



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99687
PHONE: (907) 373-9050
FAX: (907) 373-0788

COUNCIL MEMORANDUM NO. 91-24

FROM: Deputy Administrator

DATE: April 3, 1991

RE: City Shop Building

We received three responses to our request for proposals for a City shop building. We have looked at the two existing buildings that have been offered and reviewed the proposal to construct a new building. A subjective evaluation of the proposals is included for your review. Additional catalog information on the new building proposal is available for your inspection.

Request that Council review the proposals and direct the Administration to proceed with obtaining a loan and to negotiate the purchase of their choice.

Administration recommends the Big Dipper proposal.

Robert E. Harris
Deputy Administrator

Approved
4/8/91



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99687
PHONE: (907) 373-9050
FAX: (907) 373-0788

INFORMATION MEMORANDUM NO. 91-03

TO: Council
FROM: Deputy Administrator
DATE: April 3, 1991
RE: City Shop Building

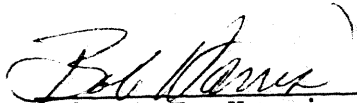
Analysis of Proposals

Values assigned by reviewer are one (1) through five (5), the most favorable being 5. Some judgements are subjective. Council is invited to perform independent evaluations.

Proposal:	<u>Johnson</u>	<u>Minnick</u>	<u>Allen</u>
<u>Features:</u>			
Location	5	2	5
Lot Size	4	5	1
Usable yard Space	3	5	2
Drainage	2	4	2
Fenced Area	3	5	0
Access	3	3	4
Structural Material	3	4	1
Overhead Doors	3	5	4
Floor Plan	3	5	1
Utilities	5	3	3
Slab Thickness	Unknown	6 inches	Unknown
Wiring	3	5	1
Plumbing	4	4	1
Heating	4	4	1
Lighting	4	4	1
Yard Shed	<u>0</u>	<u>3</u>	<u>0</u>
Total	49	61	27
Quoted Price	\$200,000	\$239,725	\$175,000 (Approx.)

The Allen proposal will require major renovation to portions of the building including heat and electricity. The building description provided by the agent is fairly accurate and should be read carefully.

The Johnson proposal will require some minor relocation of interior partitions, and extending the height on one or two outside doors to 16 feet. The lot is only partially fenced and additional fencing will be required.



Robert E. Harris
Deputy Administrator

JOHNSON ENTERPRISES

P. O. BOX 878070
WASILLA, ALASKA 99687
376-6785

March 13, 1991

BID PROPOSAL

CITY OF WASILLA SHOP BUILDING

We offer a building located on Lot 18 and Lot 19, Block 2, Wasilla Airport Heights, Wasilla, Alaska. The property is approximately 2 acres. The building is 7,200 square feet on the main floor with 1,500 square feet on the second floor.

The cost of this building and property is a cash price of \$200,000.00.

For further information and a showing of the property, please contact our office at B & J Rainbow Center, Mile 49 Parks Hwy or call 376-6785.



Johnson Enterprises

K. Burton Johnson

11/24/80
 Full w/ sand
 Park # 2 Bldg

SUPPLY

B-J TRUE VALUE STORE, WELL
 ON PARKS HWY SIDE OF STORE
 6, EXISTING USAGE - 12 BATHROOMS.
 IN WELL IS 5 HP TURBINE. PRESSURE
 IS LOCATED IN B-J STORE & IS
 150 PSI.

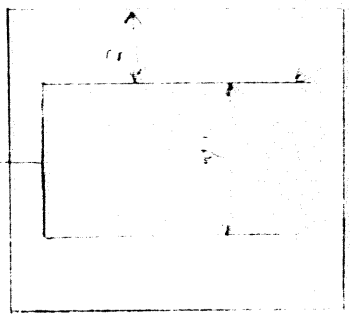
A
 NG IS COMMERCIAL/INDUSTRIAL
 USED AS SIX UNITS WITH TWO
 SINKS AND TWO TOILETS IN EACH

HOT 20

AND SANDY GRAVEL W/
 ESTIMATED DEPTH TO WATER
 10 FEET. THIS DEPTH TO BE
 CONFIRMED AT TIME OF INSTALLATION
 SYSTEM INSTALLED SUCH THAT
 THE LOWEST PART OF SEEPAGE
 SYSTEM IS 4 FT ABOVE WATER TABLE.

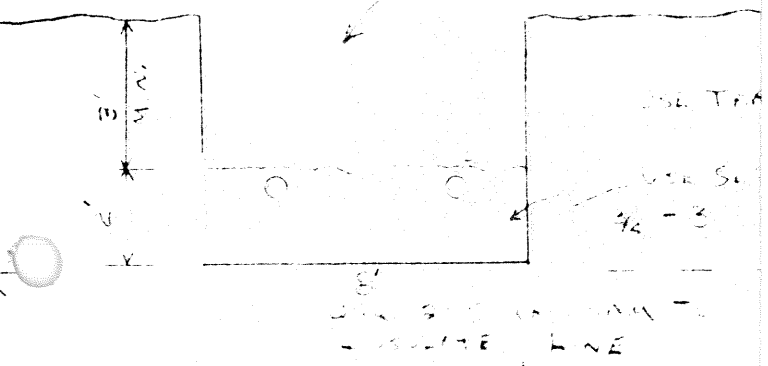
ARE 12 LAVATORIES
 12 TOILETS

A USAGE ESTIMATE:
 ROOMS/UNIT x 6 = 24 PEOPLE
 COLLE @ 15 GAL/PERSON/DAY = 360 GAL/DAY
 3 SEPTIC SYSTEMS EACH w/ 120 GAL/DAY
 1000 GAL SEPTIC TANKS 3 COMPARTMENTS
 IMPACT ON EACH COMPARTMENT
 CAPACITY RATE OF 3.7 GAL/SE/DAY
 1000 GAL SEPTIC TANK AREA



4 PLANT
 1200 GAL
 1200

SEWAGE USE



SHALLOW DRAIN FIELD

IMPROVEMENT DESCRIPTION

The Subject improvement was built on Lot 13 with construction commencing in 1982 for use as a commercial warehouse building. It is a one-level, wood frame with wood siding and roof, warehouse building, approximately 142' x 40'. Total gross area is 6,592 square feet which is currently divided into three bays. The south bay has approximately 1,344 SF including 144SF of office. The second bay has approximately 1,360 SF with no office space. Both bays have overhead garage doors, finished interior, with no heat and no water. The third bay is approximately 3,528 SF plus 360 SF of finished office mezzanine. The bay is divided into five offices, a reception area, a work area, two bathroom and two shop areas. One of the shop areas is approximately 44' x 40' and is a rough framed shell with no insulation, wiring, plumbing, or interior finish. There is an overhead garage door, one personnel door and no windows in this section. The other shop area, approximately 16' x 34' in size, has a finished sheet rock interior, with no heating system and no lighting.

The general building specifications are reported to be as follows:

Foundation

Poured reinforced concrete with concrete footings.

Floor

Poured reinforced concrete slab on grade in the main level, with floor drains. The mezzanine is wood decking, with glue down carpeting.

Roof

Wood joist covered with wood decking with asphalt rolled roofing. Rain gutters and down spouts are in place.

Main Structure

Wood frame covered with stained T-111 plywood with an eave height of 16 ft. One section has a 20 ft eave height.

Interior

The warehouse walls and ceiling are finished sheet rock with some painting. The mezzanine and office areas are finished with painted sheet rock on the walls and ceiling.

Insulation

Fiberglass batt insulation in walls and ceiling.

Door/Windows

Exterior personnel doors are metal insulated with wood frames. Interior doors are hollow core wood with wood frames. The overhead doors are wood with wood frames, and are manually operated. The windows are doubled paned steel cased.

Plumbing

Two standard two fixture restrooms.

Heating

Electric base board in office areas. Warehouse area is plumbed for gas heat without the heating units installed.

Lighting

Overhead suspended lighting. There are four separate electric meters. No lighting installed in two shop areas.

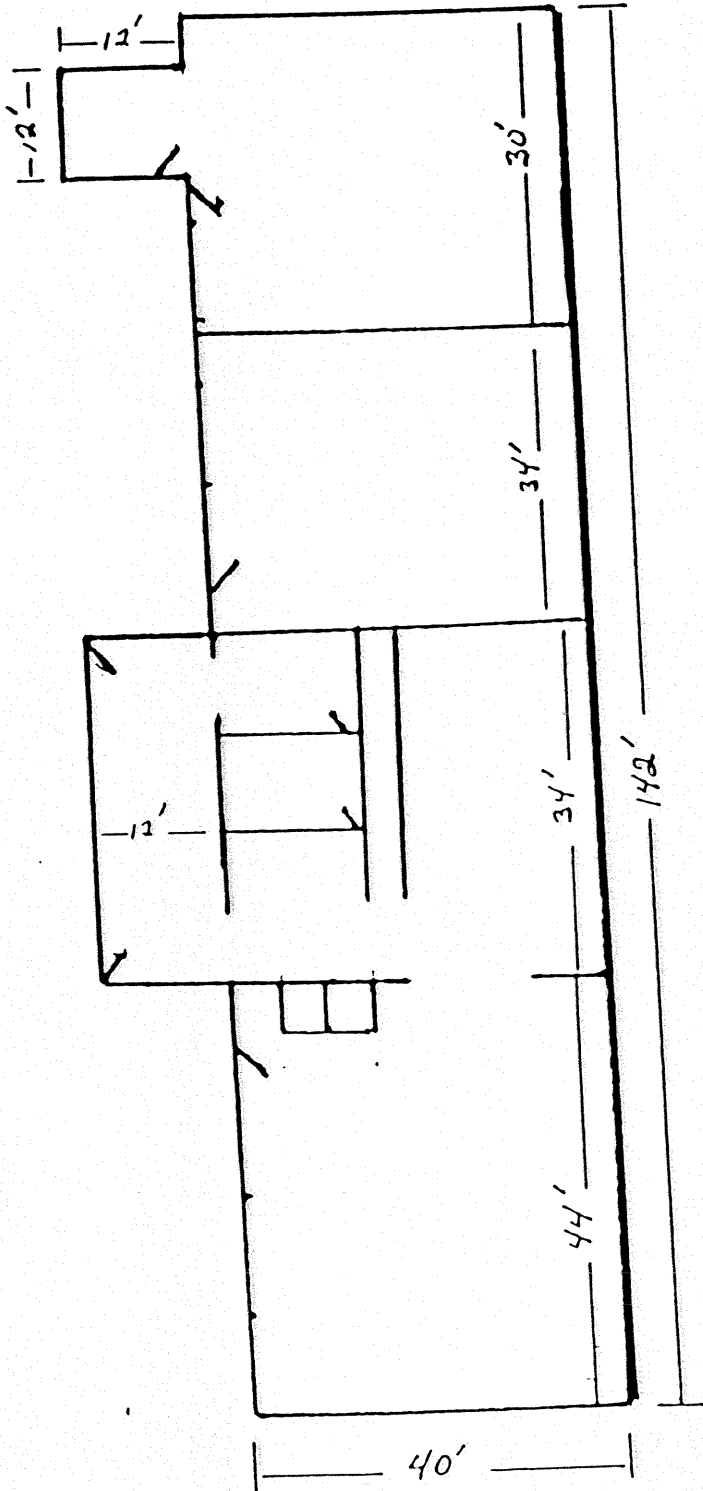
Condition of Improvements

In general the Subject is in poor to fair condition. The exterior of the building is typical painted T-111 plywood showing some signs of wear. The roof appears to be in good servicable condition. A section of flashing is missing on the north addition.

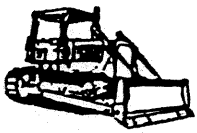
The interior has a low cost finish in average condition with some touch up work required. One section of the building, approximately 1,760 SF is a roughed in shell without wiring insulation, or sheet rock. This section has a ceiling height of approximately 20 ft.

At the time of inspection the plumbing was not working in the bathrooms and one water closet was cracked. The electrical wiring was inoperable in a portion of the building and appeared to be inadequate for the use of the building. The building is plumbed for natural gas but no gas heating units were installed. Water and sewer appeared to have been installed only on the north end of the building.

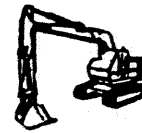
In consideration of the condition of the structure and the repairs required to make the building functional we estimate that the Subject is approximately 33% complete as of the date of our inspection.



Building Sketch



Big Dipper Construction Inc.



LICENSED—BONDED—INSURED
P.O. Box 874550 Wasilla, Alaska 99687
Office: 376-8341 — Shop: 376-8340

March 19, 1991

City of Wasilla
290 E. Herning Avenue
Wasilla, AK 99687

Attn: Bob Harris

Re: City of Wasilla Shop Building

Dear City of Wasilla:

Big Dipper Construction, Inc. is pleased to submit this proposal to provide the City of Wasilla Public Works Department with a 7,000 square foot utility service garage. Big Dipper Construction, Inc. intends to construct a new pre-engineered steel building on property now owned by Big Dipper Construction, Inc. within the City limits.

The proposed location of the garage will be on the subdivision of Lots 5 & 6 Block 2, Executive Properties Subdivision and will contain approximately 2.4 acres. The ownership of the land on which the garage will be constructed will be transferred to the City of Wasilla at the same time the sale of the structure occurs. Please refer to the attached subdivision plan sketch.

The entire lot will be fenced in with 6 foot high galvanized chain link fence with one (1) 30 foot wide access gate provided at the front of the lot. The lot has 100% usable land area.

The Pre-engineered steel building will be provided by HCI. Steel Products of Anchorage, Alaska, please refer to the attached catalogue. HCI has provided steel buildings throughout Alaska, two of these structures have been constructed within the City of Wasilla and include Wasilla House of Tires and Wasilla Chevron. Big Dipper Construction Inc. has toured both of these establishments and feel that a similar structure used for the Public Works Department would be more than adequate for the intended use.

The building would include approximately 6,000 square feet of shop/garage space with the remaining 1,000 square feet made up of office, dry storage and bathroom areas.

The arrangement of office space and storage will be reviewed by the Public Works Department for approval prior to ordering the package from HCI.

*Minnick
Proposed City
Shop Property*



THE MEADOWS
PART 1
(1093)

EXECUTIVE PROPERTIES
PR 76-10
(12)

ADVENTURE ESTATES
(1000)

PINECREST SUB
(11)

DELANEY SUB
(2287)

WASILLA ESTATES
PR 74-2
(1104)

WASILLA ACRES
(1113)

WASILLA
(1060)

WASILLA HTS
(1064)

WASILLA AIRPORT REAR
(1642)

WASILLA AIRPORT
(1900)

INHERITANCE
(2076)

LUCILLE

LAKEVIEW REPLAT
(1071)

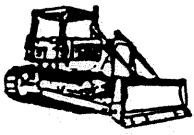
LAKE

Johnson Bldg

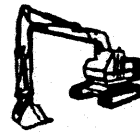
GLIDDEN EST
(1193)

FREARCKS
(1530)

RESERVOIR
(1530)



Big Dipper Construction Inc.



LICENSED—BONDED—INSURED
P.O. Box 874550 Wasilla, Alaska 99687
Office: 376-8341 — Shop: 376-8340

The building will be constructed on a poured concrete footing and have a 6" slab floor. The walls will be R-25 and the ceiling R-32 insulation. The structure will also have a metal finish walls throughout the interior of the shop area with two (2) oversized roof trusses for 2 ton monocrane.

Access to the building will be provided through two (2) - 14' x 16' doors two (2) 12' x 12' doors and three (3) standard pedestrian doors. All doors will be insulated exterior doors approved for use in Alaska's extreme climates. Colors of all finishes will be approved by the Public Works Department.

The structure will take advantage of the availability of natural gas as provided in Executive Properties Subdivision and will be heated throughout by two 350,000 BTU efficient gas headers. There will be a minimum of two (2) climate zones in the building to allow the office area to maintain a warmer working temperature than the garage/shop area.

The lot will have outside illumination provided by quartz lights over each garage door and one over the shop office doorway. Interior wiring will be HEC approved for commercial use.

Big Dipper will also provide 280 square foot building for dry storage, outside Shop Complex. It will be wired to N.E.C. approved but will not have heat.

Big Dipper Construction Inc. will also provide an approved Alaska Department of Environmental Conservation domestic water well and on-site wastewater disposal system. Big Dipper Construction will also provide assurance that all local and state building permits and codes have been met at no obligation to the City of Wasilla.

Conclusion - Statement of Cost.

Big Dipper Construction, Inc. proposes to perform all the required work to construct the above described utility service garage for a total cost of \$239,725.00

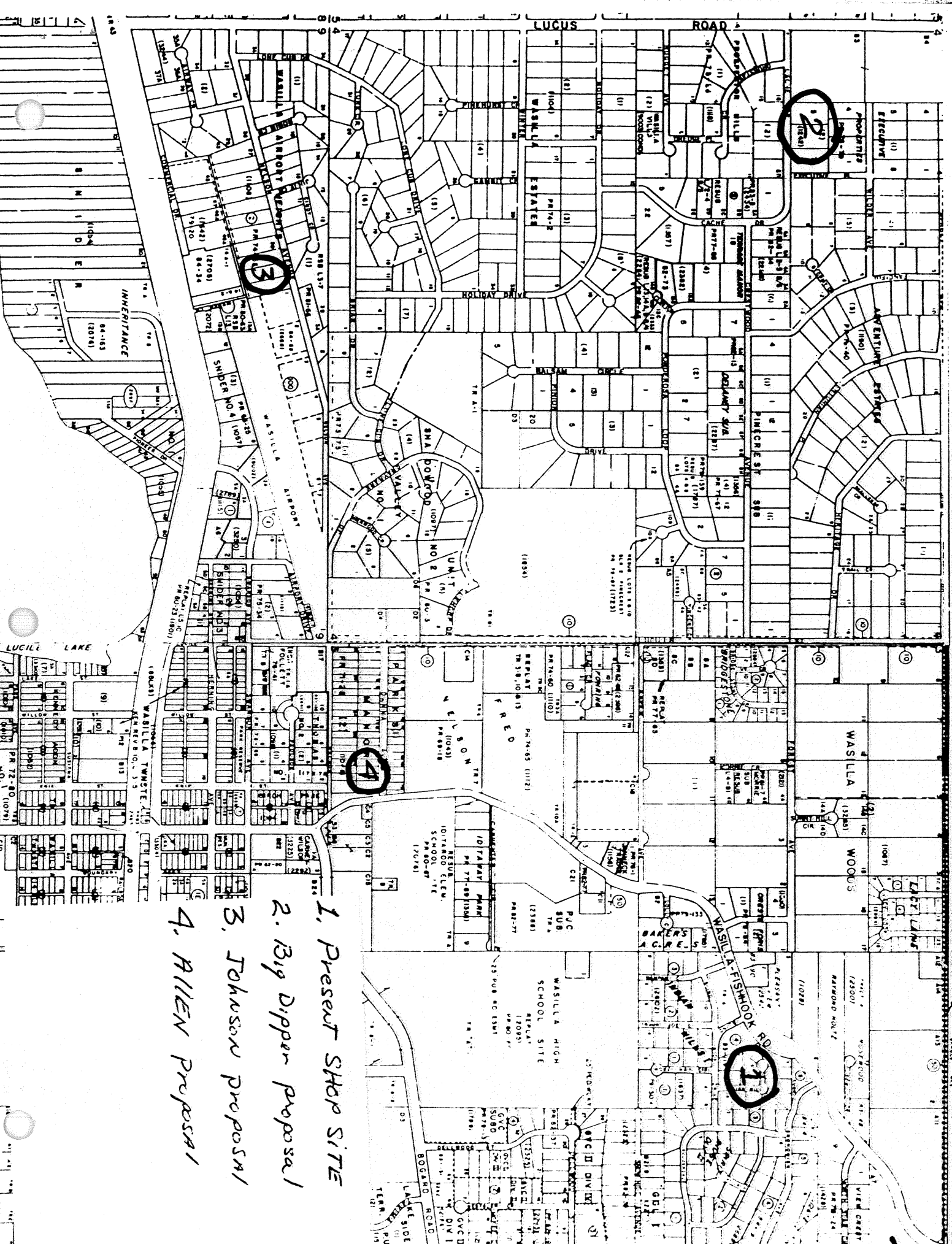
This budget amount is based on the assumption that occupancy of the building is a priority with Public Works and shall occur by July 15, 1991.

I am available to discuss this proposal with you at any time.

Please feel free to call me at your convenience.

Sincerely, *Paul Munk*

Big Dipper Construction, Inc.
President



1. Present SHOP SITE
2. Big Dipper proposal
3. Johnson proposal
4. Allen proposal