

SUBJECT: APPROVAL OF A CHANGE ORDER FOR CONTRACT NO. 22-039P WITH ARCHITECTS ALASKA, INC. FOR THE PALMER EMERGENCY SERVICES FACILITY PROJECT TO EXTEND THE CONTRACT FROM DECEMBER 31, 2024, TO FEBRUARY 26, 2027 AND TO ADD \$35,946.08.

AGENDA OF: December 17, 2024

ASSEMBLY ACTION:

Approved under the consent agenda 12/17/24 - EMW

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To:	Signature
Originator	X <u>Donald Gibbs</u> <small>Signed by: Donald Gibbs 12/17/2024</small>
Division Manager	X <u>Cole Branham</u> <small>Signed by: Cole Branham 12/17/2024</small>
Department Director	X <u>Tom Adams, PE</u> <small>Signed by: Tom Adams 12/17/2024</small>
Purchasing Director	X <u>Dustin Silva</u> <small>Signed by: Dustin Silva 12/17/2024</small>
Finance Director	X <u>Cheyenne Heindel</u> <small>Signed by: Cheyenne Heindel 12/17/2024</small>
Borough Attorney	X <u>J A for N S</u> <small>Signed by: John Archerbreeder 12/17/2024</small>
Borough Manager	X <u>Michael Brown</u> <small>Signed by: Mike Brown 12/17/2024</small>
Borough Clerk	X <u>Lonnie McKechnie</u> <small>Signed by: Lonnie McKechnie 12/17/2024</small>

ATTACHMENT (S): MSB Station 3-9 Site Revision for Glenn Highway ROW (6 pp)

SUMMARY STATEMENT: The Mat-Su Borough approved the contract award 22-039P to Architects Alaska, Inc. in the amount of \$542, 593.58 on November 16, 2021, with a final completion date of December 31, 2022, through AM 21-116. The project scope included design for a combined facility to address operational needs for Emergency Medical Services (EMS), Emergency Medical Training, Emergency

Services Telecommunications and use by the Palmer Fire Department. The advertised funding for project design and construction was less than \$5M.

During schematic design, the facility criteria required by EMS and included within the advertised scope of services, was estimated to cost over \$ 20M. Value engineering was conducted to reduce the estimated cost to \$ 18M. To allow for a facility that meets EMS' s needs, additional funding was obtained through a Grant (\$8M) and additive alternates were included in the design to reduce base bid costs.

On October 18, 2022, the Matanuska-Susitna Borough Assembly, through AM 22-129, approved additional change order authority in the amount of \$454,360.30 for additional design services due to a larger facility and a time extension to December 31, 2024.

Currently MSB has 95% construction drawings, but delays with the U.S. Department of the Treasury grant funding approval and water supply issues with the City of Palmer, have delayed construction bidding. The Administration anticipates construction will not be completed until the end of year 2026, and requests approval to extend the contract completion date to February 26, 2027, to allow for Architects Alaska, Inc., to provide construction administration services. Also, the State of Alaska Department of Transportation & Public Facilities has indicated the future Glen Highway expansion will impact the current civil design and requests a driveway shift and additional on-site drainage at a cost of \$35,946.08 to avoid future impacts. In addition to this extension request, and in accordance with MSB 3.08.170(B), the Administration requests authority to modify the resulting contract completion date by up to 180 days for unforeseen delays.


RECOMMENDATION OF ADMINISTRATION: Recommend approval of a time extension to February 26, 2027, to add \$35,946.08 for civil re-design, and an additional 180 day contract extension authority, for Architects Alaska, Inc., Contract No. 22-039P, Design Palmer Emergency Services Facility.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: December 17, 2024

SUBJECT: APPROVAL OF ADDITIONAL CHANGE ORDER AUTHORITY AND TIME EXTENSION FROM DECEMBER 31, 2024, TO FEBRUARY 26, 2027 FOR ARCHITECTS ALASKA, INC., CONTRACT 22-039P, DESIGN PALMER EMERGENCY SERVICES FACILITY PROJECT.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$35,946.08	FUNDING SOURCE FSA/Amb. Capital Projects
FROM ACCOUNT # 405/425.000.000 4xx.xxx	PROJECT# 45288
TO ACCOUNT:	PROJECT #
VERIFIED BY:  X Liesel Weiland Signed by: Liesel Weiland	

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		35.9				
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		35.9				
TOTAL		35.9				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	1 2 / 3 / 2 0 2 4
X Cheyenne Heindel	

Signed by: Cheyenne Heindel



SERVICE
TEAMWORK
RESPECT
INTEGRITY
DEVOTION
EXCELLENCE

November 27, 2024

Matanuska-Susitna Borough
Public Works Department
350 E. Dahlia Avenue
Palmer, AK 99645

Attn: Donald Gibbs, Project Manager

Subject: MSB Station 3-9 Site Revision for Glenn Highway ROW

Project Number: 21076.01/15

Dear Don,

Please find attached our fee proposal for revising the site plan for Station 3-9 in anticipation of the planned AKDOT&PF Glenn Highway upgrades.

Services include:

1. Architects Alaska Services: Project management of the modification.
2. PND Site Revisions: Site revisions to modify site drainage to keep site generated storm water on site. This includes rerouting the driveway access on to Marsh Road to provide additional area for on-site storm water retainage.
3. PND Site Analysis: We're including PND's cost to AAI for the site impact study to relocate the new ESB further to the west. AAI has paid PND for the study and is requesting reimbursement for those services.
4. BR Engineering Site Revisions: Associated with the modification will be relocating some site lighting fixtures requiring BR Engineering to revise lighting calculations and drafting of their site plan.

We are also requesting an extension to our design services agreement with the Matanuska-Susitna Borough to February 26, 2027 in order to continue to services through the construction warranty period.

If you have any questions or need additional information, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Simasko".

Andrew Simasko, AIA, LEED AP
Principal Architect

Encl: As Noted

Architects Alaska Fee
Architectural Design, Design Project Management

Revise Site Plan for ROW

Job Classification	Name	Hours	LLR	Subtotal
Design Professional Level XI	Michael Castro		2 \$ 190.00	\$ 380.00
Subtotal Revise Site Plan for ROW				\$ 380.00

a.	Architects Alaska Fee Total Loaded Labor Cost (LLC)	\$ 380.00
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Architects Alaska Fee Subcontractors

Firm	Services	Proposed Fee (\$)
PND Engineers	CIVIL: Revise Site Plan for ROW	\$ 28,487.00
PND Engineers	STUDY: Site Analysis for Building Relocate	\$ 1,845.80
BR Engineering	ELECT: Revise Site Plan for ROW	\$ 2,000.00
Subtotal Subcontractor Fees		\$ 32,332.80
AAI Markup	10%	\$ 3,233.28

b.	Subtotal Architects Alaska Fee Subcontractors	\$ 35,566.08
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Architects Alaska Fee Expenses

Item	Quantity	Cost (\$/unit)	Unit	Proposed Fee (\$)
Plan Review Fee Allowance	0	\$ -	ea.	\$ -
Building Permit Fee	0	\$ -	ea.	\$ -
Land Use Permit Fee:	0	\$ -	ea.	\$ -
ADEC Plan Review	0	\$ -	ea.	\$ -
Special Inspections	0	\$ -	ea.	\$ -

c.	Subtotal Architects Alaska Fee Expenses	\$ -
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Architects Alaska Fee Total Fee (a+b+c)		\$ 35,946.08
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BR Engineering
Electrical Engineering

Revise Site Plan for ROW

Job Classification	Name	Hours
Person in Responisble Charge	Brian Riggan	10

BR Engineering Loaded Labor Rate (LLR)

Job Classification	Name	Total Hours	LLR	Subtotal
Person in Responisble Charge	Brian Riggan	10	\$ 200.00	\$ 2,000.00
Subtotal BR Engineering Loaded Labor Rate (LLR)				\$ 2,000.00
BR Engineering Total Fee				\$ 2,000.00

FEE PROPOSAL



PROJECT TITLE: Palmer Emergency Services Facility
 Task: 1.0 Site Modifications to Realign Facility Driveways
 CLIENT: Architects Alaska
 PROPOSAL NUMBER: PND 211172

11/26/2024

Prepared by: DK/CCS

LABOR:

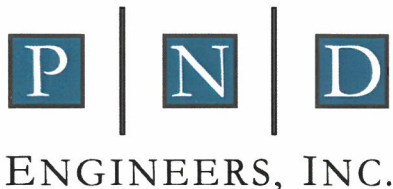
		Principal Engineer \$251.00	Senior Engineer \$184.00	Staff Engineer \$144.00					Total Hours	Labor Cost
1.0 Task Description										
a	Realign and regrade driveways	1	16	36				53	\$8,379	
b	Stormwater mitigation re-design		20	24				44	\$7,136	
c	DOT Driveway permit	2	16	16				34	\$5,750	
d	DOT Storm drain connect permit	2	24	16				42	\$7,222	
								0	\$0	
								0	\$0	
								0	\$0	
Subtotal		5	76	92	0	0	0	0	173	
									Labor Total	\$28,487

EXPENSES:

Item	Units	Unit Cost	Quantity	Total Cost
a				\$0
b				\$0
c				\$0
Exps. Total:				\$0
Task Total				\$28,487

NOTES:

1. Work will involve realigning driveways to accommodate revised DOT&PF ROW on Glen Highway.
2. Work will include regrading adjacent to driveways and at roadway tie-in locations.
3. It is assumed that no retaining wall structures will be included.
4. Southern and eastern stormwater design will be modified to accommodate driveway modifications.
5. There is to be no change in the finish floor elevation as part of the above work.



Architects Alaska, Inc.
900 W. 5th Avenue, Suite 403
Anchorage, AK 99501

Invoice number **2406165**
Date 06/18/2024

Project **211172 PALMER EMERGENCY SERVICES FACILITY**

For April 29 thru June 2, 2024 Professional Services EIN 92-0072819

Email to: accounting@architectsalaska.com

21076.01 Palmer Emergency Services Facility

Engineering Services

01 Civil Site Analysis

Labor

	Hours	Rate	Billed Amount
Senior Engineer II	4.00	147.58	590.32
Staff Engineer V	2.00	120.04	240.08
Labor subtotal	6.00		830.40
Phase subtotal			830.40
Engineering Services subtotal			830.40

CURRENT INVOICE TOTAL 830.40

Invoice Summary

	Contract Amount	Total Billed	Remaining
Project Total	3,476.00	830.40	2,645.60

** Terms: Net 30 Days Please reference PND's invoice number on your remittance **



ENGINEERS, INC.

Architects Alaska, Inc.
900 W. 5th Avenue, Suite 403
Anchorage, AK 99501

Invoice number **2407154**
Date 07/23/2024

Project **211172 PALMER EMERGENCY SERVICES FACILITY**

For June 03 thru June 30, 2024 Professional Services EIN 92-0072819

Email to: accounting@architectsalaska.com

21076.01 Palmer Emergency Services Facility

Engineering Services

01 Civil Site Analysis

Labor

	Hours	Rate	Billed Amount
Senior Engineer II	2.00	147.58	295.16
Staff Engineer V	6.00	120.04	720.24
Labor subtotal	8.00		1,015.40
Phase subtotal			1,015.40
Engineering Services subtotal			1,015.40

CURRENT INVOICE TOTAL 1,015.40

Invoice Summary

	Contract Amount	Total Billed	Remaining
Project Total	3,476.00	1,845.80	1,630.20

** Terms: Net 30 Days Please reference PND's invoice number on your remittance **