NON-CODE ORDINANCE

By: Finance
Introduced: 11/23/09
Public Hearing: 12/28/09
Amended: 12/28/09
Adopted: 12/28/09

CITY OF WASILLA
ORDINANCE SERIAL NO. 09-76(AM)

AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING THE FISCAL YEAR 2010 BUDGET BY APPROPRIATING $1,632,800 TO THE CAPITAL PROJECTS FUND LAND ACQUISTION ACCOUNT FROM THE GENERAL FUND, CAPITAL RESERVE FUND AND LAND BANK FUND TO PURCHASE LOT 5A, BLOCK 1, FRED NELSON SUBDIVISION BLOCK 1E RESUBDIVISION (META ROSE SQUARE) AND LOT 1, BLOCK 8, WASILLA TOWNSITE (USS1175).

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

Section 2. Purpose. To appropriate $1,632,800 to the Capital Project Fund, Land Acquisition Account from the General Fund $174,689, Capital Reserve Fund $1,408,111 and the Land Bank Fund $50,000 to purchase Lot 5A, Block 1, Fred Nelson Subdivision Block 1E Re-subdivision (Meta Rose Square) And Lot 1, Block 8, Wasilla Townsite (USS1175).

Section 3. Appropriation. Funds are appropriated to the following accounts:

110-4181-499.45-12	Constr. Services - Land Acquisition	$1,458,111

Section 4. Sources of funds.

001-4990-499-99-11	General Fund	$ 174,689
250-4990-499.99-11	Capital Reserve Fund	$1,408,111
280-4990-499.99-11	Land Bank Fund	$ 50,000

Section 5. Stipulation of funds. Any future library will contain the name Meta-Rose in some manner. Additionally, the proceeds or any net gain from the future sale of said property, over and above cost, will be set aside in an account for the use of a future library.

Section 6. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on December 28, 2009.

VERNE E. RUPRIGHT, Mayor

ATTEST:

KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

VOTE: Harris, Holler, Katkus, Larson, and Woodruff in favor. Hall absent.

CITY OF WASILLA
LEGISLATION STAFF REPORT

Ordinance Serial No. 09-76: AN ORDINANCE OF THE WASILLA CITY COUNCIL AMENDING THE FISCAL YEAR 2010 BUDGET BY APPROPRIATING $1,632,800 TO THE CAPITAL PROJECTS FUND LAND ACQUISTION ACCOUNT FROM THE GENERAL FUND, CAPITAL RESERVE FUND AND LAND BANK FUND TO PURCHASE LOTS NELSON FRED RSB B/1E BLOCK 1 LOT 5A AND WASILLA TWNST (USS1175) BLOCK 1 LOT 8.

Agenda of: November 23, 2009 **Date**: November 10, 2009
Originator: Troy Tankersley, Finance Director

Route to:	Department	Signature/Date
X	Finance Director	11/10/09
X	Public Works Director	11/10/09
X	Deputy Administrator	
X	City Clerk	

REVIEWED BY MAYOR VERNE E. RUPRIGHT:

FISCAL IMPACT: ☒ yes$ *or* ☐ no Funds Available ☒ yes ☐ no

Account name/number:

110-4181-499.45-12	Constr. Services - Land Acquisition	$1,632,800
001-4990-499-99-11	General Fund	$ 174,689
250-4990-499.99-11	Capital Reserve Fund	$1,408,111
280-4990-499.99-28	Land Bank Fund	$ 50,000

Attachments:

SUMMARY STATEMENT:
It is the City's intent to purchase the following parcels with legal descriptions known as: NELSON FRED RSB B/1E BLOCK 1 LOT 5A, and WASILLA TWNST (USS1175) BLOCK 1 LOT 8.

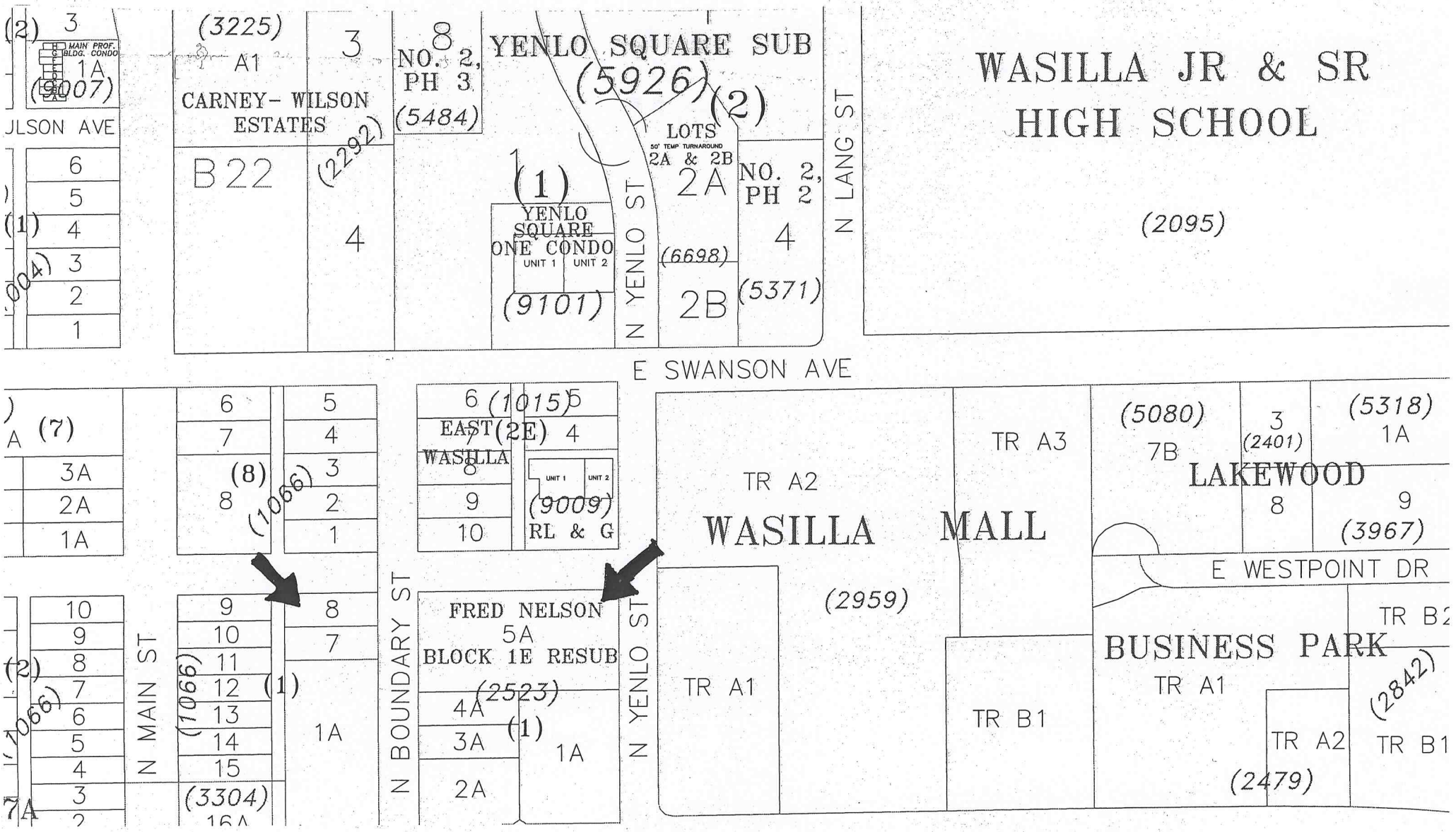
Contingent upon Ordinance 09-75 passing, Ordinance 09-76 transfers the accumulation of funds within the Capital Reserve Fund, $1,408,111 and the Land Bank Fund $50,000 to the Capital Projects Fund, Land Acquisition Account for this purpose.

The City Council passed IM No. 09-13, a $20,000 contract with Thomas Reynolds with the firm of Nixon Peabody, AM No. 09-36, a $30,000 contract with Orlando Cabrera with

the firm of Nixon Peabody, and Ordinance 09-55 appropriating $50,000 from the State of Alaska one-time stimulus funding $213,770 expected to be received in FY2010. These contracts have been cancelled by mutual agreement of both parties and thus, the $50,000 appropriation is not necessary. Therefore, Ordinance 09-76 redirects this funding for a total of $174,689 to be transferred to the Capital Projects Fund, Land Acquisition Account from the General Fund.

STAFF RECOMMENDATION: To approve the adoption of Ordinance Serial No. 09-76 to support the City's land acquisition.

PROPERTY LOCATION MAP



ANALYSIS
of
META ROSE SQUARE
for use as the
WASILLA PUBLIC LIBRARY

Prepared for

CITY OF WASILLA

Wasilla, Alaska

December 14, 2009

By

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1. EXECUTIVE SUMMARY

At the request of the City of Wasilla, Burkhart Croft Architects has reviewed Meta Rose Square for its suitability to serve as the City's municipal library. We completed a code study of the building, analyzed how well the building met the programmatic and design requirements for the City of Wasilla Library, and prepared a brief cost estimate for the work required to renovate the facility into a suitable facility.

Meta Rose Square has the potential to adequately serve as the City of Wasilla Library. The central location, building form, and vaulted volume of Meta Rose are positive features, well-suited for a library. The building also provides 90% of the current space requirements of the library. To function in this capacity, Meta Rose would need to be renovated to address code deficiencies and make modifications required by the change in building use. The property does not meet building and zoning codes for a library in the following areas: sprinklers, stairs and vertical enclosures, accessibility, plumbing fixtures, structural building loads, parking, landscaping, and snow storage. Fortunately, each of these deficiencies can be remedied with proposed solutions as outlined below. The estimated cost of these code required changes is approximately $550,000.

The exterior of the building requires only minor modifications to accommodate this new use. However, due to the age of the facility and change of building use, most interior building components would need to be renovated or replaced to meet the needs of a modern library. Such items would include relocation of partitions, replacement of interior finishes, installation of a new HVAC system, upgrade of electrical system, installation of new data system, and replacement of lighting fixtures. The estimated cost of these renovations is approximately $2,350,000.

The total for code-required changes and occupancy-related renovations is approximately $2,900,000, for a cost of $141.87 per square foot. The proposed purchase price for Meta Rose Square is $1,500,000. Total purchase price and renovation costs would total approximately $4,400,000, for a cost of $215.29 per square foot. We expect that this cost would be lower than the cost of construction of a new facility, which could be expected to be around $300 per square foot, not including land acquisition or any utility development.

2. OBJECTIVE

Project Summary

Burkhart Croft Architects (BCA) was contacted by Archie Giddings, City of Wasilla Public Works Director, and asked to review the Meta Rose Square building for future use as the City of Wasilla Library. Specifically, we were asked to do a building code analysis of the building, including a review of the floor loads, provide an opinion on the suitability of the building as a library, and provide an approximate cost of anticipated renovation costs. We were not asked to compare Meta Rose to any other alternative for the library, such as construction of a new building or renovation of another structure. For such an analysis, issues such as timing, location, size (current and future), first costs, operational costs, and ability to best meet program requirements would need to be compared for each alternative.

Documents reviewed in the preparation of the analysis of Meta Rose include:

- Original 1983 drawings of the Meta Rose Building prepared by the Design Company and submitted to the Department of Public Safety. Drawings included seven architectural sheets and one civil sheet. No structural, mechanical, or electrical drawings were available.
- Wasilla Public Library – Library Needs Program, dated March 18, 2008, prepared for the City of Wasilla by ASCG Inc. and Integrated Design Architecture.
- Library Needs Analysis – 2006 City of Wasilla Library in-house assessment.
- Library Space Needs Worksheet – 2009 City of Wasilla Library in-house worksheet estimating space requirements for 2009 and 2030 (based on Wisconsin Department of Public Instruction worksheet)

Review Team
Burkhart Croft Architects provided review of architectural items. Structural analysis was provided by PND, Inc. RSA Engineering, Inc. reviewed the existing mechanical and electrical systems. Site Visits made to Meta Rose Square include:

- BCA: Joanna Croft on December 2, 2009.
- PND: Grant Gephardt on December 2 and Jesse Gobeli on December 7, 2009
- RSA: Josh Hiltabiddle on December 10, 2009

3. CODE REVIEW

Applicable Codes
Meta Rose Square was analyzed for compliance with the following applicable codes:

- 2006 International Building Code (IBC)
- Wasilla Municipal Code, Title 16 Land Development Code.

The details and code references of this analysis are included in *Attachment A: Building Code Study*. This section provides a summary of those findings, indicates areas of deficiencies, and proposed possible solutions.

Occupancy and Building Area:
The proposed use of Meta Rose Square as a municipal library would change the formal occupancy classification of the building, as defined in the International Building Code, from an M (Mercantile) occupancy to an A-3 (Assembly-Library) occupancy. This change of occupancy would require that the building be upgraded to comply with the 2006 International Building Code.

The building appears to be of Type V-B construction.

Based on areas listed in the 1983 drawings, the existing building area is:

Basement:	3,324 sf
First Floor:	14,340 sf
Mezzanine:	2,765 sf
Total Area	**20,429 sf**

The building was modified late in the 1980s, during which time the clock tower was added and the atrium was expanded. The exact size of the addition was not verified but it did add physical area to the original building. Small mezzanines have also been added to most of the retail shop areas; their area is also not included in the above numbers.

Based on the occupancy and construction type, the area of the building is within the allowable limits of the International Building Code, assuming that the building is fully sprinklered. The Group A-3 occupancy of the building also requires that the building be sprinklered.

Sprinklers

There is a sprinkler system currently installed at Meta Rose. With a change in occupancy to a library, the sprinkler system might not meet code. The current system appears to be designed for Ordinary Hazard 1. Depending on the layout of the library and the presence of "large stack rooms," as defined in NFPA 13, an Ordinary Hazard 2 system may be required. An upgrade from Ordinary Hazard 1 to Ordinary Hazard 2 would require that the branch lines of the sprinkler be replaced to accommodate the greater water flow.

Modifications to the sprinkler system will also be needed in general to accommodate renovations made to the building. The fire department connection will also need to be modified to meet new Mat-Su Fire Department requirements.

Stairs and Vertical Enclosures

The stairs and vertical enclosures do not currently meet code.

Number and width of Stairs: Each story of this building must be served by a minimum of two exits. There are currently two stairs from the basement up to the first floor and three stairs from the mezzanine down to the first floor. However one stair from the basement to the first floor and one from the first floor to the mezzanine, are 38" wide and do not meet the minimum width of 44". There is an exception to this requirement if the occupant load served by the stair is less than 50. Since the arrangement of library program within the building is not determined and may be subject to change over time, we cannot assume that these non-compliant stairs will fall under this exception. In general, we would not recommend the use of an undersized stair in a public building.

The non-compliant stair from the basement to the first floor also has a door immediately at the top of the stair. This does not meet the requirement for a landing at the top of the stair and would need to be remedied.

Vertical Enclosure: Stairs are required to be in a fire-rated vertical enclosure. An exemption is provided for stairs serving only the first and second stories of a building equipped throughout with an automatic sprinkler system. None of the stairs at Meta Rose are in a rated vertical enclosure. However, the exemption will allow the building to have open stairways between the first floor and the mezzanine. The exemption does not cover the stairs between the basement and first floor; the stairs between the first floor and the basement will need to be in a rated vertical enclosure which connects to an exit enclosure leading directly to the exterior of the building.

Accessibility

The building does not currently meet accessibility requirements. There is no accessible route to the basement or the mezzanine. An elevator would need to be added to provide this access. There is currently an elevator pit in the center of the building. It was provided when the building was originally constructed to accommodate later addition of an elevator. However, the size and depth

of the pit may be insufficient to support a modern elevator. A new elevator could be located there provided that (a) the elevator pit is, or could modified to be, adequately sized, (b) the floor framing at the first floor and the mezzanine be modified to accommodate the elevator shaft, and (c) the clearance of approximately 13'-0" above the finished floor of the mezzanine is available or that roof structure could be modified to attain this clearance. (It appears that approximately 12'-0" to 12'-6" clear headroom currently exits). It may prove to be easier and more cost effective to locate the elevator outside of the envelope; the elevator could be located to the west of the building. A new pit and hoist way would be constructed. Existing heating ducts and sprinkler lines in the basement would need to be relocated to accommodate access to the elevator in the basement. In either case, the elevator machine room could be located in the basement of the existing building.

A portion of the mezzanine, shown on the plans as the "Office" was not constructed at the same level as the rest of the mezzanine as indicated on the drawings. The floor of this office is approximately 32" below the rest of the mezzanine. It also requires accessible access. However, it is infeasible to have the elevator connect to this level and an accessible ramp to this level would be approximately 32'-0" long. Without either of these methods of access, this portion of the building would not be considered accessible by the code. This issue also exists with all of the small mezzanines which have been built in most of the first floor retail shops.

Plumbing Fixtures
Based on preliminary estimates of building occupancy, Meta Rose does not meet IBC requirements for the number of plumbing fixtures. New, larger men's and women's restrooms would need to be part of the building renovation. These facilities will also need to meet ADA accessibility requirements.

Building Loads for Libraries
The building does not meet the IBC structural live loads for library stacks. The International Building Code requires that buildings be designed to meet anticipated live loads for their occupancies. The live load requirement is 150 pounds per square foot (psf) for library stacks and 60 psf for reading rooms. Based on a structural analysis by PND of existing floor framing, the first floor is capable of supporting a live load of about 120 psf. The mezzanine framing was inaccessible but appears to have a similar capacity. The slab on grade foundation for the basement is adequate to support library stack loads.

The wings of the first floor are the most likely place to house book stacks. The foundations of the wings are exterior concrete stem walls and interior concrete strip footings with wood framed pony walls and engineered wood joist floor framing. Book stack loading requirements could be met in these areas with shoring of the floor joists to decrease the joist span. PND proposes that shoring could consist of a new concrete strip footing and pony wall installed between existing pony walls in the crawlspace. The strip footings would be 16" wide x 8" deep concrete with 2 x 6 pony wall studs at 2'-0" on center. Joist blocking and bearing stiffeners would be installed between joists. Shoring of the structure on the mezzanine or in the center of the first floor over the basement could also be done but would be more problematic since additional structural supports, columns or walls, would impact the occupied space below.

Zoning
Per Wasilla Municipal Code, Title 16, the Meta Rose property is zoned Commercial (C).

Parking, Landscaping, and Snow Storage Requirements
Meta Rose Square does not meet the parking, landscaping or snow storage requirements of Wasilla Municipal Code, Title 16.

Parking: According to the 1983 drawings, there are 48 parking places on site, without any accessible spaces. (This number could not be verified with existing snow covering the ground.) Based on the "All Other" parking standard of 1 parking space for every 200 square feet of gross floor area, the building would require 102 spaces, including 4 accessible spaces. It the City of Wasilla interpreted that the building could be classified as "Commercial Uses," the standard would change to 1 space for every 300 GFA, and the building would require 68 spaces, including 3 accessible spaces.

Landscaping: Based on the number of parking spaces required, the parking lot is required to have a perimeter planting bed with a minimum width of ten feet and landscaped islands covering fifteen percent of parking lot area. There is currently no perimeter planting bed and limited site landscaping, none of which was in the parking lot itself.

Snow Storage: The parking lot is required to have 25 sf of snow storage for each required parking space. There is currently no designated area for such snow storage.

The existing parking lot would need to be reconfigured to provide required accessible parking, landscaping and snow storage, which will reduce the number of available parking spaces. According to Title 16, additional parking could be provided on adjacent lots, as long as this parking is within 300 feet of the boundary of the property. The City of Wasilla owns the lot across E. Herning Avenue. It is currently used for parking and could provide dedicated parking for a new library.

4. PROGRAM SUITABILITY

The Wasilla Library Needs Program (Library Needs Program) was commissioned by the City of Wasilla and completed by ASCG, Inc and Integrated Design Architecture in 2008. It outlines the requirements for the City of Wasilla Library, including goals and expectations, building area, site characteristics, and general building characteristics. The Wasilla Library also recently produced an in-house worksheet (Space Needs Worksheet) which estimates space requirements for 2009 and 2030. These documents have either been reviewed and accepted by the city of Wasilla or have been generated by the City of Wasilla itself. We assume that these are the expected standards for the City of Wasilla Library. We have used these documents as guides in reviewing the suitability of Meta Rose to serve as the City of Wasilla Library.

Building Site
The Meta Rose Square site is in a desirable location in Wasilla, in the center of the Wasilla commercial zone and in close proximity to other public and commercial facilities. The site is bounded by three streets, Yenlo Street, Boundary Street, and E. Herning Avenue, and has good site access. The building occupies the west portion of the site with the parking to the east. A loading/receiving area is located on the west of the building. Site modifications required to meet zoning regulations were discussed in the previous section. Additional amenities described in the Library Needs Program, such as a walled reading courtyard, bike racks, and exterior benches, do not currently exist. However, these items are not essential to the functioning of the library and could be added to the facility over time.

Building Size

The existing library is approximately 8,000 sf. The Library Needs Program includes a Building Area Table which outlines a program requirement for 37,094 square feet (sf). Of this area 30,405 sf are direct program requirements with an additional 22% of unassigned gross building areas. The Program did not indicate if this size facility was designed for a particular target date. The Space Needs Worksheet was developed for two target dates, anticipating growth in the design population and collection space related to that design population. According to the Space Needs Worksheet, the program requirement for the library in 2009 is 22,604, assuming a design population of 47,043. For 2030, the program requirement grows to 36,675 with a design population of 78,667. The 2030 number is quite similar to the Library Needs Program area.

The Meta Rose building has a total area of 20,429 square feet on three levels. It is significantly larger than the existing building but is substantially smaller than the Library Needs Program target of 37,094 sf and the Space Needs Worksheet target of 36,675 for the year 2030. The size is comparable to the 2009 Space Needs Worksheet target of 22,604, providing approximately 90% of the area currently needed for the library. The current size of Meta Rose is not optimal to meet the long term program requirements of the library but is adequate to meet near term needs.

Future Growth

Both the Library Needs Program and the 2006 Library Needs Analysis completed in-house by the Wasilla Library, indicate the need to plan for future growth. This is especially important if the size of the facility is smaller than anticipated future building needs, as Meta Rose is. An addition to the Meta Rose building could be placed on the site, to the east of the existing building. The site is adequate to accommodate an addition to increase the facility to the size proposed by the Library Needs Program. The structural configuration of the building is also organized to easily allow an addition to the east.

Significant growth of the building would require code compliant construction. The building code limits the size of facilities based on their construction type and building function. Once a building exceeds that area, a fire separation wall would need to be built, effectively creating two buildings next to each other. The need for and location of that separation would be determined during the design process.

Any increase in building size would require recalculation of parking and the requirement of additional off-site parking. At a minimum, accessible parking, loading, and passenger drop off areas should be maintained on site.

Exterior Design and Building Envelope

Meta Rose has an attractive building form with several design features, such as the clock tower and entry plaza, which make it suitable for a public building such as a library. The exterior of the building is in generally good condition. However, the building was constructed in 1983; it is an older facility with limitations. The exterior envelope is not thermally efficient. According to the 1983 drawings, the 2 x 8 exterior walls have R-19 insulation and the roof has 5-1/2" of rigid insulation with an approximate insulating value of R-23. Most windows appear to be from the original construction and are likely not high performance. The Library Needs Program set reasonable goals of R-22 walls, R-38 roof, and insulated Low-e windows with solar control, which are not met by this building. An upgrade of the thermal envelope would not be required for the building to be used as a library, although the operational energy costs will be higher. Immediate exterior renovations would include replacement of signage and some exterior lighting. Over time, it would be prudent to upgrade the windows and doors to more thermally efficient

units.

Interior Configuration and Finishes

The interior of the building is currently organized to support retail tenants. The change in use to a library would require renovation of most of the interior of the building to meet the different needs of the new use. Interior partitions would be reconfigured to support program spaces and interior finishes would be replaced to meet program needs.

The Meta Rose building has three levels. The basement has limitations for use as a library. It is a low, dark space. According to 1983 drawings, the height of ceiling structure is 7'-9 ½", although site observation indicated that it is higher in some areas. Since the basement is fully below grade, there is no natural light, which is a concern for any spaces that are continually occupied. The configuration of the area also limits its usefulness. The basement is generally 30'-0" wide with a row of structural columns in the middle of the span. The main stair bisects the space. The western end of the level houses mechanical and electrical equipment for the building. However, the east end of the basement, currently used as a retail shop, is an open area with some flexibility. The basement is adequately sized for Administrative and General Services Areas, much of the Circulation Area functions, as well as building support areas such as storage, mechanical, electrical, and elevator equipment rooms.

The upper levels of the building offer many opportunities for library use. The atrium provides a pleasant and dramatic entry to the building. The first floor, the largest level at 14,340 sf, has good proportions to house the public portions of the library program, with administration and circulation in the center of the building and stacks and reading areas in the two wings. The structural design of the building will allow existing retail areas to be opened up to provide larger areas as needed. The ceilings are vaulted with exposed structure. This high volume is light and airy and is a nice building feature with good design potential for public spaces. Natural light is provided at the perimeter of the building and at high, clerestory windows along the central spine of the building. The high ceilings provide a good opportunity for appropriate lighting design.

The mezzanine is open and located centrally in the building. It has view of first floor operations. This area is well suited for several different activities: children's library, public conference room, or reading areas.

There are several small mezzanines which currently serve the individual retail stores. They are accessed from within each store. These spaces would likely not be incorporated into a library design; the area of each is small are they are not accessible.

The general interior design guidelines and specific individual space requirements presented in the Library Needs Program could be adequately addressed in this building as part of the general interior renovation. It should be noted that a facility renovated for a new use may not meet all of the programmatic requirements of a project as well as a building which has been designed and built specifically for that use. But new facilities, as well as renovated ones, are also a product of available funding and project scheduling and are subject to these same constraints.

Building Systems

Environmental Control: The Library Needs Program requires environmental control of both temperature and relative humidity. Currently the basement is served by a small furnace with no outside air. The rest of the building is served by two heating-only roof top units with no humidity control. Air distribution throughout the building is minimal and no air conditioning is provided. Relief venting is present in the atrium area but is not currently operational. Temperature control

of the mezzanine is difficult, according to anecdotal evidence.

Code requires that fresh air be provided to occupied spaces. An appropriate system for a public library has additional requirements; temperature control for both heating and cooling needs to be provided in zones throughout the building and humidity need to be controlled to allow preservation of the library's collection. To achieve appropriate environmental control for this library, an effective HCAV system would need to be installed in the building. The two roof top units could be replaced with units equipped with cooling. Another option is a new HVAC unit which could be located in the existing office on the mezzanine; since this space will not be ADA accessible, it provides a good central location with exterior wall exposure for the location of a new fan unit.

Existing cooking equipment and associated ventilation serving the restaurant will need to be removed.

Plumbing: As indicated above, more plumbing fixtures will need to be provided to meet IBC requirements. Currently there are small, single water closets located in each of the retail spaces and one in the common area. These would all need to be removed and the plumbing capped except in a central area where the new toilet rooms would be located.

Electrical: The building currently has three-phase power (120-208V) with a 112 KVA transformer. Assuming a standard electrical use of 10 watts/sf for library use, this transformer is likely undersized, especially considering that an elevator will be added to the facility. The final electrical requirements of the library will need to be analyzed and the transformer upgraded as needed to serve that need.

An upgrade of the electrical distribution should also be planned to provide sufficient power throughout the facility.

Data: A building-wide communication and data system does not currently exist. A new system suitable for library use, as outlined in the Library Needs Program, will need to be installed.

Lighting: Existing lighting around the facility varies among retail areas. General lighting is exposed fluorescent tubes and track lighting. Existing lighting is inefficient and is unsuitable for library use; lighting will need to be replaced to meet the requirements as indicated in the Library Needs Program.

5. ESTIMATED RENOVATION COSTS

We have provided general costs associated with the work described in this analysis. The estimated costs for the renovation of Meta Rose have been broken down into two categories: code-required upgrades and occupancy-related renovations. An estimate has been provided to remedy each of the noted code deficiencies. In some cases that estimate is based on a cost per square foot and others it is a lump sum number. To those numbers, a 15% contingency has been added to cover unforeseen circumstances. The estimated total for code required renovations is $548,901.

The renovations required to change Meta Rose into a fully functioning library are extensive and spread throughout the building. The majority of this work would be focused on the upgrade and replacement of mechanical and electrical systems. A smaller portion would cover the reconfiguration of the spaces and replacement of interior finishes. We have estimated that this work would cost approximately $100 per square foot for a total of $2,042,900. A 15%

contingency has been added to this number as well to cover unforeseen circumstances. The estimated total for renovations required for library use is $2,349,335.

The total of all renovations is estimated at $2,898,235.75, or $141.87 per square foot. See *Attachment B* for the specifics of the estimate.

The numbers presented are for construction costs only. The estimate does not include other City of Wasilla project costs such as acquisition of Meta Rose, financing costs, legal counsel, project management, design services, building permits, or FFE (fixtures, furnishings, and equipment).

6. ATTACHMENTS

Attachment A: Building Code Study

Attachment B: Renovation Cost Estimate

ATTACHMENT A: BUILDING CODE STUDY
META ROSE BUILDING
FOR USE AS CITY OF WASILLA LIBRARY

Burkhart Croft
ARCHITECTS

I. 2006 INTERNATIONAL BUILDING CODE (IBC) ANALYSIS

Proposed Occupancy Group: A-3 Assembly uses intended for worship, recreation or amusement and other assembly uses not classified elsewhere in Group A Including Libraries
(Section 303)

Existing Occupancy Group: M Mercantile - for the display and sale of merchanise, and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public.
(Section 309)

Allowable Height and Stories: 1 story or 40'-0"
(Table 503 and Section 504) But is subject to automatic sprinkler system increase to 2 stories or 60'-0"

Actual Height and Stories: 1 story with Mezzanine and Basement *** OK with sprinklers**
22'-9" *** OK**

Allowable Area w/o Sprinklers: (Table 503 and Section 506)			**Allowable Area per Floor** Aa=At + [At * If / 100] + [At * Is/100]
	Aa=	**10,500**	
	At=	6,000	Area per floor per Table 503
	If=	0.75	Area increase due to frontage
			If = (F/P - 0.25) * W/30 (W/30 may not exceed 1.0)
	F=	530.00	Building perimeter on public way or open space >20'
	P=	530.00	Perimeter of entire building
	W=	30	Width of public way or open space
	Is=	-	Area increase due to sprinkler protection

Allowable Area with Sprinklers: (Table 503 and Section 506)			**Allowable Area per Floor** Aa=At + [At * If / 100] + [At * Is/100]
	Aa=	**22,500**	
	At=	6,000	Area per floor per Table 503
	If=	0.75	Area increase due to frontage
			If = (F/P - 0.25) * W/30 (W/30 may not exceed 1.0)
	F=	543.33	Building perimeter on public way or open space >20'
	P=	543.33	Perimeter of entire building
	W=	30	Width of public way or open space
	Is=	2	Area increase due to sprinkler protection

Actual Area:				
	First Floor	14,340	sf	*** OK with sprinklers**
	Mezzanine	2,765	sf	*** OK with sprinklers**
	Basement	3,324	sf	*** OK with sprinklers**
	Total	20,429	sf	*** OK with sprinklers**
	w/o Basement	17,105	sf	*** See note below re: Basements**

(Section 506.1.1)

Basements: "A single basement that is not a story above grade plane need not be included in the total allowable area, provided such basement does not exceed the area permitted for a building with no more than one story above grade plane."

Construction Type:

(Section 602) **V-B**

Sprinkler System:

Sprinkler system is currently installed

(Section 903.2.1) **Group A-3**: An automatic sprinkler system shall be provided throughout

(Section 903.2.1.3) **Group A-3**: An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists: 1.The fire area exceeds 12,000 square feet.

Occupant Load:

Library

(Table 1004.1.1)

Reading Room	50 net
Stack Area	100 gross
Conference Room	15 net

Number of Exits

Occupant Load	1-500
Min # of Exits per Story	2

(Table 1019.1)

Exit Access

(Section 1014.2.1) **Egress through Intervening Spaces**: Egress from a room or space shall not pass through adjoining or intervening rooms or areas, except where such adjoining rooms or areas are accessory to the area served, are not a high-hazard occupancy and provide a discernible path of egress travel to an exit.

Stairways:

(Section 1009.1) **Stairway Width**: The width of stairways…shall not be less than 44 inches.

Exception: 1. Stairways serving an occupant load of less than 50 shall have a width of not less than 36 inches.

(Section 1009.4) **Stairway landings:** There shall be a floor or landing at the top and bottom of each stairway.

Vertical Exit Enclosures:

(Section 1020.1) **Enclosures Required**: Interior exit stairways and interior exit ramps shall be enclosed with fire barriers. Exit enclosures shall have a fire resistant rating of not less than 1 hour where connecting less than four stories. The number of stories connected by the exit enclosure shall include any basements but not any mezzanines.

(Section 1020.1.9) **Exception:** In other than Group H and I occupancies, interior egress stairways serving only the first and second stories of a building equipped throughout with an automatic sprinkler system…are not required to be enclosed, provided at least two means of egress are provided from both floors served by the unenclosed stairways. Such interconnected stories shall be not open to other stories.

Vertical Exit Encl. Provided: None

Definitions:

(Section 502)

Basement: A portion of a building that is partly or completely below grade plane…

Height, Building: The vertical distance from grade plane to the average height of the highest roof surface.

Allowable Ceiling Height:

(Section 1208.2)

Minimum Ceiling Heights: Occupiable spaces, habitable spaces and corridors shall have a ceiling height of not less than 7 feet 6 inches. Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms shall be permitted to have a ceiling height of not less than 7 feet.

Actual Ceiling Height:

Ceiling height in the basement is 7'-9 1/2" according to drawings and appears to be even higher.

Building Loads for Libraries:

(Table 1607.1)

	Uniform	Concentrated
Corridors above first flr	80 psf	1000 lbs.
Reading Room	60 psf	1000 lbs.
Stack Room	150 psf	1000 lbs.

Minimum Plumbing Facilities

(Table 2902.1)

A-3 Occupancy		Fixture Requirement Estimates
Water Closets (Male)	1 per 125	2
Water Closets (Female)	1 per 65	3
Lavatories (M&F)	1 per 200	2
Drinking Fountains	1 per 500	1

II. WASILLA MUNICIPAL CODE

Zoning Districts (Section 16.20.010)

Property is Zoned **Commercial -C**

Parking Requirements (Section 16.24.040)

(Section 16.24.040.4)

Landscaping

Each parking lot containing ten (10) or more parking spaces shall include around its perimeter a planting bed having a minimum width of ten (10) feet.

Each parking lot containing more than forty (40) parking spaces also shall include landscaped islands covering not less than fifteen (15) percent of the total area of the parking lot.

(Table of Parking Requirements)

Parking Standards

1:150 GFA or 1:3 seats	Churches, auditoriums, theaters, mortuary, dance floors, auctions rooms, and similar places of assembly of concentrated use
1:150 GFA or 1:4 seats	Restaurants, bars, exhibit rooms, gymnasiums, conference rooms and similar places of assembly of less concentrated use.
1:300 GFA	Offices
1:300 GFA	Commercial Uses (other than shopping centers)
1:200 SFA	**All Others**

1 to 25	1 Accessible parking
26 to 50	2
51 to 75	3

For each additional 100 spaces or fraction thereof, add 1 additional accessible

(Section 16.24.040.A)

Off street parking facilities for nonresidential uses must be within three hundred (300) feet fo the boundary of the property.

(Section 16.24.040.A.2)

"The city planner is allowed discretion to use on-street parking, or a portion, to count toward the overall parking requirement for a development or temporary use at the following locations..."

None of these locations appear to be applicable to subject property which is bounded between Yenlo Street and N. Boundary Street and is just south of E. Herning Ave.

(Section 16.24.040.9.b)

Snow Storage: Snow Storage area of 25 SF/parking space shall be provided.

Meta Rose Requirements:

Parking

20,429	sf	Gross Floor Area (including basement)
200	sf/space	Parking Standard (Using "All Others" Standard)
102	**Spaces**	**Parking Required**
3	**Spaces**	**Accessible Parking**

20,429	sf	Gross Floor Area (including basement)
300	sf/space	Parking Standard (Using "Commercial Uses" Standard)
68	**Spaces**	**Parking Required**
3	**Spaces**	**Accessible Parking**

Snow Storage

102	spaces	Parking Required
25	sf/space	Snow storage standard
2,554	sf/space	**Snow storage required**

Landscaping

Perimeter planting bed with minimum width of ten (10) feet

Landscaped Islands covering fifteen (15) percent of parking lot area

Meta Rose Actual:

Parking:	48 Spaces	*** Not Sufficient**
Accessible:	0 Spaces	*** Not Sufficient**

Was previously calculated on 14,058 sf (16,834 less common areas) /300

Snow Storage:	None Identified	*** Not Sufficient**

Landscaping:	No perimeter beds	*** Not Sufficient**
	No islands	*** Not Sufficient**

ATTACHMENT B: ESTIMATED RENOVATION COSTS
META ROSE BUILDING
FOR USE AS CITY OF WASILLA LIBRARY

Burkhart Croft
ARCHITECTS

Size of Existing Meta Rose Building				
First Floor Area				14,340
Second Floor Area				2,765
Basement Area				3,324
Total Area of Building				**20,429**

Code Required Upgrades		**$/SF**		**Cost**
Sprinklers	Upgrade from Ordinary Hazard 1 to Ordinary Hazard 2	$ 5.00	$	102,145
Stairs and Vertical Enclosures	Vertical enclosures for stairs between basement and first floor	lump sum	$	30,000
Accessible Route	Install elevator and modify structure as necessary	lump sum	$	120,000
Toilet Rooms	Provide larger, ADA-accessible toilet rooms	lump sum	$	65,000
Building Loads for Libraries	Upgrade first floor structure in the wings	$ 10.00	$	110,160
Parking, Landscaping, Snow Storage	Install required landscaping, restripe parking lot, and provide additional off-site parking	lump sum	$	50,000
Subtotal for Code Required Upgrades			$	477,305
Contingency		15%	$	71,596
Total for Code Required Upgrades			**$**	**548,901**

Renovation for Library Use		$ 100.00	$	2,042,900.00
Exterior Design	Replace signage and building lighting			
Interior Design	Reconfigure interior partiitons, replace interior finishes			
Environmental Control	Install new HVAC system			
Plumbing	Remove existing plumbing to numerous toilet rooms			
Electrical	Upgrade transformer and electrical distribution system			
Data	Install new data systems throughout			
Lighting	Replace lighting fixtures throughout			
Subotal for Renovation for Library Use			$	2,042,900.00
Contingency		15%	$	306,435.00
Total for Renovation for Library Use			**$**	**2,349,335.00**

TOTAL ESTIMATED RENOVATIONS	**$**	**2,898,235.75**
Estimated Cost per Square Foot	**$**	**141.87**

Note: This estimate does not include other City of Wasilla Project Costs, such as project management, permitting, design, or FF&E