

**NOTICE OF MEETING
REGULAR MEETING**

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. APPROVAL OF MINUTES

A. Minutes of the August 26, 2015 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)*

A. 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. Staff Project Report – Carey Meyer

1. Agreement Modification

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C. Stantec Project Report – Dale Smythe, Sara Wilson-Doyle

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

7. PENDING BUSINESS

A. Updated Public Engagement Schedule – Fall 2015

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B. Updated GANNT Schedule

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C. Hazardous Materials Report

8. NEW BUSINESS

A. Draft Online Survey Review and Approval

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1. Comments from Chief Painter dated August 27, 2015

B. Funding Costs

C. Preliminary Schematic Drawings of the Project – Fitting it to the Location

D. 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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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 REGULAR MEETING IS SCHEDULED FOR OCTOBER 14 2015 AT 5:30 P.M. at City Hall in the upstairs conference room located at 491 E. Pioneer Avenue, Homer Alaska.

Session 15-06 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:40 p.m. on August 26, 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, HOWARD, ROBL, WYTHE AND CASTNER

DESIGN TEAM: DALE SMYTHE AND SARA WILSON-DOYLE, STANTEC (TELEPHONIC)

STAFF: RENEE KRAUSE, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

APPROVAL OF MINUTES

A. Minutes for the July 29, 2015 Regular Meeting

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 were no comments from the audience present.

VISITORS

There were no visitors scheduled.

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe reported that Council has taken no further action on the project. Mr. Castner provided a report to Council on the actions taken by the Committee at the last meeting.

B. Staff Report – Carey Meyer, Public Works Director and City Engineer

Mr. Meyer was not in attendance at the meeting.

C. Stantec Project Report – Dale Smythe and Sara Wilson-Doyle

Ms. Wilson-Doyle provided a summary of the work completed to date to bring the newest committee member up to speed.

- The Homer Fire and Police stations are obsolete and the City of Homer has not upgraded these facilities even though they have been on the Capital Improvement Plan for a number of years.
- The Committee has been working to address this by assessing the current and future needs and by planning for a 50 year return on these investments, and trying to gain cost efficiency through

combining the Fire and Police services, by using Design-Build methods and utilizing a city owned building site.

- For a number of reasons city residents will still be asked to vote on a municipal bond to fund at potentially significant costs.
- The Police and Public Safety, Fire and EMS were voted the highest priority and most important essential services that the city provided and is the least interested in cutting to correct the deficit.
- In order to pass a bond the community will have to have some consensus on the value, design and the price tag regarding the project.
- When residents were asked about further cuts to correct the budget deficit, 24% of the responses expressed negative concerns with the current project. This is a high percentage considering the number of responses. This information was gathered for the Closing the Gap Survey question #3 results posted on the City Website. This was not representative of all the voters.
- To gain community buy-in they need to clear the air and create a dialog that will enlighten the community regarding their choices, this committee has had a lot on their plate, if voters cannot see the comparative value there is a high risk that voters will vote no to a bond thinking there is a cheaper or better option available
- Bringing in Don Bivens, a consultant with 40 years' experience in Fire Service and experienced working with communities since the U.S. economic down turn, working on collaborative funding and funding feasibility reviews often with multiple jurisdictions, to work with the community and the committee exploring the cost avoidance strategies suggested by the public to clear the misconceptions.
- Addressing the questions now are less likely to end up being a rallying cry to keep the community dividing and reduce the chance of addressing the real issues to the city having a new police and fire building

PUBLIC HEARING

There were no items for public hearing scheduled.

PENDING BUSINESS

A. Updated GANTT Project Schedule

Mr. Smythe stated they have modified the schedule quite a bit working with Ms. Wilson-Doyle on the Public Involvement dates, they are not under contract yet to start the Hazardous Material Survey or continuing the design.

Chair Castner will contact Mr. Meyer to reiterate the note to self on getting those items done. He reported that status to Council as well. He also would like to get elevations to assist in the presentations to the public.

He further noted that sometime in February they will achieve the 35% drawing and engineering. There will be interim decisions to make this fall as they move ahead regarding abatement and what to do with the two buildings.

B. Stantec Draft Fee Proposal

Chair Castner noted that Mr. Meyer did most of the heavy lifting on this fee proposal. He inquired if there were any questions, none were forthcoming.

C. Tentative Public Project Information Meeting Dates

Chair Castner noted that these proposed dates should be cleared with the Clerk. Ms. Krause confirmed that Ms. Wilson-Doyle and herself had spoken; Ms. Wilson-Doyle offered that after approximately five telephone calls the schedule before them is the result of their coordination efforts.

Chair Castner inquired about the content and timing of the proposed meetings.

Ms. Wilson-Doyle explained that certain meetings are scheduled as casual, individual, face to face meetings, those meetings are scheduled during the day, at City Hall and since the city facilities are busy in the evenings some of the meetings will be conducted at Islands and Ocean Visitor Center. There will be an online survey available for a month. The October 23rd, Friday is worksession scheduled for 10 a.m. to 4:00 p.m. It would be best to have the committee available and key players, possibly up to 40 people to come up with 3 alternatives from all the public input, the survey and focus groups to present at the November 19th public meeting.

Mayor Wythe commented on the online survey and stated that she wanted the committee to view the contents before going live with the survey. Ms. Wilson-Doyle assured Mayor Wythe that the committee will have it to view at the September 16th committee meeting for comment and input.

Mayor Wythe then commented on the involvement of KESA, in that she recognized they were a stakeholder from the perspective that they were a dissenter to the concept potentially, they have spoken with the Borough Mayor, the Fire Chief and the Fire Department, the conversation is not coming from the Borough, it is coming from the Board itself, and while she recognizes that KESA may be a potential alternative, it is certainly not the most desirable perspective and the community has very strongly come out and stated that public safety, Fire and Police are their number one priority and she did not believe they were saying that in the terms of that they need to contract it out to someone else. She does recognize the need to review that possibility in the context of financing just not that KESA is the alternative that they prefer and there seems to be a growing perception that it is the top preference and nothing could be further from the truth.

As they are walking into this they are not looking for an alternative to provide services but the most cost effective manner to provide services at the existing level of service that is provided.

Chair Castner requested clarification. Mayor Wythe stated she would like to see the content of the survey and make sure that everyone on the committee feels comfortable with the content of the survey.

Ms. Wilson-Doyle added further that the survey will also include a few open ended questions about what improvements, level of funding, and what priorities the community feels comfortable with, and break it down focusing a lot more on specifics of the project. Ms. Wilson-Doyle commented that the list of comprehensive list of the needs of the community that create the sticker shock that has really been the driver for some of these community conversations and it will be important for people who are moving this project to the next design level to highly prioritize needs to come up with a few different funding alternatives and she further recommended reviewing the 50 year cost window and when they start reviewing the costs over the 50 years the savings is not really true savings.

Chair Castner requested that they include with the survey the cost information on what a percent of sales tax is worth and 1 mil is worth. Mayor Wythe noted that the information will be available. Ms. Wilson-Doyle commented that one of the benefits of bringing in Don Bivins is that he has worked with other communities on a number of projects and the community believes that there is a cheaper alternative only to find that it takes twice as long and cost twice as much. During the economic down in the Lower 48, a number of communities who were looking to lay off a number of staff to right size the service for the community and assisted in maintaining the local leadership and key people really meaningful to the community. So the numbers they get from the city will assist Mr. Bivins as well.

Chair Castner reiterated that he would like an information sheet to be issued with the survey as well, they would like to have the party responsible for the meeting such as Stantec, Public Works or the Committee listed next to the meeting dates.

Ms. Wilson-Doyle will contact each person to establish a time for the one on one discussion that will be schedule for September 24th Stakeholder interviews. These will be led by Stantec with Mr. Bivins.

Mr. Smythe requested that any reviews be set up through Mr. Meyer or the committee.

Mayor Wythe requested Deputy City Clerk Krause to double check with the City Clerk to see if a worksession can be set aside during the Council meeting on November 23rd or if a special meeting is required.

The Committee liked the flyer and approved it as is. No changes.

NEW BUSINESS

A. Seating a New Committee Member

Chair Castner explained to Committee member Howard that there is no formal seating of a new committee member but he wanted to make sure that she would be agreeable to working by consensus. He stated that when they started the committee up and he agreed to be chair that the committee agreed to work by consensus which is not how city code is set up. He further explained that this was a very important issue for the city and that there was not going to be 3-2 or 4-1 votes on any issues. He wanted everyone on the same page and the committee agreed starting out that they would work by consensus.

Committee member Howard would not challenge the consensus agreement.

B. Costs for Demolition and Disposal of Old School Buildings

Mr. Smythe did not have any new information. The numbers they had earlier were from work the contractor had in the area earlier. Until they get the abatement study which they will use that information to refine the numbers.

The study will be done in house and there are a few contractors that are very experienced in this type of work. Mr. Dennis Morris, Stantec, will perform the testing, should take two days on site and results would be approximately 2 weeks. The site work is planned for September 4, 2015.

Chair Castner noted that the results should be available for the next meeting scheduled for September 16th. He was aware of the time it takes to get t-clips samples back, it is not unreasonable, but there is not an awful lot going on in the state right now. He then commented on progress slowing until there are known costs.

C. Next Meeting Date and Deliverables

Chair Castner then stated that they will be expecting to have the information on what funding would costs through a tariff through property assessment or some other additional payment.

Ms. Wilson-Doyle commented that they are hoping to add some aspect of breaking down similar assumptions to the mix as well. The second meeting they will have a PowerPoint Presentation that the Mayor would be willing to introduce and they would also like to have committee members available.

Chair Castner also requested some schematic drawings to show how the project fits on the location.

Mayor Wythe also requested if there is a way to show and explain the amount of space is required for the project. Especially if they can show the different turning radius' needed, the water course running through the site, etc.

INFORMATIONAL ITEMS

- A. Resolution 14-20 Creation of the Committee and Scope of Work
- B. Public Safety Building Project Fact Sheet
- C. Ordinance 15-18(S-2)
- D. Comparison of Police and Fire Responses and Services – City of Homer and Borough of Skagway, Alaska

Chief Robl commented that they keep their statistics in different formats than Skagway does so to try to compare them it is like comparing apples to oranges; there is some real significant differences there and they are not really comparable in the type of format that they are presented in.

Chair Castner responded that the Skagway thing was his fault and all he wanted was for everybody to see the type of project they were doing for \$12 million dollars. He never intended it for a apples to apples comparison.

Mayor Wythe commented that was why she said what she said regarding KESA and they really need to develop a high cognition of what is said in these meetings that into the minutes and included in the packet because people see and think because it is in the packet it is gospel.

Chair Castner argued that they need to have the conversation because he receives calls and ask if they have discussed this this and this and he wants to be able to check them off.

COMMENTS OF THE AUDIENCE

There were no comments from the audience present.

COMMENTS OF CITY STAFF

Deputy City Clerk Krause had no comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe commented that she thanked Stantec for their work on the Community Outreach project and moving that forward and believes it will feather in well on the outreach they are doing in the community on the budget.

COMMENTS OF THE CHAIR

Chair Castner commented that he thinks that everybody looks at these big numbers and goes wow, wow, and he reported to Council that he could not support the \$600,000 plus figure because he could not understand what they were getting for that value and then they brought back a much smaller number, which Council approved and he could support but when he reported that they spent \$190 thousand, Council member Van Dyke asked him to tell them thanks for the good work, that was like a new dump truck, but Carey did all the work.

COMMENTS OF THE COMMITTEE

Chief Robl commented he will be on vacation starting September 7th - 20th, should be back in plenty of time for the meetings on the 23rd -24th. He will also be out for some time in October or November, 2-4 weeks.

Chief Painter commented he will be on vacation starting Friday, August 28th thru September 21st but he will be able to check email so he would like to comment electronically on the survey before going out. He may not be available on the November 4th also.

Mrs. Howard had no comments.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:25 p.m. The next regular meeting will be **WEDNESDAY, SEPTEMBER 16, 2015 AT 5:30 P.M.** at the City Hall in the Conference Room Upstairs at 491 E. Pioneer Avenue, Homer, and Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved:_____

From: Jo Johnson
Sent: Thursday, September 10, 2015 9:45 AM
To: Renee Krause
Subject: FW: City of Homer Alaska Website submission: Contact the City

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

From: info@cityofhomer-ak.gov [<mailto:info@cityofhomer-ak.gov>] On Behalf Of City of Homer Alaska
Sent: Thursday, September 10, 2015 7:33 AM
To: Jo Johnson
Subject: City of Homer Alaska Website submission: Contact the City

<p>

You may view the completed form here:

<http://www.cityofhomer-ak.gov/node/9717/submission/2407> Details:

Topic: Public safety building

Details: My observations of the usual process for constructing new public facilities indicates a tendency to build extravagant and over priced monuments to someones political career. A case in point is our library which cost far more than its function required. I have often wondered if some projects become a means to bring funds from other government sources into our community as a form of economic stimulus. If so lets be transparent about it.

But when we are funding a project locally and having shortfalls I think we should be more prudent. I propose that seeking someone to build to suit and lease to the City would be far more economical since the Davis/Bacon expenses could be avoided as well as other cost padding requirements. I realise this puts the cost in the operating budget rather than capital investment but I am afraid that the rumors of a \$30mil public safety building might become a reality. Please tell me they meant to say \$3 mil.

--Contact Information--

First Name: Jeff

Last Name: Erickson

Email address: jeffhro@alaska.net

Phone number: 907-399-1495

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MODIFICATION TO AGREEMENT BETWEEN OWNER AND ARCHITECT

Homer Public Safety Building

This document represents a modification to the "AIA Document B102 – 2007 Standard Form of Agreement between Owner and Architect (without a Predefined Scope of Architectural Services)" dated May 1, 2014 executed between the City of Homer and USKH Inc. (now known as Stantec). The intent of this modification is to revise the scope of work and budget regarding the public involvement portion of the work, add additional design, cost estimating and site hazardous material survey work. This modification will allow the project to move forward toward a 35% completion milestone.

This Modification shall not be binding until it has been properly signed by both parties. Upon execution, this Modification shall supplement the Agreement as it pertains to the project described below.

MODIFICATION NUMBER: 1

PROJECT NAME: Homer Public Safety Building Design (GC/CM)

PART 1.0 PROJECT DESCRIPTION

Complete 35% design work, public involvement, and hazardous material survey (as detailed in Appendix A attached).

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER

- Site Survey Review/Hazardous Material Survey
- Drawing Development (Civil/Structural/Architectural/Mechanical/Electrical)
- Owner/Public Meetings
- Design Report
- Team Meetings/Quality Control

PART 3.0 OWNER'S RESPONSIBILITIES

Owner's representative shall provide the design team with direction related to City's needs for the project throughout the design process and processing invoices in a timely manner.

PART 4.0 DELIVERABLES AND TIME PERIOD

The work shall be completed as shown on the attached schedule. Work to begin August 1, 2015 and be completed by February 1, 2016.

PART 5.0 PAYMENTS TO ARCHITECT

The maximum payment for this task order is \$189,527 (for design and hazardous material survey). Compensation for this work is on a time and materials basis, in accordance with the attached fee proposal from Stantec dated 8/5/15.

Payment for the public involvement work authorized by this modification (\$48,000) shall be made from the original contract amount.

The Architect shall prepare invoices on a monthly basis, as described in the original contract.

This Contract Modification is executed this 2 day of September, 2015.

City of Homer
"Owner"

By: Mary K. Koester

Signature: Mary Koester
Title: City Manager

Stantec
"Architect"

By: Dale Smythe

Signature: [Signature]
Title: Project Manager – Senior Architect

Homer Public Safety Building

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/sf x 23,800sf (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. TCLPing 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.

Homer Public Safety Building

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 ≈ \$29,950.00)

Gage Support Levels: Stantec will engage local stakeholders and voters in stakeholder interviews and 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 provided by the City) 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: \$8,620.00)

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 with 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 to provide 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.

Homer Public Safety Building

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)

| | | | | | | | |
|--|---|---------------------|-------------------------|-------------------------|--|-----------------------|--------------|
| Homer Public Safety Building - Public Involvement * 9/4/2015 | | Stantec Smythe | Stantec Doyle | Stantec Noble | Emergency Services Consulting International Bivins | Studio Cascade Grimes | |
| | | Senior Architect II | Planner II | Planner in Training | Municipal Service Review | Planner/Facilitator | |
| | Rate | \$160.00 | \$135.00 | \$110.00 | \$150.00 | \$150.00 | |
| TASK | | Hours | Hours | Hours | Hours | Hours | TOTALS: |
| A) Seek Additional Involvement and Input | | | | | | | |
| 1.1 | Public Meeting #2 - Concept Study (September 30) | 8 | 14 | | 8 | | \$ 4,370.00 |
| 1.2 | Coordinate with Community Partners and Project Supporters | | 6 | 6 | | | \$ 1,470.00 |
| Projected Expenses* | | | | | | | \$ 3,560.00 |
| | | | | | Subtotal | Subtotal | \$ 9,400.00 |
| B) Funding Feasibility Review | | | | | | | |
| 2.1 | Online Survey (September 20 - October 20) | 1 | 4 | | 1 | | \$ 850.00 |
| 2.2 | Stakeholder Interviews (September 28-29) | | 20 | | 20 | | \$ 5,700.00 |
| 2.3 | Focus Groups (October 22) | | 12 | | 8 | | \$ 2,820.00 |
| 2.4 | Work Session (September 25) | 6 | 20 | | 20 | 20 | \$ 9,660.00 |
| 2.5 | Funding Feasibility Review Memo | 1 | 2 | | 20 | | \$ 3,430.00 |
| Projected Expenses* | | | | | | | \$ 7,490.00 |
| | | | | | Subtotal | Subtotal | \$ 29,950.00 |
| 3) Community Based Funding Strategy | | | | | | | |
| 3.1 | Public Meeting #3 - Cost Alternatives (September 24) | 8 | 14 | | 4 | | \$ 3,770.00 |
| 3.2 | Target Cost and Project Scope | 4 | 4 | 2 | 1 | | \$ 1,550.00 |
| 3.3 | Funding Strategy | 7 | 4 | 4 | 8 | | \$ 3,300.00 |
| Projected Expenses* | | | | | | | \$ - |
| | | | | | Subtotal | Subtotal | \$ 8,620.00 |
| Total Hours | | 35 | 100 | 12 | 90 | 20 | |
| Total Cost | | \$5,600.00 | \$13,500.00 | \$1,320.00 | \$13,500.00 | \$3,000.00 | \$ 47,970.00 |
| Reasonable and actual expenses estimate: | | | | | | | |
| Task A | | RT Air Fare/Travel | Per Diem (\$60 per day) | Hotel (\$190 per night) | Total: | | |
| | Smythe | \$250.00 | \$60.00 | \$0.00 | \$310.00 | | |
| | Doyle | \$250.00 | \$180.00 | \$570.00 | \$1,000.00 | | |
| | Bivins | \$1,500.00 | \$180.00 | \$570.00 | \$2,250.00 | | |
| | | | | | TASK A - TOTAL | \$3,560 | |
| Task B (Note: Some expenses covered under Task A) | | Air Fare/Travel | Per Diem (\$60 per day) | Hotel (\$190 per night) | Total: | | |
| | Smythe | \$250.00 | \$60.00 | \$0.00 | \$310.00 | | |
| | Doyle | \$250.00 | \$120.00 | \$190.00 | \$3,560.00 | | |
| | Bivins | \$1,500.00 | \$120.00 | \$190.00 | \$1,810.00 | | |
| | Grimes | \$1,500.00 | \$120.00 | \$190.00 | \$1,810.00 | | |
| | | | | | TASK B - TOTAL | \$7,490 | |
| Task C (Note: All expenses covered under Task B) | | | | | | | |

| | | | | | | | | | | | |
|--|-----------------------------|--|------------------------|---------------------------|---------------------------------|-----------------------|--------------------------|-----------------------|-----------------------|---------------------------------------|---------|
| City of Homer | | | Appendix A | | | | Stantec | | WO# 204600234 | | |
| Homer Public Safety Building | | | | | | | 2513 A Street | | | | |
| Fee Estimate for Professional Services | | | | | | | Anchorage, AK 99501 | | | | |
| Summary of Labor and Expenses | | | | | | | | | | | |
| Task Description | | | Stantec Land Survey | Stantec Civil-Sitework | Stantec Civil-Site Design | Stantec Structural | Stantec Architectural | Stantec Mechanical | Stantec Electrical | Stantec Haz-Mat / Environmental | Total |
| I | Concept Design | | - | - | - | - | - | - | - | - | - |
| II | 35% Schematic Design | | - | - | 19,056 | 22,716 | 78,284 | 24,786 | 24,756 | 19,929 | 189,527 |
| III | 65% Design Development | | - | - | - | - | - | - | - | - | - |
| IV | 95% Construction Documents | | - | - | - | - | - | - | - | - | - |
| V | 100% Construction Documents | | - | - | - | - | - | - | - | - | - |
| VI | Permitting | | - | - | - | - | - | - | - | - | - |
| VII | Bidding | | - | - | - | - | - | - | - | - | - |
| VIII | Construction Administration | | - | - | - | - | - | - | - | - | - |
| Subtotal Total | | | - | - | 19,056 | 22,716 | 78,284 | 24,786 | 24,756 | 19,929 | 189,527 |
| 8% Markup on Subconsultants | | | | | | | | | | | |
| Grand Total | | | - | - | 19,056 | 22,716 | 78,284 | 24,786 | 24,756 | 19,929 | 189,527 |

Notes:

- 1 2 flights to Homer included; 1 for schematic design and 1 for Hazardous material investigation. Lab testing costs are included.
 2 No permitting fees included or anticipated

Homer Public Safety Building

2515 A Street

Fee Estimate for Professional Services

Anchorage, AK 99503

Labor Breakdown - Civil Utility Systems

| Item | Description | Principal Civil / Trans Engineer | Senior Civil / Trans Engineer II | Senior Civil / Trans Engineer I | Civil / Trans Engineer II | Civil / Trans Engineer I | Civil / Trans Engineer In Training II | Civil / Trans Engineer In Training I | Civil / Trans Designer / Tech | CADD | Staff Clerical | TOTAL COST | TOTAL HOURS |
|-------------------------|----------------------------------|--|--|---------------------------------------|------------------------------|-----------------------------|---|--|-------------------------------------|---------|-------------------|---------------|----------------|
| | | \$202.00 | \$174.00 | \$157.00 | \$136.00 | \$102.00 | \$95.00 | \$87.00 | \$110.00 | \$90.00 | \$80.00 | | |
| Task Description | | | | | | | | | | | | | |
| II 35% Schematic Design | | | | | | | | | | | | | |
| On-site Reconnaissance | | | | | | | | | | | | | |
| | Site Survey Review | | 4.0 | | | 4.0 | | | | | | \$0.00 | 0.0 |
| | Schematic Drawing Development | | 8.0 | 10.0 | | 10.0 | | | 36.0 | | 1.0 | \$1,104.00 | 8.0 |
| | Owner/Public meetings | | 4.0 | | | | | | | | | \$8,022.00 | 65.0 |
| | Schematic Design Report | | 10.0 | 10.0 | | 16.0 | | | | | 4.0 | \$696.00 | 4.0 |
| | Team Meetings | | 4.0 | | | 4.0 | | | | | | \$5,262.00 | 40.0 |
| | Quality Control | 4.0 | 10.0 | | | | | | | | 4.0 | \$1,104.00 | 8.0 |
| | Totals for Task I | 4.0 | 40.0 | 20.0 | 0.0 | 34.0 | 0.0 | 0.0 | 36.0 | 0.0 | 9.0 | \$2,868.00 | 18.0 |
| | | 4.0 | 40.0 | 20.0 | 0.0 | 34.0 | 0.0 | 0.0 | 36.0 | 0.0 | 9.0 | \$19,056.00 | 143.0 |
| | Civil Utility Syst. Labor Totals | 4.0 | 40.0 | 20.0 | 0.0 | 34.0 | 0.0 | 0.0 | 36.0 | 0.0 | 9.0 | \$19,056.00 | 143.0 |

| | | | | | | | |
|--|--------------------------------|------------|--------------------|---------------------|-----------------|----------------|-------------|
| City of Homer | | Appendix A | | Stantec | | WO# 204600234 | |
| Homer Public Safety Building | | | | 2515 A Street | | | |
| Fee Estimate for Professional Services | | | | Anchorage, AK 99503 | | | |
| Labor Breakdown - Structural | | | | | | | |
| | | | Senior Engineer II | Senior Engineer I | Designer / Tech | Staff Clerical | TOTAL COST |
| Item | Description | | \$174.00 | \$157.00 | \$110.00 | \$80.00 | TOTAL HOURS |
| Task Description | | | | | | | |
| II 35% Schematic Design | | | | | | | |
| | Site Visit/existing Conditions | 0.0 | | | 0.0 | | \$0.00 |
| | Review Geo tech | 10.0 | | | 10.0 | | \$2,840.00 |
| | Framing/foundation study | 20.0 | | | 16.0 | | \$5,240.00 |
| | Seismic and wind code review | 8.0 | | | 0.0 | | \$1,392.00 |
| | Narrative Report | 20.0 | | | 10.0 | 8.0 | \$5,220.00 |
| | Quality Control Review | 12.0 | | | 8.0 | | \$2,968.00 |
| | Team meetings | 8.0 | | | 8.0 | | \$2,272.00 |
| | Cost Estimates | 16.0 | | | | | \$2,784.00 |
| Totals for Task I | | 94.0 | 0.0 | | 52.0 | 8.0 | \$22,716.00 |
| Structural Labor Totals | | 94.0 | 0.0 | | 52.0 | 8.0 | \$22,716.00 |

Homer Public Safety Building

Stantec

WO # 204600234

Fee Estimate for Professional Services

2515 A Street

Anchorage, AK 99503

Labor Breakdown - Architectural

| | | Architectural | | | | | | | | | | |
|----------------------------|------------------------------------|---------------------|---------------------|--------------------|--------------|--------------------------|-------------------------|-----------------|---------|----------------|-------------|-------------|
| Item | Description | Principal Architect | Senior Architect II | Senior Architect I | Architect II | Architect In Training II | Architect In Training I | Designer / Tech | CADD | Staff Clerical | TOTAL COST | TOTAL HOURS |
| | | \$202.00 | \$174.00 | \$157.00 | \$136.00 | \$95.00 | \$87.00 | \$110.00 | \$90.00 | \$80.00 | | |
| Task Description | | | | | | | | | | | | |
| II 35% Schematic Design | | | | | | | | | | | | |
| | Public/committee meetings and prep | 40.0 | | | | | | | | 16.0 | \$9,360.00 | 56.0 |
| | Existing building drawing research | | 8.0 | | 8.0 | | | 8.0 | | | \$3,360.00 | 24.0 |
| | Priority Options- Cost Est Review | 16.0 | | | 12.0 | | | 12.0 | | | \$6,184.00 | 40.0 |
| | Schematic Specialty Item Research | 10.0 | | | 40.0 | | | 40.0 | | | \$11,860.00 | 90.0 |
| | Schematic Design Drawings | 20.0 | | | 40.0 | | | 60.0 | | | \$16,080.00 | 120.0 |
| | Schematic Design Rendering | 20.0 | | | 40.0 | | | 40.0 | | | \$13,880.00 | 100.0 |
| | Project Management/Team meetings | 40.0 | | | | | | | | | \$8,080.00 | 40.0 |
| | Quality Control | 12.0 | 16.0 | 16.0 | | | | 16.0 | | | \$9,480.00 | 60.0 |
| Totals for Task I | | 158.0 | 24.0 | 16.0 | 140.0 | 0.0 | 0.0 | 176.0 | 0.0 | 16.0 | \$78,284.00 | 530.0 |
| Architectural Labor Totals | | 158.0 | 24.0 | 16.0 | 140.0 | 0.0 | 0.0 | 176.0 | 0.0 | 16.0 | \$78,284.00 | 530.0 |

| | | | | | | | | | | | |
|--|-------------|--------------------------------------|--------------------|-------------------|-------------|-----------------|---------------|----------------|------------|-------------|-------|
| City of Homer | | Appendix A | | | Stantec | | WO# 204600234 | | | | |
| Homer Public Safety Building | | | | | | | | | | | |
| Fee Estimate for Professional Services | | 2515 A Street Anchorage, AK 99503 | | | | | | | | | |
| Labor Breakdown - Mechanical | | | | | | | | | | | |
| | | | | | | | | | | | |
| Item | Description | Principal | Senior Engineer II | Senior Engineer I | Engineer II | Designer / Tech | CADD | Staff Clerical | TOTAL COST | TOTAL HOURS | |
| | | \$202.00 | \$174.00 | \$157.00 | \$136.00 | \$110.00 | \$90.00 | \$80.00 | | | |
| Task Description | | | | | | | | | | | |
| II 35% Schematic Design | | | | | | | | | 8.0 | | |
| Review existing documents | | | | | | | | | | \$0.00 | 0.0 |
| Cost estimate review/meetings | | | | | | | | | 8.0 | \$3,392.00 | 24.0 |
| Systems research | | | | | | | | | | \$1,884.00 | 12.0 |
| Schematic Design Narrative | | | | | | | | | 20.0 | \$5,716.00 | 44.0 |
| Team Meetings | | | | | | | | | 20.0 | \$8,602.00 | 68.0 |
| Project Management | | | | | | | | | 8.0 | \$2,136.00 | 16.0 |
| Quality Control | | | | | | | | | | \$1,256.00 | 8.0 |
| Totals for Task I | | | | | | | | | 4.0 | \$1,800.00 | 12.0 |
| Mechanical Labor Totals | | | | | | | | | 0.0 | \$24,786.00 | 184.0 |
| | | | | | | | | | 0.0 | \$24,786.00 | 184.0 |

| City of Homer | | | Appendix A | | | Stantec | | WO# 204600234 | | | |
|--|-------------|-----------|--------------------|-------------------|-------------|-------------------------|-----------------|---------------|----------------|-------------|-------------|
| Homer Public Safety Building | | | | | | 2515 A Street | | | | | |
| Fee Estimate for Professional Services | | | | | | Anchorage, AK 99503 | | | | | |
| Labor Breakdown - Electrical | | | | | | | | | | | |
| Item | Description | Principal | Senior Engineer II | Senior Engineer I | Engineer II | Engineer In Training II | Designer / Tech | CADD | Staff Clerical | TOTAL COST | TOTAL HOURS |
| | | \$202.00 | \$174.00 | \$157.00 | \$136.00 | \$95.00 | \$110.00 | \$90.00 | \$80.00 | | |
| Task Description | | | | | | | | | | | |
| II 35% Schematic Design | | | | | | | | | | | |
| Review current concept | 4.0 | 8.0 | | | | | 4.0 | | | \$2,640.00 | 16.0 |
| Team meetings | | 8.0 | | | | | 8.0 | | | \$2,272.00 | 16.0 |
| Public meeting prep | | 8.0 | | | | | | | | \$1,392.00 | 8.0 |
| Utility coordination | | 12.0 | | | | | 8.0 | | | \$3,176.00 | 20.0 |
| Design Narrative | | 12.0 | | | | | | | 10.0 | \$2,888.00 | 22.0 |
| Lighting | | 6.0 | | | | | 4.0 | | | \$1,588.00 | 10.0 |
| Power | | 6.0 | | | | | 4.0 | | | \$1,588.00 | 10.0 |
| Specialty security/comm | | 6.0 | | | | | 4.0 | | | \$1,588.00 | 10.0 |
| Specialty Dispatch | | 6.0 | | | | | 4.0 | | | \$1,588.00 | 10.0 |
| Site layout | | 8.0 | | | | | 4.0 | | | \$1,936.00 | 12.0 |
| Cost Estimate review | | 8.0 | | | | | | | | \$1,392.00 | 8.0 |
| Project management | | 6.0 | | | | | | | | \$1,044.00 | 6.0 |
| Quality Control | | 8.0 | | | | | 2.0 | | | \$1,664.00 | 10.0 |
| Totals for Task I | 4.0 | 102.0 | 0.0 | 30.0 | 0.0 | 12.0 | 0.0 | 10.0 | | \$24,756.00 | 158.0 |
| Electrical Labor Totals | 4.0 | 102.0 | 0.0 | 30.0 | 0.0 | 12.0 | 0.0 | 10.0 | | \$24,756.00 | 158.0 |

| City of Homer | | | Appendix A | | | Stantec | | WO# 204600234 | | |
|---|-----------------------------------|--------------------------------|-------------------------------|-------------------------|------------------------------------|-----------------------------------|-----------------------------|---------------------------|-------------|-------------|
| Homer Public Safety Building | | | | | | 2515 A Street | | | | |
| Fee Estimate for Professional Services | | | | | | Anchorage, AK 99503 | | | | |
| Labor Breakdown - Hazmat/Environmental Services | | | | | | | | | | |
| Item | Description | Senior Engineer II \$174.00 | Senior Engineer I \$157.00 | Engineer II \$136.00 | Engineer In Training II \$95.00 | Engineer In Training I \$87.00 | Designer / Tech \$110.00 | Staff Clerical \$80.00 | TOTAL COST | TOTAL HOURS |
| Task Description | | | | | | | | | | |
| I Concept Design | | | | | | | | | | |
| Totals for Task I | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | \$0.00 | 0.0 |
| II 35% Schematic Design | | | | | | | | | | |
| Scoping | | | | | | | | | | |
| | Collect & review as built | | 9.0 | | | | | | \$1,413.00 | 9.0 |
| | Landfill research | | 1.0 | | | | | | \$157.00 | 1.0 |
| | Quality control | | | | | | | | \$0.00 | 0.0 |
| | Owner coordination | | 8.0 | | | | | | \$1,256.00 | 8.0 |
| Field Investigation | | | | | | | | | | |
| | Pre MOB | | 8.0 | | | | | | \$1,256.00 | 8.0 |
| | MOB to site | | 8.0 | | | | | | \$1,256.00 | 8.0 |
| | Site Work | | 24.0 | | | | | | \$3,768.00 | 24.0 |
| | DeMOB | | 8.0 | | | | | | \$1,256.00 | 8.0 |
| | Processing Samples, Photos, Notes | | 8.0 | | | | | | \$1,256.00 | 8.0 |
| Report | | | | | | | | | | |
| | Narrative | | 26.0 | | | | | 8.0 | \$4,722.00 | 34.0 |
| | Figures | | 9.0 | 16.0 | | | | | \$3,589.00 | 25.0 |
| Totals for Task I | | 0.0 | 109.0 | 16.0 | 0.0 | 0.0 | 0.0 | 8.0 | \$19,929.00 | 133.0 |

| TASKS | | August | September | October | November | December | January | February |
|--------------------|---|---------------------------|-----------|------------------------------|--|----------|---------|----------|
| Public Involvement | A) Seek Additional Involvement and Input | | | | | | | |
| | 1.1 Public Meeting-Concept Study | | | | | | | |
| | 1.2 Coordinate with Community Partners and Supporters | Month of Aug 25-Aug | | | | | | |
| | B) Funding Feasibility Review | | | | | | | |
| | 2.1 Focus Group | Month of Aug 29-31-Aug | | | | | | |
| | 2.2 Online Survey | | | | | | | |
| | 2.3 Work Session | | 29-Sep | | | | | |
| | C) Community Based Funding Strategy | | | | | | | |
| | 3.1 Public Meeting- Cost Alternatives | | 24-Sep | | | | | |
| | 3.2 Target Cost and Project Scope | | | Month of Oct Month of Oct | | | | |
| Haz-Mat Survey | 3.3 Funding Strategy | | | | | | | |
| | 4.1 Estimated NIP | 17-Aug | | | | | | |
| | 4.2 Site Investigation | | 4-Sep | | | | | |
| | 4.3 Report | | 30-Sep | | | | | |
| Schematic Design | 5.1 Estimated NIP | | | 1-Nov | | | | |
| | 5.2 Space Profiles Defined | | | Nov-3 | | | | |
| | 5.3 Schematic Development | | | | 1/2 of November, All of December and January | | | |
| | 5.4 Draft Review | | | | | 5-Jan | 20-Jan | |
| | 5.5 Final Schematic Design Package | | | | | | | Feb. 1 |
| | 5.6 Submit for Cost Estimate | | | | | | | |
| | 5.7 Presentation of Schematic Design | | | | | | | |
| | Notice to Proceed | | | | | | | |
| | Work Effort | | | | | | | |
| | Meeting/Presentation | | | | | | | |
| | Milestone | | | | | | | |



Fall 2015

Public Engagement Schedule

September

- 16 (Wednesday)** **Public Safety Building Review Committee***
Intent: Review Prepared Engagement Materials.
- 22 (Tuesday)** **Online Survey Available (Funding Feasibility Review)**
Intent: Gather candid, anonymous input from internal sources (sent via email to relevant City staff and volunteers) to help inform the project.
- 28-29 (Monday-Tuesday)** **Stakeholder Interviews (Funding Feasibility Review)**
Intent: Assess stakeholder priorities, and explore cost avoidance strategies raised by the public (e.g., project phasing, downsizing, service transfer to Kachemak Emergency Service Area (KESA), contracting Police Dispatch Center in Soldotna, and other strategies).
- 30 (Wednesday)** **Public Meeting #2 (Concept Study)***
Intent: Bring residents up to speed using a PowerPoint presentation. Describe needs, design concepts, site layout/phasing options, and describe the challenges of comparing project costs from other Alaskan communities. Outline the Funding Feasibility Review process underway, and initiate community dialogue on design and target funding options to replace the City's functionally obsolete police and fire buildings.

October

- 22 (Thursday)** **Online Survey Ends (Funding Feasibility Review)**
Intent: Compile input to share at work session.
- Focus Groups (Funding Feasibility Review)**
Intent: Gain candid input on project design and funding alternatives.
- 23 (Friday)** **Work Session (Funding Feasibility Review)***
Intent: Working meeting with key decision-makers and thought-leaders to prepare three project cost alternatives to present to the public. Incorporate public input, focus group, and survey findings.

November

- 4 (Wednesday)** **Funding Feasibility Review Memo, with accompanying Community Discussion PowerPoint**
- 19 (Thursday)** **Public Meeting #3 (Cost Alternatives)***
Intent: Ask residents to weigh in on three alternatives.
- TBA** **City Council Briefing (with Public Safety Building Review Committee participation)***
Intent: PSBRC Committee shares public engagement results and requests Council direction so that design can proceed to a target funding level, with a scope that reflects broad community agreement.

We don't think about police, EMT and fire services until we need them...



City residents are relying on functionally obsolete Police and Fire Department buildings. Come hear how this affects you, and offer feedback on the design and cost of a new public safety building.

Open House #2 Homer Public Safety Building Project

Wednesday September 30, 2015 5:30 - 7:00 pm (presentation)
City Hall Cowles Council Chambers, 491 E. Pioneer Avenue

To learn more please contact us:



Carey S. Meyer, Public Works Director
City of Homer
(p) 907-235-3170

Sara Doyle, Public Involvement
Stantec
sara.doyle@stantec.com
(p) 888-706-8754



Task Name

Duration

Start

Finish

Public Involvement

95 days

Tue 9/1/15

Mon 1/11/16

A) Seek Additional Input

95 days

Tue 9/1/15

Mon 1/11/16

1.1 Public Meeting #2-Concept Study

1 day

Wed 9/30/15

Wed 9/30/15

1.2 Coordinate with Community Partners and Supporters

22 days

Tue 9/1/15

Wed 9/30/15

1.3 Public Meeting #3

1 day

Thu 11/19/15

Thu 11/19/15

1.4 City Council Briefing

36 days

Mon 11/23/15

Mon 1/11/16

B) Funding Feasibility Review

24 days

Tue 9/22/15

Fri 10/23/15

2.1 Focus Group

1 day

Thu 10/22/15

Thu 10/22/15

2.2 Online Survey

23 days

Tue 9/22/15

Thu 10/22/15

2.3 Work Session

1 day

Fri 10/23/15

Fri 10/23/15

HazMat

12 days

Tue 9/1/15

Wed 9/16/15

4.1 Estimated NTP

1 day

Tue 9/1/15

Tue 9/1/15

4.2 Site Investigation

2 days

Tue 9/8/15

Wed 9/9/15

4.3 Report

6 days

Wed 9/9/15

Wed 9/16/15

Schematic Design

63 days

Mon 1/11/16

Thu 4/7/16

5.1 Estimated NTP

0 days

Mon 1/11/16

Mon 1/11/16

5.2 Space Priorities Defined

0 days

Fri 1/22/16

Fri 1/22/16

5.3 Schematic Development

57 days

Mon 1/18/16

Tue 4/5/16

5.4 Draft Review

0 days

Mon 3/21/16

Mon 3/21/16

5.5 Final Schematic Design Package

0 days

Mon 4/4/16

Mon 4/4/16

5.6 Submit for Cost Estimate

0 days

Mon 3/7/16

Mon 3/7/16

5.7 Presentation of Schematic Design

0 days

Thu 4/7/16

Thu 4/7/16

Project Summary

Inactive Milestone

External Tasks

External Milestone

Inactive Task

Manual Task

Inactive Summary

Manual Summary Rollup

Progress

Deadline

Task

Milestone

Summary

Project: Homer Schedule 2015082

Date: Fri 9/11/15

Aug 16, '15

Aug 30, '15

Sep 13, '15

Sep 27, '15

Oct 11, '15

Oct 25, '15

Nov 8, '15

Nov 22, '15

Dec 6, '15

Dec 20, '15

Jan 3, '16

Jan 17, '16

Jan 31, '16

Feb 14, '16

Feb 28, '16

Mar 13, '16

Mar 27, '16

Apr 10, '16

Apr 24, '16

May 8, '16

May 22, '16

Jun 5, '16

Jun 19, '16

Jul 3, '16

Jul 17, '16

Jul 31, '16

Aug 14, '16

Aug 28, '16

Sep 11, '16

Sep 25, '16

Oct 9, '16

Oct 23, '16

Nov 6, '16

Nov 20, '16

Dec 4, '16

Dec 18, '16

Jan 1, '17

Jan 15, '17

Jan 29, '17

Feb 12, '17

Feb 26, '17

Mar 12, '17

Mar 26, '17

Apr 9, '17

Apr 23, '17

May 7, '17

May 21, '17

May 31, '17

Jun 4, '17

Jun 18, '17

Jun 28, '17

Jul 2, '17

Jul 16, '17

Jul 30, '17

Aug 13, '17

Aug 27, '17

Sep 10, '17

Sep 24, '17

Oct 8, '17

Oct 22, '17

Nov 5, '17

Nov 19, '17

Dec 3, '17

Dec 17, '17

Dec 31, '17

Jan 14, '18

Jan 28, '18

Feb 11, '18

Feb 25, '18

Mar 11, '18

Mar 25, '18

Apr 8, '18

Apr 22, '18

May 6, '18

May 20, '18

May 30, '18

Jun 3, '18

Jun 17, '18

Jun 27, '18

Jul 1, '18

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Sep 23, '18

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Oct 21, '18

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Jan 13, '19

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Mar 25, '20

Apr 8, '20

Apr 22, '20

May 6, '20

May 20, '20

May 30, '20

Jun 3, '20

Jun 17, '20

Jun 27, '20

Jul 1, '20

Jul 15, '20

Jul 29, '20

Aug 12, '20

Aug 26, '20

Sep 9, '20

Sep 23, '20

Oct 7, '20

Oct 21, '20

Nov 4, '20

Nov 18, '20

Dec 2, '20

Dec 16, '20

Dec 30, '20

Jan 13, '21

Jan 27, '21

Feb 10, '21

Feb 24, '21

Mar 10, '21

Mar 24, '21

Apr 7, '21

Apr 21, '21

May 5, '21

May 19, '21

May 29, '21

Jun 2, '21

Jun 16, '21

Jun 26, '21

Jun 30, '21

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Aug 28, '21

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Sep 25, '21

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Nov 20, '21

Dec 4, '21

Dec 18, '21

Dec 31, '21

Jan 14, '22

Jan 28, '22

Feb 11, '22

Feb 25, '22

Mar 11, '22

Mar 25, '22

Apr 8, '22

Apr 22, '22

May 6, '22

May 20, '22

May 30, '22

Jun 3, '22

Jun 17, '22

Jun 27, '22

Jul 1, '22

Jul 15, '22

Jul 29, '22

Aug 12, '22

Aug 26, '22

Sep 9, '22

Sep 23, '22

Oct 7, '22

Oct 21, '22

Nov 4, '22

Nov 18, '22

Dec 2, '22

Dec 16, '22

Dec 30, '22

Jan 13, '23

Jan 27, '23

Feb 10, '23

Feb 24, '23

Mar 10, '23

Mar 24, '23

Apr 7, '23

Apr 21, '23

May 5, '23

May 19, '23

May 29, '23

Jun 2, '23

Jun 16, '2



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: SEPTEMBER 11, 2015
SUBJECT: DRAFT SURVEY REVIEW AND APPROVAL

The materials were not available at packet time. They will be available no later than the day of the meeting.

Recommendation:

Informational in Nature. No Action requested.



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Volunteer Fire Department

604 East Pioneer Ave
Homer, Alaska 99603

fire@cityofhomer-ak.gov

(p) 907-235-3155

(f) 907-235-3157

Memorandum

TO: Ken Castner, Chair
THROUGH: Public Safety Building Committee
FROM: Robert Painter, Fire Chief
DATE: August 27, 2015
SUBJECT: On-line Survey

I would like to offer the following opinions regarding the use of an on-line survey to gather pertinent information regarding public support of a new Public Safety Building.

First, an on-line survey, at best, will not reach the majority of registered voters within Homer, our target audience. The most recent on-line survey conducted by the city regarding "Closing the Gap" only generated about 500 responses. This represents only 10% of the population, at best. I believe a paper survey, distributed to each household within city limits would potentially generate more feedback, from our local residents.

Secondly, an on-line survey is not exclusive to city residents, those who will be most served and impacted by the construction of a new Public Safety Building. Anyone who pulls up the city's website can weigh-in on what should be a city only issue.

Thirdly, if conducted like the last on-line survey, there is no avenue to provide feedback to those respondents that have questions, or raise valid or invalid concerns regarding the project. Though anonymity may foster more open dialog, it also encourages a sense of freedom for accountability of one's actions. If anonymous an on-line survey does not allow for any type of communication loop to be established between the committee and respondent resulting in a missed opportunity for valid dialog, pro or con, about the project.



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Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE
FROM: RENEE KRAUSE, CMC, DEPUTY CITY CLERK I
DATE: SEPTEMBER 11, 2015
SUBJECT: SCHEDULING THE NEXT MEETING AND DELIVERABLES

Currently the following date(s) are available for the next meeting:

Thursday, October 8th

Wednesday, October 14th

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 for the next meeting of the committee.

City Manager/
Public Works Director


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

BE IT FURTHER RESOLVED that the Committee shall establish its own work schedule and 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.


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

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

CITY OF HOMER


MARY E. WYTHE, MAYOR

ATTEST:


JO JOHNSON, MMC, CITY CLERK

Fiscal Note: Staff time and advertising costs.

