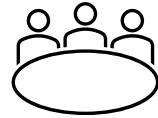




**FAIRBANKS CITY COUNCIL
REGULAR WORK SESSION AGENDA
TUESDAY, JULY 22, 2025 AT 7 A.M.**

MEETING WILL BE HELD VIA [ZOOM WEBINAR](#)
AND AT FAIRBANKS CITY COUNCIL CHAMBERS
800 CUSHMAN STREET, FAIRBANKS, ALASKA



-
1. Roll Call
 2. Ordinance No. 6318 – An Ordinance Authorizing the Lease of Golden Heart Plaza to Festival Fairbanks. [advanced to July 28]
 3. Ordinance No. 6319 – An Ordinance Amending Fairbanks General Code Section 2-119 Order of Business; Citizens Addressing City Council and Section 2-120 Rules of Procedure. [advanced to July 28]
 4. Ordinance No. 6320 – An Ordinance Amending Fairbanks General Code Chapter 2, Article III Boards and Commissions, to Change the Composition of the Board of Plumber Examiners and to Remove the Requirement that the City Council Must Confirm the Election of the Chair. [advanced to July 28]
 5. Ordinance No. 6321 – An Ordinance Amending Fairbanks General Code Chapter 2, Article V, Division 3 Budget by Enacting Section 2-659 Capital Projects Fund Preparation and Presentation to City Council and Requiring a Minimum Fund Balance for the City Capital Projects Fund. [advanced to July 28]
 6. City Hall Heating Project Construction Cost Update
 7. FECC Personnel Proposal
 8. Finance Committee Report
 9. Mayor and Councilmember Comments
 10. Next Regular Work Session – Tuesday, August 5, 2025, 7:00 a.m.
 11. Adjournment

ORDINANCE NO. 6318

**AN ORDINANCE AUTHORIZING THE LEASE OF GOLDEN HEART
PLAZA TO FESTIVAL FAIRBANKS**

WHEREAS, the City of Fairbanks owns Lots 3 and 4, Block 4, Fairbanks Townsite (also known as "Golden Heart Plaza") and the improvements thereon, as shown on attached Exhibit A, Real Estate Lease; and

WHEREAS, Festival Fairbanks, a not-for-profit community agency, has for many years promoted the public use, management, and maintenance of Golden Heart Plaza, all of which benefit the City of Fairbanks, its residents, and visitors; and

WHEREAS, management of the Plaza by Festival Fairbanks is deemed consistent with the provisions of Fairbanks General Code Chapter 70, Article III, Golden Heart Plaza; and

WHEREAS, leasing the Plaza property to Festival Fairbanks provides the basic rights necessary for it to legally and effectively manage the Plaza; and

WHEREAS, Festival Fairbanks has requested a lease for the management purposes stated above; and

WHEREAS, FGC Sec. 70-44 provides that the City may lease real property without public offering whenever the lessee is a not-for-profit organization; and

WHEREAS, the lease of the Plaza property is in the best interest of the community.

NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

SECTION 1. A lease instrument, substantially in the form shown in attached Exhibit A, is hereby authorized by the Council for the purposes stated herein, providing for a term of three years.

SECTION 2. The Mayor's execution of the lease must take place not less than 30 days after the effective date of this ordinance, as prescribed by Charter Section 8.3 and FGC Sec. 70-56.

SECTION 3. The effective date of this ordinance is six days after adoption.

David Pruhs, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

CITY OF FAIRBANKS
FISCAL NOTE

I. REQUEST:

Ordinance or Resolution No: 6318

Abbreviated Title: ORDINANCE LEASING GOLDEN HEART PLAZA TO FESTIVAL FAIRBANKS

Department(s): GENERAL

Does the adoption of this ordinance or resolution authorize:

1) additional costs beyond the current adopted budget? Yes _____ No X

2) additional support or maintenance costs? Yes _____ No X

If yes, what is the estimate? see below

3) additional positions beyond the current adopted budget? Yes _____ No X

If yes, how many positions? _____

If yes, type of positions? _____ (F - Full Time, P - Part Time, T - Temporary)

II. FINANCIAL DETAIL:

EXPENDITURES:	2025+	TOTAL
		\$ -
TOTAL	\$ -	\$ -

FUNDING SOURCE:	2025+	TOTAL
GENERAL FUND [RENTAL INCOME]	\$ 1	\$ 1
TOTAL	\$ 1	\$ 1

Effective August 1, 2025, the City of Fairbanks will lease Golden Heart Plaza to Festival Fairbanks for \$1.00 per year until August 1, 2028.

Reviewed by Finance Department:

Initial mb

Date 7/3/2025

EXHIBIT "A" to ORDINANCE No. 6318

REAL ESTATE LEASE

WHEREAS, the City of Fairbanks, a municipal corporation of the State of Alaska, 800 Cushman Street, Fairbanks, Alaska 99701 (hereinafter, "Lessor"), as trustee for the public and pursuant to Ordinance No. 6318, hereby authorizes lease of the property described below under the conditions stated; and

WHEREAS, Festival Fairbanks, Inc., 510 Second Avenue, Suite 115, Fairbanks, Alaska 99701 (hereinafter, "Lessee"), hereby enters into this lease of the property described below under the conditions stated.

NOW THEREFORE, Lessor and Lessee, in consideration of the rent specified and of the mutual covenants and agreements expressed herein, agree as follows:

1. Lease of Property. Lessor leases to Lessee, and Lessee leases from Lessor, the real property located at Fairbanks, Alaska, (hereinafter, "Property"), more particularly described as follows:

Lots 3 and 4, Block 4, Fairbanks Townsite, also known as "Golden Heart Plaza," and the improvements thereon, as shown on the attached "Lease Exhibit 1".
2. Term. With the approval of City Council, the term of this Lease will be for three years, beginning August 1, 2025 ending August 1, 2028.
3. Use. Lessee shall use the Property in compliance with Fairbanks General Code Sections 70-96 through 70-99, Golden Heart Plaza, and conform to any changes in Code that may occur during the term of the lease agreement.
4. Rent. As compensation for use of the Property during the life of this lease, Lessee shall pay the sum of One Dollar (\$1.00) per year, paid in advance. Payments will be made at Lessor's Office of the City Clerk, 800 Cushman Street, Fairbanks, Alaska 99701.
5. Prohibited Uses. Lessee shall not use or permit the use of the Property or any part thereof in violation of any applicable law, ordinance, or regulation.

6. Maintenance and Expenses. Lessee will perform routine cleaning associated with the Property, keeping the Property in a clean, safe condition, free of litter and debris.

Lessee also specifically agrees they are responsible for the routine cleaning and general upkeep of the Portland Loo located within the leased premises. This includes daily sanitation, restocking of supplies, removal of graffiti, and minor maintenance. Cleaning will be conducted at a frequency that ensures the facility remains safe, hygienic, accessible, and functional for the public.

Lessee shall notify Lessor of any hazards or safety concerns, as well as any maintenance concerns, on or about the Property in a timely manner. Lessor shall provide repairs or alterations as it deems necessary, at its expense.

7. Termination. In the event of Lessor's sale or redevelopment of the property, noticed to Lessee by Lessor in writing, Lessee's rights hereunder will terminate, and Lessee must vacate the property within 60 days of written notice.

8. Exculpation and Indemnity.

- (a) *Exculpation of Lessor:* Lessor shall not be liable to Lessee for any damage to Lessee or Lessee's property from any cause. Lessee shall bear all risk of loss as to all personal property of the Lessee stored or remaining on or near the Property, including without limitation, inventory, equipment, fixtures, and employees' personal effects.
- (b) *Indemnity:* Lessee shall defend and hold Lessor harmless from all damages arising out of any damage or injury to any person or property occurring in, about, or on the Property.
- (c) *Public Liability and Damage Insurance:* Lessee at its sole cost shall at all times maintain public liability and damage insurance with a single combined liability limit of \$1,000,000, insuring against all liability of Lessee and its authorized representatives arising out of and in connection with Lessee's use or occupancy of the Property. All public liability insurance and property damage insurance will ensure performance by Lessee of the indemnity provisions provided herein. Lessor shall be named as an additional insured.

9. Prevention of Waste and Nuisance. Lessee shall not use the Property in any manner that will constitute waste, nuisance, or unreasonable annoyance to Lessor or the owners or occupants of adjacent properties. Violation or breach under this section will be determined at the sole discretion of the City Mayor.
10. Assignment and Sublease. Lessee shall not assign or sublet its rights under this Lease without written consent of Lessor, which consent will be at Lessor's sole discretion.
11. Liens. Lessee shall keep the Property free from any liens, including without limitation those liens arising out of any work performed, materials furnished, or obligations incurred by Lessee.
12. Consultation with Attorney. Lessee acknowledges that it has the right to review this Lease and all other documents relating to the Lease with its own attorney. Each party electing to have this Lease reviewed by an attorney shall bear the costs and expenses so incurred.
13. Right of Entry. Lessor and its agents and authorized employees have the right to enter the Property to examine it and to make repairs, alterations, improvements, or additions, as Lessor may deem necessary or desirable, during Lessee's business hours. All such entry shall be preceded by 72-hour advance notice to Lessee. Additionally, Lessee grants Lessor immediate entry in the event of an emergency, as determined by the City Engineer, Chief of Police, or Fire Chief as well as for general law enforcement and health and safety purposes.
14. Default. Failure to occupy and operate the Property for two consecutive weekends or failure to perform any material provision of this lease constitutes a default by Lessee. Upon Lessee's default, Lessor shall give Lessee 10 days' notice to cure the default. No default notice may be deemed a forfeiture or a termination of this lease unless Lessor so elects and provides in the notice.
15. Notice. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person must be in writing and either served personally or sent by prepaid, first-class mail, addressed to the other party at the address set forth in the introductory paragraph of this lease. Either party may change its address by notifying the other party of the change of address.

16. Attorney's Fees. If Lessor brings or maintains an action for enforcement of any of the covenants, terms, or conditions of this lease, Lessee shall pay all costs incurred by Lessor for such action, including attorney's fees in the event Lessee is found to be at fault.
17. Time of Essence. Time is of the essence of each provision of this Lease.
18. Successors. This lease is binding on the parties and their successors.
19. Severability. The unenforceability, invalidity, or illegality of any provision included in this lease will not render the other provisions unenforceable, invalid, or illegal.

FESTIVAL FAIRBANKS, INC.

CITY OF FAIRBANKS

Julie Jones
Executive Director

David Pruhs
Mayor

ATTEST:

D. Danyielle Snider, MMC, City Clerk

ACKNOWLEDGMENT

State of Alaska)
) ss
Fourth Judicial District)

THIS IS TO CERTIFY that on this _____ day of _____ 2025, before me the undersigned, a NOTARY PUBLIC in and for the State of Alaska, personally appeared **David Pruhs**, the Mayor of the City of Fairbanks, Mayor of the City of Fairbanks, the municipal corporation named above, and he acknowledged before me that he is authorized to execute this agreement on behalf of said corporation.

IN WITNESS WHEREOF I have set my hand and seal.

NOTARY PUBLIC:
My Commission Expires:

ACKNOWLEDGMENT

State of Alaska)
) ss
Fourth Judicial District)

THIS IS TO CERTIFY that on this _____ day of _____ 2025, before me the undersigned, a NOTARY PUBLIC in and for the State of Alaska, personally appeared **Julie Jones** of Festival Fairbanks, Inc., the corporation named above, and she acknowledged to me that she is authorized to enter into this agreement on behalf of said corporation as its Executive Director, and is authorized to bind said corporation to the conditions of the agreement under the authority of said corporation so granted by the Board of Directors, as the free and voluntary act and deed of said corporation.

IN WITNESS WHEREOF I have set my hand and seal.

NOTARY PUBLIC:
My Commission Expires:

Return to:

City Clerk
City of Fairbanks
800 Cushman Street
Fairbanks, AK 99701

ORDINANCE NO. 6319

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE
SECTION 2-119, ORDER OF BUSINESS; CITIZENS ADDRESSING
CITY COUNCIL AND SECTION 2-120 RULES OF PROCEDURE**

WHEREAS, the Fairbanks City Council aims to hold efficient and effective meetings, while allowing reasonable time for citizens to be heard under Citizens' Comments; and

WHEREAS, under the current order of business, as outlined in FGC Sec. 2-119, the rules allow up to 30 minutes for the public to speak on any item not up for public hearing; and

WHEREAS, there are often times when there are more citizens signed up to speak under Citizens' Comments than is allowed within the 30 minute period; and

WHEREAS, FGC Sec. 2-120 allows the Council to postpone a motion to a date other than that of the next regular meeting if specified in the motion to postpone, and there is currently no limit set on the length of postponement; and

WHEREAS, there are times when a motion is postponed so the Council can gather more information, seek legal advice, or hear reports or presentations from staff, committees or local organizations; however, if there is a need to postpone a motion for a long period of time, the motion should be withdrawn and reintroduced at a later time.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

Section 1. FGC Sec. 2-119(a), Order of business; citizens addressing city council, is hereby amended as follows [new text in **underlined bold** font; deleted text in ~~striketrough~~ font]:

Sec. 2-119. Order of business; citizens addressing city council.

(a) At every regular meeting of the city council, the order of business shall be as follows:

- (1) Roll call.
- (2) Invocation.
- (3) Flag salutation.
- (4) Ceremonial matters (proclamations, introductions, recognitions, and awards).
- (5) Citizens' comments (oral communications to the city council on any item not up for public hearing). The comment period will not exceed a total of **one hour**~~30 minutes~~ unless extended by a council vote.
- (6) Approval of agenda and consent agenda. Consent agenda items are indicated by asterisks (*). Consent agenda items are considered together unless a council member requests that the item be returned to the general agenda. Ordinances on the

approved consent agenda are automatically advanced to the next regular meeting for second reading and public hearing. All other items on the approved consent agenda are passed as final.

- (7) Approval of minutes of previous meetings.
- (8) Special orders.
- (9) Mayor's comments and report.
- (10) Council members' comments.
- (11) Unfinished business.
- (12) New business.
- (13) Written communication to the city council.
- (14) Committee reports and council members' comments.
- (15) City clerk's report.
- (16) City attorney's report.
- (17) Executive session (if necessary).
- (18) Adjournment.

* * * * *

Section 2. FGC Sec. 2-120 Rules of Procedure, subsection (1), is hereby amended as follows [new text in **underlined bold** font; deleted text in ~~striketrough~~ font]:

* * * * *

- (1) When a question is under debate, the presiding officer shall receive any of the following motions but no other:
 - (1) To adjourn.
 - (2) To recess.
 - (3) To raise a question of privilege.
 - (4) To call for the order of the day, or the regular order.
 - (5) To lay on the table.
 - (6) For the previous question.
 - (7) To limit or extend limits of debate.
 - (8) To postpone to a certain time.
 - (9) To refer.
 - (10) To amend.
 - (11) To postpone indefinitely.

When one of the motions referred to in subsections (1)(1)—(11) has been made, none of the others inferior to it in the order in which they stand above shall be made, and in proceeding to vote, motions pending shall be put in the order of their rank as arranged in subsections (1)(1)—(11). The first seven are not subject to debate. A motion to postpone to a certain time, refer, amend or to postpone indefinitely may be amended; the previous question may be demanded before an amendment, which motion shall be decided without debate. A motion to adjourn shall always be in order provided that business of a nature to be recorded in the journal has been transacted since any previous motion to adjourn has been defeated. No motion or proposition of a subject different from that under consideration shall be admitted under color of an amendment. The city council may postpone a motion to a certain time other than the date of the next regular meeting if specified in the motion to postpone, **except that a motion may not be postponed beyond three months after its introduction date.** When a matter has been especially assigned to be taken up at a fixed time, or at certain stage of proceedings, such matter shall, at the appointed time or at any subsequent time, be in order upon the call of any member, and take precedence over all other business.

Section 3. The effective date of this ordinance is six days after adoption.

David Pruhs, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

ORDINANCE NO. 6320

**AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE CHAPTER 2,
ARTICLE III BOARDS AND COMMISSIONS, TO CHANGE THE
COMPOSITION OF THE BOARD OF PLUMBER EXAMINERS AND TO
REMOVE THE REQUIREMENT THAT THE CITY COUNCIL MUST
CONFIRM THE ELECTION OF THE CHAIR**

WHEREAS, the Fairbanks General Code (FGC) requires that three of the five voting members of the Board of Plumber Examiners be city residents; and

WHEREAS, it is difficult to fill vacancies on City boards and commissions when there are multiple eligibility requirements for a single seat; and

WHEREAS, the FGC requirement that the city council must confirm the election of the chairperson from and by the board is not currently being practiced, and such a rule is not in place for any other active City board or commission.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

Section 1. Fairbanks General Code Chapter 2, Article III Boards and Commissions, Division 6 Board of Plumber Examiners is hereby amended as follows [new text in **bold/underline** font; deleted text in ~~striketrough~~ font]:

Sec. 2-306. – Created; composition; appointment.

- (a) There is created a board of plumber examiners which ~~will~~**shall** consist of five members, who ~~will~~**shall** serve without compensation. At least ~~two~~**three** members of the board ~~must~~**shall** be residents of the city. Two of the members ~~must~~**shall** be qualified master plumbers, two of the members ~~must~~**shall** be journeyman plumbers, and one member ~~will~~**shall** represent the public at large.
- (b) The members ~~will~~**shall** be appointed by the mayor, subject to confirmation by the city council.

Sec. 2-307. – Chair~~person~~man**; term of members; removal of members.**

- (a) The chair~~person~~**man** ~~shall~~**will** be elected by and from the board of plumber examiners ~~subject to approval by the city council and~~ ~~will~~**shall** serve in this capacity for one year.
- (b) Appointment to the board ~~will~~**shall** be for three years except where an interim appointment is necessary to complete the term of a member who resigns, dies or is otherwise removed while in office.
- (c) In the event of vacancies, the mayor, subject to confirmation by the city council, ~~will~~**shall** make an appointment to fill the unexpired term of the absent member.
- (d) Members may be removed by the city council at any time.

- (e) The building official of the city ~~will~~shall be an ex officio member of the board, without vote, and ~~will~~shall act as secretary.

Section 2. The effective date of this ordinance is six days after adoption.

David Pruhs, City Mayor

AYES:

NAYS:

ABSENT:

ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

ORDINANCE NO. 6321

AN ORDINANCE AMENDING FAIRBANKS GENERAL CODE CHAPTER 2, ARTICLE V, DIVISION 3 BUDGET BY ENACTING SECTION 2-659 CAPITAL PROJECTS FUND PREPARATION AND PRESENTATION TO CITY COUNCIL AND REQUIRING A MINIMUM FUND BALANCE FOR THE CITY CAPITAL PROJECTS FUND

WHEREAS, in 2006, the City Council adopted Ordinance No. 5657 to present to qualified City voters a proposition to establish a Capital Projects Fund by enacting City Charter Section 8.9; and

WHEREAS, City voters passed the proposition on October 3, 2006, and a Capital Projects Fund was established to receive funds designed for capital use; and

WHEREAS, on July 22, 2024, the City Council approved a Capital Projects Fund financial policy, as recommended by the Council Finance Committee, with the passage of Resolution No. 5128, as Amended, to ensure that funds are available for major equipment purchases, facility upgrades, road improvements, and other significant projects; and

WHEREAS, the City Council wishes to ensure that funds are available for emergency purchases by establishing a minimum fund balance for the City Capital Projects Fund.

NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, as follows:

SECTION 1. Fairbanks General Code Sec. 2-651 preparation and presentation to city council is hereby amended as follows [new text in **bold/underline** font; deleted text in ~~strikethrough~~ font]:

Sec. 2-651. General Fund Preparation and presentation to city council.

SECTION 2. Fairbanks General Code Sec. 2-659 Capital Projects Fund preparation and presentation to council is hereby enacted as follows [new text in **bold/underline** font; deleted text in ~~strikethrough~~ font]:

Sec. 2-659. Capital Projects Fund preparation and presentation to city council.

(a) The mayor shall prepare and submit to the city council an annual budget estimate and budget message for the capital projects fund.

(b) The city council may by ordinance elect to adopt or amend the budget to expend capital projects funds accumulated in prior years; however, the unassigned capital projects fund balance shall be no less than \$4,000,000.00.

If an emergency causes the unassigned capital projects fund balance to be less than the minimum balance, the fund must be replenished within 12 months.

(c) Pursuant to the Charter, the annual budget and accounting year shall begin on January 1 and shall end on December 31 of each calendar year.

(d) The chief financial officer shall compile the budget estimate, based upon detailed departmental estimates under the direction of the mayor. The budget estimate shall cover and appropriate for all expenditures of money, including contracts and other commitments, except appropriations for expenditures from bond construction and debt service funds and special assessment construction funds. When the city council is considering the budget estimate, department heads and such other officials as may be interested shall appear and be free to criticize the budget or any of its items.

Secs. ~~2-6602-659~~—2-675. Reserved.

SECTION 3. The effective date of this ordinance is six days after adoption.

David Pruhs, Mayor

AYES:
NAYS:
ABSENT:
ADOPTED:

ATTEST:

APPROVED AS TO FORM:

D. Danyielle Snider, MMC, City Clerk

Thomas A. Chard II, City Attorney

Attachment to Ordinance No. 6321

Introduced by: Council Members Ringstad and Sprinkle
Introduced: July 22, 2024

RESOLUTION NO. 5128, AS AMENDED

A RESOLUTION TO APPROVE A CAPITAL PROJECT FUND FINANCIAL POLICY

WHEREAS, City voters approved an amendment of the City Charter in October 2006 to establish a capital project fund (Capital Fund); and

WHEREAS, the Capital Fund is essential to ensuring that funds are available for major equipment purchases, facility upgrades, road improvements, and other significant projects; and

WHEREAS, the Finance Committee recommends a financial policy to maintain an unassigned fund balance of \$5 million.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FAIRBANKS, ALASKA, that the following financial plan is hereby approved:

SECTION 1. To maintain an unassigned fund balance of \$5 million in the Capital Fund through the following:

1. Transfer from the City Permanent Fund per Fairbanks General Code Article VIII Section 8.8 (b) (2).
2. Interest income generated from the Capital Fund account balance.
3. Sale of capital assets purchased with capital funds.
4. Lease payments from property developed with capital funds. ~~For example: the City uses capital funds to develop a property and leases the property to another entity; the lease payments will be applied to the Capital Fund.~~
5. Transfers from the General Fund as approved by the City Council.

SECTION 2. That the effective date of this resolution is the 1st day of August 2024.

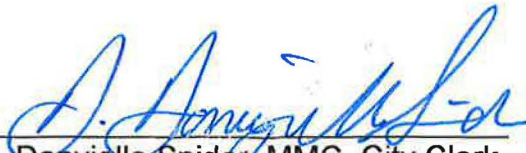
PASSED and APPROVED this 22nd Day of July 2024.



David Pruhs, Mayor

AYES: Rogers, Cleworth, Sprinkle, Ringstad, Marney, Tidwell
NAYS: None
ABSENT: None
APPROVED: July 22, 2024

ATTEST:



D. Danyielle Snider, MMC, City Clerk

APPROVED AS TO FORM:



Thomas A. Chard II, City Attorney

PROJECT CONSTRUCTION COST ESTIMATE

PROJECT: CITY HALL HEATING SYSTEM REPLACEMENT
LOCATION: FAIRBANKS, AK
PHASE: DESIGN DEVELOPMENT
DESCRIPTION: OVERVIEW

PREPARED BY: MJA
CHECKED BY: BAB

9-Apr-2025

DESCRIPTION		QUANTITY	UNIT		LABOR				TOTAL
GENERAL CONTRACTOR			COST/ UNIT	COST	HRS/ UNIT	TOTAL HRS.	LABOR RATE	LABOR COST	
MECHANICAL CONTRACTOR									\$1,810,211
SUBCONTRACTOR WORK									
CIVIL SITE WORK CONTRACTOR				\$106,904					\$106,904
ARCHITECTURAL CONTRACTOR				\$296,849					\$296,849
HAZMAT CONTRACTOR				\$352,119					\$352,119
ELECTRICAL CONTRACTOR				\$61,379					\$61,379
O/H MARKUP ON SUBCONTRACTORS	10.0%							\$817,251	\$81,725
SUBTOTAL									\$2,709,188
GENERAL CONTRACT CONDITIONS	15.0%								\$406,378
SUBTOTAL									\$3,115,566
ESTIMATING CONTINGENCY	15.0%								\$467,335
SUBTOTAL									\$3,582,901
ESCALATE CONSTRUCTION COSTS	5.4%		Aug-25						\$194,005
TOTAL CONSTRUCTION COST									\$3,776,905

NOTES REGARDING THE PREPARATION OF THIS COST ESTIMATE

THIS ESTIMATE IS PREPARED USING CURRENT CONSTRUCTION COSTS & ASSUMES WILL RECEIVE AN OPEN COMPETITIVE BID.

THIS ESTIMATE DOES NOT CONTAIN AN ALLOWANCE FOR NEGOTIATED NON-COMPETITIVE CONTRACTS.

THIS ESTIMATE HAS AN ESCALATION ALLOWANCE.

THIS ESTIMATE DOES NOT INCLUDE ANY PLAN CHECK FEES CHARGED BY THE STATE OF ALASKA OR ANY OTHER ENTITY CLAIMING JURISDICTION OVER THE WORK PAID DIRECTLY BY THE OWNER.

THIS ESTIMATE DOES NOT INCLUDE THE A/E FEES, SHOP EQUIPMENT OR COSTS FOR ANY WORK NOT INDICATED.

THIS ESTIMATE IS BASED ON A NORMAL WORK WEEK WITH SOME PROVISIONS FOR OVERTIME.

ESTIMATING CONTINGENCY - AN ALLOWANCE FOR CONSTRUCTION DOCUMENT REQUIREMENTS THAT ARE NOT INCLUDED IN THE ESTIMATE.

EITHER THE R.S. MEANS FACILITIES CONSTRUCTION COST DATA MANUAL, THE R.S. MEANS ASSEMBLIES COST DATA MANUAL OR PAST HISTORICAL DATA HAVE BEEN USED AS RESOURCES TO COMPILE THIS ESTIMATE.

65%

PROJECT CONSTRUCTION COST ESTIMATE

PROJECT: CITY HALL HEATING SYSTEM REPLACEMENT
LOCATION: FAIRBANKS, AK
PHASE: DRAFT CONSTRUCTION
DESCRIPTION: OVERVIEW

PREPARED BY: MJA
CHECKED BY: BAB

16-Jun-2025

DESCRIPTION	QUANTITY	UNIT	LABOR	TOTAL
GENERAL CONTRACTOR		COST/ UNIT COST	HRS/ UNIT TOTAL HRS. LABOR RATE LABOR COST	
MECHANICAL CONTRACTOR				\$2,804,995
SUBCONTRACTOR WORK				
CIVIL SITE WORK CONTRACTOR		\$118,586		\$118,586
ARCHITECTURAL CONTRACTOR		\$75,919		\$75,919
HAZMAT CONTRACTOR		\$482,384		\$482,384
ELECTRICAL CONTRACTOR		\$175,594		\$175,594
O/H MARKUP ON SUBCONTRACTORS	10.0%			\$852,483
SUBTOTAL				\$85,248
GENERAL CONTRACT CONDITIONS	15.0%			\$561,409
SUBTOTAL				\$4,304,135
ESTIMATING CONTINGENCY	5.0%			\$215,207
SUBTOTAL				\$4,519,342
ESCALATE CONSTRUCTION COSTS	4.8%	Jun-26		\$218,678
TOTAL CONSTRUCTION COST				\$4,738,020

NOTES REGARDING THE PREPARATION OF THIS COST ESTIMATE

THIS ESTIMATE IS PREPARED USING CURRENT CONSTRUCTION COSTS & ASSUMES WILL RECEIVE AN OPEN COMPETITIVE BID.

THIS ESTIMATE DOES NOT CONTAIN AN ALLOWANCE FOR NEGOTIATED NON-COMPETITIVE CONTRACTS.

THIS ESTIMATE HAS AN ESCALATION ALLOWANCE.

THIS ESTIMATE DOES NOT INCLUDE ANY PLAN CHECK FEES CHARGED BY THE STATE OF ALASKA OR ANY OTHER ENTITY CLAIMING JURISDICTION OVER THE WORK PAID DIRECTLY BY THE OWNER.

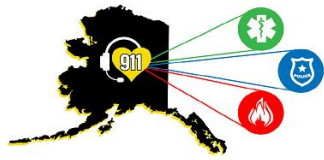
THIS ESTIMATE DOES NOT INCLUDE THE A/E FEES, SHOP EQUIPMENT OR COSTS FOR ANY WORK NOT INDICATED.

THIS ESTIMATE IS BASED ON A NORMAL WORK WEEK WITH SOME PROVISIONS FOR OVERTIME.

ESTIMATING CONTINGENCY - AN ALLOWANCE FOR CONSTRUCTION DOCUMENT REQUIREMENTS THAT ARE NOT INCLUDED IN THE ESTIMATE.

EITHER THE R.S. MEANS FACILITIES CONSTRUCTION COST DATA MANUAL, THE R.S. MEANS ASSEMBLIES COST DATA MANUAL OR PAST HISTORICAL DATA HAVE BEEN USED AS RESOURCES TO COMPILE THIS ESTIMATE.

95%



Fairbanks Emergency COMMUNICATIONS CENTER

MEMO

To: Mayor Pruhs, COS Sanders

From: Kristi Merideth, Dispatch Manager

Date: 7/14/2025

Re: Request for Organizational Changes in Dispatch Department

I am writing to propose an organizational change within the Dispatch Department. This request involves the addition of a new supervisor position while simultaneously reducing the number of call-taking positions.

Proposed Change

To improve the efficiency and management of the Dispatch Department, I would like to add one more supervisor position. The presence of an additional supervisor will enhance oversight and coordination, ensuring that the team operates effectively and can handle any challenges that arise promptly.

Adjustment to Call-Taking Positions

To accommodate this new supervisor role, I propose the removal of 4 out of the current 5.5 part-time equivalent call-taking positions. This adjustment will help balance the department's budget and resources, allowing us to allocate funds for the new supervisory role without compromising the department's overall efficiency or budget. This would be a cost savings to the City. We have two part-time call takers as of today. One of them would be given the opportunity to move full-time.

Justification

This proposal aims to create a more efficient management structure. Although reducing call-taking positions may seem counterintuitive, increased supervision and optimized workflows will lead to improved service delivery and a more responsive department. Part-time positions have not been successful, as working less than 20 hours a week and occasionally missing weeks makes it hard to keep up with changes.

We already have a candidate for the supervisor role who is willing to move back to Fairbanks. She is an outstanding employee and a military dependent whose situation will change soon. Keeping her as a supervisor would greatly benefit the City of Fairbanks.

Conclusion

In conclusion, by adding a new supervisor position and removing 4 of the 5.5 call-taking positions, we aim to create a more balanced and efficient Dispatch Department. This change will improve management oversight, enhance team performance, and ensure that we continue to deliver high-quality service.

Thank you for considering this proposal. I look forward to discussing it further.