

Session 16-05 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Castner at 5:30 p.m. on May 11, 2016 at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: Committee Members Castner, Howard, Painter, Robl, Wythe

DESIGN TEAM: Dale Smythe

STAFF: Public Works Director Meyer  
Deputy City Clerk Jacobsen

### **AGENDA APPROVAL**

The agenda was approved by consensus of the committee.

### **PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA**

Heath Smith, city resident and City Councilmember, encouraged that careful consideration be given to how the shooting range is pitched to the public as there will likely be concerns about its proximity to the schools, management of the range as a public facility, and the overall scope of operations and cost of providing the public space for that. He also commented about the outreach plan and said he's more interested in exploring an option where there is a seasonal sales tax increase so visitors can share in helping pay for the facility since they also enjoy the benefit of that security while they are here.

Chair Castner noted they will touch on the outreach plan when they address the E Calendar under new business. He explained the door on the east is the public access to the shooting range, not on the school side, so basically everything will be accessed from that side of the building.

Mr. Smith responded that it's only a 40 yard difference, and crazy is crazy. There's no defining what idiots do with their firearms when they go off the edge. In light of concern with school shootings it is something to be cognizant of.

### **RECONSIDERATION**

### **APPROVAL OF MINUTES**

A. April 6, 2016 Regular Meeting Minutes

The committee inadvertently skipped over approval of the minutes. It will be included on their next meeting agenda.

### **VISITORS**

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

A. Council Report – Mayor Wythe

Mayor Wythe had nothing to report.

B. Staff & Design Team Project Report – Carey Meyer/Dale Smythe

Public Works Director Meyer reported on Mr. Smythe's meeting with the Police Chief where they reviewed and made adjustments the floor plan for the police station. He didn't attend much of their meeting, but understands it was successful and things were arranged in a way that meets the Chief's expectations. Mr. Smythe added that the major change was moving the dispatch and admin area related to the jail. There were also some modifications to room sizes to be more cost effective and meet the Chief's needs, they found new uses for existing spaces within the building that were listed as oversized before, and have aligned the spaces. He doesn't have the total square footage yet but expects it is the same as the last estimate, if not less.

Discussion ensued regarding the police station design updates.

- A cost estimate can be done fairly quickly based on square footage, and space use and type; the bigger issue is defining the extent of renovation at the HERC.
- Special strengthening of the radio room space was addressed along with the notion that a seismic event is the largest threat to the building so the team is looking at ways to defend against that.
- Unified dispatch with the Borough does not show a significant benefit to the City of Homer from a financial or from a service perspective.
- They need to start to identify a mechanical and electrical plan.
- There was reference to the drawing noting where the secured storage spaces would be to the west of the building and that it would be nice to still keep the skateboard park somewhere on the site.

Chair Castner noted that at the last City Council meeting he asked council to think about referring the skate board park location to the Parks and Recreation Commission to verify everyone agrees that's the best thing to do.

**PUBLIC HEARING**

A. Fire Station Remodeling – Stantec Proposal

There were no public comments.

Mayor Wythe expressed that she would like it to be very specific that part of the scope is for them to identify any further modifications that may be necessary to extend the longevity and safety of the building. She said they have had vaulting issues under the floors and issues with cavitation and it needs to be confirmed that previous work that has been done has resolved those problems. We need to have the facility last for at least 10 more years.

There was discussion of having the scope of work finalized for the committee to review at the next meeting and be ready to sign the contract after final review the following meeting. As far as cost, Public Works Director Meyer expects there would be a lump sum price for each work task identified in the scope of work. The contract would be for the design within a design build approach for the project. Chair Castner and Mr. Meyer spoke briefly about the walk through that took place and a more detailed scope of work that will include the Mayor's request, also a draft contract and upcoming

meeting schedules. Chair Castner commented tonight they need to decide on one of the options in Public Work Director Meyer's memo outlining three options for proceeding and his recommendation:

Issue an RFP – an RFP could be developed with criteria that would place emphasis on qualifications and the use of local contractors. This approach would “cast the widest net”. It would take 45 days to prepare a RFP, advertise, and receive proposals. Scoring of the proposals and obtaining Council approval to award could take at least another 30 days. Any significant work requiring materials not readily available could not proceed until after Labor Day.

Use Existing Term Contract – Public Works has six term contracts in place with firms that have design/build experience that could be utilized to contract for necessary design and construction services under the conditions established by the Committee. The selected firm could be under contract within 30 days. Some work could be accomplished late in the summer.

Use Existing GC/CM Contract with Stantec/Cornerstone – Through an amendment to the existing contract, the team involved in the design and preparation for the construction of the Public Safety Building could be utilized to complete the work under the conditions set forth by the Committee. This contract amendment could be executed within the next two weeks. Construction could be initiated on some work items mid-summer.

**Recommendation** The Committee direct Public Works to utilize our existing contract with Stantec/Cornerstone to complete the proposed upgrade to the Fire Station.

Chair Castner thinks they are going with the option to amend the existing Stantec/Cornerstone contract and doesn't think it will hold up progress to review the scope of work at the June 8<sup>th</sup> meeting.

In reference to the options in the memo, Deputy City Clerk Jacobsen noted Resolution 16-035 lines 30 and 31 that the fire station improvement project will follow the City of Homer Procurement Policy, including an open bid process.

Chair Castner responded at the council meeting he attended he thinks there was a lot of shifting to allow them to do this as a design/build project, noting the attorney used a different term in the resolution. He thinks the council fully understands that they are trying to do this within the timeframe of this construction year. Mayor Wythe added that while this isn't a standard bid procedure it will be something akin to having a bid.

Brief discussion ensued regarding the GC/CM process in relation to the procurement manual and open bidding process.

## **PENDING BUSINESS**

- A. New Police Station Design and Preliminary Planning
  - 1. Master Site Plan Review
  - 2. Conceptual Design
  - 3. Preliminary Adjacencies

There were no further comments on the master site plan.

They covered most of the information of the conceptual design under the Staff & Design Team Project report. Mr. Smythe confirmed it would be at least two weeks for the computerized floor plan and will have cost estimates by the next worksession, May 18<sup>th</sup>.

After reviewing the preliminary adjacencies no changes were recommended.

## **NEW BUSINESS**

### A. "E" Calendar

Mrs. Howard reviewed the calendar dates, emphasizing the time line for the ordinances and resolutions, and also for the election and the public education campaign. She feels strongly that the campaign should be done primarily in house, rather than by a consultant, because we know our community better than anyone.

HOWARD/WYTHE MOVED TO KEEP THE CALENDAR ON THE AGENDA FOR EACH MEETING.

There was brief clarification this will be adopted as their working plan and taken up at each meeting, including worksessions.

VOTE: NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

The Committee discussed the timelines for having resolutions and ordinances to Council for first reading June 13<sup>th</sup> and second reading June 27<sup>th</sup>.

Audience member Heath Smith raised question regarding bonding and committee members reviewed the process.

### B. Determination of Contracting Preference for Fire Station Remodeling

WYTHE/PAINTER MOVED THEY ACCEPT THE CONCEPT OF THE PROPOSAL FROM STANTEC AS THE PATH FORWARD.

WYTHE/PAINTER MOVED TO ADD FOR THE SPECIFIC CONVERSATION OF THE CONTENT INCLUDE THAT THE SCOPE OF WORK WILL ALSO INCLUDE A REVIEW FOR FURTHER MODIFICATIONS THAT MAY BE IDENTIFIED BY THE CONTRACTOR TO THE FACILITY TO ENSURE THE LONGEVITY AND SAFETY OF THE FACILITY, INCLUDING SPECIFICALLY THE CAVITATION REVIEW. ALSO INCLUDE A DATE SPECIFIC OF JUNE 8<sup>TH</sup> THAT THERE WOULD BE A DESIGN REVIEW TO THIS COMMITTEE FOR CONSIDERATION AND THAT WE WOULD HAVE A DRAFT ORDINANCE DEVELOPED TO SEND TO COUNCIL ON THE JUNE 13<sup>TH</sup> MEETING.

Chair Castner commented they would need a project budget in order to prepare an ordinance. Mayor Wythe explained her intent to draft the ordinance to stay within their schedule and if need be a

substitute ordinance could be provided at the second reading with the final numbers. She reminded the committee there is only one Council meeting in July, on July 25<sup>th</sup>.

The amendment was approved by consensus of the Committee.

VOTE: (main motion as amended): NON OBJECTION: UNANIMOUS CONSENT.

Motion carried.

### **INFORMATIONAL ITEMS**

None

### **COMMENTS OF THE AUDIENCE**

None

### **COMMENTS OF CITY STAFF**

Deputy City Clerk Jacobsen clarified that the Chair would be in contact with the Clerk's office to confirm if there will be a worksession on the 18<sup>th</sup>.

### **COMMENTS OF THE COUNCILMEMBER**

Mayor Wythe thanked Barbara for her work on preparing the timeline and thanked the contractors for their work.

### **COMMENTS OF THE CHAIR**

Chair Castner thanked Mrs. Howard and said he may be contacting her to attend the May 23<sup>rd</sup> council meeting. He commented to Councilmember Smith that the committee is working diligently to do this project and his comments and interest is appreciated. He feels he has been honest with Mr. Smith as to what his obligations are when he took on chairing this committee, to try and get our public safety personnel the facility they need to operate and deliver services. He will always be pressing for the shooting range and so forth, and do it in a way that's efficient and cost effective. He thinks what they have done with the shooting range is brilliant going from a cost of \$1 million to \$200,000 and he doesn't think they should be penalized after all that effort.

### **COMMENTS OF THE COMMITTEE**

Mayor Wythe asked to add zoning needs to their next agenda, whether it's this week or the following week.

Mary Griswold interjected from the audience there is a list of items on their schedule they adopted so they better have a meeting next week.

PUBLIC SAFETY BUILDING REVIEW COMMITTEE  
REGULAR MEETING  
MAY 11, 2016

Chief Painter said he is glad to see this moving forward.

**ADJOURN**

There being no further business to come before the Committee the meeting adjourned at 6:43 p.m. The next regular meeting is scheduled for June 8, 2016 at 5:30 p.m. and a worksession is scheduled for May 18, 2016 at 5:30 p.m. All meetings scheduled to be held at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

---

MELISSA JACOBSEN, CMC, DEPUTY CITY CLERK

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