



## CITY OF WASILLA

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### COUNCIL MEMORANDUM NO. 92-109

**From:** Deputy Administrator  
**Date:** September 22, 1992  
**Subject:** City Shop Building

On September 14, 1992, Council authorized the negotiation for a month-to-month rental of the B & J Building for a temporary City shop. An on-site visit and discussion with the building owner revealed that the portion of the property available to the City did not have a security fence and we would need to construct an additional vehicle entrance door. Since that time, the owner entered into a one-year lease agreement with another tenant.

The Follett Building remains available for \$1,500 per month. Gas heat is being installed and we would need some outside electrical outlets installed for vehicle heaters. The building has no sewer or water which could cause some safety problems with the lack of an eyewash station and shower. We could probably get by in the facility for one winter.

The last known lease option is the HCI Steel Building where we have been offered about 1/2 the building (6,000 square feet plus an office and yard storage) for \$3,300 per month. This is an excellent building but at double our present rental rate. The distribution of utility (heat) costs at this facility have not been discussed with the proprietors.

Administration recommends that we sign an indemnification agreement for structural failure of our present shop building and remain where we are for this next winter. Then:

- \* Select a site for a new shop building.
- \* Engage professional services to prepare specifications for a metal pre-fab shop building, cost estimate and construction inspection.
- \* Prepare to advertise for bids and construct early next summer.

*Amended to Allow Adm to seek alternate quarters Not to Exceed \$2,000 @ mo If Move is Forced by FDIC. Adm Agreed to remove Excess snow.*

  
Robert E. Harris  
Deputy Administrator

**APPROVED**

DATE: 9-28-92  
BY: EG