

**SUBJECT:** Award of proposal number 24-134P to Coffman Engineers, Inc. for the contract amount of \$332,864.00 to design Seismic Resiliency Improvements to the Dorothy Swanda Jones Building.

**AGENDA OF: July 16, 2024**

**ASSEMBLY ACTION:**

Approved under the consent agenda 07/16/24 - *emw*

**AGENDA ACTION REQUESTED:** Present to the Assembly for consideration.

Route To:	Signature
Purchasing Director	X Rustin Krafft Signed by: Rustin Krafft
Public Works Director	X Tom Adams, P.E. Signed by: Tom Adams
Finance Director	X Cheyenne Heindel Signed by: Cheyenne Heindel
Borough Attorney	X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos
Borough Manager	X Michael Brown Signed by: Michael Brown
Borough Clerk	X Estelle Wiese for Lonni M... Signed by: Estelle Wiese

**ATTACHMENT (S):** Analysis Sheet (1p)  
Project Narrative (1p)

**SUMMARY STATEMENT:** On April 17, 2024, the Matanuska-Susitna Borough Purchasing Division issued a solicitation requesting Proposals from qualified firms for provide professional services for the Dorothy Swanda Jones (DSJ) Building Seismic Resiliency Improvements project located at 350 E. Dahlia Ave, Palmer, AK 99645. The scope includes an engineering evaluation of the structure and provides an engineering solution to prevent structural damage in the event of a large earthquake. Services purchased will support the Public Works Department in assembly district #2.

In response to the advertisement, three proposals were received. A proposal evaluation team made up of Borough Public Works staff evaluated the proposals and selected Coffman Engineers as the

most advantageous firm for the Borough.

The final completion date for this project is June 30, 2026.

In accordance with MSB 3.08.170(B), Administration requests authority to modify the resulting contract completion date by 90 days for unforeseen circumstances.

The Public Works Department, Project Management Division will be administering the contract.

**RECOMMENDATION OF ADMINISTRATION:** Approve the subject action memorandum.

## MATANUSKA-SUSITNA BOROUGH

## FISCAL NOTE

Agenda Date: July 16, 2024

SUBJECT: Award of proposal number 24-134P to Coffman Engineers, Inc. for the contract amount of \$332,864.00 to design seismic resiliency improvements to the Dorthy Swanda Jones building.

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <b>YES</b> NO
AMOUNT REQUESTED \$332,864	FUNDING SOURCE
FROM ACCOUNT # 480.000.000 4xx.xxx	PROJECT# 45179
TO ACCOUNT :	PROJECT #
VERIFIED BY:  ____X____Liese l W e i l a n d  Signed by: Liese l W e i l a n d	CERTIFIED BY:
DATE: 06/27/24	DATE:

## 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		332.9				
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REVENUE						
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## FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		332.9				
TOTAL		332.9				

## POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPARTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

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X

C h e y e n n e H e i n d e l

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Signed by: Cheyenne Heindel



## 24-134P Design DSJ Seismic Resiliency Improvements

### Scoring Summary

	Total	Objectives and Services	Relevant Project Experience	Proposed Project Staff	Methods	Management
Supplier	/ 100 pts	/ 24 pts	/ 22 pts	/ 19 pts	/ 18 pts	/ 17 pts
Coffman Engineers	81.6 pts	20.8 pts	17.6 pts	15.2 pts	14.4 pts	13.6 pts
Reid Middleton, Inc.	74.6 pts	17.6 pts	16.13 pts	15.2 pts	13.2 pts	12.47 pts
RESPEC	69.2 pts	17.6 pts	13.2 pts	13.93 pts	12 pts	12.47 pts

## PROJECT NARRATIVE

### **24-134P, Design DSJ Seismic Resiliency Improvements**

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The Dorothy Swanda Jones (DSJ) Building is located at 350 E. Dahlia Avenue, Plamer. The Matanuska-Susitna Borough (MSB) requests professional Architectural/Engineering (A/E) design firms to design modifications to the existing DSJ Building. Firms are expected to submit qualifications and experience in this field with their proposal.

The DSJ Building was evaluated in 2022 using FEMA P-154 Rapid Evaluation Levels 1 and 2. The facility requires design for seismic upgrades. The design will need to be comprehensive to address the low score received in the FEMA evaluation, and it is desirable to address the seismic upgrades in a stepwise approach to fortify the building with a planned implementation effort.

The Design Firm will be required to perform all research and code analysis for the seismic stabilization of existing wood structures. The Consultant will produce a scope of work with drawings and specifications for the necessary upgrades. All work must be in full compliance with the most recent International Building Codes, as well as all other pertinent federal, state, and local codes.

The Design Firm will advise Borough Staff on facility systems and design to ensure the best systems selected suit code requirements. The Consultant is also responsible for selecting building materials and systems suitable for stabilizing a wood structure built in the 1940s.

The seismic study and proposed fixes may ensure personal safety and continued operation during and after an earthquake. The Design Firm will be expected to develop a design package that will include project drawings and specifications that would enable a construction contractor to provide a bid and complete the identified work.

The project is planned to be implemented over a 3-year timeframe with specific budgets for each construction year. 2024-2025 is scheduled for the design phase only. The seismic design will be completed to address only the older sections of the DSJ Building. No deficiencies were identified in the newer 2008 addition from the FEMA inspections. The design package will be issued for bids to address the most critical items for implementation first. MSB will develop a yearly budget for construction for 2025-2026. The intent of the prioritization is for the building to withstand a significant earthquake and not be rendered unusable or unsafe to continue to be serviceable.

The design timeline is to perform all the designs in 2024-2025 and issue the three construction phase packages in January 2025. Construction will be implemented in phases beginning in 2025 and will continue for three years with a stipulated construction budget until all identified work is completed. The plan is to minimize the interruption of employees' daily duties at the Borough. Depending on the estimate and budget, the plan is to complete this work within three years.

The intent is to design seismic solutions for all deficiencies in the building. The work will be divided into phases, with the most critical elements in construction phase 1 (2025). The work will be bid to contractors with a complete scope to perform the work to align with the MSB budgeting process. The A/E will produce a phased design package with a specific scope for each construction year (3). The work will be bid each year to contractors.

The design will be completed but implemented in planned phase construction packages.