

**Agency: Commerce, Community and Economic Development****Grants to Municipalities (AS 37.05.315)****Grant Recipient: Palmer****Federal Tax ID: 92-6000194****Project Title:****Project Type: Maintenance and Repairs**

## Palmer - City Facilities Improvements

**State Funding Requested: \$167,000****House District: Mat-Su Areawide (13-16)**

One-Time Need

**Brief Project Description:**

This project is comprised of sidewalks and drainage renovations, gutters, and boiler replacement for the old Palmer City Hall and boiler replacement in the Public Works Shop.

**Funding Plan:**

Total Project Cost:	\$167,000
Funding Already Secured:	(\$0)
FY2013 State Funding Request:	<u>(\$167,000)</u>
Project Deficit:	\$0

*Funding Details:*

*The State has not provided funding for this project.*

**Detailed Project Description and Justification:**

This project is broken into two smaller projects, in priority order:

1. Conditions at City facilities have caused multiple injuries to staff and continue to deteriorate with the potential to create future injuries. The boiler has been repaired many times and is inefficient, unreliable and needs to be replaced. Sidewalks, steps and walkways, and improper drainage create multiple hazards and are in need of renovation. Roof gutters should be installed on City Hall. The flow of traffic in the front parking lot creates a hazard for employees and for the public. This project will engineer proper drainage so the water does not run onto the sidewalk and will also provide a uniform level for walking. This will maintain the aesthetics while providing a safe walking path for people to enter the building.

2. The boiler in the Public Works Building has reached the end of its useful life and is in need of replacement. A new model will be more energy efficient and save the City money in maintenance and fuel costs.

**Project Timeline:**

If this project receives legislative funding, design work would begin upon funding notification in 2012, with construction to commence in the summer of 2013.

**Entity Responsible for the Ongoing Operation and Maintenance of this Project:**

City of Palmer

**Grant Recipient Contact Information:**

Name:	Douglas B. Griffin
Title:	City Manager
Address:	231 W. Evergreen Avenue Palmer, Alaska 99645
Phone Number:	(907)761-1317
Email:	dgriffin@palmerak.org

Has this project been through a public review process at the local level and is it a community priority?  Yes  No

<i>For use by Co-chair Staff Only:</i>
3:19 PM 5/2/2012

Introduced by: City Manager Griffin  
Date: October 25, 2011  
Action: Adopted  
Vote: 6-1

Yes:	No:
Best	Johnson
Erbey	
Vanover	
Combs	
DeVries	
Hanson	

CITY OF PALMER, ALASKA

RESOLUTION NO. 11-025 (SUBSTITUTE)

A RESOLUTION OF THE PALMER CITY COUNCIL REQUESTING THE ALASKA STATE LEGISLATURE INCLUDE THE CITY'S ADOPTED CAPITAL PROJECTS IN THE 2012 STATE CAPITAL BUDGET

WHEREAS, it is the City of Palmer's desire to provide the State with a comprehensive and complete list of the City's capital project needs to ensure efficient expenditure of public funds; and

WHEREAS, the City conducted a substantial public process in 2011, including a project fair held on May 23, 2011, to allow public review and input on proposed capital projects; and

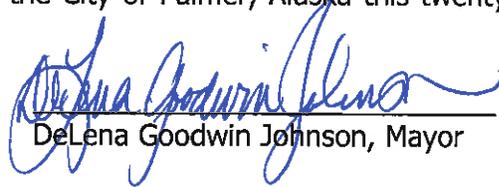
WHEREAS, the City has conducted a thorough analysis of its capital needs to better serve the citizens of Palmer and has determined that projects listed as priority 1-10 and 12 and 13 are critical infrastructure projects necessary to improve public health and safety; and

WHEREAS, the City has identified the projects listed as priority 11 as critical infrastructure necessary to improve the quality of life, the health, and the economic prosperity of the citizens of Palmer.

NOW, THEREFORE, BE IT RESOLVED that the Palmer City Council respectfully requests the Alaska State Legislature include the following Palmer projects in the following priority in the 2012 State Capital Budget.

Item		Total Amount Requested
<b>Priority 1</b>	Sherrod Area Steel Water Main Replacement Project	\$ 2,800,000
<b>Priority 2</b>	Public Safety Projects: <ul style="list-style-type: none"> <li>• Fire Tanker Replacement \$ 450,000</li> <li>• Replacement of Fire Station 3-1 Roof \$ 285,000</li> <li>• Public Safety Boiler Replacement \$ 45,000</li> </ul>	\$ 780,000
<b>Priority 3</b>	City Facilities Improvements: <ul style="list-style-type: none"> <li>• City Hall Renovations and Boiler Replacement \$ 112,000</li> <li>• Public Works Shop Boiler Replacement \$ 55,000</li> <li>• Public Works HVAC System Installation \$ 151,000</li> </ul>	\$ 318,000
<b>Priority 4</b>	Waste Water Treatment Plant Master Plan	\$ 70,000
<b>Priority 5</b>	MTA Events Center Expansion Phase 2	\$ 500,000
<b>Priority 6</b>	Storm Water Improvement Master Plan	\$ 115,000
<b>Priority 7</b>	North Denali and East Eagle Water Main Tie-In	\$ 252,000
<b>Priority 8</b>	Paving Projects: <ul style="list-style-type: none"> <li>• Roadway Resurfacing on South Valley Way \$ 128,000</li> <li>• City Office Paved Parking Project \$ 380,000</li> </ul>	\$ 508,000
<b>Priority 9</b>	Wayfinding and Streetscapes Planning Phase 1	\$ 45,000
<b>Priority 10</b>	ADA Sidewalk Compliance	\$ 100,000
<b>Priority 11</b>	City Parks Projects: <ul style="list-style-type: none"> <li>• Palmer Bicycle Pump Track \$ 44,000</li> <li>• Walk to the Fair Revisited \$ 300,000</li> <li>• Wilson Park Development \$ 100,000</li> <li>• McKechnie Park Upgrades \$ 80,000</li> <li>• Construction of New Trail Connections \$ 100,000</li> <li>• Construction of Sport Court Basketball Court \$ 46,500</li> <li>• Construction of Teen Park \$ 78,250</li> </ul>	\$ 748,750
<b>Priority 12</b>	Central Water Meter Read System	\$ 500,000
<b>Priority 13</b>	Purchase Property Adjacent to the Palmer Waste Water Treatment Plant for Future Treatment Plant Expansion	\$ 2,500,000

Passed and approved by the City Council of the City of Palmer, Alaska this twenty-fifth day of October, 2011.

  
DeLena Goodwin Johnson, Mayor

  
Janette M. Bower, MMC, City Clerk

## Priority 3: City Facilities Improvements

### *City Hall Renovations and Boiler Replacement (\$130,000)*

**Impact: Life, Health, Safety, and Maintenance**



Palmer City Hall is a symbol of the City and will remain the focus for City government in the foreseeable future. Working conditions continue to deteriorate and the boiler creaks and needs replacing.

Conditions have caused multiple injuries to City staff and have the potential to cause future injuries. By addressing safety issues, the City may prevent future litigation or claims against the City.

The sidewalk from the parking lot to the back door by the Manager's office is frequently iced over in winter and slick with water in summer. Water draining from the sloping ground onto the sidewalk is icy much of the winter. Slips and employee injuries have resulted in lost work time.

The sidewalk beneath the back doorsteps is pushed up as a result of improper sub-soils, creating a trip hazard. The angle is too steep in icy conditions.

Water runoff from the roof at the north side of City Hall creates ice buildup and hazards for employees walking from their cars into City Hall on the east door by the Clerk's office. Rain gutters will direct runoff away from walking areas to eliminate icy walking hazards. The sidewalk at the southwest corner of City Hall is sloped and creates a walking hazard. Steps will be installed at the corner of the building. Handicapped accessible walks and handrails will enhance safety and allow access for all citizens. The flow of traffic in the front parking lot creates a hazard for employees and for the public. This project will engineer proper drainage so the water does not run onto the sidewalk and will also provide a uniform level for walking. This will maintain the aesthetics while providing a safe walking path for employees to enter the building. This project will create a safer environment for both employees and the public.

### *Public Works Shop Boiler Replacement (\$65,000)*

**Impact: Life, Health and Safety, Quality of Life**

The boiler in the Public Works Building has reached the end of its useful life and is in need of replacement. A new model will be more energy efficient and save the City money in maintenance and fuel costs.



## Public Works HVAC System Installation (\$175,000)

Impact: Life, Health, Safety



In 2009, the Alaska Department of Labor Occupational Safety & Health conducted an inspection at the Public Works Shop. There have been continuous complaints during the past several years about poor air quality throughout the building. The four hoses coming off the manifold have a combined suction sufficient to manage an air exchange of about one half the total space volume per hour. Four exchanges per hour are needed to comply with ASHRAE 62-2001 requirements. Break room and office air comes from air circulation in the garage area. Only fresh air should be entering offices and eating areas. So, if diesel exhaust is hanging in the air, it is directed into the break room and offices.

The welding room has a wall-mounted air intake louver of about two square feet at an elevation of about 14 feet; and, mounted at an elevation of about 10 feet on the opposite wall, there is a 1.17 square foot exhaust vent equipped with a fan that moves about 1700 cubic feet per minute. This would be an air exchange of approximately 5.8 room volumes per hour if the incoming air were clean and all air in the room adequately mixed. The air coming into the room comes from the contaminated air in the garage, and, below a ten-foot elevation in the room, where welding fumes collect, the air does not move to where the exhaust fan can pull it out.

In addition to the inlet louver and the exhaust fan, the welding room is equipped with a mobile fume extractor. At a distance of only six inches from the work, the extractor orifice cannot pull more than about 6 cubic feet per minute; this is about 1% of the necessary minimum air flow required and fumes billow around the welder, rapidly filling the room with smoky haze.

## Total Project Cost for City Facilities Improvements: \$318,000

State Request: \$318,000

CONTACT Doug Griffin, City Manager (907) 761-1317



Douglas B. Griffin  
City Manager

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www.cityofpalmer.org

March 15, 2012

The Office of the Honorable Carl Gatto  
Alaska State Representative  
Attn: Karen Sawyer  
State Capitol, Room 108  
Juneau AK 99801 – Via email: [Karen\\_Sawyer@legis.state.ak.us](mailto:Karen_Sawyer@legis.state.ak.us)

The Office of the Honorable Linda Menard  
Alaska State Senator  
Attn: Mike Rovito  
State Capitol, Room 9  
Juneau AK 99801 – Via email: [Michael\\_Rovito@legis.state.ak.us](mailto:Michael_Rovito@legis.state.ak.us)

Dear Senator Menard and Representative Gatto:

On Tuesday, March 13, 2012, the Palmer City Council approved an expenditure of City funds to install an HVAC system at the Public Works Maintenance Building.

Worker health and immediate safety needs for this project demanded timely attention. The Palmer City Council was willing to commit local resources in order that this critical project could be addressed quickly and not be dependent on a State appropriation.

The HVAC System Installation was one part of our bundled Priority 3 capital project legislative funding request, entitled City Facilities Improvements. As such, this portion of Priority 3 is no longer needed. The remaining two parts of Priority 3 include City Hall Renovations and Boiler Replacement and Public Works Shop Boiler Replacement, and both are still critical needs for the City.

Your efforts would be sincerely appreciated in withdrawing this one line item from the funding request made on our behalf to the Senate Finance Committee. As the project removes a significant dollar amount from the City's request, we ask that you consider moving up our Storm water Improvement Plan (\$115,000), listed as Priority 6 on the City's Palmer Capital Projects list. The City appreciates your understanding in making this revision at this late stage of the appropriation selection process.

The efforts of your offices on behalf of our City continue to make a significant difference in our quality of life. Thank you for your assistance.

Sincerely,

Douglas B. Griffin  
City Manager