

**SUBJECT:** AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY AUTHORIZING THE BOROUGH MANAGER TO ENTER INTO AN AGREEMENT WITH M STITT BARNES AND RESTORATIONS TO RESTORE THE WILLOW LOG CABIN, FUND 435, PROJECT NO. 10182, AND TO EXTEND THE COMPLETION DATE OF PROJECT NO. 10182, AND TO APPROVE A RE-APPROPRIATION OF \$65,500 FROM THE FISCAL YEAR 2019 COMMUNITY DEVELOPMENT DEPARTMENT, LAND MANAGEMENT OPERATING BUDGET 203.170.141 TO FUND 435, PROJECT NO. 10182.

**AGENDA OF:** April 2, 2019

**ASSEMBLY ACTION:**

*Adopted without objection 5-2-19*

**MANAGER RECOMMENDATION:** Introduce and set for public hearing on May 2, 2019.

**APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:** \_\_\_\_\_

Route To:	Department/Individual	Initials	Remarks
	Originator		
	Community Development Director	EP	
	Finance Director	BP acting F.D.	
	Capital Projects Director	BJ for JB	
	Borough Attorney	LY	
	Borough Clerk	3/22/19	

**ATTACHMENT(S):** Fiscal Note \_\_\_ NO YES X  
M Stitt Barnes and Restorations Proposal (Draft)  
(3 pp)  
Ordinance Serial No. 19-033 (4 pp)  
Resolution Serial No. 19-034 (3 pp)

**SUMMARY STATEMENT:** In 2016, the Matanuska-Susitna Borough Assembly adopted Ordinance Serial No. 16-063 which appropriated \$200,000 from the Land Management Permanent Fund, Fund 203, to the Willow Log Cabin Rehabilitation Project, Fund 435, Project No. 10182, for the purpose of renovating the Willow Log Cabin (aka Old Willow Community Center and Old Hall).



Funding for the project was contingent upon the Borough receiving quitclaim deeds from both the Willow Area Community Organization (WACO) and Willow Historical and Wildlife Foundation (WHWF). The Borough entered into litigation with WHWF in 2016 and settled the lawsuit in 2018. As part of the settlement, WHWF signed a quitclaim deed for the Willow Log Cabin to the Borough. WACO simultaneously relinquished all ownership of the Willow Log Cabin to the Borough.

After recordation of the quitclaim deeds, the Borough conducted a building inspection and condition survey that revealed serious structural problems with the cabin. The survey determined the roof framing and logs walls were insufficient to sustain snow and wind load requirements for the Willow area, making the structure unsafe and hazardous for community use as a museum and gathering place.

Mike Stitt, dba M Stitt Barns and Restorations, has extensive experience renovating historic log cabins and barns in Alaska and in the Lower 48. M Stitt Barns and Restorations has submitted a proposal to fix the structural problems with the Willow Log Cabin and complete renovations with sensitivity to the historic nature of the facility. Notwithstanding borough code in order to forego the competitive process, Ordinance 19-033 provides the Borough Manager the authority to enter into an agreement with M Stitt Barns and Restorations based on the specific expertise required for this project.

Both WACO and WHWF were consulted about the needed repairs and both organizations support the renovations, especially if the historic nature of the building remains intact.

From the original \$200,000 appropriation, only \$6,000 has been spent and another \$7,500 is set aside for future building inspections during renovations. M Stitt Barns and Restorations estimate is rounded at \$252,000 and is attached as part of this legislation. In order to meet the estimated costs, an additional \$65,500 is needed, which can be re-appropriated from the Land Management operating budget 203.170.141 to Fund 435, Project No. 10182.

Upon completion of renovations, the Borough will seek to enter into an agreement with WACO to manage the Willow Log Cabin as a public museum and community meeting space for the benefit of the Willow community.

**Recommendation of Administration:** Adoption of the legislation authorizing the Borough Manager to enter into an agreement with M Stitt Barns and Restorations to restore the Willow Log Cabin, extend the project completion date, and re-appropriate \$65,500

from FY 2019 Community Development Department, Land Management  
operating budget 203.170.141 to Fund 435, Project No. 10182.



# MATANUSKA-SUSITNA BOROUGH

## FISCAL NOTE

Agenda Date:

SUBJECT: An ordinance of the Matanuska-Susitna Borough Assembly authorizing the Borough Manager to enter into an agreement with M Stitt Barns And Restorations to restore the Willow Log Cabin, Fund 435, Project No. 10182, and to extend the completion date of Project No. 10182, and to approve a re-appropriation of \$65,500 from the fiscal year 2019 Community Development Department, Land Management operating budget 203.170.141 to Fund 435, Project No. 10182.

ORIGINATOR: Assembly

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <u>YES</u> NO
AMOUNT REQUESTED <u>\$65,500</u>	FUNDING SOURCE <u>Land Mgt Operating Budget</u>
FROM ACCOUNT # <u>203.170.141.4xx,xxx</u>	PROJECT #
TO ACCOUNT : <u>435.000.000.3xx,xxx</u>	PROJECT # <u>10182</u>
VERIFIED BY: <u>Barbara Baerengren</u>	CERTIFIED BY:
DATE: <u>3/19/19</u>	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL		<u>65.5</u>				
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REVENUE						
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		<u>65.5</u>				
TOTAL		<u>65.5</u>				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

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

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

APPROVED BY: Barbara Baerengren acting F.D. DATE: 3/19/19

IM No. 19-041  
Ordinance Serial No. 19-033  
Resolution Serial No. 19-034

# PROPOSAL

To:  
Mat-Su Borough

RE: Willow Community Center Restoration

2/14/2018

This proposal is for the reconstruction of the old Willow Community Center.

Tasks are as follows:

1. Move the existing building off its foundation, demolish the existing foundation. Excavate for 48" foundation with 16"x10" footer and construct a new 40'x60' poured concrete foundation with 2 intermediate footings. Footer shall contain 2#5 continuous horizontal rebar. Foundation shall contain 3#5 continuous rebar and vertical #5 rebar 24" O.C. Provide and install 2" rigid foam insulation and foundation waterproofing. Construct new code compliant engineered wood floor system using minimum 11 7/8" I-joists and 1-1/8" plywood subfloor. Remove 2-3 courses of existing logs as required to fit new floor system. Replace rotten or damaged logs as required. Demolish furnace, ducting and all associated materials. Demolish all interior walls. Demolish stage. Demolish existing floor system including subfloor, joists, beams and all associated materials. Place building onto new floor and foundation. \$52,644.00
2. Demolish all electrical wiring, conduit, devices service equipment and panels. Demolish all interior walls, paneling, furring, insulation down to log structure. Demolish ceiling panels, insulation and associated materials to expose trusses. Provide and install ceiling 6mil vapor barrier and 3/4" T&G pine ceiling. Install minimum R-38 insulation in ceiling. Provide and install 6mil vapor barrier, 1-1/2" furring, 1-1/2" rigid insulation and 5/8" drywall over interior log surfaces. Tape, finish and prime drywall. Provide and install new electrical system including electrical service entrance, main panel, concealed raceways and wiring, devices and lighting to match existing. Option 1: Plywood T1-11 (+\$979.00), Option 2: Rough Sawn Plywood (+\$766.00) \$40,035.00
3. Remove existing exterior wood strong-backs. Where required, replace with steel strong back concealed with-in interior furring and insulation. Add 2x4 truss bracing to the existing trusses. Add truss blocking as required. \$7,875.00

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4. Remove existing metal roofing and associated materials to expose ship lap roof deck. Remove existing fascia and eave enclosures. Install truss blocking and baffles. Repair eave cut-offs. Install new fascia and fully enclose eaves. Install 2x4 battens 2' O.C. over roof deck. Install new 29ga metal roofing and trim. \$17,907.00
5. Remove existing cedar shakes on gable ends and un-cover existing gable vent openings. Provide new cedar shakes on gable ends. Install new 24"x30" gable vents \$4,400.00
6. Remove existing exterior doors and windows. Replace windows with custom wood casement windows with clear double glazing and simulated TDL bar to emulate existing. Provide 50% opening windows with screens. Replace exterior doors with new flush, smooth fiberglass, outswing double doors with panic hardware. \$27,400.00
7. Perma-chink exterior log crevice's. \$2,500.00
8. Seal exterior log surfaces. \$3,000.00
9. **Construct new shed roof over front entry. Entry shall mimic as close as possible original entry as shown in pictures.** Construct ADA compliant step/ramp into front entry. \$5,000.00
10. Disposal of demolition/reconstruction debris. \$9,650.00
11. **Construct new single stall ADA compliant bathroom within the building.** Interior wall framing shall be 2x4 construction with 5/8" drywall with (2) solid core flush wood doors on toilet rooms. Rough-in plumbing only stubbed and capped no more than 5' outside of foundation. No fixtures or cabinetry will be provided. \$5,000.00
12. Provide and install forced air heating system. System will include oil, gas or propane fueled furnace, ducting, wiring, plumbing and connection to fuel source. System shall be installed horizontally in the crawl space. **Provide and install fuel oil tank with stand, filter, plumbing and connection heating system.** System will heat the main room, bathroom and provide minimal heat into the crawl space. \$32,000.00
13. **Provide and install (wood grained) commercial vinyl floor covering.** \$6,000.00
14. Contingency, Permits, Fees and Administration. \$22,500.00
15. Engineering and architecture \$16,000.00

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Total of all tasks

**\$251,911.00**

Please note there are several tasks that are subject to change pending engineer findings. These may include new truss roof, larger bathrooms electrical and plumbing connections. Heating fuel type and the length of the building move as well as design changes.

Please feel free to contact either Mike or Gary with any comments or questions.

Thank you,

**Mike Stitt**

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**Gary Pinckert**

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