

SUBJECT: APPROVAL OF CONTRACT EXTENSION FOR WOLF ARCHITECTURE, INC., CONTRACT NO. 24-071P, FOR GATEWAY VISITOR CENTER PROFESSIONAL SERVICES, EXTENDING THE CONTRACT COMPLETION DATE FROM MARCH 31, 2026, TO JUNE 30, 2026

AGENDA OF: February 17, 2026

ASSEMBLY ACTION:

Approved under the consent agenda 02/17/26 - EMW

AGENDA ACTION REQUESTED: Present to the Assembly for consideration.

Route To:	Signature
Originator	X Rodney Crew Signed by: Rodney Crew 2/2/2026
Division Manager	X Cole Branham Signed by: Cole Branham 2/2/2026
Division Director	X Tom Adams, P.E. Signed by: Tom Adams 2/2/2026
Purchasing Director	X Rustin Krafft Signed by: Rustin Krafft 2/3/2026
Finance Director	X Cheyenne Heindel Signed by: Cheyenne Heindel 2/4/2026
Borough Attorney	X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos 2/4/2026
Borough Manager	X Michael Brown Signed by: Mike Brown 2/4/2026
Borough Clerk	X Lonnie McKechnie Signed by: Lonnie McKechnie

ATTACHMENT (S): Fiscal Note: Yes

SUMMARY STATEMENT: Wolf Architecture, Inc. was originally awarded a contract for design of the Gateway Visitor Center through Solicitation No. 15-042P, with Assembly approval on December 2, 2014, in the amount of \$1,172,075.00. Following completion of the design, the project was placed on hold due to lack of available construction funding.

In 2022, the Borough secured Economic Development Administration (EDA) funding to advance the project. Updated cost estimates

identified a funding shortfall due to significant cost escalation, requiring a redesign and value engineering effort to align the project with available funding. In addition, building codes had changed since the original design, and materials and finishes specified in 2015 were no longer applicable, necessitating a substantial redesign. Due to EDA procurement requirements, the redesign was funded using a separate funding source.

Wolf Architecture completed the redesign under Contract No. 24-071P in the amount of \$525,342.00, which was later reduced to \$508,488.33 by removing the displays design scope, as approved through Assembly Memorandum No. 24-114.

Construction was bid in October 2024 and awarded to Steppers Construction, Inc. Field work began in April 2025 and the project is currently approximately seventy-five percent (75%) complete. Interior displays and exhibits were procured separately under Contract No. 25-034P with Orion Construction, Inc., with a contract completion date of May 29, 2026.

To provide continued construction administration services through completion of the interior exhibits and adequate time for final project closeout, this legislation extends the Wolf Architecture contract completion date from March 31, 2026, to June 30, 2026.

In accordance with MSB 3.08.170(B), Administration also requests authority to modify the contract completion date by up to ninety (90) days, if necessary, to address unforeseen circumstances

RECOMMENDATION OF ADMINISTRATION: Approve an extension to Wolf Architecture, Inc., Contract No. 24-071P, for Gateway Visitor Center professional services, extending the contract completion date from March 31, 2026, to June 30, 2026, and authorizing an additional administrative extension of up to ninety (90) days, if necessary, in accordance with MSB 3.08.170(B), to allow completion of remaining work and final project closeout.

MATANUSKA-SUSITNA BOROUGH

FISCAL NOTE

Agenda Date: February 17, 2026

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FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED No new funding requested	FUNDING SOURCE N/A
FROM ACCOUNT #	PROJECT
TO ACCOUNT:	PROJECT #
VERIFIED BY: 2 / 4 / 2 0 2 6 X <u> L i e s e l Z a n t o </u> S i g n e d b y : L i e s e l Z a n t o	

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						
CAPITAL						
REVENUE						

FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other						
TOTAL						

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

APPROVED BY:	 Recoverable Signature X <u> C h e y e n n e H e i n d e l </u>
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Signed by: C h e y e n n e H e i n d e l