



## CITY OF WASILLA

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### COUNCIL MEMORANDUM NO. 92-99

**From:** Deputy Administrator  
**Date:** September 3, 1992  
**Subject:** City Shop Building

We received five (5) proposals in response to our advertisement to lease/purchase or construct a shop building. The proposals have been provided in a separate packet.

It appears that a majority of Council would rather construct a shop building than to purchase an existing building or to continue to lease a building at approximately twice our present cost. By mid-October, we will know if we need to consider space/facilities for police force vehicles.

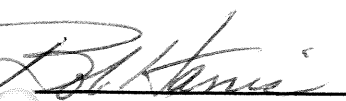
If we wish to construct a building it will be necessary to engage the services of an engineer/architect to prepare technical specifications to whatever level of detail that would be deemed sufficient to meet competitive bid requirements. In general, if full architect/engineer services are provided for a project of this nature (design, contract administration and construction inspection) the cost is between 15% - 20% of the construction cost.

It will take about a year to obtain architectural services, then design, then bid and construct a City shop building. The site must be selected before design services can begin.

Recommend the following:

- (a) Select a temporary (12 - 18 month) location to lease for a shop building knowing that we will pay about twice present rates. *Month to Month Not to Exceed \$1,500/mo.*
- (b) Select a shop building site and, if necessary, purchase the property.
- (c) Request proposals and select an architect/engineer for shop building design.
- (d) Advertise for construction bids next spring.

We can discuss and amplify on the details as each step outlined above is initiated.

  
Robert E. Harris  
Deputy Administrator

**APPROVED** *option A*  
DATE: 9-14-92  
BY: E.H.

REH/sbh

B. Explain if this project needs to be built in conjunction with another project to reduce cost to the State. (50 points)

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**LOCAL PROJECT COMMITMENT**

20. Total project costs are estimated as follows:

Administration	\$	<u>5,000</u>
Engineering and Inspection	\$	<u>160,000</u>
Construction	\$	<u>1,350,000</u>
Equipment	\$	<u></u>
Other 5% Contingency	\$	<u>76,000</u>
Total	\$	<u>1,591,000</u>

21. Please list the sources and amounts of funding you expect to use on this project.

A.	Source	<u>MG#4/87-475</u>	Amount	<u>\$346,000</u>	Year	<u>1993</u>
	Source	<u>MG#4/92-034</u>	Amount	<u>450,000</u>	Year	<u>1994</u>
	* Source	<u>ADEC Matching</u>	Amount	<u>500,000</u>	Year	<u>1993</u>
	Source	<u>ADEC Matching</u>	Amount	<u>295,000</u>	Year	<u>1994</u>

22. What is the source of funds you intend to match this ADEC grant with? (100 points)

Direct legislative Grant #4/87-475

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23. Will this project capture or use federal funds? (75 points)

Yes \_\_\_\_\_ No X

\*Funded by Legislative Grant to DEC FY93