to be relocated as part of the DOT Main Street Couplet project. The City of Wasilla acquired Parcel A6 approximately one-half mile east of the current train stop to develop a new train station facility.

The selected design team will develop plans and bid documents to move the Historic Train Station Building onto a new foundation at the new site. Plan development includes connecting the building to an existing onsite well, connecting the building to a new onsite septic system, and the connection of gas and electric utilities for a fully functioning building. Services include coordination and permitting from the Alaska Railroad for removing the building from its current site in railroad right-of-way, obtaining a Land Use permit from the City of Wasilla and Building Permit from the Fire Marshall for the new site. Surveying will be provided by the City of Wasilla. Design and permitting are planned in 2019, with building relocation planned in 2020.



May 3, 2019

PND #19A-037

Mr. Archie Giddings
Director of Public Works
City of Wasilla
290 East Herning Avenue
Wasilla, AK 99654

Subject: Fee Proposal for Wasilla | RFP No. 0215-0-2019/AG

Dear Archie:

PND Engineers, Inc. (PND) is pleased to present the attached fee proposal for Tasks 1 and 2 from the RFP. We propose to complete the tasks on a Time & Materials reimbursable basis, with the not to exceed amounts as indicated on the attached spreadsheet. Specific exclusions from this fee proposal are also listed on the attached spreadsheet.

Task 1 is the historic town site parking lot development. This will involve Civil, Landscape, and Electrical design and permitting for a new parking lot. We understand that the existing building foundation will be demolished and utilities capped by the City of Wasilla. Bidding and construction assistance are included.

Task 2 is the Tryck House relocation. This will involve Structural and Civil design and permitting for the move. We also anticipate completing a hazardous material survey for the building as well as some incidental Architectural planning work for the new site layout. Bidding and construction assistance are included.

Please call or email me at any time if you have any questions or require more information.

Sincerely,
PND Engineers, Inc.

A handwritten signature in black ink, appearing to read 'Jesse Gobeli', is written over the typed name.

Jesse Gobeli, PE, SE
Principal

FEE PROPOSAL



PROJECT TITLE: Wasilla Historical Development
 TASK: Task 1 - Historic Town Site Parking Lot Development
 CLIENT: City of Wasilla
 PROPOSAL NUMBER: 19A-037

5/2/2019

Prepared by: JG / DB

LABOR:

Task	Task (Scope of Services)	Labor Cost
1.00 65% Design		
	Civil / Project Coordination	\$4,500
	Landscape Architect	\$3,750
	Architectural	\$500
	Electrical	\$2,500
	Task Subtotal	\$11,250
2.00 100% Design		
	Civil / Project Coordination	\$5,000
	Landscape Architect	\$2,500
	Architectural	\$1,000
	Electrical	\$1,000
	Cost Estimating	\$1,000
	Permit Fees	\$500
	Task Subtotal	\$11,000
3.00 Bidding Documents and Bid Assistance		
	Civil / Project Coordination	\$1,000
	Landscape Architect	\$1,000
	Architectural	\$0
	Electrical	\$500
	Task Subtotal	\$2,500
4.00 Construction Administration		
	Civil / Project Coordination	\$4,000
	Landscape Architect	\$2,000
	Architectural	\$0
	Electrical	\$500
	Task Subtotal	\$6,500
	Project Total	\$31,250

Project Scope of Work

This fee covers design to meet local City of Wasilla building standards and adopted codes including the IBC 2015 Edition. Permit fees will be submitted to the City of Wasilla for reimbursement

Civil

Inclusions:

Coordination with Main St couplet project
 Bid and Construction documents for new parking lot
 Land Use permit application

Exclusions:

Survey - to be provided by City of Wasilla
 No water/sewer needed this project
 All utilities to be demolished and capped by City of Wasilla
 Stormwater runoff permitting is to be completed by City of Wasilla
 Geotechnical report - site is assumed to be competent bearing material

Electrical

Inclusions:

Site lighting bid and construction documents

Exclusions:

No headbolt heaters, vehicle charging stations or other electrical systems

Architectural

Inclusions:

Planning and conceptual diagrams

Landscape

Inclusions:

Bid and Construction documents for new parking lot
 Land Use permit application

Exclusions:

n/a

FEE PROPOSAL



PROJECT TITLE: Wasilla Historical Development
 TASK: Task 2 - Tryck House Relocation
 CLIENT: City of Wasilla
 PROPOSAL NUMBER: 19A-037

5/2/2019

Prepared by: JG / DB

LABOR:

Task	Task (Scope of Services)	Labor Cost
1.00 100% Design		
	Structural / Project Coordination	\$5,500
	Civil	\$1,500
	Hazmat survey	\$5,500
	Architectural	\$1,500
	Cost Estimating	\$1,000
	Permit Fees	\$500
	Task Subtotal	\$15,500
3.00 Bidding Documents and Bid Assistance		
	Structural / Project Coordination	\$1,500
	Civil	\$0
	Hazmat	\$0
	Architectural	\$0
	Task Subtotal	\$1,500
4.00 Construction Administration		
	Structural / Project Coordination	\$5,000
	Civil	\$0
	Hazmat	\$0
	Architectural	\$0
	Task Subtotal	\$5,000
	Project Total	\$22,000

Project Scope of Work

This fee covers design to meet local City of Wasilla building standards and adopted codes including the IBC 2015 Edition. Permit fees will be submitted to the City of Wasilla for reimbursement

Structural

Inclusions:

As-built of structure and design of new foundation
 Bid and construction documents for Tryck House relocation

Exclusions:

All Permit fees
 Special inspections as required by building code
 Geotechnical report - site is assumed to be good bearing material

Civil

Inclusions:

Site grading plan

Exclusions:

Survey - to be provided by City of Wasilla
 No utilities are needed for this project

Architectural

Inclusions:

Planning and conceptual diagrams

Exclusions:

Documentation for the National Register of Historic Buildings.
 The building move will remove the Register listing for this building.

Environmental

Inclusions:

Hazardous materials survey for asbestos, lead and interior PCB

Exclusions:

Design services for remediation program are not anticipated