



CITY OF WASILLA

290 E. HERNING AVE.

WASILLA, ALASKA 99654-7091

PHONE: (907) 373-9050

FAX: (907) 373-9085

Council Memorandum

No. ~~97-40~~ 97-47

FROM: Clerk's Office/Public Works

DATE: June 5, 1997

SUBJECT: Old Elementary School Architectural Engineer Analysis

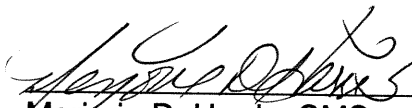
One of the projects recently under review is a capital improvement project proposal to move the Council Chambers, Clerk's Office and Records Room from their current location and establish them and a vault for permanent records in the old school recently vacated by Headstart.

In researching the following conditions were found:


1. Piping is 40 years old. Every time Tony works on pipes, pinholes start appearing. It is questionable how much longer this will last without a major water leak.
2. The old school is at the lowest point on the property, spring runoff floods the West entry.
3. The heating system, an old boiler system, is a source of major maintenance costs. It is questionable if it will last another 10 years or die tomorrow. The entire HVAC system needs to be addressed for the entire building.
4. Electrical wiring and fixtures will all have to be replaced. Fixtures are 40 years old.
5. Bathrooms will require major renovations. They are currently built for use by small children.
6. ADA requirements must be implemented in both areas of City Hall.
7. To the best of our knowledge all asbestos in the old school portion of the building is in containment. Any renovations will have to include asbestos abatement.
8. Entry and egress will have to be addressed for both the building and the renovated rooms. The Fire Marshall's Office will require special construction and areas be provided to meet codes.
9. The placement of the existing bearing walls and rooms may not be the most cost efficient or user friendly design for the intended uses. To completely and efficiently use the space, major structural renovations will probably be required.

Jack and I have met and discussed the above issues, and we feel that they are significant enough to warrant hiring an architect/engineer to perform an analysis on how best to pursue the use of the building. This is necessary so that the City obtains the most beneficial use at the least operating and construction costs.

Recommend: authorization for administration to hire a professional with the expertise with remodeling/renovation of commercial office space not to exceed \$5,000.00 to come out of Council Contingency, 411.2700. The final product shall be a report presented to the Council at the last meeting in August for consideration for capital projects funding.



Marjorie D. Harris, CMC
City Clerk



Jack Felton, City Engineer
Public Works Director

APPROVED
DATE: 6/9/97
BY: M. Harris