

Session 11-07 A Regular Meeting of the City Hall Renovation and Expansion Task Force was called to order at 4:05 pm on August 29, 2011 by Chair Rick Abboud at City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer, Alaska.

**PRESENT:** JO JOHNSON, CITY CLERK, RICK ABOUD, CITY PLANNER; AND REGINA MAURAS,  
FINANCE DIRECTOR  
COUNCILMEMBERS FRANCIE ROBERTS, KEVIN HOGAN

BETH WYTHE (ABSENT)

**STAFF:** DEPUTY CITY CLERK RENEE KRAUSE (ABSENT)  
PUBLIC WORKS DIRECTOR CAREY MEYER  
CITY MANAGER WALT WREDE

**CONTRACTOR:** TODD STEINER, STEINER'S NORTH STAR CONSTRUCTION, INC.

**ARCHITECT:** SCOTT WORTHINGTON, ARCHITECTURAL PROJECT MANAGER  
BEZEK DURST SEISER (ABSENT)

### **APPROVAL OF THE AGENDA**

Chair Abboud requested a motion to approve the agenda.

MAURAS/ROBERTS – MOVED FOR APPROVAL OF THE AGENDA.

There was no discussion or comments.

The agenda was approved by consensus of the Task Force.

### **PUBLIC COMMENT REGARDING ITEMS ON THE AGENDA** *(3 Minute Time Limit)*

There was no public present.

### **RECONSIDERATION**

There were no items for reconsideration.

### **APPROVAL OF MINUTES**

A. Meeting Minutes for the Regular Meeting May 16, 2011

Chair Abboud requested a motion to approve the minutes.

JOHNSON/MAURAS – MOVED TO APPROVE THE MINUTES MAY 16, 2011 AS PRESENTED.

There was no discussion.

The minutes were approved by consensus of the Task Force.

### **VISITORS**

There were no visitors scheduled.

### **STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS**

*(Chair set time limit not to exceed 5 minutes)*

There were no written staff reports.

**PUBLIC HEARING** *(3 minute time limit)*

There were no items for public hearing.

**PENDING BUSINESS**

A. Choosing and Finalizing Exterior Paint Colors

Chair Abboud noted the title for the record and that there were no colors provided for review and questioned how the task Force would make a decision.

Ms. Johnson explained that Mr. Meyer presented alternative color choices when the original selection was unavailable. She stated he was the holder of those colors.

Further comments that Mr. Meyer was in a very important meeting and should be in route shortly if not already was offered by Mr. Wrede.

ROBERTS/JOHNSON – MOVED TO POSTPONE DISCUSSION.

It was agreed by consensus to postpone discussion on this item until Mr. Meyer arrived.

Mr. Meyer distributed the color samples. He offered some comments on the suggestions.

The Task Force reviewed the recommended color suggestions submitted by the Architect, offered their opinions and majority agreed on the Rookwood Dark Red as the trim color.

He offered to take the Task Force on a tour of the project.

There was no further discussion.

B. Update on Projects Costs

Chair Abboud inquired if Mr. Steiner was prepared to speak about the update on the project costs.

Mr. Steiner noted that they have agreed on the maximum project costs. He explained that there was some increases but there was also some decreases in response to Ms. Johnson's question regarding if the project would be exceeding the approved amount. Mr. Steiner further noted that they still had money left in contingency.

Further discussion was withheld until Mr. Meyer arrived.

Mr. Meyer reviewed the handout regarding the project costs to date. He noted the additional costs that were taken from the contingency amount. This was offset somewhat by two line items in the original estimate that was not required. Some upgrades were to the main entrance access with sidewalk and proper ADA access. Some of the additional costs in the renovation portion was new interior doors through the building to blend the old and new sections; repurposing a small restroom into a coffee bar for the Finance Department; ADA accessibility at the front counter in the main Lobby; a reception counter/window for the Planning Department; office additions in the Finance Department; there were a few unexpected costs in the mechanical, HVAC, civil earthwork, and backflow prevention. The overall amount was a Change Order in the Amount of \$117,369.00.

There was no further discussion.

**NEW BUSINESS**

A. Carpet and Interior Paint Selections

JOHNSON/ROBERTS – MOVED TO MOVE INTO NEW BUSINESS.

There was no discussion.

The motion to discuss new business was approved by consensus.

A discussion ensued that the choice of carpet color and pattern for the offices was completed and most individual staff has also made decisions on the accent wall colors. They were in the process of determining the carpet color/pattern for the main traffic areas such as the lobby and hallways. It is currently split on the choice; opinions were offered on the ability to have more than one main carpet color/pattern in the building that there was "room" for three. It was agreed that the departments were separated and large enough to accommodate a different carpet selection tied together by the same carpet in the common areas.

Comments were noted that there was some personal preferences being accommodated in painting more than one wall and if that would add to the overall cost.

Mr. Steiner commented about caret and paint color choices, that this type of construction and building was projected for 20 year use and most people are only in offices for a 2-5 year span and if all personal tastes were accommodated then we could end up with purple walls and green carpet. The cost to perform that is the same to a minimal increase depending on the carpet selection, brand, etc. It was noted that there is monies in the contingency to accommodate choices.

Mr. Meyer stated that if allowances were made for one member of staff, then allowances would be needed for others in regards to painting more than one wall in a space with the selected accent paint color.

Additional brief dialog on the increase in labor and difficulty to paint more than one wall in offices ensued regarding balancing the budget, the intent and users preferences; and someone putting their foot down on personal preferences.

It was determined that individuals will select the wall for the accent color using the advice received from the Architect's interior designer.

There was no further discussion.

#### **INFORMATIONAL MATERIALS**

There were no informational materials in the packet.

#### **COMMENTS OF THE AUDIENCE**

There were no audience members present.

#### **COMMENTS OF THE CITY STAFF**

There were no comments from Staff.

#### **COMMENTS OF THE CHAIR**

There were no comments from Chair Abboud.

#### **COMMENTS OF THE TASK FORCE**

There was no comments from the Task Force.

#### **ADJOURN**

There being no further business before the City Hall Renovation and Expansion Task Force Chair Abboud adjourned the meeting at 5:00 p.m. The next Regular Meeting will be at the call of the Chair, Members or Staff as needed at 5:00 p.m. at City Hall, Cowles Council Chambers, 491 E. Pioneer Avenue, Homer, Alaska.

---

Renee Krause, CMC, Deputy City Clerk I

Approved: \_\_\_\_\_