

presented 1/12/98 H. Van G...

WASILLA CITY COUNCIL INFORMATION MEMORANDUM

IM No. 98-02

SUBJECT: Architects Alaska Status on Resolution No. WR96-07 (substitute)

PREPARED BY: Planning Office

DATE: January 7, 1998

FOR AGENDA OF: 1-12-98

SUMMARY:

Architects Alaska's progress on Resolution WR96-07 (substitute) was presented and signed as purchase order No. 5403, referencing the request for proposal (RFP) /architect's proposal. According to the RFP, complete illustrative drawings and an estimate for planning and preliminary design of a public library, community center, and an indoor ice arena were to be provided to the city of Wasilla by June 7, 1996.

Since the purchase order date of April 26, 1996 the scope of work was modified several times by verbal direction of the previous administration rather than a written and approved change order. The documentation that outlined the scope of work did not provide a breakdown of expenditures for the \$20,000 approved for the preliminary designs. Neither the city council nor the current administration was not notified that the majority of the funds allocated for the design of the three projects would be used exclusively for the conceptual drawing of the public library.

Architects Alaska believes they have provided extended services with the library concept outside of the scope of work originally agreed upon by the past administration.

The additional work performed by Architects Alaska includes: more meetings with the past administration and the Friends of the Library group than the original agreement indicates, an extension for the completion of the project of approximately 1.5 years, and the adoption of Council IM No. 96-14; (wherein the city of Wasilla supports the idea of an ice arena to be built someday in the Mat-Su Valley by the private sector), all lead Architects Alaska to believe their obligation to P.O. No. 5403 and the RFP had been fulfilled.

Attachments provided by Architects Alaska gives additional insight to the scope of work changes and extended services they believe to have been provided to the City of Wasilla.

Architects Alaska has been paid in full for the services outlined. The preliminary conceptual design proposed for a public library is complete and will be presented for review at the January 12, 1998 council meeting.

FISCAL IMPACT: ___No ___Yes, amount requested: \$

Fund:

RECOMMENDED ACTION:



Reviewed by: SARAH PALIN, Mayor

Attachments:

WR96-07 (substitute)

Request For Proposal (RFP)

Architects Alaska's Proposal with modifications dated 5/1/96

Notice of Intent from City of Wasilla to Architects Alaska

Municipal Project Planning for the City of Wasilla

C.M. 96-45

Purchase Order 5403

I.M. 96-14

I.M. 96-31

Architects Alaska

*An Alaskan Corporation
Architecture
Landscape Architecture
Interior Architecture*

01/09/98

City of Wasilla
290 E. Herning Avenue
Wasilla, Alaska 99654

Attn: Mayor Sarah Palin

Subject: Wasilla Public Library Conceptual Design Study

Job Number: 9617

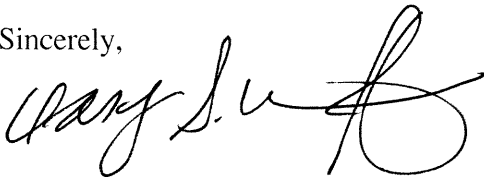
Dear Madam Mayor:

We are pleased to present to the City of Wasilla the concept drawings and cost estimate for a new public library for the greater Wasilla area. The library design has been based on comments from the Library building committee, a community survey, and a national library design standards manual. These sketches do not represent an actual building to be constructed, but rather they illustrate an idea of a library which is the appropriate size and configuration for the population base of Wasilla and it's surrounding community. The design also responds to the survey and committee input.

It is our understanding these drawings are to be utilized for promotional purposes. As such, we have produced the original drawings on an 11x17 format. We have found illustrations of this size work very well for reproduction purposes. Most color copiers can economically reproduce images up to a maximum size of 11x17, while originals larger than this have to be copied as two or more separate images which must then be seamed together. We have provided each council member with a set of renderings (4 total) of the proposed facility.

We have enjoyed working with the City of Wasilla on this project, and in particular the Library Building Committee. Please feel free to give us a call if you have any questions relating to this project or if we can be of assistance in any way.

Sincerely,



Gary S. Wolf
Architect

Preliminary Space Summary

NOTE: All areas expressed in square foot units.

Population Served

Population Projection

Current Population of Library Services prepared by the Matanuska Susitna Borough Planning Department using the "Housing Unit Population Method"

Current = 22,841 people

Population of service area projected by Borough average annual growth rate of 6.3%.

1996	1997	1998	1999	2000	2001	2002	2003
27,436	29,164	31,002	32,955	\$ 35,031	37,238	39,584	42,078

The following Calculations are based on the Illinois State Library Standards, 1983. and the Wisconsin Planning Outline.

For population of 25,000 to 49,000 the standard recommends 85,000 volumes plus 2 volumes per capita. (The existing library currently houses approximately 49,000 volumes)

$$85,000 \text{ vols} + 2 \text{ vols X } \$ 42,078 = 169,156$$

Collection Space

Books

The number of volumes is the basic planning unit for libraries. Ten volumes per square foot is the recommended standard for book collection space. This approach assumes full height shelves with the top and bottom shelves left empty for growth beyond that project for the population.

$$169,156 \text{ volumes} / 10 \text{ volumes/sqft} = 16,916 \text{ NSF}$$

Recordings

The number of recordings, CD's, tapes and records in a library's collection depends to a great extent on the policy of the library. The library currently houses 780 audio titles and 720

video titles. Based on current needs these quantities should be closer to the following:

Current Need		Future Need (10 years)	
3,300 audios	X 1.1 ¹⁰	\$	9,900 recordings
2,500 videos	X 1.1 ¹⁰	\$	7,500 recordings

A general average is 10 recordings per square foot so the spaces for audio recordings is A66. calculated

$$9,900 \text{ audios} / 10 \text{ recording/sqft} = 990 \text{ NSF}$$

A general average is 7 recordings per square foot so the spaces for videos recordings is calculated

$$7,500 \text{ audios} / 10 \text{ recording/sqft} = 750 \text{ NSF}$$

Periodicals

The space required for periodicals is a function of the number of titles subscribed to and the number of years each title is retained. It is estimated that the new library will allow the library to subscribe to twice the number of periodicals it does today but that electronic retrieval from remote sources will decrease the need to store all but a few titles for long periods. Current periodical will be displayed with the cover exposed and thus have a different space requirement than bound and shelved periodicals. The library currently subscribes to 90 periodicals and would anticipate subscribing to 250 periodicals when the new library provides the necessary space. The following anticipates a growth of 1% per year for ten years in the number of periodical titles to which the library subscribes.

Calculate Space for Displayed Periodicals:

$$280 \text{ Titles} / 3 \text{ Title/sqft} = 93 \text{ NSF}$$

Calculate for Space Bound and Shelved Periodicals:

$$2 \text{ years X } 280 \text{ Titles} / \$ 1 \text{ sqft/title} = 280 \text{ NSF}$$

Patron Seating

The amount of seating/reading/research space required is dependent on the number of people served. Smaller communities need more seating per person than larger communities because residents have fewer options. 4 seats per 1,000 population are recommended for communities with 25,000 to 50,000 people. Using this number for Wasilla we calculate:

$$42,078 \text{ people} \times 4.50 \text{ seats} / \$ 1,000 \text{ people} = 189 \text{ seats}$$

Note: Children's seating is included here, story area is not.

Assuming the seats are proportioned between tables, carrels and lounge chairs the area is calculated as follows:

50 % table X	189	seats X	\$	25 sqft/seat=	2,367 NSF
25 % carrl X	189	seats X	\$	30 sqft/seat=	1,420 NSF
25 % long X	189	seats X	\$	35 sqft/seat=	<u>1,657</u> NSF
					5,444 NSF

Work Space

Main Circ Desk	3	stations@	\$	100 sqft/seat=	300 NSF
Reference/Info Desk	2	stations@	\$	150 sqft/seat=	300 NSF
Children's	1	stations@	\$	75 sqft/seat=	75 NSF
	1	stations@	\$	150 sqft/seat=	150 NSF
Workroom	6	stations@	\$	250 sqft/seat=	1,500 NSF
Librarian	1	stations@	\$	200 sqft/seat=	200 NSF
Book Mending	1	stations@	\$	200 sqft/seat=	200 NSF
Receiving/Storage	1	stations@	\$	300 sqft	<u>300</u> NSF
Subtotal Work Area					3,025 NSF

Staff Support Facilities

Staff Break Room					
Toilet	6	staff X	\$	35 sqft/seat=	210 NSF
	2	stations@	\$	55 sqft/seat=	<u>110</u> NSF
Subtotal Staff Support					320 NSF

Meeting/Performance Space

Meeting and Conference Rooms

A multi-use space should be provided for both library and public use functions. Users will vary from the Library Board meeting to fund raising recitals. The space should seat at least 50 in a recital configuration and should be divisible into smaller, meeting/conference rooms.

200 people X	20	sqft/person =	4,000 NSF
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A small serving kitchen should be provide to cater functions or conferences

1 kitchen X	150	sqft =	150 NSF
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Story Telling Area

40 children X	10	sqft/child	=	400 NSF
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Library Area Summary

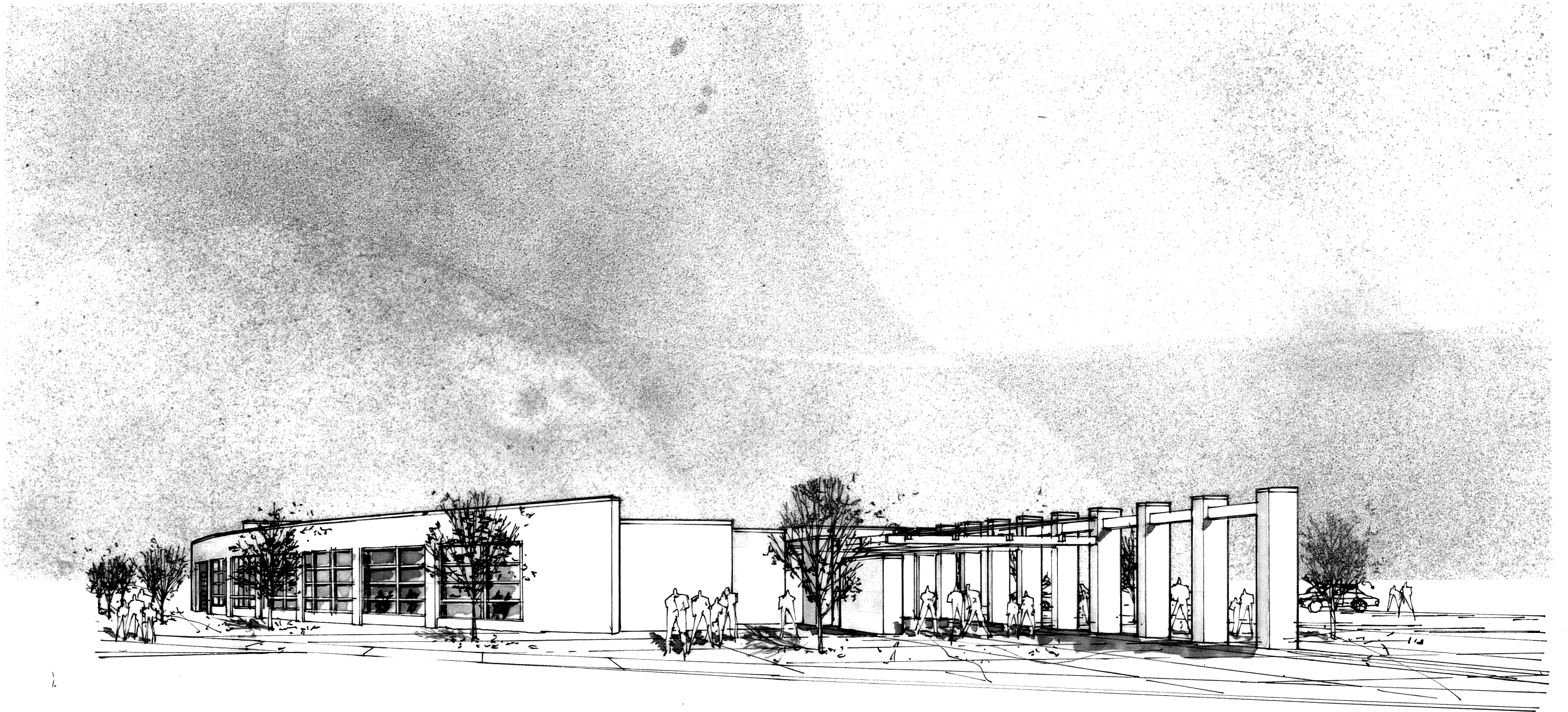
Space Name	Area
Book Collections	16,916 NSF
Audio Collection	990
Video Collection	750
Periodical Collection	373
Seating (incl. children)	5,444
Workspaces	3,025
Staff Support	320
Meeting/Conference	4,000
Kitchen	150
Story Telling	<u>400</u>
Net Assignable Area	32,368 NSF
Support Space (30%)	9,710 NSF
Building Circulation, (Arctic Entries, Lobby, General Circulation, Exhibition Space)	
Wall Thickness	
Public Toilets	
Custodial Space	
Mechanical / Electrical Equipment	
Total Building Area	42,078 GSF

Wasilla Public Library
Wasilla, Alaska

Order of Magnitude Estimate

Div. 1	Site Work		\$	563,201
Div. 2	Substructure		\$	357,637
Div. 3	Superstructure		\$	371,128
Div. 4	Exterior Enclosure		\$	1,183,747
Div. 5	Roof Systems		\$	642,256
Div. 6	Interior Construction		\$	834,329
Div. 8	Mechanical		\$	973,856
Div. 9	Electrical		\$	523,201
	Subtotal Direct Work		\$	5,449,355
Div. 12	Operation Cost		\$	544,936
	Overhead & Profit	7.50%	\$	408,702
	Bond & Insurance's (1.25%	\$	68,117
Div. 13	Contingencies			
	Design Unknowns	10.00%	\$	544,936
	Escalation	4% / Yr.		
	Estimated Construction Cost:		\$	7,016,045
	Administrative Costs	8.00%		
	(Const. Cost & Const. Contingency)		\$	604,878
	Furniture and Equipment	12.00%	\$	841,925
	Architect / Engineer Fees	10.00%	\$	756,098
	(Const. Cost & Const. Contingency)			
	Estimated Total Project Cost		\$	9,218,946

This estimate does not include land acquisition costs or the costs of providing utilities to the site. Allow approximately a 4% per year increase in construction cost for escalation.

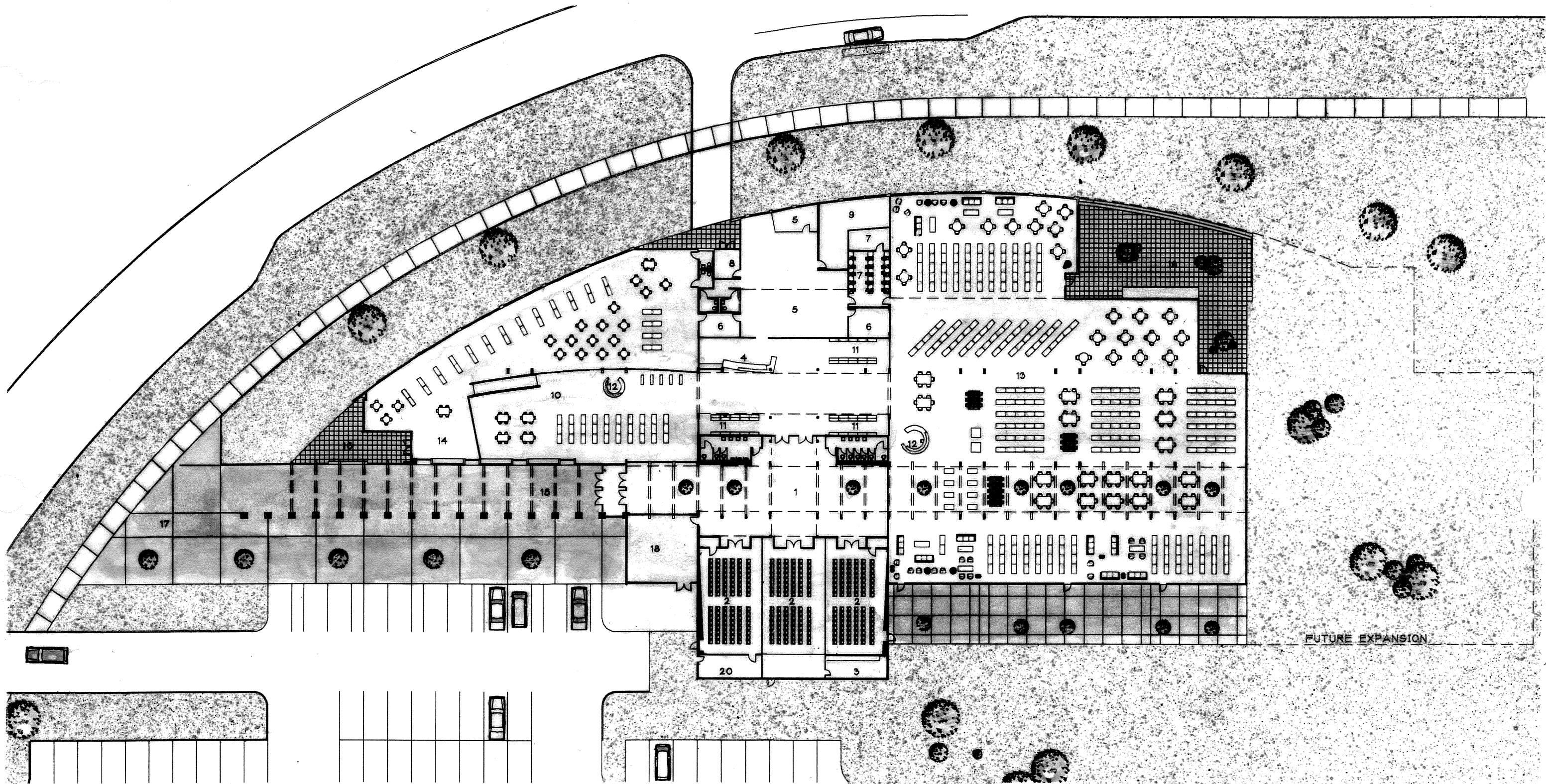


WASILLA PUBLIC LIBRARY
CONCEPTUAL DESIGN STUDY
WASILLA, ALASKA

JANUARY 7, 1998

Architects
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Interior Architecture

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WASILLA PUBLIC LIBRARY
 CONCEPTUAL DESIGN STUDY
 W A S I L L A , A L A S K A
 CONCEPTUAL FLOOR PLAN

J A N U A R Y 7, 1 9 9 8

- | | |
|--------------------|----------------------------------|
| 1. ENTRY FOYER | 11. SPECIAL COLLECTIONS |
| 2. MEETING ROOM | 12. REFERENCE DESK |
| 3. WARMING KITCHEN | 13. ADULT/YOUNG ADULT |
| 4. CIRCULATION | 14. STORY AREA |
| 5. WORK ROOM | 15. ENTRY |
| 6. OFFICE | 16. OUTDOOR STORY AREA |
| 7. COMPUTER | 17. DROP OFF |
| 8. RECEIVING | 18. MEETING ROOM |
| 9. STAFF AREA | 19. OUTDOOR SITTING/READING AREA |

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