

**NOTICE OF MEETING
REGULAR MEETING**

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. APPROVAL OF MINUTES

A. Minutes of the December 10, 2014 Regular Meeting

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4. PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA *(3 minute time Limit – Only items on the agenda not for Public Hearing may be commented on)*

1. Public Comment Received via Email

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5. VISITORS

(There are no visitors scheduled for this meeting.)

5. STAFF & COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

B. Project & Design Team Status Report – Carey Meyer/Stantec

6. PUBLIC HEARING *(3 minute time limit) There is none scheduled for this meeting.*

7. PENDING BUSINESS

A. Public Involvement Plan and Strategies Discussion

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1. Supplemental Strategies Chart

2. Project Contact List

8. NEW BUSINESS

A. Memorandum from Dan Nelsen, Project Manager Re: CM/GC Progress Update, Conceptual Cost Estimate and Updates Conceptual Design Drawings

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B. Memorandum from Deputy City Clerk Re: Next Meeting Date and Deliverables

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9. INFORMATIONAL ITEMS

A. Resolution 14-20 Creation of the Committee and Scope of Work

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B. Public Safety Building Project Fact Sheet

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C. Resolution 15-007(A) Approving the Recommendations of the Committee

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D. Memorandum 15-007 to Council Re: Project Status Update, Recommendations on How to Proceed and Conceptual Design Status Report

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E. Resolution 15-004 Requesting Reappropriation of the Funding for Waddell Way

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10. COMMENTS OF THE AUDIENCE

11. COMMENTS OF THE CITY STAFF

12. COMMENTS OF THE COUNCILMEMBER *(If one is assigned)*

13. COMMENTS OF THE CHAIR

14. COMMENTS OF THE COMMITTEE

15. ADJOURNMENT/NEXT *TENTATIVE* REGULAR MEETING IS SCHEDULED FOR FEBRUARY 17, 2015 AT 5:30 P.M. at City Hall in the Council Chambers located at 491 E. Pioneer Avenue, Homer Alaska.

Session 14-13 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:30 p.m. on December 10, 2014 at the Cowles Council Chambers at City Hall located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS MIOTKE, ROBL, CASTNER AND WYTHE
DESIGN TEAM: DALE SMYTHE, STANTEC

ABSENT: COMMITTEE MEMBER PAINTER (EXCUSED)

STAFF: DAN NELSEN, PROJECT MANAGER
CAREY MEYER, PUBLIC WORKS DIRECTOR
RENEE KRAUSE, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF MINUTES

A. Minutes for the November 10, 2014 Regular Meeting
Chair Castner requested a motion to approve the minutes as presented.

WYTHE/ROBL – MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 10, 2014 REGULAR MEETING AS PRESENTED.

Chair Castner would like to amend the last sentence in his comments since he believes that it required clarification to read, “stated that while it is not our responsibility to find a new gym to replace the existing gym, it is our responsibility to identify things that are mitigations and losses.”

The amended minutes were approved by consensus of the Committee present.

PUBLIC COMMENT ON MATTERS ALREADY ON THE AGENDA *(3 minute time Limit – Only items on the agenda not for Public Hearing may be commented on)*

Mary Griswold, city resident, encouraged the committee to request the design team to present an optimal site plan design not constrained by the repurposing of the existing foundation or retainage of the gym. She felt that building the police station in such close proximity to the gym will be very inconvenient for equipment access all the way around the new building and thus more expensive. Ms. Griswold believes that they should know and evaluate the trade-offs between the optimum design and the constrained design. If the complex is built all at once instead of a phased approach she did not see the sense in using the design based on the constraints and phasing.

Brenda Dolma, city resident, encouraged the committee to use sustainable qualities and features within the project. She presented for review a drawing of a “Green Roof” by her daughter that was selected in the Caring for the Kenai and pages from Green Roof Design 101 by www.greenroofs.org showing the process. Mrs. Dolma referenced the efforts used in the construction of the Library and wanted to use this as a statement of the community.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Design Team Status Report – Dale Smythe

Carey Meyer, Public Works Director, provided a summary of the Design Team efforts since the last meeting. He reported the following:

- constrained efforts due to holidays
- stronger civil costs estimate which is provided in the packet
- square footage priorities based on a phased approach
- responded to Public comments regarding the conceptual design
- met with the Police Chief and redesigned the accesses to the police building for Public, Staff and Prisoner/Defendant

Mr. Smythe added that they discussed the priorities on different features of the design.

B. Staff Status Reports – Carey Meyer

Mr. Meyer provided a summary report on staff efforts for the expanded cost estimate for the project which included traditional line items provided by Cornerstone. This represents a general representation of costs. They also provided “crayon” drawings that addressed changes in the accesses to the building, sidewalks and parking. Mr. Meyer confirmed that they applied 21st century methods to address storm water drainage although no inclusion of sustainable building measures such as “green roofs” have been considered. Additional issues that should also be discussed is geothermal, solar, and other sustainable methods that could be used, noting it would be more expensive to construct but would cost less in the long run.

C. Council Report – Mayor Wythe

Mayor Wythe reported that Council did not take any actions regarding the project since the last meeting.

PUBLIC HEARING

There was no public hearing.

PENDING BUSINESS

A. Amending the Proposed Construction Schedule for the Project

Chair Castner provided a summary explanation on the project schedule included in the packet.

There were no comments, remarks or changes made to the proposed project schedule as presented.

NEW BUSINESS

A. Project Funding and Financing- What Are the Funding Options for this Project?

Chair Castner read the title into the record. He commented that he felt this was really important and did not feel that this project was going to get any more fundable as they proceeded. He recited the current economic trend with the price of a barrel of oil and the very unlikely chance that the city will receive funding from the state legislature. He was not too optimistic on receiving any governmental funding. He believes that they will be able to bond \$10 million dollars and use the money in the permanent fund and

build in phases and get the police station built and be is prepared to help sell and where his advocacy lays.

Mayor Wythe stated that the Public Safety Building is actually the number one project for the Council acknowledging that Water and Sewer is listed as number one since you do not get funding for that unless it is number one. She stated that they are intending to ask for a reappropriation of the funding the city has received for the East/ West Corridor project since they have not progressed on that project and this project has been stated as their number one priority.

As for the Permanent Fund she does not believe that she agreed to put it there unless it should be left there and hopes that the rest of Council would agree with her, she further noted that Chair Castner knows this and they have had the discussion several times but she is hoping that Council would not support removal of those monies from that savings account because while they feel they may not be making money now they will make money eventually and it is more about the long term needs of the community and not the immediate future.

Mayor Wythe stated she is prepared to sell this project as a whole, citing the costs to phasing the project. Providing the services to the community is of the greatest need and that they will not get the Public Safety Building any cheaper "piece-mealing" the project. The sooner they make this happen the less expensive it will be for the community.

Chief Robl remarked that they are coming into a "Perfect Storm" of bad news regarding funding and that they may attract funding from Department of Corrections for the following reasons:

- expanded jail facilities
- less need to transport prisoners to Wildwood Pretrial Facility

Additional Funding Sources would be:

- Assistance to construct the Firing Range from NRA
 - Funding from Homeland Security since they are a Port and Airport and are an entrance into the country
- There may be other resources that they could approach also.

Dan Miotke commented on the concerns of the Fire Department regarding a Phased Approach as follows:

- the needs of the Fire Department are just as warranted as the Police Department maybe not as desperately, extending out their need only puts them in worse position
- rising costs to finish the project over the years
- Changes in Council priorities in the future
- May obtain community support by separating the two departments since Police tend to have lesser support in a community

Chair Castner responded that he works everyday on projects that have no hope of getting funded. It is heartbreaking on the amount of time and effort people put into these and then sit and wait for the funding. He believed that everyone in this room needs to agree on the approach and he agreed with the increase in funding when phasing but the increase to a \$40 million dollar project to delay the whole project is not smart. He strongly believes that they can convince the community to accept a phased project. He also believes that the money in the Permanent Fund would better suit the needs of the community being used for the Public Safety Building.

Mayor Wythe doesn't disagree that having a phased plan as a backup would be beneficial but that they need to start with the whole project and if they have to step back then they have a place to step back to. She did not believe that they should start with a phased project, she strongly believes that Council believes they can do the whole project.

Chair Castner stated he has no problem supporting that scenario and wanted to propose a third scenario. He provided a brief story on a joint venture between KTUU-KAKM. He urged the committee and Council to explore a public –private venture for this project.

Mayor Wythe responded that she has learned through her recent education and which her term paper is based on a lease scenario or similar partnership means more dollars for a project than to have the city own it and pay for it once. The Federal Government leases property primarily due to the requirement of accounting for the purchase that year instead of amortizing the payments and they have paid for a building multiple times over a lease period of 50 years or more. She has reviewed many different ways to fund a capital project and the least cost to the tax payer is to fund the project once. As the Mayor she is interested in providing the very best services to the community at the very least cost. As a resident she is interested in seeing the project go forward. Mayor Wythe stated that when they get to the final funding discussion they can review that option.

Chair Castner remarked on including depreciation in those figures and they could agree that someone can perform an economic analysis on this project and show us what it means in response to Mayor Wythe.

Chair Castner further recapped the three scenarios spoken about:

- the “All-in” scenario, the “Phased” scenario and the “Public/Private” scenario

Chief Robl and Mr. Miotke offered no further comments.

B. Discussion on Design Features Proposed by the Space Needs Study

1. Memorandum from Carey Meyer dated December 3, 2014
2. Comments received from Chief Robl dated November 6, 2014

Chair Castner introduced the item for discussion. He added a gentle warning that they needed to address the project as a whole to get it going before dealing with the details. He further acknowledged that this was pre-supposing it would be a phased project approach.

Discussion ensued on there being no real items that could be left out since the design was just a bit more space than necessary.

Chair Castner inquired if the design changes addressed concerns that Chief Robl outlined in his email. Chief Robl responded that the amended design changes regarding the entrances and parking/pedestrian public access was acceptable.

C. Discussion on the Committee Recommendation to City Council

Chair Castner read the title into the record and further stated that there were a couple of policy decisions that are not in the committee mandate:

1. Where will the funding come from to support this new infrastructure?
2. Where will the personnel come to support (i.e. facilities maintenance, janitorial, heating, lighting, etc.) the structure.

Chair Castner further commented on the questions he has been asked regarding regional fire service. He has responded to those inquiries that it is a major decision for the city and should be considered when they consider building training facilities.

Mayor Wythe responded that they could submit a recommendation based on the reaching the benchmarks regarding the following:

- the Police Station is not usable
- the existing Fire Department could be repurposed/sold
- rough magnitude of construction costs have been determined
- that potentially a phased approach could be used if funding is not available
- proceed to the next benchmark if funding can be made available
- preliminary footprint design
- identified adjacencies

Chair Castner responded that there are some things that could be done in 2015 such as the old school building being demolished, surveying, and site evaluations. He is all for moving forward. They need to discuss what they can do now. He referenced the GANTT Chart and that they have the funding to do it.

Mayor Wythe referred to the packet on what they could submit as a recommendation to Council. All the committee is doing at this time is to approve to continue to the next phase.

Chair Castner stated would like Council to consider the Bond Issue sooner rather than later so they can get that started. Mayor Wythe stated that Chair Castner could include whatever items within the recommendation he felt was necessary and she would support them. She stated what she thought should be in the recommendation to Council: to show them what they have done and what is the next step and they would like permission to proceed.

Mayor Wythe further stated that separate from this committee she will be bringing forth a resolution requesting authorization to have those funds re-allocated from a road project to this project when they are in Juneau next year. Chair Castner reiterated that the committee operates by consensus so whatever they do here will be unanimous, but they need to recommend to Council to make some decisions and Council won't be able to do it in one meeting but believes that this will be the only opportunity before that meeting in January.

Chair Castner continued his remarks stating that the presentation or recommendation should include the three scenarios, where they are in the process and outlining the processes that require the expenditure of funds.

There was a brief discourse on where in Council agenda Chair Castner will be able to speak.

The following questions from the committee followed:

Are they at the point to recommend expending \$28.5 million dollars on this project before proceeding further?

Mayor Wythe responded to the first question that the committee provides the information and Council will determine what action they want to take or they can talk about it more and then proceed.

What numbers do we need or what can they spend money on that can make it look like they are proceeding forward for grant and funding options? Is there any prioritization there for initial steps of the project?

Mr. Meyer responded that one of the purposes of the deliverables is funding, any of the funding agencies will want to see some evidence that they thought this through. Such as how it will sit on the site, sustainability issues, civil documents, and reasonable cost estimates.

He further added that most projects would not have floor plan layout and they do; most projects would have civil drawings that would provide an estimate on what the project is going to look like. What he

would like direction from Council is how do they expend the rest of the money to improve those documents to secure the best funding possible.

Chair Castner added, and if you had some money to tear down the building and do preliminary site work would you want that funding or not?

Mr. Meyer responded that there is something to say about a project gaining momentum and starting site work can do that sometimes, but they don't need construction money until 2017-18, what they need is seed money for the design; if they don't complete the design then they will fall behind on the schedule and it will push construction further back. He would like half of the design money to perform the geotechnical and the survey and reach 35% Design. He elaborated that normally you spend about 50% of your budget getting 35% design. He felt that would also garner support from the community. He also questioned the issues of sustainability that were brought up tonight. These add costs but may offer savings later and they may bring in more public support for the project if they use some of the recommendations of sustainability.

Mr. Meyer reiterated that if they want to stay on schedule they would need \$800,000 they could provide a picture to the community and the funding agencies on what this is and develop momentum and excitement for the project.

Chair Castner remarked that they advertised GC/CM process and he would debate the value of trying to get to bid ready documents when they have the adjacencies, parameters for quality durability and sustainability, he commented on the work between the designers and contractors to iron things out and he was optimistic that if they presented this project in a forthright manner the public will see this and begin to agree with them.

Mr. Meyer responded that the Fire Marshall is required to sign off on the design and they do not have that with what they have now.

Mayor Wythe referencing the GANTT Chart, questioned at what point were they at from Mr. Smythe who responded they are at a 10% Design. Mayor Wythe then stated that the next step was to request from Council authorization to proceed to 35% Design process. Chair Castner added in the request to perform some site development.

Chair Castner also stated that the chart also lists a Notice to Proceed and other dueling activities. This goes back to what Mr. Meyer was speaking about spending money on.

WYTHE/ROBL - MOVE THAT PART OF THE RECOMMENDATION TO COUNCIL INCLUDE A RECOMMENDATION TO PROCEED FROM CONCEPTUAL DESIGN TO SCHEMATIC.

Discussion ensued on the meaning of Notice to Proceed, how far does that take this project, leave design discussion and start talking construction, clarification on what the original appropriation of \$300,000 takes us to the 10% conceptual design, additional monies will be needed to get this project to 35% design status. They discussed the monies needed for design and that the almost \$2 million dollars would get them to a Notice to Proceed for Construction. There was concern that there was only one Notice to Proceed on the schedule. Further discussion clarified that it would be a Phased Notice to Proceed that contains benchmarks to reach before proceeding to the next benchmark. An explanation was also provided on the Contractors role in the process and what they would bring to the table.

Additional discussion on the remaining funds ensued and it was estimated that there was \$60-70,000 unspent and the contract was not for the full \$300,000 so there is maybe an additional \$10,000.

Chair Castner restated the motion.

Chief Robl confirmed that approximately \$600,000 was needed to get through the next phase. Mr. Meyer stated it was a reasonable assessment of the situation.

Chair Castner clarified that will provide more detail drawings of the preliminary design and in addition is the specifications for various things. We would also start seeing master plans for communications, heating, and electrical.

Chief Robl was concerned that the committee would make a recommendation and not know where they are going to get the money to pay for it.

Mayor Wythe stated that is the Council's problem, this committee is tasked with making a recommendation and it is up to council where and how they will fund the recommendation.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

WYTHE/ROBL - MOVED THAT ADDITIONAL ITEMS INCLUDED IN THE RECOMMENDATION TO COUNCIL WOULD BE AN UPDATE ON THE PROGRESS WHICH WOULD INCLUDE THE SPACE NEEDS ANALYSIS, THE BUDGET USED TO DATE AND THE REMAINING FUNDS AVAILABLE AND RECOMMENDATIONS ON THE POTENTIAL USE OF THE REMAINING FUNDS; THE PRELIMINARY DESIGN AND THE GANTT CHART, TO VIEW PROPOSED TIMELINE.

Mr. Miotke requested dollar amounts to be placed on the GANTT Chart in order to assist in understanding. Chair Castner responded that they are at 10% and in some respects at 20% but some of the items that make the project reach 35% may change numerous times.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

There was further discussion on who performs or conducts the Guaranteed Maximum Price Reconciliation and it was suggested that there is a real reconciliation performed since this is going to be a larger dollar amount project. Chair Castner noted that his expertise will offer some assistance with that process.

Chair Castner still wanted to discuss the general funding picture which he can present at Council and would be willing to put it in writing. His major concern is that the public realizes they have done a thorough examination for this project.

D. Discussion on the Approval by the Kenai Peninsula Borough to Remove the Deed Restrictions

Chair Castner opined that this was a significant event and opens the way for a number of things and hopes that no one decides that they should just sell the property however he did not believe that was ever the intent. Setting aside the whole public private thing this does open up other options on financing.

E. Next Meeting Date and Deliverables

The recommended date from the Clerk was January 14, 2015 at 5:30 p.m. After a brief discussion and review of Committee schedules the next meeting was scheduled for Monday, January 19, 2014 at 5:30 p.m. in the upstairs conference room at City Hall.

Ms. Krause will distribute a written report to the committee from the Chair for review prior to the January 12, 2015 Council meeting and any comments or remarks can be directed to Ms. Krause and she will disseminate.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Public Involvement Plan dated June 23, 2014
- D. Supplemental Strategies Chart
- E. Project Contact List

There were no comments on the informational items.

COMMENTS OF THE AUDIENCE

Francie Roberts, city resident, thanked the committee for their work, she commented on the amortization schedule for a bond that they did not discuss and was wondering if they had discussed implementing the winter food tax which could pay for this loan they are thinking about; she also cited the fact that the Homer Police Department serves residents outside city limits so this would be a source and also the Homeland Security grants and if the phased approach or the whole project would provide more opportunity for grants over another.

Chair Castner responded that an email from John Li, Finance Director stated that a projected 1 mil rate increase would provide \$624,000 in additional property tax revenue at the current value and a 1% sales tax increase would generate approximately \$1.6 million assuming that shopping behavior doesn't change.

Mary Griswold, city resident, the original preliminary plans were called very preliminary and it appears that they are becoming set in stone. She expressed concern that it is the best layout for the property or is it what you are going to go with regardless of how you build out and what has to come down. Ms. Griswold feels that it is very important to evaluate the best use of the property for something that is supposed to last 50 years and this was one idea that she thinks has lots of problems. Ms. Griswold continued by stating that it sounds like the committee is progressing to 65% on this concept and that the committee hasn't evaluated the best concept for the property it seems important to her that you would evaluate the best option before getting beyond 10% and hopes that someone will consider that option and provide that answer for her.

Chair Castner responded that with the acreage they have here they were provided the optimal way out from the architect for a one level building then they had certain characteristics of the property such as the creek added and tried fitting it but were unable to fit it as one level so they changed it to two levels and he cannot state that they tried every option to fit it on the property but they did try some different ways; it was worked on by several very qualified staff and members of the design team over several hours and this is what they came up with that accounted for all the needs of the departments. He responded that the design asked for leaving the existing gym intact.

Mr. Meyer agreed that they spent half a day with four people to come up with the best design that left the gym and reused the foundation. They had drainage to consider which lent to the location of the building being placed to the eastern side and consideration for the location of existing utilities, entrances, etc. He will look forward to seeing the results of the testing on the foundation and if it turns out that the concrete is not suitable for the intended use then that will allow them to reconsider the location of the building.

Mayor Wythe restated Ms. Griswold question regarding a discussion on the best layout if the existing infrastructure is not used.

Dan Nelsen, Project Manager, commented on other aspects of the project that have not been mentioned and he wanted to bring those to the table now. The existing neighbors would have no view, if the building is positioned parallel to the property then it will eliminate any view shed those property owners currently have; another issue is the creek, there is a reason that the HERC was built parallel to the creek so drainage was not disrupted. The Fire Station can be backed up to the property line which lends itself to same issues they have currently – backing the trucks into the station. In order to have pass through access it requires being placed in the location that is shown in the preliminary drawings. In these buildings using terms in the hotel industry as front of house which is what the public will be presented and have access to and back of house which the public will not have access to. The fire department equipment is quite heavy and is not something that the general public has interaction with which they do now and we are supposed to be bettering ourselves. So they will be able to pull into the back of house and clean and prep for the next event out of the public interaction. Mr. Nelsen continued to elaborate on the following points for placing the police station to the far east of the parcel presenting front house access to the highway frontage they did not have to do much of rework to the existing land which can increase costs considerably. Placing it here results in minimal disturbances and with Mr. Smythe present they were addressing the location on site more of does it function here.

Mr. Meyer added that to take a review placement on the parcel would cost approximately \$2000 and he believes that they have the best option possible.

COMMENTS OF CITY STAFF

Mr. Meyer clarified the deliverables from the design team as a packet of information that includes the drawings, the schedule, a cost estimate, space needs study along with a memorandum with the recommendations.

Chair Castner stated he would appreciate a memo with the cost estimate of those two motions that were made tonight that he could deliver to Council on January 12th.

Mr. Meyer further stated that there is a law of diminish in return when there is still questions to be answered, where the mechanical room needs to go, should not spend time on that but they should spend some time on the Civil drawing to bring it further along and then focus on trying to conserve the funding they have but still give the committee what they need to move forward with Council.

Mayor Wythe clarified that Chair Castner is looking for items prior to the next meeting on January 19th.

Chair Castner would like to see an updated plan reflecting the elevations, and what it is going to mean to get them to NTP, he not sure how to define that at this time. Mr. Meyer believes that it would be beneficial to explain some things such as the timing and GC/CM and conserve as much of the budget as

possible. Chair Castner agreed that some clarity of GANTT would be a good thing and it would be nice to say this is how much it will cost us to get this far down the schedule so if that can be tightened up that would be great.

There was further dialogue between Chair Castner and Mr. Meyer regarding status of actions of the project so far.

Mr. Nelsen commented on the phasing of a project noting that there is not much affect in the design part but when it comes to construction it is another whole story, as a contractor looks at a project and figures out logistically where he will locate things on the site and when a project is phased it adds to the difficulty then you add in the public use of part of the project area and have to add in the costs to make that area or areas safe for the public. Phasing also increases the contractor costs when having to mobilize and demobilize to a jobsite.

Mr. Meyer added comments regarding the costs of those risks accommodations to the project regarding phasing.

Ms. Krause had no comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe will speak with the City Manager to confirm it will be on the January 12th agenda and she will also have a resolution reappropriation request and also a resolution to accept these recommendations. She would also like the GANTT chart discussion and a discussion on the PIP and what they are going to do with the public involvement.

COMMENTS OF THE CHAIR

Chair Castner thanked the public for coming out and appreciate the public participation. He has said that they are not going to get anywhere until everyone agrees that the project needs to get done. They will talk about what they might do and want to do over and over again.

COMMENTS OF THE COMMITTEE

Chief Robl commented that they will notice that he is against building the range in phases because it is a vital need to the necessary training and they miss out on so much without that facility. He will write a memo that can be included in the next packet. There was a brief commentary on the placing it as not high priority to high priority. He further commented on being against phasing since that would mean background checks and clearances for all contractors or making sure they were accompanied by personnel.

Dan Miotke commented that the fire department has similar views required about phasing that you move into the building then have to accommodate for additional changes and the inconvenience to the local neighborhood plus the possible changes in priority within the city council.

Dale Smythe commented on the time expended to come up with the preliminary design regarding placement on the location. He is very comfortable that given the parameters of reusing the foundation and the several parameters that they had to accommodate there is not much more they could have done.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 7:35 p.m. The next regular meeting will be **MONDAY, JANUARY 19, 2015 AT 5:30 P.M.** and will be at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved: _____

Renee Krause

From: Mary Griswold <mgrt@xyz.net>
Sent: Thursday, December 11, 2014 8:55 AM
To: Renee Krause; Dan Nelsen; Carey Meyer; Bob Painter; Mark Robl
Subject: Alternate design Public Safety Bulding

(please include in the next committee packet)

I encourage the Public Works staff to at least take a cursory look at public safety building design not constrained by the continued use of the gym. Dan Nelsen mentioned the concept of a front face and back face to the building, with the Sterling Highway entrance being the front and the Pioneer/Woodside Avenue being the back. It would be beneficial to evaluate the feasibility of making the Sterling Highway the back entrance because the large storage area to the west of the creek is more appropriate as a back yard accessory. Perhaps the police department and fire administration could be housed on top of the existing foundation and the fire apparatus bays located in an ell running perpendicular. The police defendant delivery could be in the back from the Sterling Highway and the public could enter from Pioneer. This seems a more serviceable design to me, but I do not know how it would adapt to the dimensions, elevations, and other limitations of the site.

CITY OF HOMER
Homer Public Safety Building
PUBLIC INVOLVEMENT PLAN

USKH

SHARED VISION. UNIFIED APPROACH.

June 23, 2014

Prepared for:

Homer Public Works Department
3575 Heath Street
Homer, Alaska 99603

Prepared by:

USKH Inc.
2515 A Street
Anchorage, AK 99503

Point-of-Contact:

Dale Smythe AIA, USKH Principal
Regional Architectural Manager
Architectural Department
Phone (907) 343-5254

USKH WO# 1435500



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1. INTRODUCTION

1.1 Case Statement draft options for input

- To ensure Homer has adequate emergency services into the future that protects community health and safety using a cost-effective, locally-responsive service model.
- To ensure Homer has adequate emergency services into the future that protect community health and safety.
- To ensure Homer keeps residents safe by providing locally responsive, cost-effective emergency services.
- To ensure Homer’s integrated emergency services protect lives, property, and the environment using a cost-effective, locally responsive service model.

1.2 Purpose and Organization

The purpose of this Public Involvement Plan (PIP) is to describe how the consultant team and Homer will keep stakeholders and the public involved and informed during conceptual design for a new Public Safety Building for the City of Homer. The PIP is organized into three sections:

- The first introduces the project scope and public involvement goals.
- The second lists interested parties and stakeholders, with initial themes from stakeholder interviews that can inform both the conceptual design and help guide more effective public involvement.
- Section three lists PI activities and targeted timelines for ensuring that targeted interests contribute to, and are engaged in the conceptual design process and for encouraging public awareness and participation in shaping outcomes. Specific tasks are listed that will be fulfilled by the consultant team, followed by a list of strategies beyond the consultant’s scope that may be used by the City of Homer, to supplement the overall PI process, if desired.

1.3 Project Scope & Public Involvement Goals

The City of Homer’s Fire and Police Departments are currently housed in aging facilities with significant deficiencies. Thus, the City is taking a careful look at the options and costs for constructing a combined department new Public Safety Building. To enable a more efficient project at a lower and more predictable cost, the City is utilizing the General Contractor/Construction Manager approach and has hired a consultant, USKH, to lead this effort in partnership with Loren Berry Architect and Cornerstone General Contractors.

Project consultants and the City of Homer will use a collaborative team approach aimed at designing and constructing a cost-effective, up-to-date combined facility for the Police and Fire Departments, specifically tailored to local needs and resources. A case statement will be developed

The scope of the first phase of work is conceptual design for a new Public Safety Building facility, with three primary tasks:



Task A. Fire & Police Building Program - The team will identify, analyze, and summarize in a report and presentations the technical requirements, space needs, and siting criteria for the new Homer Public Safety Building.

Task B. Draft Site Selection and Concept Design - Building from Task A outcomes and criteria, the team will work with the City to determine the top two sites for the Homer Public Safety Building and then will explore alternative design approaches to achieve a draft Concept Design and rough cost estimates.

Task C. Public Involvement – Plan as presented for input.

During the Conceptual Design phase of the project, team efforts and activities will be guided by these Public involvement goals:

- Fully collaborate with facility users on the design concept to optimize outcomes and create a facility that is highly responsive to local needs and resources.
- Meaningfully engage key affected stakeholders, interested groups, and target sectors of the public in reviewing and providing feedback on interim deliverables and assumptions to improve project outcomes.
- Raise the awareness of community decision-makers and community in general around project needs, options, and possible outcomes to help them weigh public costs and benefits.

2. PIP TARGET SECTORS

2.1 Stakeholders and Interested Parties

Sustained efforts will be made over the duration of the concept design phase to actively seek the involvement of each of these targeted sectors of the community who have an interest in project outcomes:

Facility Owner/Users

- The City of Homer’s Mayor, City Council and Administration
- The City of Homer’s Fire Department, including staff and volunteers
- The City of Homer Police Department

Interested Parties

- Alaska Division of Homeland Security & Emergency Management
- Safety and Emergency Response agencies
- Law enforcement agencies (Troopers, Coast Guard and State Parks)
- The City of Homer Public Works Department
- State of Alaska Department of Transportation
- Kenai Peninsula Borough
- Environmental Permitting agencies
- The City of Homer Planning Department and Homer Advisory Planning Commission



- Potential Project Site Neighbors
- Potential Project Site Existing Tenants/Users (e.g., Homer Education and Recreation Complex (HERC))
- Community organizations
- Potential funding sources (Alaska State Legislature, Governor’s Office, Dept. of Commerce, etc.)

Regional Public at Large

- Citizens who depend on and are served by the City of Homer’s emergency services
- Taxpayers
- Citizens who seek to participate in community affairs

2.2 Initial Stakeholder Themes

Project consultants spent several days in Homer May 21-23, 2014 to initiate information gathering and meet face-to-face with the City of Homer and key stakeholders. The team included Jack Berry and Loren Berry from Berry Architects and Jerry Neubert, Dale Smythe, and Meredith Noble from USKH. The team spent two days interviewing the Police Chief, Fire Chief, and staff members of each department learning about the needs for a future facility through site tours and intensive interviews.

Additionally, to better understand the project’s role in the community, including current facility deficiencies, and public opinion toward the project, Meredith Noble conducted ten “off-the-record” interviews with City staff and the public. Those identified from the public were referred through word of mouth as influential thought-leaders in the community. From those interviews several themes started to surface. Although anecdotal, and possibly reflecting only a narrow segment of the community, these themes can inform both the conceptual design and help guide more effective public involvement.

Aging Facilities – Homer’s Police Station was built in 1979, and a year later the Fire Hall was built on an older, existing garage/shop structure. These facilities have served the community well over several decades and, to many local residents, they are nostalgic landmarks from Homer’s early days as a small town. This is especially true of the Fire Hall, as Homer’s Volunteer Fire Department (established in 1952) found funding and invested sweat equity to build the facility — no city funds were used.

Deficiencies –Running modern emergency response and police services from aging facilities have costs, risks, and challenges that the community may not be aware of. Examples include:

- Replacing the heating systems from heating fuel to natural gas and building more energy efficient buildings would reduce annual heating costs by about 40% (roughly \$13,596 in annual savings);
- Winter emergency response times would be faster if indoor space was available to park emergency vehicles (not to mention deterioration and security issues associated with outdoor parking);
- The existing facilities are non-compliant with safety regulations/facility design standards and thus pose risks and health concerns to staff. Examples include the Fire Hall’s lack of OSHA compliant biohazard decontamination/cleaning area and lack of diesel exhaust emissions protection. The Police Station’s air handling system exhausts into employees’ work areas and its lobby does not have ready access to a secure, bullet proof, service counter/window with passive barriers to stop vehicles.



- Regular interruptions occur because of poor separation between uses. For example, prisoners regularly disrupt staff due to the lack of separated entrances into the jail and prisoner visitation rooms and acoustics between the jail and staff areas. The Fire Hall lacks space to accommodate more than four overnight crew members in the station without disrupting normal operations.
- Modern emergency response and police work depend on communications and computer technologies that did not exist 35 years ago. Both facilities have issues and needs that are hard to address in the current buildings.
- There is a lack of adequate space generally. The Departments are serving a much larger population based from facilities that have not expanded in 35 years. Acute issues include the need for a larger evidence storage room and evidence lab, training areas and meeting space for working internally and with outside agencies, overnight accommodations, and storage space generally (for clean medical supplies, equipment, etc.).

Communicate Why the Facility Is Needed: Homer’s fire station looks to be in mint condition, and from the outside appearances, the public does not necessarily understand why the police and fire stations are insufficient. After talking to someone who works there or getting a tour, it is woefully clear why a new facility is needed, but “you have a sales job here” to communicate this to the rest of Homer if you intend to seek support for a new building.

Cost/Benefit Considerations: As a community, Homer knows that this project will be costly, both upfront and into the future, as the total cost of ownership for the building can be almost three times more than initial design and construction costs. The City needs to be realistic when assessing the financial aspects of this project, and how Homer will pay for long-term O&M using. The public then needs clarity, since as seen with the public bathroom investment, there can be significant “sticker shock” at the cost of projects.

Nice, But Not Too Nice: Though a creative community that appreciates quality design, Homer residents have conservative values in terms of the overall community investment in public facilities. A new facility needs to be respectfully adequate and not “gaudy” or overbuilt so that it appears wasteful.

Sensitive to HERC Site: The HERC building provides a critical recreation need for the community. Some residents do not want the HERC site considered for this project, while others like the idea of keeping the gym but tearing down the rest of the building to make way for a new Public Safety building.

Existing Site Repurposing: It is important to maintain continuity in fire and police services by constructing the new facility while the existing sites are fully operational. Once services are re-located, the community has the option to try and recoup some of the facility cost by selling the Homer Volunteer Fire Department and Homer Police Station shared lot (KPB shared lot assessment ≈\$2,398,400) and adding to the downtown commercial district. Alternately, the strategically located central site could be used for a community purpose. Although this question is outside the scope of this effort, it is a question that needs community consideration and some clarity.

A Base of Public Support: Although support for the project is not universal within Homer at this preliminary stage, a solid group of supporters are willing to advocate for investing in a new, consolidated Public Safety facility to ensure that Homer has adequate services into the future. Moreover, Homer’s fire and police are valued and respected public services. A solid design concept and workable site, along with word-of-mouth communication from respected residents, could make it feasible for the project to build broad support well beyond its current base.



3. PUBLIC INVOLVEMENT ACTIVITIES

3.1 Consultant PI Tasks and Milestones

This section outlines public involvement efforts for the Design Concept phase of the new Homer Public Safety Building to be performed by USKH, coordinating with Carey Meyer and the Public Safety Building Committee. Activities are focused around five tasks, each with a target timeline and specific objectives. The tasks marked with an asterisk indicate that a Public Meeting will be held to gain input on project progress.

Homer Public Safety Building Project Tasks and Timeline

TASK 1: Seek Involvement and Input

Target Timeline: June - August 2014

Objective: Create outreach contact lists, tools, and prepare for an initial open house event, while retaining open communications with key parties.

Consultant Activities

- a) Finalize project contact and outreach list.
- b) Confirm public meeting date calendar and reserve venues.
- c) Create outreach materials to include a project fact sheet, web text and graphics that the City of Homer can use on its page, and a flier announcing public meeting #1.
- d) Continue to coordinate with the City of Homer, the Public Safety Building Committee, and stakeholders to gather relevant input that supports a better understanding of technical requirements, space needs, and siting criteria for the new Homer Public Safety Building.

TASK 2: Present Project Need and Site Criteria, Gather Input

Target Timeline: August – September 2014

Objective: Share preliminary Fire & Police Building Program findings with stakeholders at a formal public open house. Gather input specific to the building program and site criteria to help refine and enhance project outcomes.

Consultant Activities

- a) Organize and facilitate internal meetings with the City of Homer Administration, and Public Safety Building Committee to share progress to date and seek guidance in preparation for Open House #1.
- b) Create public displays that summarize team findings to date and illustrate the need for a new facility using rough planning level parameters (size, adjacencies, order of magnitude costs, etc.).
- c) Create an agenda and input form, and a public presentation to share at Open House #1.
- d) Conduct outreach for Open House #1 to the project contact and outreach list.
- e) Facilitate Open House #1 and gather input from participants.
- f) Summarize meeting proceedings and input in a written memo.
- g) Continue to coordinate with the City of Homer, the Public Safety Building Committee, and stakeholders to gather relevant input that supports a better understanding of technical requirements, space needs, and siting criteria for the new Homer Public Safety Building.



TASK 3: Present Site Selection Rankings and Preliminary Design Concept, Gather Input

Target Timeline: September 2014

Objective: Share preliminary site selection rankings and a preliminary design concept with stakeholders at a formal public open house and gather input that helps refine and enhance project outcomes.

Consultant Activities

- a) Organize and facilitate internal meetings with the City of Homer Administration, and Public Safety Building Committee to share progress to date and seek guidance in preparation for Open House #2.
- b) Update outreach materials and displays to incorporate finalized building program, preliminary site selection rankings, input to date, and to announce Open House #2.
- c) Create an agenda and input form, and a public presentation to share at Open House #2.
- d) Conduct outreach for Open House #2 to the project contact and outreach list.
- e) Facilitate Open House #2 and gather input from participants.
- f) Summarize meeting proceedings and input in a written memo.

TASK 4: Present a Refined Design Concept

Target Timeline: October 2014

Objective: Share a refined design concept with stakeholders at a formal public open house and share rough cost parameters and possible funding strategies.

Consultant Activities

- a) Organize and facilitate internal meetings with the City of Homer Administration, and Public Safety Building Committee to share progress to date and seek guidance in preparation for the final Open House.
- b) Update outreach materials and displays to incorporate the refined design concept, rough cost parameters, and possible funding strategies.
- c) Create an agenda, input form, and public presentation to share at Open House #3.
- d) Conduct outreach for Open House #3 to the project contact and outreach list.
- e) Facilitate Open House #3 and solicit input and letters of support from participants.
- f) Summarize meeting proceedings and input in a written memo.

3.2 Supplemental Strategies

During stakeholder interviews a number of ideas were shared for generating additional public interest and support for the project. These are listed below in the event that the City of Homer or Public Safety Building Committee members and/or project advocates elect to undertake them to supplement the overall PI process:

Outreach and Educational Activities:

- Open House Tours
 - Have snow-cones or hot-dogs, etc. for the public and discuss what is deficient in your facilities and why you need a new building.
 - July 4th Volunteer Firefighter BBQ is an excellent opportunity for tours, handing out flyers, and having conversations with the public about the project.



- Announce the event on KWAVE- Straight Talk, Tuesday mornings 9-10 am. 15 minutes. Contact Tim White at kwavefm@xyz.net
- Invite police staff to join in the BBQ.
- Ensure all staff is on the “same page.”
- Tour for Re-create Recreate/HERC enthusiasts
 - As an obviously very sensitive issue, it would be beneficial to show HERC recreationists that their voices are being heard. Consider hosting a tour of the police and fire station for this group exclusively and ensure we engage them early when site selection conversations begin.
- Concert On The Lawn
 - Get a booth to discuss the project, hand-out informational flyers, and ask people if they’d like to be on an email list with project updates. Have fire fighters and police officers jointly staffing the table.
 - Deadline for booth is June 15th. Cost \$110 for 10x10 space.
- Presentations
 - Have a police officer and fire fighter discuss the project at various community groups. Suggested presentations include:
 - Homer Realtor Association- August 20th, 12:00, location unknown
 - Rotary Club of Homer-Kachemak Bay- 12:00, Thursdays
 - Chamber of Commerce Luncheon- Tuesday in September
 - Port & Harbor
 - Re-create Recreate/HERC enthusiasts
- Door-to-Door Campaign
 - Leave a flyer behind about the project at residences. There are enough clusters in Homer to do this with minimal time commitment.
 - Consider doing this to advertise your booth at an event or an open house.
- Engage City’s Various Commissions
 - Have agenda item on various commissions to get an update on the project. Could be watching video fire/police staff made of their facilities or get a quick update from a staff member on project status.
 - Why? This reaches 100 people with facts about the project that are civically minded and engaged. They can act as advocates for the project if well informed.
- Letters to the Editor
 - Newspaper isn’t relied on the way it used to be so instead of utilizing costly ad space, use “free” resources like letters to the editor or articles by the press.
 - <http://homertribune.com/2013/08/council-considers-a-new-public-safety-building/>
- Virtual Tours
 - Since many people can’t or don’t care to attend public meetings, one way to still engage them is through virtual tours. These are online tours of project information that conclude with a feedback form.
- Make YouTube/Vimeo Video
 - Have someone locally make a short 1-4 minute film about why the project is needed. Show the inside of the police and fire station and have excerpts from staff. Try to respond to some of the concerns identified as common objections to the project.
 - Example: <http://www.lcf1-sprague.com/>
- Utility Bill Inserts
 - Create utility bill inserts that can be sent to residents with information about public meetings or ways to get informed about the project.



- PowerPoint/Prezi Presentation
 - Design a PowerPoint or Prezi presentation for the project staff to use whenever they need it to tell the story about why this project is important and next steps.
- Display Boards at City Hall
 - Create boards or posters that could be displayed at City Hall (or elsewhere), that show information like site or design selection. Have place for public to submit their input on the decision.
- Radio
 - Many people suggested paying for actual ads on KWAVE, KPEN, KGTL, etc. to reach the dock workers, truck drivers, etc. Give quick update on project and provide information on ways to submit feedback if desired.
 - Run in August when ad volume slows from summer rush.
 - KBBI-Coffee Table- Wednesday morning 9-10 am. Contact Dorle at 235-7721
 - Alaska Matters- Though not always supportive of the City, the project presents an opportunity to work with Chris Story to tour the facilities and interview police and fire staff.
- Involve Legislators
 - Involve early and often. Send monthly email updates on the status of the project with upcoming public involvement events and past progress. Invite them to participate in events ahead of time.
- Articles on City Website
 - Keep the public updated on the project or upcoming ways to engage with updates online, either through the City Clerk's projects or the fire and police station sites.
- Social Media
 - Utilize your network of supporters to reach citizens through Facebook, Twitter, and the web such as sharing the YouTube clip of the project so it can be shared freely.
- Monthly Project Updates
 - Provide regular updates on cost containment and commitment status to outreach contact list.

Funding Prep Activities:

- Gather Letters of Support
 - Reach out to community members, Kachemak Bay, Alaska State Forestry, K.E.S.A, Alaska Fire Chief's Association, State Fire Marshal's Office, Wildwood Correctional Center, OSHA, Department of Security, Port & Harbor, Recreate-Recreate, etc. for letters of support.
 - Gather letters of support at final public meeting.
- Submit Project to State Legislature Budget
 - Prepare promotional package and submit in November.
- Open House for Funding Agencies/Legislators
 - Host special open house of facilities for funding agency representatives & legislators to bring them together for funding collaboration and answer any questions. Ideally host in the fall so they can also attend a public meeting.

Future Activities:

- Public Input for Exterior Design
 - Engage the public in exterior design decisions.
- Naming Contest
 - Have public contest to name the new building.

Updated 08/19/14

Y/N	Outreach & Education Activities	Date	Details	Leader	Assistance	Completed
KEY PROJECT STAKEHOLDERS						
	YouTube/Vimeo Clip of Project	June 25-July 11, 2014	Create short clip explaining the project	Castner	Meyer	ongoing
	Project Manager	June 25-July 2, 2014	Create presentation that anyone can use to explain the project.	Noble	Robl, Painter, Nelsen	Yes
	City Website		Post fact sheet, photos, update on status of project.	Renee	Meyer, Stantec	Yes
	Internal Tours & Mtg	June 30-July 3, 2014	Have police staff and fire staff tour each other's buildings, discuss why the project's important, agree on messaging.	Robl, Painter	Castner	ongoing
	4th of July Open House Tour at Fire Department	951-218-6362	Hand out project fact sheet & show video if finished. Invite police staff to join if available.	Painter	Elaine, Dan	Yes
	Announce event on KWAVE-Straight Talk	July 1, 2014	Contact Tim White at kwavefm@xyz.net	Renee		Yes
	Email contacts in outreach list	907-235-3919	Send info about Open House	Renee		ongoing
	Open House Tour	July 29, 2014	Host specifically for Re-Create Recreate/HERC users	Castner	Robl, Painter	planning ongoing
	Engage City's Various Commissions	907-235-8121	Provide fact sheet to City's commissions to raise their awareness of the project.	Castner, Meyer	Renee	planning ongoing
	Legislator Update	June 30, July 28	Update on PI activities by letter & call.	Mayor Wythe	Committee	ongoing
	Display Boards	July 1-18, 2014	Create boards that have photos, stories, and content explaining project. Display at City Hall, Library, etc.	Meyer	Stantec	Yes
	Movie Theatre Storyboard	July, 2014	Provide information on project before movie shows at the theatre.	Nelsen	Renee	ongoing
	Homer Council Meeting	July 28, 2014	Provide update on project.	Castner	Committee/Stantec	Yes
August Activities						
	Open House Tour- News Outlets	August, 2014	Host specifically for Chris Story, KBBI, KWAVE, KPEN, KGTL, etc. local newspapers, bloggers.	Crane	Committee	
	Public Presentation- Planning Commission	August 20, 2014	Commission Meeting 6:30 pm	Meyer		
	Public Presentation- Parks and Recreation	August 21, 2014	Commission Meeting 5:30 pm	Meyer		
	Door-to-Door Campaign	August 4-18, 2014	shadygrove@kbbi.org		Fire & Police Dept./ Public Safety Committee/ Council	
	City Website	August 13, 2014	Update website with info on upcoming Open House	Renee	Meyer/Stantec	
	Contact Outreach List	August 8-12, 2014	Notify contacts in outreach list of upcoming Open House.	Noble/Wilson-Doyle	Castner	
	Display Boards	August 20, 2014	naomi@homertribune.com	Meyer	Noble/Wilson-Doyle	
	Legislator/Funding Agency Update	August 22, 2014	Update on PI activities by letter & call.	Mayor Wythe	Committee/Noble	
	Public Meeting: Present Project Need & Site Criteria	August 26, 2014	Share needs statement info a work meeting with committee. Gather input specific to the bldg program.	Stantec & Public Safety Bldg Committee	Renee	

Y/N	Outreach & Education Activities	Date	Details	Leader	Assistance	Completed
September Activities						
	Public Presentation- Rotary Club		12:00, Thursdays. Coordinate with Katie Koester ASAP.	Castner	Robl/Painter and/or staff	
	Public Presentation- Chamber of Commerce		Tuesdays. Coordinate w/ Debbie Speakman ASAP.	Castner	Robl/Painter and/or staff	
	City Website	Sept. 24, 2014	Update website with info on upcoming Open House	Meyer	Renee & USKH	
	Contact Outreach List	Sept. 19-30, 2014	Notify contacts in outreach list of upcoming Open House.	Wilson Doyle	Castner	
	Paid Radio	Sept. 19-30, 2014	Pay for Ads on key radio channels to notify public about the meeting.			
	Public Mtg Prep	Sept. 1-30, 2014	Prep content for Open House	Stantec & Meyer	Nelsen, Renee	
	Public Meeting: Draft Concept Design	November 10, 2014	Committee Meeting on Site Selection and Conceptual Design	Stantec & Public Safety Bldg Committee	Renee	
	Legislator/Funding Agency Update	Oct. 3, 2014	Update on PI activities by letter & call.	http://gov.alaska.gov/parnell/contact/email-the-governor.html	Committee/Noble	
October & November Activities						
	Public Presentation- Realtor Association	October 15, 2014	12:00, Bidarka - Upstairs	Mayor Wythe	Fire & Police Staff member	
	Public Presentation	Oct. 1-31, 2014	Coordinate with any group that wants to hear from you that we missed earlier.			
	City Website	Oct. 29, 2014	Update website with info on upcoming Open House	Renee	Meyer & USKH	
	District 31	Oct. 20-Nov. 2, 2014	Notify contacts in outreach list of upcoming Open House.	Noble	Castner	
	Paid Radio	Oct. 27-Nov. 3, 2014	Pay for Ads on key radio channels to notify public about the meeting.			
	Public Mtg Prep	Oct. 1- Nov. 2, 2014	Prep content for Open House	USKH & Meyer	Nelsen, Renee	
	Public Meeting: Site Selection & Final Concept Design	Dec. 10, 2014	Present site selection decision matrix & draft concept design, seek public input.	USKH & Public Safety Bldg Committee	Renee	
	Legislator/Funding Agency Update	Nov. 4, 2014	Update on PI activities by letter & call.	Mayor Wythe	Noble	
	Letters of Support	Oct. 14-Nov. 14	Seek letters of support			

Name	Title	Phone	Email	Info
KEY PROJECT STAKEHOLDERS				
Carey Meyer	Public Works Director	907-235-3170	cmeyer@ci.homer.ak.us	3575 Heath Street, Homer 99603
Dan Nelsen	Project Manager	907-235-3170	dnelsen@cityofhomer.ak.gov	3575 Heath Street, Homer 99603
Ken Castner	Chair of Committee	907-235-9028	kcastner@tonsina.biz	c/o City Clerk's Office City of Homer 491 E Pioneer Avenue
Mark Robl	Police Chief	907-235-3150	mrobl@ci.homer.ak.us	Homer Police Department 4060 Heath Street Homer AK 99603
Ralph Crane	Public Representative	951-218-6362	kummok@earthlink.net	c/o City Clerk's Office City of Homer 491 E Pioneer Avenue
Bob Painter	Fire Chief	907-235-3155	rpainter@ci.homer.ak.us	Homer Volunteer Fire Department, 604 East Pioneer Ave. Homer AK 99603
Beth Wythe	Mayor	907-235-3919	mayor@ci.homer.ak.us	491 E Pioneer Avenue Homer, AK 99603
Renee Krause	Deputy City Clerk	907-435-3109	rkrause@ci.homer.ak.us	491 E Pioneer Avenue Homer, AK 99603
Walt Wrede	City Manager	907-235-8121	wwrede@ci.homer.ak.us	491 E Pioneer Avenue Homer, AK 99603
CONSULTING TEAM				
Dale Smythe	Project Manager	907-343-5254	dsmythe@uskh.com	2515 A Street, Anchorage, AK 99503
Jerry Jeubert	Architect	907-450-1440	jneubert@uskh.com	2515 A Street, Anchorage, AK 99503
Sara Wilson Doyle	Public Meeting Coordinator	907-352-7813	swdoyle@uskh.com	2515 A Street, Anchorage, AK 99503
Meredith Noble	Stakeholder			
Loren Berry	Involvement/Funding	509-340-1714	lnoble@uskh.com	621 W. Mallon Ave. Suite 309, Spokane, WA 99201
Jack Berry	Loren Berry Architects	541-896-3692	jberry@berryyarch.com	41601 Madrone Street, Springfield, OR 97478
Jolley	Loren Berry Architects	541-896-3692	jberry@berryyarch.com	41601 Madrone Street, Springfield, OR 97478
	Cornerstone General Contractors	907-646-7213	jjolley@cornerstoneak.com	5050 Cordova Street, Anchorage, AK 99503
MEDIA OUTREACH CONTACTS				
Shady Grove	KBBI Public Radio	907-235-7721	shadygrove@kbbi.org	Coffee Table on Wednesday morning 9-10 am.
Dave Becker	K-WAVE, KPEN, K-BAY, KGTL	907-235-6000	kwavefm@xyz.net	Contact Tim White, K-WAVE, for Straight Talk on Tuesday mornings www.alaskamattersradio.com
Chris Story	KPEN- Alaska Matters	907-299-7653		
Naomi Klouda	Homer Tribune	907-235-3714	naomi@homertribune.com	http://www.homertribune.com/2013/08/council-considers-a-new-public-lot-new-public-safety-site
Michael Armstrong	Homer News	907-235-7767	michael.armstrong@homernews.com	http://www.homernews.com/homer-news/local-news/2013-09-11/herc-
Shannyn Moore	Peninsula Clarion	907-283-7551		http://peninsulaclarion.com/staff
	Blogger, Radio.Active.Truth Bloggers?		shannynmoore@gmail.com	http://www.shannynmoore.wordpress.com/
FUNDING SOURCE CONTACTS				
Pauletta Bourne	CDBG Grants Rep	907-451-2721	pauletta.bourne@alaska.gov	http://commerce.alaska.gov/dnn/dcra/GrantsSection/CommunityDevelopment
Judy Haymaker	CDBG Grants Rep	907-451-2731	judy.haymaker@alaska.gov	Max \$850k per community, \$2M FY13 Cycle
Scott Ruby	Director, Division of Community and Regional Affairs	907-269-4569	scott.ruby@alaska.gov	Excellent resource for information on legislative designations & CDBG grant.
Merlaine Kruse	USDA RD, Community Programs	907-761-7778	merlaine.kruse@ak.usda.gov	
Amy Milburn	USDA RD, Area Director	907-283-6640 ext. 4	amy.milburn@ak.usda.gov	110 Trading Bay Road, Suite 160, Kenai, AK 99611
Wylie Chandler	USDA RD, Loan Tech	907-283-6640 ext. 4	wylie.chandler@ak.usda.gov	110 Trading Bay Road, Suite 160, Kenai, AK 99611
Sean Parnell	Alaska State Governor	907-465-3500		State Capital, PO Box 110001, Juneau, AK 99811-0001

Name	Title	Phone	Email	Info
LEGISLATORS				
Peter Micciche	Senator District 0	907-283-7996 907-465-2828	senator.peter.micciche@akleg.gov	http://gov.alaska.gov/parnell/contact/email-the-governor.html 145 Main Street Loop Ste. 217, Room 226 State Capital Room 125, Juneau AK 99801
Note: Involved with National Fire Protection Association Standards Council, Regional Suicide Prevention Team, Kenai Peninsula Local Emergency Planning Committee				
Paul Seaton	Representative District 31	907-235-2921 907-465-2689	representative.paul.seaton@akleg.gov	270 W. Pioneer Ave. Homer AK 99603 State Capital Room 102, Juneau, AK 99801
CITY STAFF				
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Rick Abboud	Public Works Inspector			
Julie Engebretsen	City Planner	907-235-3106	rabboud@ci.homer.ak.us	
Katie Koester	Deputy City Planner	907-235-3106	engebretsen@ci.homer.ak.us	
Jo Johnson	Economic Development Coordinator	907-435-3101	kkoester@ci.homer.ak.us	
Elaine Grabowski	City Clerk	907-235-3130	jjohnson@ci.homer.ak.us	
Dan Miotke	Staff at Fire Dept. Staff at Fire Dept.	907-235-3155	fire@cityofhomer.ak.gov dmiotke@ci.homer.ak.us	
COMMUNITY OUTREACH				
Jim Lavrakas	Far North Photography/Chamber of Commerce Contact	907-360-2319	jimlav@homer.alaska.org	
Katie Koester	Rotary		kkoester@ci.homer.ak.us	
Angie Newby	Real Estate Association	907-235-5294	angienewby@alaska.com	Wants to host fire and police staff for an informative meeting during their
Debbie Speakman	Chamber of Commerce		debbie@homer.alaska.org	Coordinated much of the fundraising for the new Library.
Claudia Hanes	Youth Services Librarian	907-435-3176	chaines@ci.homer.ak.us	
Miranda Weiss	Public Park Volunteer		tidefeathersnow@gmail.com	
Derotha Ferraro	Hr at Hospital/ Community Leader	907-235-0397	dbf@sphosp.org	Coordinated PI activities to garner support for upgrades to hospital.
Michelle Miller	Pratt Museum	907-235-8635	mmiller@prattmuseum.org	Also Vice Chair of Public Art Committee
Marianne Aplin	Islands and Ocean Visitor Center Manager		marianne_aplin@fws.gov	Also member of the City of Homer Public Arts Committee
Jack Cushing	Former Mayor	907-399-1200	jackcushing@gci.net	
Roberta Highland	Kachemak Heritage Land Trust Kachemak Bay Conservation Society	907-235-8214 907-235-0541		also a member of the Advisory Planning Commission
	Homer Foundation			
	Port & Harbor			
	Senior Citizens Center	907-235-3739		

Name	Title	Phone	Email	Info
POLICE/FIRE CONTACTS				
Kelly Nicoletto	Alaska State Fire Marshall			5700 E. Tudor Rd. Anchorage AK 99597-1225
Mark J. Miller	EMS Unit Manager, AK State Dept of Health and Social Services	907-465-8633	mark.miller@alaska.gov	Division of Public Health, Section of Emergency Programs, PO Box 110616, Juneau AK 99811-0616
Sue Hecks	Executive Director, Southern Regional EMS Council, Inc.	907-562-6449	shecks@sremsc.org	6130 Tuttle Pl. Suite B, Anchorage, AK 99507-2041
Kevin Jones	Homer Airport Manager (Crash Rescue)	907-235-5217		Home Office of State DOT
Scott Walden	Director, KPB, Officer of Emergency Management	907-262-2097	sgwalden@borough.kenai.ak.us	Office of Emergency Management, 253 Wilson Lane, Soldotna AK 99669
	Division of Homeland Security & Emergency Mgmt			Dept. of Military and Veteran Affairs, PO Box 5750, JBER, AK 99505
	Safety and Emergency Response Agencies			
	State Troopers			
	Coast Guard			
	State Parks			
31	State of Alaska DOT			
	Kenai Peninsula Borough			
	Environmental Permitting agencies			
	Alaska State Legislature			
	Governor's Office			
	K.E.S.A.			
	Alaska Fire Chief's Association			
	State Fire Marshal's Office			
	Wildwood Correctional Center			
	OSHA			
	Department of Security			
	Alaska State Forestry			
	Kachemak Bay			
	Mental Health			
	Clergy			
	State EMS			



Memorandum

TO: Public Safety Building Review Committee (PSBRC)
FROM: Dan Nelsen – City Project Manager
DATE: January 19, 2015
SUBJECT: **Public Safety Building – CM/GC Progress Update**

At the last PSBRC meeting (December 10, 2014), staff was requested to update where we are in the CM/GC process for the Homer Public Safety Building.

The Construction Manager/General Contractor (CM/GC) project delivery method is a collaborative process where the Owner holds individual contracts with both the Design Team and the General Contractor. This method motivates the Design Team and General Contractor to work together to satisfy the Owner, who remains “in the driver’s seat” at all times with the final say over project decisions. The CM/GC process encourages (and demands) a non-oppositional project atmosphere between project participants and it focuses everyone on shared, positive outcomes to reduce risk and increase project certainty for all parties.

CM/GC project delivery is defined by two distinct phases: Pre-construction and Construction. During Pre-construction the Owner, Design Team, and General Contractor work together to complete the design, develop a comprehensive plan for construction, and achieve a negotiated Guaranteed Maximum Price (GMP) for the project. Once the GMP is achieved the General Contractor then commences and completes physical construction per the established construction plan and schedule.

The early project knowledge acquired under the CM/GC method reduces uncertainty for all parties and leads to more efficient construction in less time, and at a lower and more predictable cost than other delivery methods. CM/GC will allow the City to focus on meeting their project goals, will allow the Design Team more time for design exploration, and will allow the General Contractor to reduce uncertainty by enhancing their construction techniques, scheduling, cost control, safety, and quality procedures. The result will be a stronger, earlier, and more accurate understanding of project outcomes.

For the City, there are many key benefits to CM/GC project delivery. They include the speed of project delivery, reduced risk, and flexibility. These benefits are achieved by having the General Contractor involved from the onset of the design, making it possible to work closely with the Owner and Design Team to make value engineering decisions early in the design process before design efforts and

project funding are expended. Importantly, the CM/GC process allows the Owner to keep the majority of the cost savings or reinvest that money back into the project through betterments. Other benefits of this method are being able to work out up to 95% of the constructability issues early on in the process instead of during construction, when changes can seriously impact the project budget and schedule. CM/GC also allows the Owner to switch to a Bid/Build process if at the end of Pre-construction a GMP is not acceptable to the Owner.

In May 2014 the City of Homer entered into a CM/GC Pre-construction agreement with Cornerstone General Contractors, Inc. (the General Contractor) and Stantec (formerly USKH). Stantec was tasked with providing a 10% conceptual design, including preparation of a needs study, site selection criteria, adjacency diagrams, site design, building design, a final concept design, and public involvement and input. By the end of this month this agreement will be substantially fulfilled and a new Pre-construction agreement will need to be executed in order to keep things moving into the 35% design phase.

35% design drawings will provide an enhanced architectural floor plan that will better define actual rooms, room sizes, and room uses, and will communicate greater detail as to how the space needs will provide a cohesive public safety building. This phase will also provide the Design Team with much needed information such as site design surveys and geotechnical reports so that the building's structural and foundation designs can get underway along with civil site plans and grading plans. This stage will ultimately provide the City with a more comprehensive project plan and cost analysis. This will give us the ability to make critical decisions on overall project budgets. Once the 35% design drawings are reviewed and approved by City staff the Design Team will then start developing the 65% design drawings.

The 65% drawings will bring the design to even greater detail incorporating Mechanical, Plumbing, Electrical, Fire Suppression, Tel/Data, Exterior Finishes, Interior finishes, landscaping, and other scopes of work with input from Cornerstone. Along with greater detailed drawings the Design Team will be issuing the building specifications that further define the exact scope of work for each and every definable feature of work that will take place, or any and all materials that will be incorporated into the new public safety building. Once the 65% design package has been completed, reviewed, and approved by the City the General Contractor will then be tasked with providing the City with a Guaranteed Maximum Price to construct the project.

The GMP is a negotiated price agreed upon by the City and the General Contractor that will be used to set the maximum dollar amount that the City will pay to receive an all-inclusive turnkey building package. In the event that construction costs upon completion of the project were to come in above the negotiated GMP amount the City would not be liable for these costs. If the construction costs were to come in lower than the negotiated GMP amount, the saving could be split between the City and the Contractor or however the City and the Contractor negotiate it in the contract.

Once this agreement is accepted by the City and a construction contract is signed by all parties involved, the contractor would then be given notice to proceed with construction activities (e.g., procurement of long lead time items, mobilization of the site, and demolition of the existing structures). Please see attached Critical Path Method (CPM) schedule provided by Cornerstone General Contractors, Inc., that provides further details regarding the timing of the milestones discussed above.

Conceptual Cost Estimate

Homer Public Safety Building Project

January 6, 2014

	2017 const start				2017 const start					
	PHASE 1				PHASE 2				PHASE 1 and 2	
	Quantity	Unit	Unit Price	TOTAL	Quantity	Unit	Unit Price	TOTAL	TOTAL	
SITE - GENERAL										
Mob/Demob/General Conditions		LS	LS	\$180,000	\$180,000	LS	LS	\$210,000	\$210,000	\$390,000
Building Demolition		LS	LS	\$160,000	\$160,000	LS	LS	\$340,000	\$340,000	\$500,000
Excavation - On-Site Disposal	7,500	CY	\$4	\$30,000	4,500	CY	\$4	\$18,000	\$48,000	
Excavation - Off-Site Disposal	2,500	CY	\$10	\$25,000	1,750	CY	\$10	\$17,500	\$42,500	
Import Select Fill Material	3,500	CY	\$25	\$87,500	5,500	CY	\$25	\$137,500	\$225,000	
Paving (2" LC/2" AC)	21,000	SF	\$5	\$105,000	14,000	SF	\$5	\$70,000	\$175,000	
Curb & Gutter	3,000	LF	\$22	\$66,000	2,000	LF	\$22	\$44,000	\$110,000	
Sidewalk/Trails/Courtyard		LS	LS	\$35,000	\$35,000	LS	LS	\$15,000	\$15,000	\$50,000
Storm Drainage		LS	LS	\$25,000	\$25,000	LS	LS	\$35,000	\$35,000	\$60,000
Water Service		LS	LS	\$45,000	\$45,000	LS	LS	-	\$0	\$45,000
Sewer Service		LS	LS	\$25,000	\$25,000	LS	LS	-	\$0	\$25,000
Landscaping/Seeding		LS	LS	\$20,000	\$20,000	LS	LS	\$35,000	\$35,000	\$55,000
Detention Basins		LS	LS	\$15,000	\$15,000	LS	LS	\$15,000	\$15,000	\$30,000
Gas/Electric/Tele Service		LS	LS	\$125,000	\$125,000	LS	LS	\$15,000	\$15,000	\$140,000
Utility Relocations		LS	LS	\$50,000	\$50,000	LS	LS	\$80,000	\$80,000	\$130,000
Site Lighting		LS	LS	\$20,000	\$20,000	LS	LS	\$40,000	\$40,000	\$60,000
SWPPP		LS	LS	\$20,000	\$20,000	LS	LS	\$30,000	\$30,000	\$50,000
Dumpster/Pad/Enclosure		LS	LS	\$20,000	\$20,000	LS	LS	-	\$0	\$20,000
Emergency Generator		LS	LS	\$95,000	\$95,000	LS	LS	-	\$0	\$95,000
SUBTOTAL SITE CIVIL				\$1,148,500				\$1,102,000	\$2,250,500	
ASSESSORY - POLICE										
Sally Port	981	sf	\$275	\$269,775				-	\$0	\$269,775
Vehicle Impound Bay	523	sf	\$350	\$183,120				-	\$0	\$183,120
Vehicle Impound Storage			\$200	\$0	1962	sf	\$150	\$294,300	\$294,300	
Stolen Item Storage			\$175	\$0	872	sf	\$50	\$43,600	\$43,600	
Staff Vehicle Enclosed Parking	1,199	sf	\$275	\$329,725				-	\$0	\$329,725
Staff Vehicle Covered Parking	981	sf	\$200	\$196,200				-	\$0	\$196,200
K-9	55	sf	\$150	\$8,175				-	\$0	\$8,175
SUBTOTAL ACCESSORY STRUCTURES				\$986,995				\$702,400	\$1,689,395	
MAIN BUILDING										
Fire Public Areas			-	\$0	2,173	sf	\$325	\$706,063	\$706,063	
Fire Administration			-	\$0	2,705	sf	\$350	\$946,750	\$946,750	
Fire Living Areas			-	\$0	7,326	sf	\$325	\$2,381,031	\$2,381,031	
Fire Staff/Facilities Support			-	\$0	735	sf	\$350	\$257,250	\$257,250	
Fire Apparatus Bays and Support			-	\$0	9,370	sf	\$350	\$3,279,500	\$3,279,500	
Police Public Areas	774	sf	\$375	\$290,156				-	\$0	\$290,156
Dispatch/Records	2,406	sf	\$350	\$842,188				-	\$0	\$842,188
Police Administration	608	sf	\$350	\$212,625				-	\$0	\$212,625
Police Investigations	1,125	sf	\$350	\$393,750				-	\$0	\$393,750
Police Patrol	2,559	sf	\$350	\$895,563				-	\$0	\$895,563
Police Property/Evidence	3,000	sf	\$325	\$975,000				-	\$0	\$975,000
Police Jail	4,473	sf	\$950	\$4,248,875				-	\$0	\$4,248,875
Police Range/Armory	4,744	sf	\$550	\$2,609,063				-	\$0	\$2,609,063
Police Support Spaces	4,998	sf	\$350	\$1,749,125				-	\$0	\$1,749,125
Shared Spaces	2,293	sf	\$325	\$745,063	2,293	sf	\$375	\$859,688	\$1,604,750	
Communications				\$85,000				\$18,000	\$103,000	
Furnishings	26,978	sf	\$5	\$134,890	22,309	sf	\$5	\$111,545	\$246,435	
SUBTOTAL BUILDING CONSTRUCTION				\$13,181,296				\$8,559,826	\$21,741,123	
SUBTOTAL SITE/BLDG CONSTRUCTION				\$14,168,291				\$9,262,226	\$23,430,518	
Design	8	%	-	\$1,133,463				-	\$740,978	\$1,874,441
1% for Art				\$70,000					\$70,000	\$140,000
Construction Assistance/Inspection	2	%	-	\$283,366				-	\$185,245	\$468,610
Contingency	15	%	-	\$2,125,244				-	\$1,389,334	\$3,514,578
City Administration	2	%	-	\$283,366				-	\$185,245	\$468,610
TOTAL PROJECT COST				\$18,063,730				\$11,833,027	\$29,896,757	

Activity Name	Resp. Discipline	Original Duration	Start	Finish	2015												2016												2017												2018												2019											
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Homer Public Safety Building																																																																
Preconstruction																																																																
10% Conceptual Design		85	01-Jun-14 A	30-Jan-15																																																												
Trip #1 - Interviews for Needs Assessment	USKH	3	01-Jun-14 A	03-Jun-14 A																																																												
Develop Needs Assessment	USKH	12	10-Jun-14 A	26-Aug-14 A																																																												
Concept Design 10%	USKH	19	04-Oct-14 A	10-Dec-14																																																												
Trip #2 - Presentation & Discussion	USKH	1	10-Dec-14	10-Dec-14																																																												
Pre-Construction NTP	COH	0	26-Jan-15																																																													
Site Survey	CGC	1	30-Jan-15	30-Jan-15																																																												
35% Schematic Design		323	01-Feb-15	20-Dec-15																																																												
Preliminary Design 35%	USKH	213	01-Feb-15	01-Sep-15																																																												
Bond Proposition	COH	62	01-Aug-15	01-Oct-15																																																												
Trip #3 - 35% Presentation	USKH	1	10-Sep-15	10-Sep-15																																																												
Issuance of 35% Documents	USKH	0	01-Oct-15																																																													
Develop Phasing Plan, 35% Design Review	CGC	15	01-Oct-15	15-Oct-15																																																												
Initial 35% Schedule Development	CGC	15	01-Oct-15	15-Oct-15																																																												
Bid Package Prep & Development	CGC	25	01-Oct-15	25-Oct-15																																																												
35% Budget Alignment	CGC	15	26-Oct-15	09-Nov-15																																																												
Develop Subcontracting Plan	CGC	25	10-Nov-15	04-Dec-15																																																												
Subcontracting Plan Owner Review	COH	10	05-Dec-15	14-Dec-15																																																												
Develop Site Logistics Plan	CGC	11	10-Dec-15	20-Dec-15																																																												
65% Design Development		322	15-Nov-15	01-Oct-16																																																												
65% Design	USKH	244	15-Nov-15	15-Jul-16																																																												
Trip #4 - 65% Presentation	USKH	3	21-Jul-16	23-Jul-16																																																												
Sub Solicitation Period - 65%	CGC	40	24-Jul-16	01-Sep-16																																																												
65% Bid Day	CGC	0		01-Sep-16																																																												
Complete Budget	CGC	15	02-Sep-16	16-Sep-16																																																												
65% GMP to Owner	CGC	0		16-Sep-16																																																												
GMP Reconciliation	CGC	15	17-Sep-16	01-Oct-16																																																												
95% Construction Documents		221	15-Sep-16	24-Apr-17																																																												
Final Design	USKH	154	15-Sep-16	15-Feb-17																																																												
95% Docs to City of Homer	USKH	0	05-Mar-17																																																													
95% Review & Budget Alignment	CGC	25	05-Mar-17	29-Mar-17																																																												
Finalize CPM Schedule	CGC	25	05-Mar-17	29-Mar-17																																																												
Secure Early Submittals for Long-Lead	CGC	25	05-Mar-17	29-Mar-17																																																												
Trip #5 - Final Design Presentations	USKH	3	21-Mar-17	23-Mar-17																																																												
Design Complete	USKH	0		23-Mar-17																																																												
Final Review	CGC	25	30-Mar-17	23-Apr-17																																																												
NTP	COH	0	24-Apr-17																																																													
City of Homer Permit Issued	COH	0		24-Apr-17																																																												
Issuance of Conformed Docs	USKH	0	24-Apr-17																																																													
Construction																																																																
Civil/Utilities	CGC	500	24-Apr-17	05-Sep-18																																																												
Substructure	CGC	30	24-Apr-17	23-May-17																																																												
Superstructure	CGC	50	09-May-17	27-Jun-17																																																												
Exterior Walls/Skin	CGC	65	29-May-17	01-Aug-17																																																												
Roof	CGC	40	12-Aug-17	20-Sep-17																																																												
Interior Framing	CGC	60	01-Sep-17	30-Oct-17																																																												
Mechanical & Electrical Rough-In	CGC	120	01-Oct-17	28-Jan-18																																																												
Hang, Tape, Finish, Paint GWB	CGC	120	30-Nov-17	29-Mar-18																																																												
Architectural Finishes	CGC	160	08-Feb-18	17-Jul-18																																																												
Mechanical & Electrical Finishes	CGC	100	09-Apr-18	17-Jul-18																																																												
Testing & Balancing	CGC	40	28-Jun-18	06-Aug-18																																																												
Substantial Completion	CGC	0		06-Aug-18																																																												
Commissioning / Punchlist	CGC	30	07-Aug-18	05-Sep-18																																																												
Final Completion	CGC	0		05-Sep-18																																																												
					<p>24-Apr-17 Civil/Utilities, 23-May-17</p> <p>09-May-17 Substructure, 27-Jun-17</p> <p>29-May-17 Superstructure, 01-Aug-17</p> <p>28-Jun-17 Exterior Walls/Skin, 31-Aug-17</p> <p>12-Aug-17 Roof, 20-Sep-17</p> <p>01-Sep-17 Interior Framing, 30-Oct-17</p> <p>01-Oct-17 Mechanical & Electrical Rough-In, 28-Jan-18</p> <p>30-Nov-17 Hang, Tape, Finish, Paint GWB, 29-Mar-18</p> <p>08-Feb-18 Architectural Finishes, 17-Jul-18</p> <p>09-Apr-18 Mechanical & Electrical Finishes, 17-Jul-18</p> <p>28-Jun-18 Testing & Balancing, 06-Aug-18</p> <p>07-Aug-18 Substantial Completion</p> <p>07-Aug-18 Commissioning / Punchlist, 05-Sep-18</p> <p>Final Completion</p>																																																											
Homer Public Safety Building					<p>Actual Work ■</p> <p>Remaining Work ▨</p> <p>Critical Remaining Work ◆</p> <p>Milestone ◇</p>																																																											



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

491 East Pioneer Avenue
Homer, Alaska 99603

clerk@cityofhomer-ak.gov

(p) 907-235-3130

(f) 907-235-3143

Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: JANUARY 15, 2015
SUBJECT: SCHEDULING THE NEXT MEETING AND DELIVERABLES

Currently the following date(s) has been reserved for the next meeting:

Tuesday, February 10th or 17th

Please confirm one of the date is acceptable for a majority of the committee members if not now is the time to change that date. Please review your schedules prior to the meeting and have alternative suggestions available.

It is also best to outline the deliverables needed for the next meeting in order to facilitate staff and the design teams work schedule.

I will have the Clerk's Calendar for meeting room availability at the meeting.

Recommendation:

Discuss dates and make motion to establish meeting date and/or open houses for the next meeting of the committee.

1 **CITY OF HOMER**
2 **HOMER, ALASKA**

3 City Manager/
4 Public Works Director

5 **RESOLUTION 14-020**

6
7 A RESOLUTION OF THE HOMER CITY COUNCIL CREATING A
8 PUBLIC SAFETY BUILDING REVIEW COMMITTEE AND
9 ESTABLISHING THE SCOPE OF WORK AND PARAMETERS UNDER
10 WHICH THE COMMITTEE WILL CONDUCT ITS WORK.

11
12 WHEREAS, The City has solicited GC/CM proposals from qualified firms or teams to
13 conduct preliminary engineering, design, site evaluation, and cost estimating for the
14 proposed new Homer Public Safety Building; and

15
16 WHEREAS, Proposals are due on January 21, 2014; and

17
18 WHEREAS, It would be beneficial to establish a Public Safety Building Review
19 Committee (PSBRC) to assist the City with numerous functions including review and
20 evaluation of the proposals, similar to the committees the Council has established for
21 construction projects on other public buildings.

22
23 NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby establishes
24 the Public Safety Building Review Committee (PSBRC).

25
26 BE IT FURTHER RESOLVED that the Committee membership shall be the Mayor or one
27 member of the City Council, the Police Chief or their designee, the Fire Chief or their designee,
28 a member of the public, preferably with construction or project management experience, and
29 a member of the business community.

30
31 BE IT FURTHER RESOLVED that primary staff support shall be provided by Carey Meyer
32 and Dan Nelsen and secondary support shall be provided as needed and requested by the
33 City Manager, the Finance Director, and the City Planner.

34
35 BE IT FURTHER RESOLVED the Scope of Work shall include:

- 36
37
- Review and rate GC/CM proposals and make a recommendation to the Council

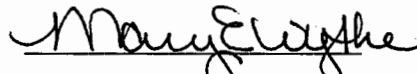
- 37 • Review the proposed contract and provide input on the scope of work and
- 38 deliverables
- 39 • Review work products and participate in regular briefing with the contractor
- 40 • Make recommendations and provide direction to staff and the contractors as
- 41 the project proceeds
- 42 • Make recommendations to Council as to how to proceed as various
- 43 benchmarks are achieved.

44
45 BE IT FURTHER RESOLVED that the Committee shall establish its own work schedule
46 and shall be disbanded when the initial scope of work is complete and the Council
47 appropriation is expended. The Council may extend the life of the Committee and expand its
48 scope of work if the project proceeds beyond this initial phase and additional project
49 revenues are secured.


50
51 BE IT FURTHER RESOLVED that the City Clerk is authorized to advertise for parties
52 interested in serving as the public and business community representatives.

53
54 PASSED AND ADOPTED by the City Council of Homer, Alaska, this 13th day of January,
55 2014.

56
57 CITY OF HOMER

58
59
60 
61 MARY E. WYTHE, MAYOR

62
63 ATTEST:

64 
65
66 _____
67 JO JOHNSON, MMC, CITY CLERK

68
69 Fiscal Note: Staff time and advertising costs.

70
71



HOMER PUBLIC SAFETY BUILDING

"To ensure Homer has adequate emergency services into the future to protect community health and safety using a cost-effective, locally-responsive emergency service model."

Project Need

Homer's Fire and Police Services are vital to the safety and health of our community. Adequate and safe working environments show our respect for the public servants who provide these services, and at the same time, reduce local vulnerability to emergencies and risk.

The purpose of considering a new facility at this time is to address these issues and our aging facilities' deficiencies, including:

- Limited space for performing basic functions on-site with no room to grow even as community needs expand;
- Lack of efficiency in cramped buildings;
- Safety problems such as inhaling fire truck exhaust indoors, unprotected police dispatch and prisoner visitor areas, and communicable disease exposure risks;
- Lack of storage for police evidence, equipment, and vehicles; and
- Poor conditions for supporting modern electronic and communication systems.

Why Now?

Homer's Police Station was built in 1979. In 1980, the Fire Hall was built on an older garage/shop structure using sweat equity and donations. It is a testament to our staff and volunteers that they have managed to extend the useful life of these facilities.

Fully renovating these outdated facilities so they comply with modern, energy efficient standards is cost-prohibitive compared with new construction. Moreover, Police and Fire have limited space for expansion on their current sites and need room to grow.

Thus, it is critical to take steps now toward a long-term solution that ensures adequate levels of service in the future and takes advantage of cost efficiencies in co-locating the fire and police station together.

Preliminary Concept Design

The City is exploring options for designing and constructing an up-to-date combined facility for Police and Fire, specifically tailored to local needs and resources. The City has hired a consultant team including USKH (now Stantec), Loren Berry Architect and Cornerstone General Contractors using a General Contractor Construction Manager approach for cost savings and better value.

Preliminary concept design is fully funded and is just getting underway. This phase of work will produce a space needs analysis, siting criteria, concept design, and cost projections for a new Homer Public Safety Building.

This process will actively engage public safety facility users, local residents, and a City Council appointed Public Safety Building Committee in a transparent public process for developing a realistic building concept plan and weighing site options.

We Need Your Input!

Once a space needs assessment is completed, three public open houses will be held to present findings, to ask for community feedback, and to discuss options:

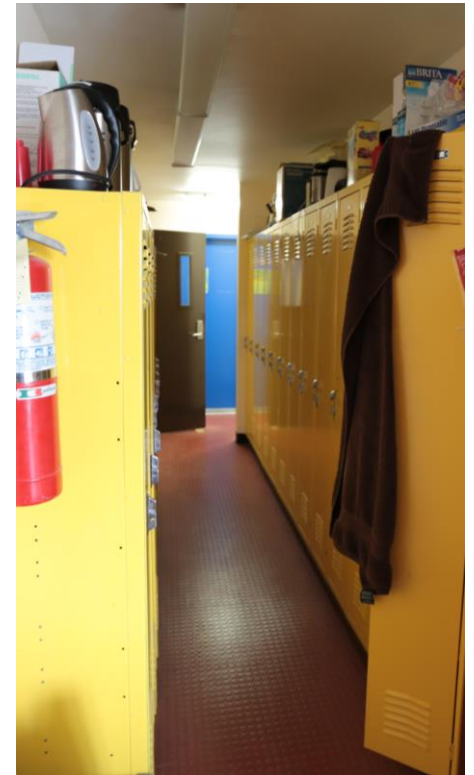
- Meeting #1 - Project Need and Site Criteria (target date **September**, TBA)
- Meeting #2 - Site Selection Rankings and Preliminary Design Concept (target date **October**, TBA)
- Meeting #3 Refined Design Concept (target date **November**, TBA)

To learn about public involvement opportunities, or for more information about this effort, contact the City of Homer:

Carey Meyer, Public Works Director
cmeyer@ci.homer.ak.us (907) 235-3170
3575 Heath Street, Homer 99603

City of Homer Police Station DEFICIENCIES

- Extremely cramped work areas
- Poor design causes efficiency problems
- Escape attempt issues due to poor layout
- Lack of evidence storage/lab space
- No separation between staff work areas and prisoner through-traffic
- No secure service counter window
- HVAC system routes from jail cells to dispatch risking passage of airborne disease
- Vehicle exhaust enters work areas
- Premature failure of expensive equipment because of poor ventilation
- Regularly overfilling the jail cells
- Communication/computer system issues and limitations due to building age



City of Homer Fire Station DEFICIENCIES

- Outgrown facility for today's needs with no room to expand for future needs.
- Cramped work areas, limited storage
- Premature wear of expensive equipment and vehicles stored outside with slower winter response times
- Diesel exhaust emissions indoors causing lung health issues among staff
- No OSHA compliant biohazard decontamination/cleaning area
- Existing bays are too short for standard size fire apparatus requiring expensive modifications
- Walls are rotting indoors from water trapped indoors
- Floor is unable to sustain weight of apparatus and cracking throughout
- Not enough room for volunteers to stay overnight during duty



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**CITY OF HOMER
HOMER, ALASKA**

Mayor

RESOLUTION 15-007(A)

A RESOLUTION OF THE HOMER CITY COUNCIL APPROVING THE
RECOMMENDATIONS OF THE PUBLIC SAFETY BUILDING REVIEW
COMMITTEE.

WHEREAS, The Public Safety Building Review Committee (PSBRC) has worked the last eleven months to complete the Public Safety Building conceptual design scope of work as outlined in Resolution 14-020; and

WHEREAS, The PSBRC reviewed and rated GC/CM proposals, reviewed the proposed contract and provided input on the scope of work and deliverables, reviewed work products and participated in regular briefing with the contractor, made recommendations and provided direction to staff and the contractors as the project proceeded; and

WHEREAS, The PSBRC has reached a financial and design benchmark authorized by the Council and has made recommendations to the Council as outlined in Memorandum 15-007.

NOW, THEREFORE, BE IT RESOLVED by the Homer City Council that the following recommendations of the Public Safety Building Review Committee, as outlined in Memorandum 15-007, are approved:

- The City Council approves the conceptual design
- The City Council approves the schedule for the project
- The City Council approves the budget to take the project to 35% design

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Homer City Council that Resolution 14-020 is amended to extend the Public Safety Building Review Committee until the project is completed or the committee is otherwise dissolved by the Homer City Council; and the scope of work of the committee is expanded to advise the Council on all further phases of design and construction.

PASSED AND ADOPTED by the City Council of Homer, Alaska, this 12th day of January, 2015.

CITY OF HOMER



MARY E. WYTKÉ, MAYOR

44 ATTEST:

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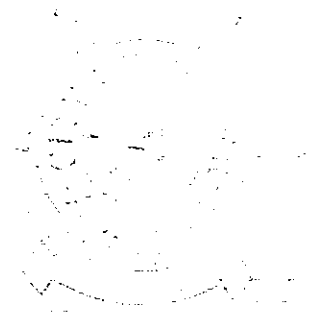


JO JOHNSON, MMC, CITY CLERK

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50 Fiscal Note: N/A





Memorandum 15-007

TO: Homer City Council

FROM: Public Safety Building Review Committee (PSBRC)

DATE: January 05, 2015

SUBJECT: **Public Safety Building
Conceptual Design Status Report
Recommendations on How to Proceed**

The Committee, working with City staff, has worked over the last eleven months to accomplish the completion of the Public Safety Building conceptual design scope of work contained within Ord. 14-020. The ordinance contained the following tasks:

“Review and rate GC/CM proposals and make a recommendation to the Council.”

✓ *This work is complete. A construction manager and project architect have been selected and the Council awarded contracts that achieve the first level of design.*

“Review the proposed contract and provide input on the scope of work and deliverables.”

✓ *This work is complete and was elucidated within the contract documents.*

“Review work products and participate in regular briefing with the contractor.”

✓ *This work is complete to the extent of reaching a conceptual design – a design and funding benchmark.*

“Make recommendations / provide direction to staff /contractors as the project proceeds.”

✓ *This work is complete to this juncture of additional policy related direction. The committee selected a site for the new facilities and the Council has ratified the location. The site selection has allowed advancement of the preliminary site and building design.*

“Make recommendations to Council as to how to proceed as benchmarks are achieved.”

✓ *We have reached a financial and design benchmark. Our recommendations are stated below.*

The committee, at the onset, agreed to work by consensus. In the event of failing unanimity, the options discussed are presented.

The committee initiated interactions with the citizenry, through the opportunities of its meetings, which often held three agenda spots for public comment and questions, and

presentations to civic organizations. We hope that these will continue as the next phase develops.

We have reached a point that requires policy direction from the City Council which may include further appropriation of funds to advance the project beyond the initial phase. The Council also now needs to decide whether to dissolve or extend the life of the Committee (as directed in the enabling ordinance).

Recommendations:

1. The City Council approve the conceptual design.

- Needs Analysis – A space needs study, commissioned by the architect with a firm specializing in accurate program identification and space allocations for municipal public safety buildings, documented a 2016 building size of ~22,000 square feet for the Police Department and ~21,200 square feet for the Police Department. Space allocations were based on mid-point (not the largest acceptable or the smallest acceptable) square footages for each program element.
- Site Planning - A site plan was developed that provides an efficient layout of a combined facility (as a single project); but also provides for the opportunity to construct in two phases. The site is not large enough to construct a building of a single story, so much of the building is on two floors.
- Site Mitigations – The HERC site contains a variety of existing encumbrances:
 - A waterway transects the property;
 - The Public Works Department occupies one of the existing buildings;
 - The gymnasium and an adjacent classroom are used for community recreation and training;
 - The skateboard park is located there; and
 - An outdoor basketball court is partially located there.
- Public Comment – Almost all public comment revolved around the loss of the recreational spaces. Some also wondered about the proximity to the KPSD Homer Middle School and the access to the school across the HERC property. When questions were posed by the public, the Committee or City staff or the GC/CM Design Team provided responsive information.
- Alternatives:
 - The “Build Everything as Soon as Possible” approach.
 - Pro: Notion that soonest money is the cheapest money, and soonest construction is the least expensive price per square foot.
 - Con: Shortage of funds for the size of the designed project may delay construction for many years, and returns a focus on the mitigations listed above.
 - The “Two Phases” approach.
 - Pro: Phasing allows a continued use of some of the existing facilities and may be the only sized plan that can be financed through municipal bonding or financing in this calendar year.

- Con: Future construction costs will undoubtedly be higher than today's. The Fire/EMS personnel worry that Phase II may fall off the list of City priorities.
 - The "Private/Public" Partnership approach.
 - Pro: Teaming with a private partner could allow the entire project to proceed. A private entity can put certain tax advantages to good use, where the City cannot.
 - Con: The Council has previously decided that owning and maintaining municipal buildings is the best public policy.
- Policy Considerations:
 - Does the City go to complete design and pursue funding for the complete project; or
 - Does the City go to complete design and pursue funding for the first phase of the project; or
 - Does the City go to Phase One design and pursue funding for the first phase of the project; or
 - Does the City put the project on hold until a more solid funding plan has been established?

2. The City Council approve a schedule for the project. The GC/CM team developed a schedule with the following milestones:

	<u>Start</u>	<u>End</u>
35% Preliminary Design	Feb 2015	Dec 2015
Bond proposition on the ballot	Jun 2015	Oct 2015
65% GMP Design	Nov 2015	Sept 2016
100% Final Design	Sept 2016	Apr 2017
Construction	May 2017	Sept 2018

3. The City Council approve a budget to take the project to 35% design. Taking the next step will fill in some of the blank areas and establish some of the craft budgets (civil, electrical, mechanical and specialties) to further public information and review. A rough order of magnitude cost estimate was completed by the GC/CM team for the project; assuming 2017-18 construction. The total cost of a single combined project is \$29.9 M. Postponing construction or phasing may increase the overall cost of the project.

Project Funding Needs – How Much and When?

Need	Amount	Date Needed
Complete 10% Conceptual Design	\$300,000	Appropriated
Complete 35% Preliminary Design	\$663,000	February, 2015
Complete 65% GMP Design	\$643,000	November, 2015
Complete 100% Final Design	\$316,000	September, 2016

Total Design/City Admin = \$1,922,000

Site Preparation/Demolition	\$975,000	March, 2017
First Year Building Construction	\$18,000,000	July, 2017
Second Year Building Construction	\$9,000,000	July, 2018

Total Construction/Inspect/CA/Art = \$27,975,000

Total Project \$29,897,000

The Design Team attempted to assess building square footage for both Police and Fire to determine if initial costs could reasonably be reduced. The design team concluded that rather than eliminating square footage to reduce costs, the City should seek cost sharing with other local, state, and federal agencies for jail, range, and emergency management facilities.

The Committee concluded that from a practical perspective there is no significant square footage with a lower priority that should be postponed (with the possible exception of the shooting range). The Committee also determined that it was premature to make reductions in scope prior to establishing firmer designs and cost estimates. Cutting and trade-offs can come later in the process.

If the State would participate in Jail construction (say pay 1/3 the cost); it could reduce the City's cost by \$1,100,000. Participation in Range construction (say pay half the cost) might reduce the City's cost by \$900,000). The potential for Federal/State/Borough participation in the cost of this project should also be investigated. Private organizations (such as the NRA) might also contribute to the costs of the project.

4. The City Council should either disband or reauthorize the Committee. Per the resolution that created the PSBRC, the committee "shall be disbanded when the initial scope of work is complete and the Council appropriation is expended. The Council may extend the life of the Committee and expand its scope of work if the project proceeds beyond this initial phase and additional project revenues are secured."
5. The City Council should consider some policy matters that are outside of the purview of the PSBRC.
 - a. What is the future of the fire department? Many have suggested that the EMS/Fire response duties found on the southern peninsula, be combined or reorganized. This could affect the programing and sizing of the new City facilities.

- b. What will the operational costs of the new facilities be and how will the City pay for those costs? The existing maintenance, janitorial, heating and lighting expenses will be magnified by the increased size of the new facilities. As part of a plan presented to the public, operational costs should be addressed.



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No.	Date	Revision

Date Stamped:
By



Sheet No.: L1.2

PHASE 2
BUILD OUT
CONCEPT

Sheet Contents:

Date: 10/30/2014

Checked:

Drawn:

Project Mgr. DRS

City of Homer
Homer, Alaska 99603

Project:
HOMER PUBLIC
SAFETY BUILDING

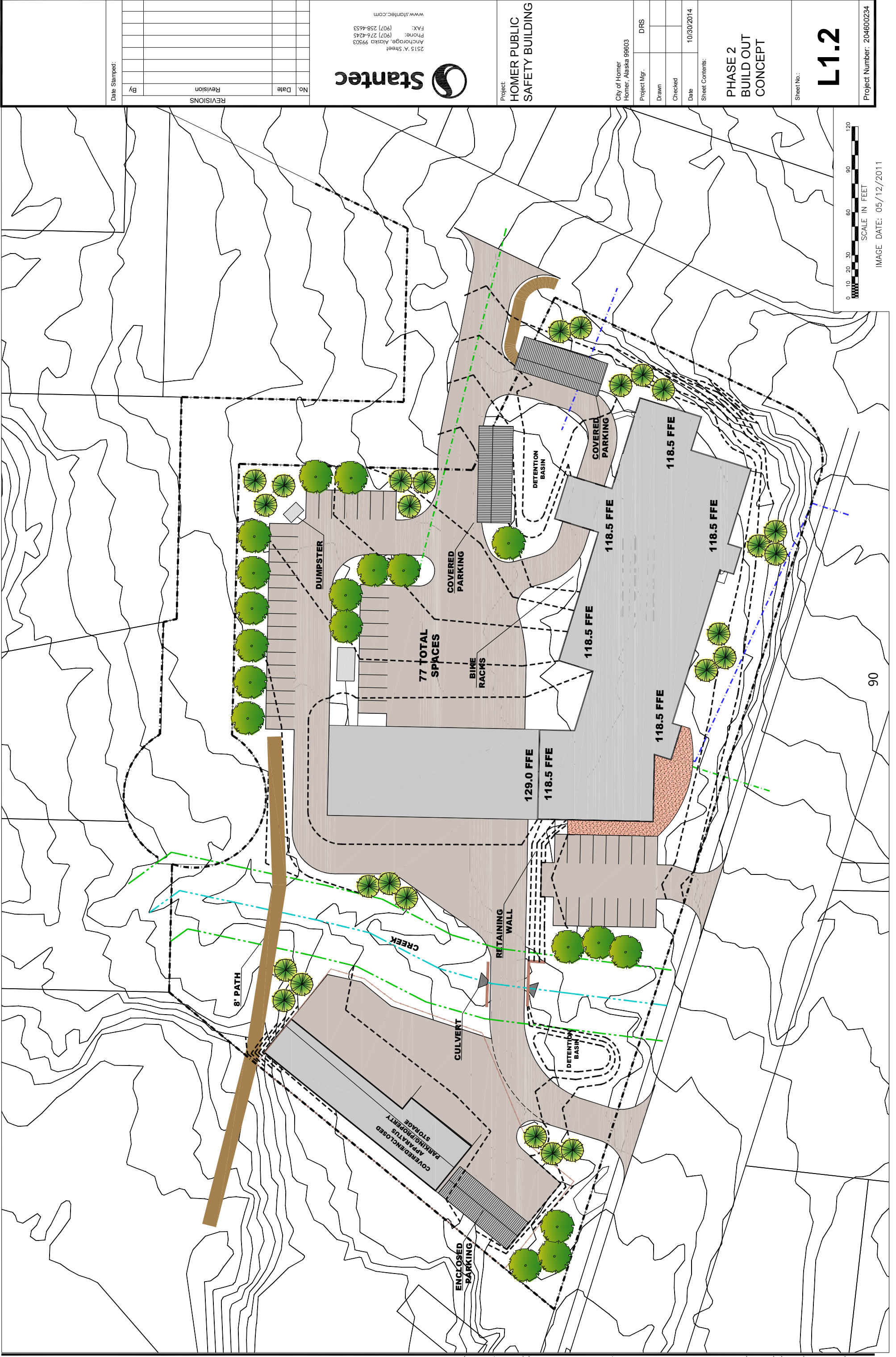


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No.	Date	Revision

Date Stamped:

By



LEVEL 1 - PHASE ONE + TWO	
POLICE LOBBY	1,131 SF
JAIL	4,363 SF
PROPERTY + EVIDENCE	4,919 SF
INVEST. + PATROL	5,411 SF
<u>DISPATCH</u>	<u>3,406 SF</u>
SUBTOTAL	19,230 SF
LEVEL 2 - PHASE ONE + TWO	
TRAINING + FITNESS RANGE	10,082 SF
<u>SUBTOTAL</u>	<u>2,372 SF</u>
TOTAL	31,520 SF

REVISIONS	
No.	Date

Date Stamped: _____
By _____

Stantec
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Project: **HOMER PUBLIC SAFETY BUILDING**

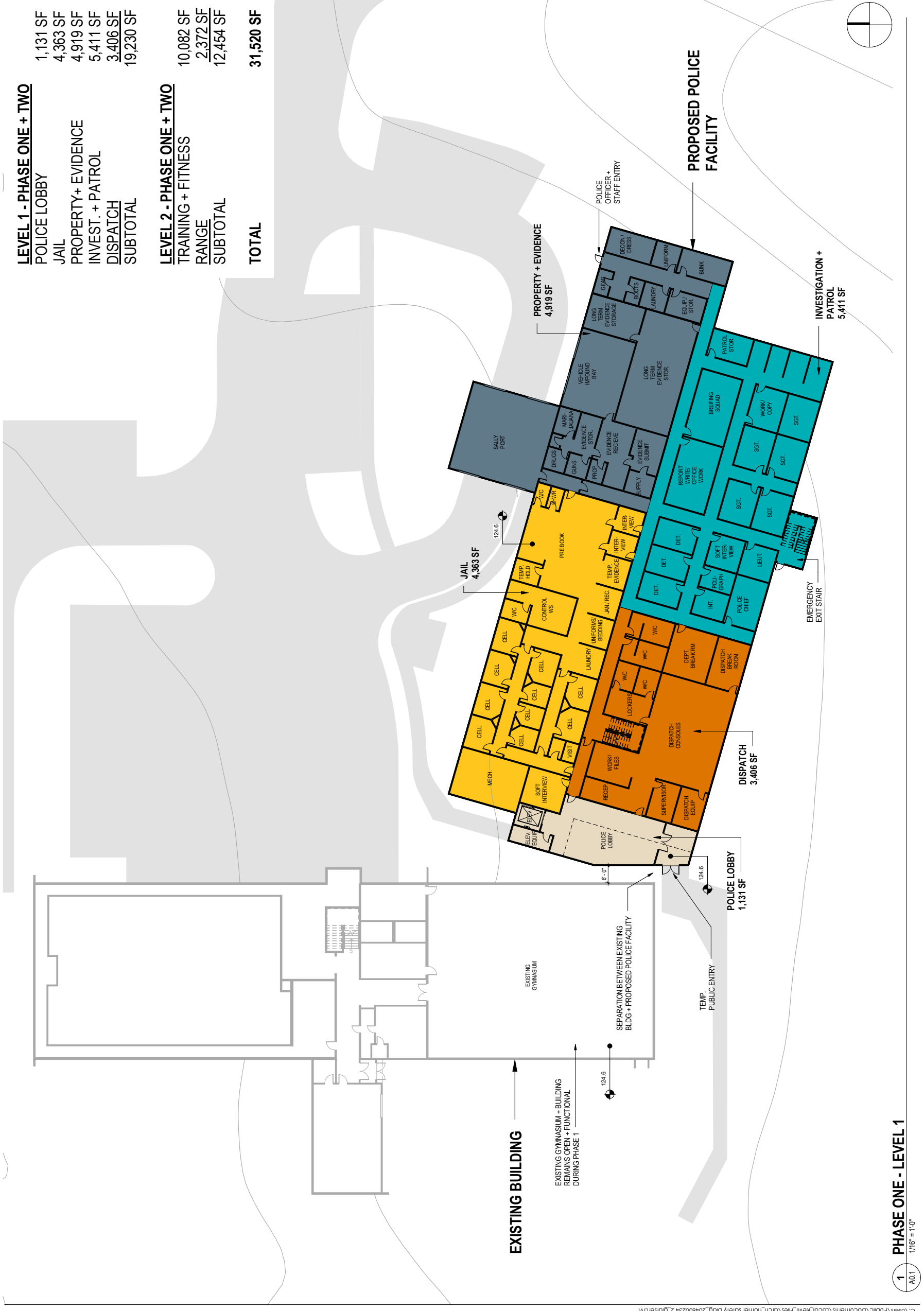
City of Homer
Homer, Alaska 99603

Project Mgr. _____
Drawn _____
Checked _____
Date 10/30/14

Sheet Contents:
PHASE ONE - LEVEL 1

Sheet No.: **A0.1**

Project Number: 204600234



1 PHASE ONE - LEVEL 1
1/16" = 1'-0"

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No.	Date	Revision

Date Stamped: _____
By _____

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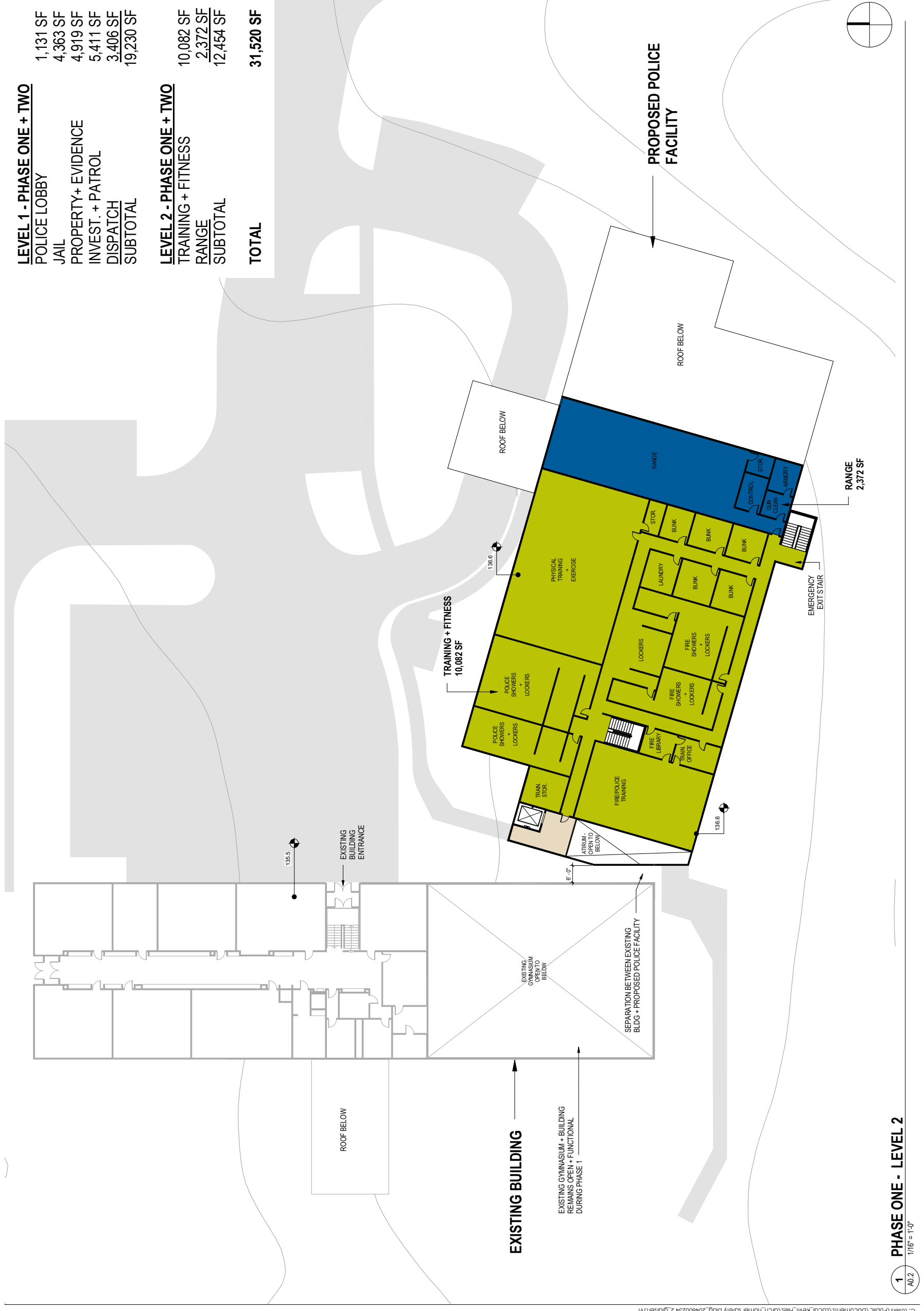
Project:
HOMER PUBLIC SAFETY BUILDING

City of Homer Homer, Alaska 99603	DRS
Project Mgr.	
Drawn	
Checked	
Date	10/31/14

Sheet Contents:
PHASE ONE - LEVEL 2

Sheet No.:
A0.2
Project Number: 204600234

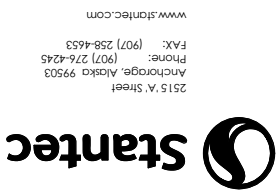
LEVEL 1 - PHASE ONE + TWO	
POLICE LOBBY	1,131 SF
JAIL	4,363 SF
PROPERTY + EVIDENCE	4,919 SF
INVEST. + PATROL	5,411 SF
<u>DISPATCH</u>	<u>3,406 SF</u>
SUBTOTAL	19,230 SF
LEVEL 2 - PHASE ONE + TWO	
TRAINING + FITNESS RANGE	10,082 SF
<u>RANGE</u>	<u>2,372 SF</u>
SUBTOTAL	12,454 SF
TOTAL	31,520 SF



1 PHASE ONE - LEVEL 2
A0.2 1/16" = 1'-0"

No.	Date	Revision

Date Stamped:
By _____

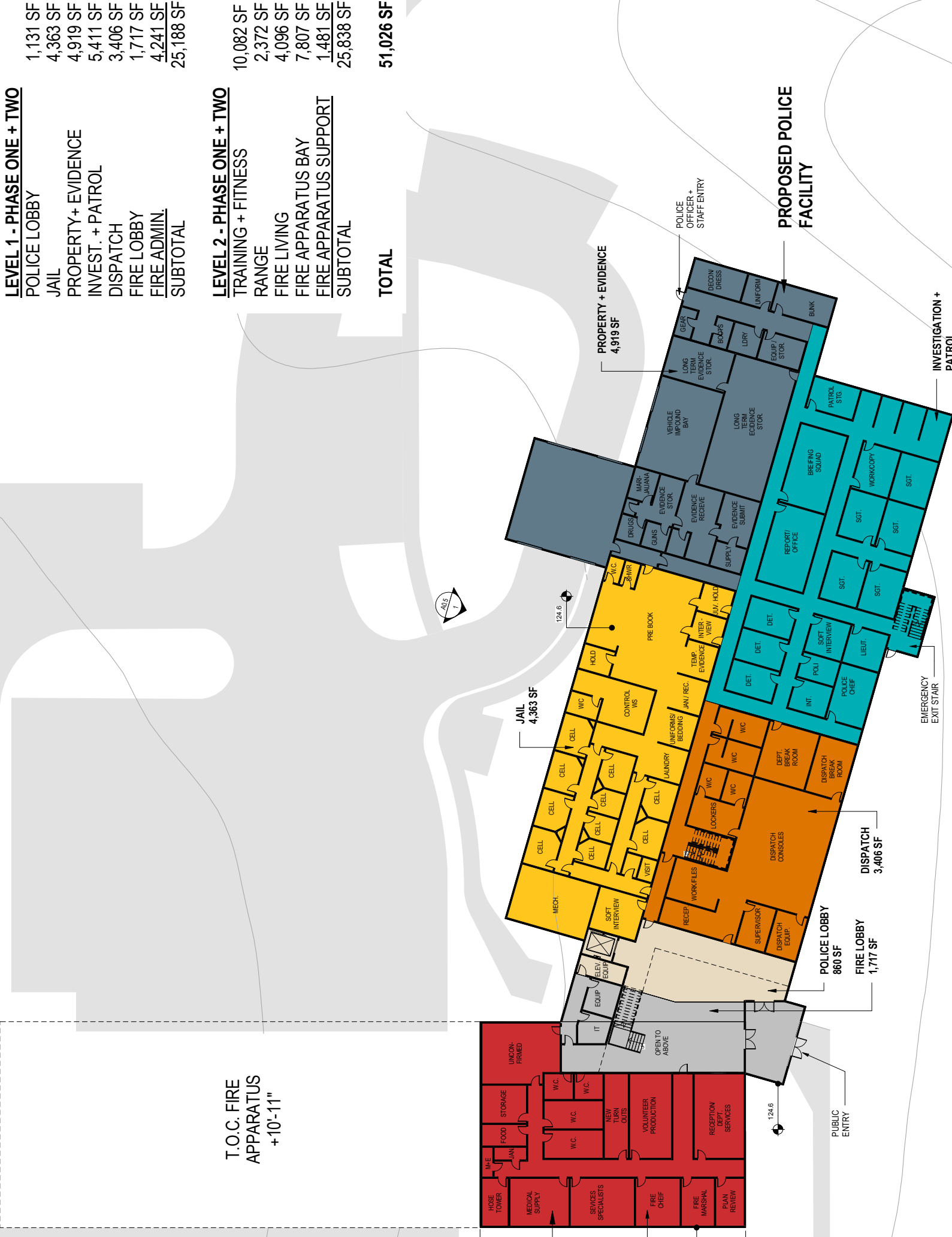


Project: HOMER PUBLIC SAFETY BUILDING	City of Homer Homer, Alaska 99603	Project Mgr: DRS
Drawn	Checked	Date 12/04/14
Sheet Contents: PHASE TWO - LEVEL 1		
Sheet No.: A0.3		
Project Number: 204600234		



LEVEL 1 - PHASE ONE + TWO	1,131 SF
<u>POLICE LOBBY</u>	4,363 SF
JAIL	4,919 SF
PROPERTY + EVIDENCE	5,411 SF
INVEST. + PATROL	3,406 SF
DISPATCH	1,717 SF
FIRE LOBBY	4,241 SF
<u>FIRE ADMIN.</u>	25,188 SF
SUBTOTAL	

LEVEL 2 - PHASE ONE + TWO	10,082 SF
<u>TRAINING + FITNESS RANGE</u>	2,372 SF
FIRE LIVING	4,096 SF
FIRE APPARATUS BAY	7,807 SF
FIRE APPARATUS SUPPORT	1,481 SF
SUBTOTAL	25,838 SF
TOTAL	51,026 SF



T.O.C. FIRE APPARATUS
+10'-11"

1 PHASE TWO - LEVEL 1
A0.3 1/16" = 1'-0"

No.	Date	Revision

Date Stamped: _____
By _____



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Project:
**HOMER PUBLIC
SAFETY BUILDING**

City of Homer
Homer, Alaska 99603
Project Mgr. _____
Drawn _____
Checked _____
Date 10/24/14

Sheet Contents:
**PHASE TWO -
LEVEL 2**

Sheet No.:
A0.4
Project Number: 204600234

LEVEL 1 - PHASE ONE + TWO
POLICE LOBBY 1,131 SF
JAIL 4,363 SF
PROPERTY+ EVIDENCE 4,919 SF
INVEST. + PATROL 5,411 SF
DISPATCH 3,406 SF
FIRE LOBBY 1,717 SF
FIRE ADMIN. 4,241 SF
SUBTOTAL 25,188 SF

LEVEL 2 - PHASE ONE + TWO
TRAINING + FITNESS RANGE 10,082 SF
FIRE LIVING 2,372 SF
FIRE APPARATUS BAY 4,096 SF
FIRE APPARATUS SUPPORT 7,807 SF
FIRE APPARATUS SUPPORT 1,481 SF
SUBTOTAL 25,838 SF

TOTAL 51,026 SF



1 PHASE TWO - LEVEL 2
A0.4 1/16" = 1'-0"

No.	Date	Revision

REVISIONS

Date Stamped: _____
By _____



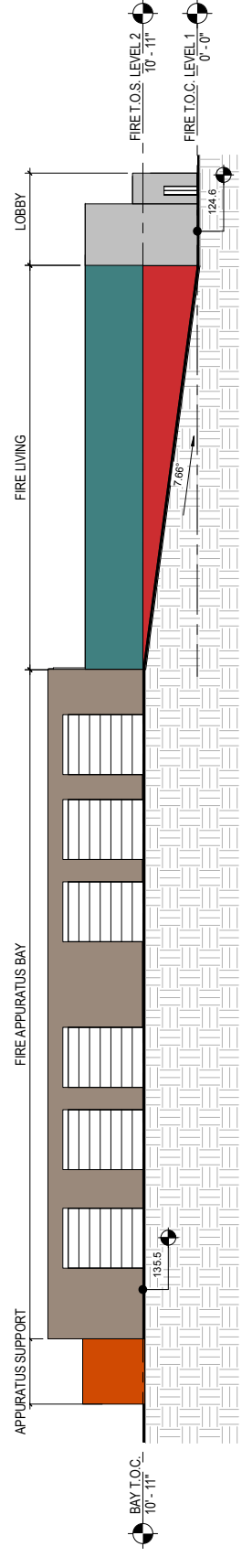
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Project:
**HOMER PUBLIC
SAFETY BUILDING**

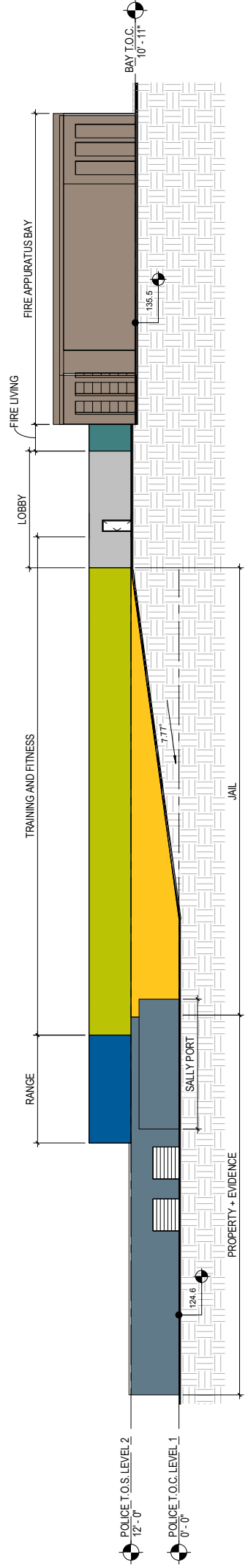
City of Homer
Homer, Alaska 99603
Project Mgr. _____
Drawn _____
Checked _____
Date 12/04/14

Sheet Contents:
**PHASE TWO
ELEVATIONS**

Sheet No.:
A0.5
Project Number: 204600234



2 ELEVATION 2
A0.5 1/16" = 1'-0"



1 ELEVATION 1
A0.5 1/16" = 1'-0"



postponed

**CITY OF HOMER
HOMER, ALASKA**

Mayor

RESOLUTION 15-004

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
REQUESTING THAT THE ALASKA LEGISLATURE RE-APPROPRIATE
THE \$1,405,000 THAT THE CITY RECEIVED FOR THE WADDELL
WAY ROAD IMPROVEMENT TO A NEW PUBLIC SAFETY BUILDING.

WHEREAS, The City has received a Legislative Grant in the amount of \$1,405,000 for
improvements to Waddell Way Road (being that it was the #1 transportation project priority
at the time the grant was requested); and

WHEREAS, Currently, the #1 City project priority is the replacement of the functionally
obsolete police and fire department buildings that provides basic essential services to the
community; and

WHEREAS, In this time of capital project budget constraints, it is reasonable to
sacrifice progress on past priority projects so that a current higher priority City project (that
provides for an essential community service) can continue to make progress; and

WHEREAS, The Public Safety Building is included in the City's current Capital
Improvement Plan Priority List.

NOW, THEREFORE, BE IT RESOLVED that the Homer City Council hereby respectfully
requests that the Alaska Legislature re-appropriate the \$1,405,000 grant for the design and
construction of the Waddell Way Road Improvements (15-DC-062) to design and construction
of the New Public Safety Building.

BE IT FURTHER RESOLVED that the City Manager and the City lobbyist are authorized
to take the appropriate and necessary measures to assist our Legislators in making this
request a reality.

PASSED AND ADOPTED by the Homer City Council this 12th day of January, 2015.

Postponed by Council 1/12/15

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CITY OF HOMER

MARY E. WYTHE, MAYOR

ATTEST:

JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Transfer of \$1,405,000 Legislative Grant to the Public Safety Building project.

