

**NOTICE OF MEETING  
REGULAR MEETING**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. APPROVAL OF MINUTES**
  - A. Minutes of the January 19, 2014 Regular Meeting **Page 3**
- 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)*
- 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 *(Other than Agenda Items)*  
– Carey Meyer/Dale Smythe, Stantec
- 6. PUBLIC HEARING** *(3 minute time limit) There are none scheduled for this meeting.*
- 7. PENDING BUSINESS**
  - A. Public Involvement and Funding Strategy Recommendations **Page 9**
    1. Memorandum from Katie Koester, Economic and development Coordinator dated January 13, 2015 re: Possible Funding Options for the Public Safety Building
  - B. Design Process for Reaching 35% Schematic Design Level **Page 19**
  - C. Demolition and Abatement Costs for Hazardous Materials **Page 23**
- 8. NEW BUSINESS**
  - A. Public Safety Building Civil Site Plan **Page 27**
  - B. Notice of Censure **Page 31**
  - C. Memorandum from Deputy City Clerk Re: Next Meeting Date and Deliverables **Page 33**
- 9. INFORMATIONAL ITEMS**
  - A. Resolution 14-20 Creation of the Committee and Scope of Work **Page 35**
  - B. Public Safety Building Project Fact Sheet **Page 37**
  - C. Resolution 15-007(A) Approving the Recommendations of the Committee **Page 39**
  - D. Contact List and Strategies Chart **Page 41**
  - E. Public Involvement Plan 06/23/14 **Page 47**
- 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 MARCH 17, 2015 AT 5:30 P.M.** at City Hall in the Council Chambers located at 491 E. Pioneer Avenue, Homer Alaska.



Session 15-01 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:31 p.m. on January 19, 2015 at City Hall Upstairs Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

**PRESENT:** COMMITTEE MEMBERS PAINTER, ROBL, CASTNER AND WYTHE

**DESIGN TEAM:** DALE SMYTHE, STANTEC (TELEPHONIC)

**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 December 10, 2014 Regular Meeting  
Chair Castner requested a motion to approve the minutes as presented.

PAINTER/WYTHE – SO MOVED.

There was no discussion.

The minutes were approved by consensus of the Committee.

**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)*

There was no public comment.

**VISITORS**

There were no visitors scheduled.

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

A. Council Report – Mayor Wythe

Mayor Wythe reported that City Council at the January 12, 2015 meeting approved the recommendations from the committee and amended Resolution 15-007 to include extending the committee until the project was concluded or the committee was otherwise dissolved by Council and expanded the scope of work to include advising Council on all further phasing of design and construction. Council additionally agreed to fund design to 35% but did not designate a funding source.

Mayor Wythe then reported that Council postponed action on Resolution 15-004 to re-appropriate the funding received for Waddell Way Road Construction project for the Public Safety Building due to

recent legislative actions postponing or canceling projects indefinitely by Governor Walker that did not have Federal Funding attached.

There was a brief discussion.

#### B. Staff Status Reports – Carey Meyer

Chair Castner stated that he believes that they have funds remaining from the original amount funded by Council and that the committee should reassess the budget to get them to 35% design.

Dale Smythe, Stantec, reported that not much progress or work has been done on the project in the past three weeks and he would need to confer with Ms. Noble to confirm funding options that are available.

Public Works Director Meyer provided a synopsis of the memorandum from staff that was included in the packet.

Chair Castner stated he wanted to get right on the drawings and confirmed with Mr. Smythe that Stantec has a civil person in house. Chair Castner continued by reporting he was on site recently and believed that there was going to be more of a “cut” than he first figured so he would like to see civil drawings right away.

Public Works Director Meyer did state that the earthwork was a number that they just threw in by gut feeling. Mr. Smythe agreed that real survey data was needed even if it was just building corners. Mr. Meyer further noted that a couple of bore holes were needed. He also commented that the weather being what it is they should get that done right away taking advantage of the break in the weather.

Mr. Smythe responding to a question regarding costs from Mayor Wythe stated that a site survey would range \$7000-10000 as it depends on what it exactly was being asked for such as the number of holes; the survey could be done in house, but geo-technical would be approximately \$15,000 so total costs could be \$25,000. Stantec cannot perform geotechnical. Mr. Smythe is waiting for direction from the City and also stated this was the time to get with Cornerstone also.

WYTHE/ROBL - MOVED THAT THE COMMITTEE DIRECT STANTEC TO MOVE FORWARD AND PROCEED WITH GETTING THE SURVEY AND GEOTECHNICAL WORK STARTED ACCESSING THE REMAINING FUNDS PREVIOUSLY ALLOCATED.

There was additional discussion on the costs to perform the survey and geotechnical bores and negotiating those costs.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Mr. Meyer then asked the committee about the funding for Waddell Way stating that he is prepared to start that project. Mayor Wythe implied that he should bring that question before Council but from the

committee's perspective they still planned on getting those funds transferred to the Public Safety Building project.

A discussion supervened between staff and members of the committee regarding the Waddell Way Project and funding.

### **PUBLIC HEARING**

There was no public hearing.

### **PENDING BUSINESS**

#### A. Public Involvement Plan and Strategies Discussion

1. Supplemental Strategies
2. Project Contact List

Mr. Smythe provided a status report on the efforts of Ms. Noble and Ms. Doyle regarding a list of potential funding sources and with some of the pros and cons. He noted that there were several items that were not performed or bypassed by the group. He will request that his staff update the chart and forward to Ms. Krause for the next meeting.

Mayor Wythe requested a copy of the information regarding the funding as she has not seen any of that information. Mr. Meyer responded that he did not see a silver bullet that would solve our funding problem.

A brief discussion ensued regarding the information compiled by Katie Koester and Meredith Noble and Mr. Meyer apologized that the information did not make the packet will locate the memorandum and forward to Ms. Krause so she could distribute to the

Chair Castner asked about demolition of building used by City of Homer Maintenance personnel and for storage. A brief discussion on the demolition and abatement costs that may be involved in the demolishing of that one building plus the occupancy of the HERC by city personnel.

Mr. Smythe stated that they have personnel whom reviewed the cost for abatement and previously did some research on the abatement costs involved. This amount included trucking since Homer did not have a landfill. Mayor Wythe questioned if the cost would be minimal to get those details for disposal and abatement. Mr. Smythe responded that the costs would be nominal.

WYTHE/PAINTER - MOVED THAT STANTEC PROVIDE A DEMOLITION AND ABATEMENT COST ESTIMATE FOR THE BUILDING CURRENTLY OCCUPIED BY CITY PERSONNEL FOR THE NEXT MEETING.

There was a brief discussion on details of the costs to demolish the smaller building.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

In reference to the drawings showing the departure area across the wetlands for the Fire Department, Chair Castner would like some discussion since there has been discussion on opening up the creek by other groups.

Discussion ensued with an appropriate and cost effective method of crossing the creek that would hold up to the weight of the fire apparatus and heavy use and could be part of the 1% for Art; previously anticipated public involvement process, updating the supplemental strategies chart and obtaining additional civil drawings before getting involved with bond preparation.

Mayor Wythe apprised Mr. Smythe that a separate group was looking into separate solution to the recreational needs and desires of the community with the City being the main funding source.

### **NEW BUSINESS**

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

Discussion by the committee included the following:

- Civil drawings will depict utilities location
- The structure wall will act as the retaining wall on the south side of the building
- There would be no additional retaining wall needed
- Prisoner access was on the north easterly side of the facility while the public entrance was located on the south westerly side of the facility
- The building location would shift toward the south eastern corner of the property moving it closer to Pioneer/Sterling Highway corner.
- Minimum fill material if any would be needed. It was described as more of a “flip”
- Drainage issues would be addressed by implementing retention/drainage ponds and directing drainage to the creek

There were no comments or questions on the memorandum as presented.

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

The committee discussed not having a meeting in February but after review of members schedules it was determined that Tuesday, February 17, 2015 at 5:30 p.m. in the Conference Room would be the best date. Mr. Smyth agreed that he could have the requested documents and information ready for the meeting. Packet deadline is Wednesday, February 11, 2015.

### **INFORMATIONAL ITEMS**

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Resolution 15-007(A) Approving the Recommendations of the Committee
- D. Memorandum 15-007 to City Council re: Project Status, Recommendations on How to Proceed and Conceptual Design Status Report
- E. Resolution 15-004, Requesting Reappropriation of the Funding for Waddell Way

There were no comments on the informational items.

**COMMENTS OF THE AUDIENCE**

There were no comments from the audience present.

**COMMENTS OF CITY STAFF**

There were no comments from staff present

**COMMENTS OF THE COUNCILMEMBER**

Mayor Wythe had no comments.

**COMMENTS OF THE CHAIR**

Chair Castner remarked that he will be attending the next Rotary meeting with Chief Robl and speaking about the project. He is hoping it will kick off some community enthusiasm for the project.

**COMMENTS OF THE COMMITTEE**

Chief Painter stated that he took exception to the inclusion of any reference or suggestion regarding a combined or reorganized Fire/EMS response duties in Memorandum 15-007. He stated that this item was not before the committee and felt it was inappropriate to even comment on the issue. Just the fact the City Council has directed this committee to research a Public Safety Building is a confirmation in itself that they are quite satisfied with the services provided by the Fire Department and suggesting that something is amiss or other alternatives is counterproductive to trying to get this funded by the public when it may look like the city is trying to dump the fire department or not provide or combine the services with the Borough. He acknowledged that supporters of the Borough have talked about it in the past but he did not feel there was any notion for the city to change the way they deliver fire services and he did not believe it was fair to the residents of Homer or the Borough. He has been approached by a few people asking what is going on, he was blind-sided by this memo.

Chair Castner responded that he was surprised that Chief Painter did not have this on his radar since he has been approached by a number of people several of them being firefighters not necessarily volunteer fire personnel. He added that the memorandum did note that it was outside the committee purview. He believes that this is a policy matter that should be decided by Council.

Mayor Wythe commented that the only thread she has heard was from Walt right before he left that there was some talk from the Borough Mayor but she does not recall Council ever talking about the issue.

Chief Robl had no comments.

**ADJOURN**

There being no further business to come before the Committee the meeting adjourned at 6:42 p.m. The next regular meeting will be **TUESDAY, FEBRUARY 17, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

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RENEE KRAUSE, CMC, DEPUTY CITY CLERK

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

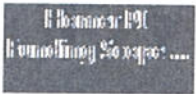


## Renee Krause

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**From:** Carey Meyer  
**Sent:** Wednesday, February 11, 2015 4:55 PM  
**To:** Renee Krause  
**Subject:** PSB review committee packet

This is memo from Stantec regarding updated public involvement and funding strategy recommendations. At the last meeting the design team promised to provide this to the committee at this next meeting.



**Carey S. Meyer, P.E., MPA**

Public Works Director/City Engineer

City of Homer, Alaska

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# Homer Public Safety Building

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## *Updated Public Involvement and Funding Strategy Recommendations*

### A. Seek Additional Involvement and Input (Current Contract Task C: \$11,950.00)

**Public Meeting #2 - Concept Study Open House:** Stantec provides posters, an agenda, and an input form. The Concept Design for the preferred site is presented and input is gathered to help the team finalize the Concept Study and address phasing, demo, building reuse, and possible funding approaches. Summarize meeting input notes and deliver to City.

**Coordinate with Community Partners and Project Supporters:** Stantec will provide project progress updates to potential funding agencies and seek feedback on design, phasing, and funding options. Some project updates will need to come from the City and/or Committee such as when interfacing with legislative representatives, Alaska Department of Public Safety, Alaska State Fire Fighters Association, etc. Stantec will continue to support the City in raising awareness around what Homer's police officers and fire fighters need to do their job safely to protect the community. (Contract Task C: \$2,160.00)

### B. Funding Feasibility Review (New Task ≈ \$19,800.00)

**Gage Support Levels:** Stantec will engage local stakeholders and voters in small focus groups to gain candid input on project funding and phasing. This will be complemented by an online survey to be distributed community-wide via informal and formal email contacts.

**Funding Feasibility Work Session:** Stantec will coordinate a 6-hour work session (10 am – 4 pm with a working lunch) to discuss public support, consider realistic project costs, and prepare three alternative project cost options for public discussion. This work session will use a consensus format and include major stakeholders, Committee Members, elected officials, and thought leaders representing diverse segments of the community (around 40 participants total).

Two independent consultants who bear no interest in project design or outcomes will be brought to Homer to support this event including:

- 1) *Bill Grimes of Studio Cascade.* Bill has extensive experience helping communities prioritize and make tough financial decisions. His role will be to facilitate the work session and guide discussion to make the most of the time allotted; and
- 2) *A Municipal Service Review Specialist with Emergency Services Consulting International (ESCI).* ESCI regularly consults on high profile, intricate, and mission critical Emergency Service and will participate as an outside technical expert to help the City of Homer achieve a feasible project. They will bring to the discussion a depth of experience with public safety facility best practices, cost avoidance opportunities, alternative financing opportunities, rate restructuring, and cooperative service agreements and other strategies for dealing with limited resources while trying to satisfy demands for new and/or expanded services.

Following the work session Stantec will produce a *Funding Feasibility Review Memo* summarizing findings from the focus group, online survey, work session, and cost alternatives. After this is reviewed by the Public Safety Building Review Committee, Stantec will prepare a PowerPoint presentation that the City can share with the community at large to bring broader transparency to this important community discussion and decision, and to announce the next public meeting as a crucial event for offering input.

### C. Community-Based Funding Strategy (Current Contract Task C: \$11,590.00)

**Public Meeting #3 – Cost Alternatives:** Stantec provides posters, an agenda, and an input form. Three cost alternatives will be presented with detailed pros and cons along and Concept Design graphics. Participants will be asked to offer feedback and opinions on each cost approach and make criteria-based recommendations on which alternative they believe is more advantageous to the City over the long run. Stantec will compile meeting input notes.

**Target Cost and Project Scope:** At this point, Stantec will ask the Public Safety Building Review Committee and City Council for direction so that design can proceed to a target funding level, with a scope that reflects broad community agreement.

**Funding Strategy:** Stantec will work with City staff to update the list of possible funding sources and strategies. The team will also create a target capital campaign timeline.

### D. Capital Campaign (Current Contract Task C: \$8,620.00)

**Produce Campaign Themes and Supporting Materials:** Stantec will prepare graphic and written materials that help the City communicate the project need, goals, design, cost, public process, and community support. The City and Public Safety Building Review Committee will review these materials and provide outreach to share them with community partners, project supporters, and potential funders.

**Public Meeting #4 – Final Concept Design Open House:** Stantec provides posters, an agenda, and a station where community members can write letters of support. A final Concept Design is presented with back-up displays from previous meetings that convey the project evolution. Cost information is also presented with a target timeline and funding strategy.

**Seek Funding:** Cornerstone and Stantec will support the project through their work with the Association of General Contractors of America and other key influencers at Juneau. Our goal is to work with you to get the project on the Governor's Budget in 2015/16. To ensure the highest degree of success, it is critical we obtain support for the project from key leaders and legislators by involving them throughout the public involvement process.

If the City decides to pursue a specific grant or low-interest loan program, we will provide you with a cost estimate to prepare the application (which we perform at-cost). With your approval, we will then assist you in pursuing grant/loan funding- a process that typically takes two months. Lastly, if determined to be helpful, Stantec has in-house capability for leading successful bond campaigns.



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Administration

491 East Pioneer Avenue  
Homer, Alaska 99603

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## Memorandum

TO: Public Safety Building Review Committee  
THROUGH: Carey Meyer, Public Works Director  
FROM: Katie Koester, Community and Economic Development Coordinator  
DATE: January 13, 2015  
SUBJECT: Possible Funding Options for Public Safety Building

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I have attached information from Meredith Noble of USKH on a number of potential funding sources for the new Public Safety Building. Mr. Meyer and I had a conference call with Ms. Noble on Friday, January 9 to discuss her draft findings. We came away discouraged with the lack of grant opportunities out there that look could be a 'perfect fit' for the project. Unfortunately, some of the programs that are specifically designed to help communities build public facilities have either not been funded in the last few years or the City of Homer is not eligible due to income guidelines (Community Development Block Grant, for example).

As is the case with many projects, any grant funding for the Public Safety Building will likely have to come from a combination of different sources and the City will need to be creative and innovative in our funding strategy. I will continue looking for additional grant opportunities and research the ones Ms. Noble has identified in more detail.

Enc:  
Funding Strategy: Homer Public Safety Building  
Email from Ms. Noble 1-12-15



## Funding Strategy: Homer Public Safety Building

USDA Rural Development: **Community Facilities Guaranteed Loan Program**- Guarantees up to 90% of loss of principal and interest on loans. This program reduces the credit risk for lenders and allows them to provide financing for essential community projects for communities that cannot obtain credit elsewhere.

- Lender maintains at least 5% of the total loan amount
- Guaranteed portion of loans can be sold on secondary market
- The lender is the applicant for the loan note guarantee.
- Repayment is no longer than the useful life of the facility with a maximum of 40 years. (Tend to be 20 years)

Will need to prepare a financial feasibility study prepared by an independent consultant to show sufficient repayment of operations and maintenance, reserves, and debt retirement.

More info: <http://www.rurdev.usda.gov/HCF-CFGuaranteedInstructions.html>

**Community Facilities Grants**- Provides grants (no more than \$20,000) depending on median household income and the population in the community.

US Dept. of Commerce, Community and Economic Development: **Community Development Block Grants**- The CDBG program provides grants to communities and non-profits that provide services and/or benefits for low to moderate income individuals.

- Grants not to exceed \$850,000
- U.S. Department of Housing and Urban (HUD) provides the funding which ranges from \$3-3.5M annually with a state required match of 2%.

*The City of Homer is NOT eligible* for this program because the community does not meet median household income requirements. MHI increased last year (perhaps as a result of annexation?). An argument could be made, however, that a new or remodeled recreation facility would principally benefit low to moderate income persons since it primarily serves underserved youth and elderly and could support educational programs such as the Boys and Girls Club.

Alaska Energy Authority: **Renewable Energy Fund Grants**- Renewable Energy Grant Funds are managed by the Alaska Energy Authority and are designed to fund renewable energy projects that can show public benefit fund and reduced dependence on fossil fuels. Average project request ranged from \$115,000-1.6M. Due Date- September, Sent to Legislature for Approval. July 1, 2015 funding becomes available.

More info: <http://www.akenergyauthority.org/REfund8.html>

U.S. Rural Infrastructure Opportunity Fund: The Rural Infrastructure Opportunity Fund is a public-private partnership between CoBank, Capitol Peak Asset Management and the U.S. Department of Agriculture. The purpose of the fund is to serve as a new source of capital for rural infrastructure projects and to support job creation in rural communities. The fund is

designed to complement existing government loan and grant programs by making debt investments in a wide range of projects including essential community facilities.

It is a new program (founded in June 2014) and therefore is still working out the details of how communities can access these funds. We will continue researching this program to determine if it is an option for Homer.

### Designated Legislative Grants AS 37.05.315 Grants to Municipalities:

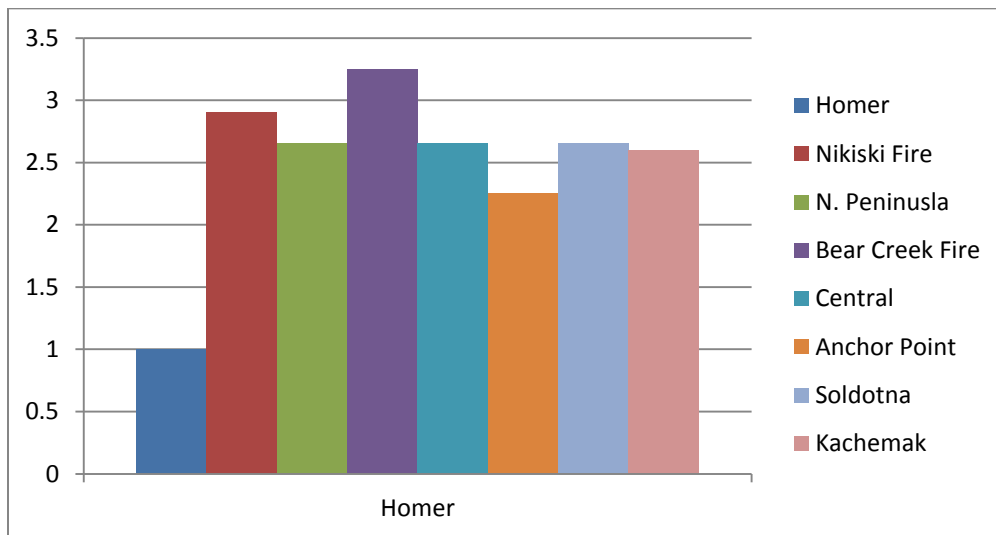
Communities seek funding from their state senators and representatives for identified capital projects. Appropriations are included in the Capital Bill by the legislature at their discretion, with final approval required by the Governor.

Grant agreements are typically written for a term of five years beginning on July 1 and terminating five years later. Preparing a grant agreement will require a scope of work, project description, schedule, and narrative.

### Municipal Securities:

It is recommended that Homer consider municipal securities (bonds). This expertise is outside of our firm's experience but we can assist with the public involvement process of researching what the community is willing to pay for and how to best present project information. One consideration for repaying the bonds is to increase the mil rate for police and fire services in Homer. More information at [www.msrb.org](http://www.msrb.org) and [www.emma.msrb.org](http://www.emma.msrb.org).

Mil Rate Comparison



The key to moving forward a funding strategy is ensuring that the project represents what the community is willing to pay and building broad partnership support. As resources become ever thinner, it is imperative that the project provides the greatest value to the region as possible.



## Katie Koester

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**From:** Noble, Meredith <meredith.noble@stantec.com>  
**Sent:** Monday, January 12, 2015 10:46 AM  
**To:** Katie Koester  
**Cc:** Doyle, Sara; Carey Meyer; Smythe, Dale  
**Subject:** RE: funding for Public Safety Building

Hi Katie and Carey,

Per our conversation Friday, I have thought of a few more options. First- I'm curious what the fire fighter budget is for equipment annually. There is federal funding for purchasing equipment and training and if that were to alleviate that pressure on the Homer budget, perhaps that would free some funding for design.

It also seems possible to position the project as a desperately needed Emergency Operations Center to mitigate hazards and natural disasters. I know Fire Chief Painter discussed the new building serving this purpose, so I'd be interested in exploring this option more with him.

A good summary on these programs can be found at the link below:  
<http://www.firewise.org/usa-recognition-program/grants-and-funding/federal-government.aspx>

Lastly- I am curious about the resource: <http://www.policegrantshelp.com/registration/>

It's free to registered police officers so if someone could be assigned to work with me, I could use their log-in to research potential police funding options.

Please call or email if you need anything. Otherwise, I'm looking forward to hearing how the presentation to Council went.

-Meredith

-----Original Message-----

**From:** Katie Koester [mailto:kkoester@ci.homer.ak.us]  
**Sent:** Wednesday, January 07, 2015 12:31 PM  
**To:** Noble, Meredith  
**Cc:** Doyle, Sara; Carey Meyer; Smythe, Dale  
**Subject:** Re: funding for Public Safety Building

Hi Meredith,

Friday at 10am works great. I have it on my calendar.

Give me a call at 907-435-3101.

Good luck wedding planning!

Katie

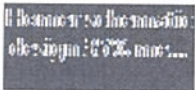


## Renee Krause

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**From:** Carey Meyer  
**Sent:** Wednesday, February 11, 2015 4:58 PM  
**To:** Renee Krause  
**Subject:** PSB review committee packet

In response to the Committee's questions about what would be accomplished in the upcoming 35% phase of the project, the attached memo from Stantec updates us on the design process for the 35% schematic design.



**Carey S. Meyer, P.E., MPA**  
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# Homer Public Safety Building

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## Updated design process for 35% Schematic Design

- A. 35% Design effort, duration expected to be 3-5 months depending on final direction. (Approximate cost: typically 10-12% of construction. This project has a higher range considering demolition and reuse of existing structures)

### Summary of effort:

- 1. Schematic Design Phase (35%) will need to confirm the possibility of phasing the building construction and existing element reuse prior to design kickoff.
  - A. Design team site visit:

For the Schematic Design overnight trips to Homer will be provided as follows:

Initial investigation	2 each	STANTEC Architectural
Initial investigation	1 each	STANTEC Structural
Initial investigation	1 each	STANTEC Civil
Initial investigation	1 each	STANTEC Mechanical
Initial investigation	1 each	STANTEC Electrical
Initial investigation	2 each	STANTEC Haz Mat
Initial investigation	1 each	STANTEC Environmental Specialist

- B. Site Survey: (currently under way by Stantec) A topographic survey of the selected site will be performed to aid in subsequent design efforts. Existing improvements will be surveyed.
- C. Geotechnical: By Golder (currently under way)
- D. Contaminated Soils: Not anticipated, will be added as needed.
- E. Agency Scoping: Key federal and state regulatory agencies will be contacted via meetings, email and letters to coordinate any required permitting, address agency concerns, and develop avoidance, minimization, and mitigation measure (as required) into the schematic design. The facilities shall be designed in compliance with the applicable regulations of authorities having jurisdiction over the project, including;

State of Alaska Fire Marshal:  
2009 International Building, Fire and Mechanical Codes  
NFPA 13  
National Electrical Code, NFPA 72

State of Alaska Department of Environmental Conservation (ADEC)  
Division of Spill Prevention and Response  
Division of Water

US Army Corps of Engineers (USACE)  
Regulatory Division (Section 404 Clean Water Act)

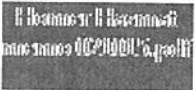
- F. Schematic Site Design: A schematic site design will be further developed by STANTEC. Site plan to consider phasing, future building additions, wetlands, surface drainage, site pedestrian and vehicular access, infrastructure development and utilities locations, vehicle parking, snow drifting, construction/property limits, site use parameters, and utility easement requirements and clearances.
- G. Schematic Building Design: Based on the selected concept plan STANTEC will develop schematic floor plans, typical building sections, typical wall, roof and floor sections, and exterior elevations. Preliminary door, window and finish schedules will be prepared with probable exterior envelope details for review and input.
- H. Schematic Cost Estimate: Cornerstone will assist the design team in product, material, and system selection to ensure best value and holistic implication of cost. The cost estimate will be generated by Cornerstone based on the 35% schematic documents.
- I. Project Schedule: STANTEC will update the project schedule for the remaining design, bidding, and construction.
- J. Submittal and Review: The documents will be distributed to the city of Homer for review. At a minimum a review meeting with written comments in Homer or via teleconference with the city of Homer will be scheduled within two weeks of submittal to maintain schedule.
- K. Building Hazardous Material Investigation (excluding soils): STANTEC will perform a hazardous materials survey of areas anticipated to be demolished or disturbed during the demolition or conversion of the existing building and its related site structures. Investigation activities and discoveries, analytical results and recommendations for remedial action will be documented into a report. Design documents for the removal of discovered hazardous materials will be developed at the 65% design development and 100% construction document levels. (see related memo)

## Renee Krause

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**From:** Carey Meyer  
**Sent:** Wednesday, February 11, 2015 4:52 PM  
**To:** Renee Krause  
**Subject:** PSB Review Committee packet

This is Stantec's response to questions regarding how hazardous material within the building would be dealt with and information regarding building demolition costs.



**Carey S. Meyer, P.E., MPA**  
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(p) 907-435-3124  
(f) 907-235-3145  
(c) 907-399-7232





# Homer Public Safety Building

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## *Updated HERC Demolition and Hazardous Materials*

- A. Update Hazardous material survey (Approximate cost: \$20,000.00)

**Summary of effort:** Stantec conducted a cursory review of the general site and the building envelope in November of 2014 while in Homer for a separate work assignment. Visually there were no pronounced conditions either structurally or environmentally that were observed which would create unusual or excessive challenges for a qualified contractor to demolish and remove the building once the hazardous materials have been removed from the structure. Note that not all known hazardous materials would necessarily be required for removal in order to comply with the Environmental Protection Agency (EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) which governs commercial building renovation and demolition at the federal level. Material such as lead-based paints, certain non-friable asbestos and some mercury impacted material can remain in place for the demolition and be removed as part of the general demolition waste. This is contingent on a number of factors including the condition of the material and proper analytical, handling and disposal procedures are fulfilled.

The regulations which govern hazardous material such as asbestos-containing material (ACM) have not substantially changed much since the early 1990s. However, what can change is the condition of the material over time. This change in condition can greatly affect how a contractor must go about the removal, control, transport and disposal of the materials and the associated costs to do so. Previous hazardous material inspections conducted at the facility have made assumptions for some materials to be positive for asbestos. Stantec would also assume the built up roof consists of ACM. These materials should be sampled and tested prior to any major removal effort taking place to further confirm removal costs. Semi-destructive investigations should also be accomplished such as the roof and within wall and ceiling cavities in an effort to expose as many hidden conditions as possible so removal costs can be accurately estimated.

A rough order of magnitude cost for the removal of hazardous material, building demolition and disposal of material and debris has been calculated at \$40/sf. This estimate has taken into consideration that the general debris and asbestos-containing material will be required to be transported to Soldotna, an approximate 140 mile round trip to the KPB landfill, which has high rates for ACM disposal. A more detailed cost analysis effort should be conducted further into the design phase to fine tune these costs under the various approaches that are allowed under the applicable regulations, such as keeping certain non-friable ACM in place for demolition vs. removing it. An approximate demolition cost of  $\$40/\text{sf} \times 23,800\text{sf}$  (both buildings) = \$952,000

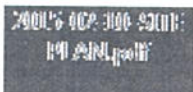
Analytical procedures are available to possibly reduce the hazardous material inventory such as the toxicity characteristic leaching procedure (TCLP). This is employed as an analytical method to simulate leaching through a landfill. The testing methodology is used to determine if a waste is characteristically hazardous. TCLPping can be applied to lead-based paint and mercury impacted material, however this is not a method for addressing ACM. The EPA does allow for the composition testing of gypsum board assemblies with joint compound that contains ACM, however if either material contains ACM OSHA regulations would still apply for its removal. Note that some landfills still require the materials to be disposed as ACM at the going rate.

## Renee Krause

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**From:** Carey Meyer  
**Sent:** Wednesday, February 11, 2015 4:52 PM  
**To:** Renee Krause  
**Subject:** PSB Review Committee packet information

This is the newest civil site plan. It now shows more information regarding the drainage corridor/access road culvert crossing, how water and sewer would be extended to the building, and provides a clearer picture of site contours and drainage as requested by the Chairman. Hope you can include in committee packet as a color 11 x 17. I will have a larger copy available for committee members and the public to review at the meeting.



**Carey S. Meyer, P.E., MPA**  
Public Works Director/City Engineer  
City of Homer, Alaska  
3575 Heath Street  
Homer, AK 99603  
[cmeyer@ci.homer.ak.us](mailto:cmeyer@ci.homer.ak.us)  
(p) 907-435-3124  
(f) 907-235-3145  
(c) 907-399-7232











Disposition of Committee

**CENSURE**

Findings:

It is determined that Ken Castner, acting as the Chairman of the Public Safety Building Review Committee, did include in a report to the Homer City Council, the following:

"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."

This is a statement that has neither been determined or authorized by the Committee, is prejudicial to the Homer Fire Department, and is a personal affront to Chief Painter.

Castner has acted outside of his authority and is hereby censured for his actions.

Agreed to this 17<sup>th</sup> day of February, 2015.

Homer Public Safety Building Review Committee

By: \_\_\_\_\_

Chairman







# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

Office of the City Clerk

491 East Pioneer Avenue  
Homer, Alaska 99603

[clerk@cityofhomer-ak.gov](mailto: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: FEBRUARY 12, 2015  
SUBJECT: SCHEDULING THE NEXT MEETING AND DELIVERABLES

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

Tuesday, March 17<sup>th</sup> at 5:30 p.m. in the Conference Room

Please confirm 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.






- 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 13<sup>th</sup> day of January,  
55 2014.

56  
57 CITY OF HOMER

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61 MARY E. WYTHE, MAYOR

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63 ATTEST:

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66 \_\_\_\_\_  
67 JO JOHNSON, MMC, CITY CLERK

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69 Fiscal Note: Staff time and advertising costs.

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# 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)

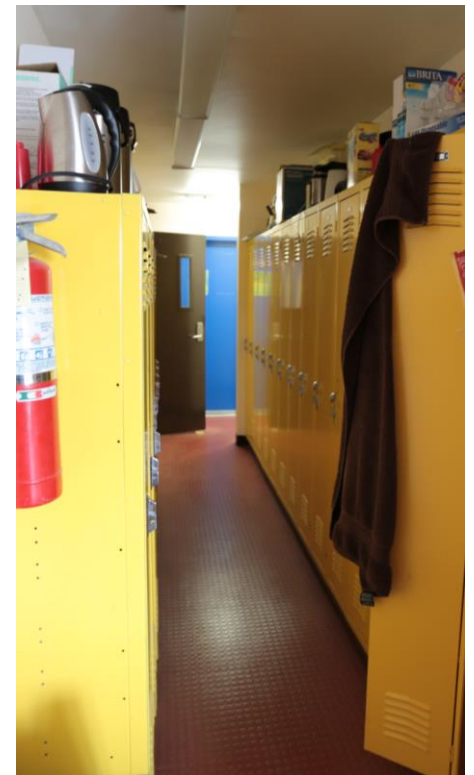
To learn about public involvement opportunities, or for more information about this effort, contact the City of Homer:

Carey Meyer, Public Works Director  
[cmeyer@ci.homer.ak.us](mailto: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 12<sup>th</sup> day of January, 2015.

CITY OF HOMER


  
MARY E. WYTKÉ, MAYOR

44 ATTEST:

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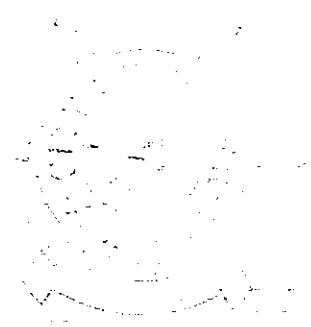
  
\_\_\_\_\_  
JO JOHNSON, MMC, CITY CLERK

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Fiscal Note: N/A





Name	Title	Phone	Email	Info
<b>KEY PROJECT STAKEHOLDERS</b>				
Carey Meyer	Public Works Director	907-235-3170	<a href="mailto:cmeyer@ci.homer.ak.us">cmeyer@ci.homer.ak.us</a>	3575 Heath Street, Homer 99603
Dan Nelsen	Project Manager	907-235-3170	<a href="mailto:dnelsen@cityofhomer.ak.gov">dnelsen@cityofhomer.ak.gov</a>	3575 Heath Street, Homer 99603
Ken Castner	Chair of Committee	907-235-9028	<a href="mailto:kcastner@tonsina.biz">kcastner@tonsina.biz</a>	c/o City Clerk's Office City of Homer 491 E Pioneer Avenue
Mark Robl	Police Chief	907-235-3150	<a href="mailto:mrobl@ci.homer.ak.us">mrobl@ci.homer.ak.us</a>	Homer Police Department 4060 Heath Street Homer AK 99603
Ralph Crane	Public Representative	951-218-6362	<a href="mailto:kummok@earthlink.net">kummok@earthlink.net</a>	c/o City Clerk's Office City of Homer 491 E Pioneer Avenue
Bob Painter	Fire Chief	907-235-3155	<a href="mailto:rpainter@ci.homer.ak.us">rpainter@ci.homer.ak.us</a>	Homer Volunteer Fire Department, 604 East Pioneer Ave. Homer AK 99603
Beth Wythe	Mayor	907-235-3919	<a href="mailto:mayor@ci.homer.ak.us">mayor@ci.homer.ak.us</a>	491 E Pioneer Avenue Homer, AK 99603
Renee Krause	Deputy City Clerk	907-435-3109	<a href="mailto:rkrause@ci.homer.ak.us">rkrause@ci.homer.ak.us</a>	491 E Pioneer Avenue Homer, AK 99603
Walt Wrede	City Manager	907-235-8121	<a href="mailto:wwrede@ci.homer.ak.us">wwrede@ci.homer.ak.us</a>	491 E Pioneer Avenue Homer, AK 99603
<b>CONSULTING TEAM</b>				
Dale Smythe	Project Manager	907-343-5254	<a href="mailto:dsmythe@uskh.com">dsmythe@uskh.com</a>	2515 A Street, Anchorage, AK 99503
Jerry Jeubert	Architect	907-450-1440	<a href="mailto:jneubert@uskh.com">jneubert@uskh.com</a>	2515 A Street, Anchorage, AK 99503
Sara Wilson Doyle	Public Meeting Coordinator	907-352-7813	<a href="mailto:swdoyle@uskh.com">swdoyle@uskh.com</a>	2515 A Street, Anchorage, AK 99503
Meredith Noble	Stakeholder			
Loren Berry	Involvement/Funding	509-340-1714	<a href="mailto:mnoble@uskh.com">mnoble@uskh.com</a>	621 W. Mallon Ave. Suite 309, Spokane, WA 99201
Jack Berry	Loren Berry Architects	541-896-3692	<a href="mailto:lberry@berryyarch.com">lberry@berryyarch.com</a>	41601 Madrone Street, Springfield, OR 97478
Jae Jolley	Loren Berry Architects	541-896-3692	<a href="mailto:jberry@berryyarch.com">jberry@berryyarch.com</a>	41601 Madrone Street, Springfield, OR 97478
	Cornerstone General Contractors		<a href="mailto:jjolley@cornerstoneak.com">jjolley@cornerstoneak.com</a>	5050 Cordova Street, Anchorage, AK 99503
<b>MEDIA OUTREACH CONTACTS</b>				
Shady Grove	KBBI Public Radio	907-235-7721	<a href="mailto:shadygrove@kbbi.org">shadygrove@kbbi.org</a>	Coffee Table on Wednesday morning 9-10 am.
Dave Becker	K-WAVE, KPEN, K-BAY, KGTL	907-235-6000	<a href="mailto:kwavefm@xyz.net">kwavefm@xyz.net</a>	Contact Tim White, K-WAVE, for Straight Talk on Tuesday mornings <a href="http://www.alaskamattersradio.com">www.alaskamattersradio.com</a>
Chris Story	KPEN- Alaska Matters	907-299-7653		
Naomi Klouda	Homer Tribune	907-235-3714	<a href="mailto:naomi@homertribune.com">naomi@homertribune.com</a>	<a href="http://www.homertribune.com/2013/08/council-considers-a-new-public-lot-new-public-safety-site">http://www.homertribune.com/2013/08/council-considers-a-new-public-lot-new-public-safety-site</a>
Michael Armstrong	Homer News	907-235-7767	<a href="mailto:michael.armstrong@homernews.com">michael.armstrong@homernews.com</a>	<a href="http://www.homernews.com/homer-news/local-news/2013-09-11/herc-">http://www.homernews.com/homer-news/local-news/2013-09-11/herc-</a>
Shannyn Moore	Peninsula Clarion	907-283-7551		<a href="http://peninsulaclarion.com/staff">http://peninsulaclarion.com/staff</a>
	Blogger, Radio.Active.Truth Bloggers?		<a href="mailto:shannymoore@gmail.com">shannymoore@gmail.com</a>	<a href="http://www.shannymoore.wordpress.com/">http://www.shannymoore.wordpress.com/</a>
<b>FUNDING SOURCE CONTACTS</b>				
Pauletta Bourne	CDBG Grants Rep	907-451-2721	<a href="mailto:pauletta.bourne@alaska.gov">pauletta.bourne@alaska.gov</a>	<a href="http://commerce.alaska.gov/dnn/dcra/GrantsSection/CommunityDevelopment">http://commerce.alaska.gov/dnn/dcra/GrantsSection/CommunityDevelopment</a>
Judy Haymaker	CDBG Grants Rep	907-451-2731	<a href="mailto:judy.haymaker@alaska.gov">judy.haymaker@alaska.gov</a>	Max \$850k per community, \$2M FY13 Cycle
Scott Ruby	Director, Division of Community and Regional Affairs	907-269-4569	<a href="mailto:scott.ruby@alaska.gov">scott.ruby@alaska.gov</a>	Excellent resource for information on legislative designations & CDBG grant.
Merlaine Kruse	USDA RD, Community Programs	907-761-7778	<a href="mailto:merlaine.kruse@ak.usda.gov">merlaine.kruse@ak.usda.gov</a>	
Amy Milburn	USDA RD, Area Director	907-283-6640 ext. 4	<a href="mailto:amy.milburn@ak.usda.gov">amy.milburn@ak.usda.gov</a>	110 Trading Bay Road, Suite 160, Kenai, AK 99611
Wylie Chandler	USDA RD, Loan Tech	907-283-6640 ext. 4	<a href="mailto:wylie.chandler@ak.usda.gov">wylie.chandler@ak.usda.gov</a>	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
<b>LEGISLATORS</b>				
Peter Micciche	Senator District 0	907-283-7996 907-465-2828	<a href="mailto:senator.peter.micciche@akleg.gov">senator.peter.micciche@akleg.gov</a>	<a href="http://gov.alaska.gov/parnell/contact/email-the-governor.html">http://gov.alaska.gov/parnell/contact/email-the-governor.html</a> 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	<a href="mailto:representative.paul.seaton@akleg.gov">representative.paul.seaton@akleg.gov</a>	270 W. Pioneer Ave. Homer AK 99603 State Capital Room 102, Juneau, AK 99801
<b>CITY STAFF</b>				
Dan Gardner	Public Works Superintendent	907-235-3170	<a href="mailto:dgardner@ci.homer.ak.us">dgardner@ci.homer.ak.us</a>	
Rick Abboud	Public Works Inspector			
Julie Engebretsen	City Planner	907-235-3106	<a href="mailto:rabboud@ci.homer.ak.us">rabboud@ci.homer.ak.us</a>	
	Deputy City Planner	907-235-3106	<a href="mailto:engebretsen@ci.homer.ak.us">engebretsen@ci.homer.ak.us</a>	
Katie Koester	Economic Development Coordinator	907-435-3101	<a href="mailto:kkoester@ci.homer.ak.us">kkoester@ci.homer.ak.us</a>	
Jo Johnson	City Clerk	907-235-3130	<a href="mailto:jjohnson@ci.homer.ak.us">jjohnson@ci.homer.ak.us</a>	
Elaine Grabowski	Staff at Fire Dept.	907-235-3155	<a href="mailto:fire@cityofhomer-ak.gov">fire@cityofhomer-ak.gov</a>	
Dan Miotke	Staff at Fire Dept.		<a href="mailto:dmiotke@ci.homer.ak.us">dmiotke@ci.homer.ak.us</a>	
<b>COMMUNITY OUTREACH</b>				
42	Far North Photography/Chamber of Commerce Contact			
Jim Lavrakas	Rotary	907-360-2319	<a href="mailto:jimlav@homer.alaska.org">jimlav@homer.alaska.org</a>	
Katie Koester	Real Estate Association Chamber of Commerce	907-235-5294	<a href="mailto:kkoester@ci.homer.ak.us">kkoester@ci.homer.ak.us</a> <a href="mailto:angienewby@alaska.com">angienewby@alaska.com</a>	Wants to host fire and police staff for an informative meeting during their
Angie Newby	Rotary		<a href="mailto:debbie@homer.alaska.org">debbie@homer.alaska.org</a>	Coordinated much of the fundraising for the new Library.
Debbie Speakman	Youth Services Librarian	907-435-3176	<a href="mailto:chaines@ci.homer.ak.us">chaines@ci.homer.ak.us</a>	
Claudia Hanes	Public Park Volunteer		<a href="mailto:tidefeathersnow@gmail.com">tidefeathersnow@gmail.com</a>	
Miranda Weiss	Hr at Hospital/ Community Leader	907-235-0397	<a href="mailto:dbf@sphosp.org">dbf@sphosp.org</a>	Coordinated PI activities to garner support for upgrades to hospital.
Derotha Ferraro	Pratt Museum	907-235-8635	<a href="mailto:mmiller@prattmuseum.org">mmiller@prattmuseum.org</a>	Also Vice Chair of Public Art Committee
Michelle Miller	Islands and Ocean Visitor Center Manager		<a href="mailto:marianne_aplin@fws.gov">marianne_aplin@fws.gov</a>	Also member of the City of Homer Public Arts Committee
Marianne Aplin	Former Mayor	907-399-1200	<a href="mailto:jackcushing@gci.net">jackcushing@gci.net</a>	
Jack Cushing	Kachemak Heritage Land Trust			
	Kachemak Bay Conservation Society	907-235-8214		also a member of the Advisory Planning Commission
Roberta Highland	Homer Foundation	907-235-0541		
	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	<a href="mailto:mark.miller@alaska.gov">mark.miller@alaska.gov</a>	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	<a href="mailto:shecks@sremsc.org">shecks@sremsc.org</a>	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	<a href="mailto:sgwalden@borough.kenai.ak.us">sgwalden@borough.kenai.ak.us</a>	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			
	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			

Updated 08/19/14

Y/N	Outreach & Education Activities	Date	Details	Leader	Assistance	Completed
<b>KEY PROJECT STAKEHOLDERS</b>						
	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 <a href="mailto:kwavefm@xyz.net">kwavefm@xyz.net</a>	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
<b>August Activities</b>						
	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	<a href="mailto:shadygrove@kbbi.org">shadygrove@kbbi.org</a>		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	<a href="mailto:naomi@homertribune.com">naomi@homertribune.com</a>	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	





**CITY OF HOMER**  
**Homer Public Safety Building**  
**PUBLIC INVOLVEMENT PLAN**

**USKH**

SHARED VISION. UNIFIED APPROACH.

June 23, 2014

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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 4<sup>th</sup> 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](mailto: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 15<sup>th</sup>. 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 20<sup>th</sup>, 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.





