



City of Homer

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Public Works

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Memorandum

TO: Katie Koester, City Manager
FROM: Carey S. Meyer, City Engineer/Public Works Director
DATE: February 6, 2020
SUBJECT: New Public Works Facility

Public Works needs a new facility:

- 1) Our existing facility is in the Tsunami Inundation Zone (potential for a 30' wall of water moving through the site).
- 2) Current building square footage is not adequate (not enough office/operational space, Motor Pool bays too small, no room for growth).

Included in the current Capital Improvement Plan is a conceptual cost estimate for this project (see attached). The new facility could cost \$12,400,000 (including land, design and construction).

When a new facility is constructed, the existing Public Works site could be turned into a park (adjacent to the animal shelter, conservation easement property, and the Beluga Slough) with convenient access to the public. The contemplated Beluga Slough Trail would provide additional access to the park. The site could provide for overflow RV camping and snow storage during the winter months.

Public Works has evaluated potential sites for a new facility. The most practical, from our perspective, is the site shown on the attached map. It provides the necessary acreage for current and future needs and efficient access to the central business area/major City public buildings, with access onto both Heath Street and Lake Street. No off-site road or utility extensions would be required. Surrounding land uses are similar in nature to Public Works operations (HEA).

Grants (including DHS Disaster Mitigation) would help fund the design and construction of this facility. Grants are not normally available to purchase land. The purchase of land can be used as a match for grant/loan funding. The new facility would support general fund operations as well as water and sewer personnel. Potential local funding sources for land purchase, design and construction would be both general fund and water/sewer fund reserve accounts.

Purchase of land for a new Public Works facility would establish the permanent location of the Public Works Department. If, for example, the decision is made to demolish the HERC building that houses building maintenance personnel; a new maintenance facility could be built where it should be.

Recommendations: Land purchase be discussed at a City Council work session.

CIP Project – New Public Works Facility

Project Description & Benefit: The Public Works Department has outgrown its facilities (located at the bottom of Heath Street). The new Tsunami Inundation map shows the potential for a 30' high wave moving through the complex. Building maintenance (located in HERC 2) may soon need a new location. A new facility, providing room for current and future administrative/customer support personnel; road, drainage, building, water, sewer, motor pool maintenance activities; and equipment/materials storage should be planned for. The essential services provided by Public Works (before, during and after a disaster) will require a new site and associated structures/maintenance support infrastructure.

This project will most likely be completed in phases –

- Concept design, selection of a new location and property purchase (\$1,750,000)
- Design of new facilities (\$830,000)
- Construction of new facilities (\$9,775,000)

Future Public Works Footprint/Cost Estimate		
Use	SF	Const. Cost
Building - Office	3000	\$ 1,200,000
Building - Motor Pool	4500	\$ 2,250,000
Building - Water/Sewer	3000	\$ 1,275,000
Building - Building Maintenance	2500	\$ 937,500
Building - Parks	1500	\$ 562,500
Building - Heated Vehicle Storage	3000	\$ 750,000
Total Building	17500	\$ 6,975,000
Parking - Customer/Employee	30000	\$ 450,000
Large Equipment Storage	20000	\$ 400,000
Small Equipment Storage	10000	\$ 250,000
Gravel Storage	7500	\$ 10,000
Sand Barn	5000	\$ 875,000
Material Storage	7500	\$ 75,000
Access Corridors	5000	\$ 150,000
Watering Pont	1000	\$ 100,000
Total Parking/Storage/Misc.	86000	\$ 2,310,000
Construction		\$ 9,285,000
Design		\$ 928,500
Inspection		\$ 371,400
Furnishings		\$ 200,000
1% for Art		\$ 69,750
Total Design/Constrcution		\$ 10,854,650
Land Purchase	5 acres	\$ 1,500,000
Total Project		\$ 12,354,650

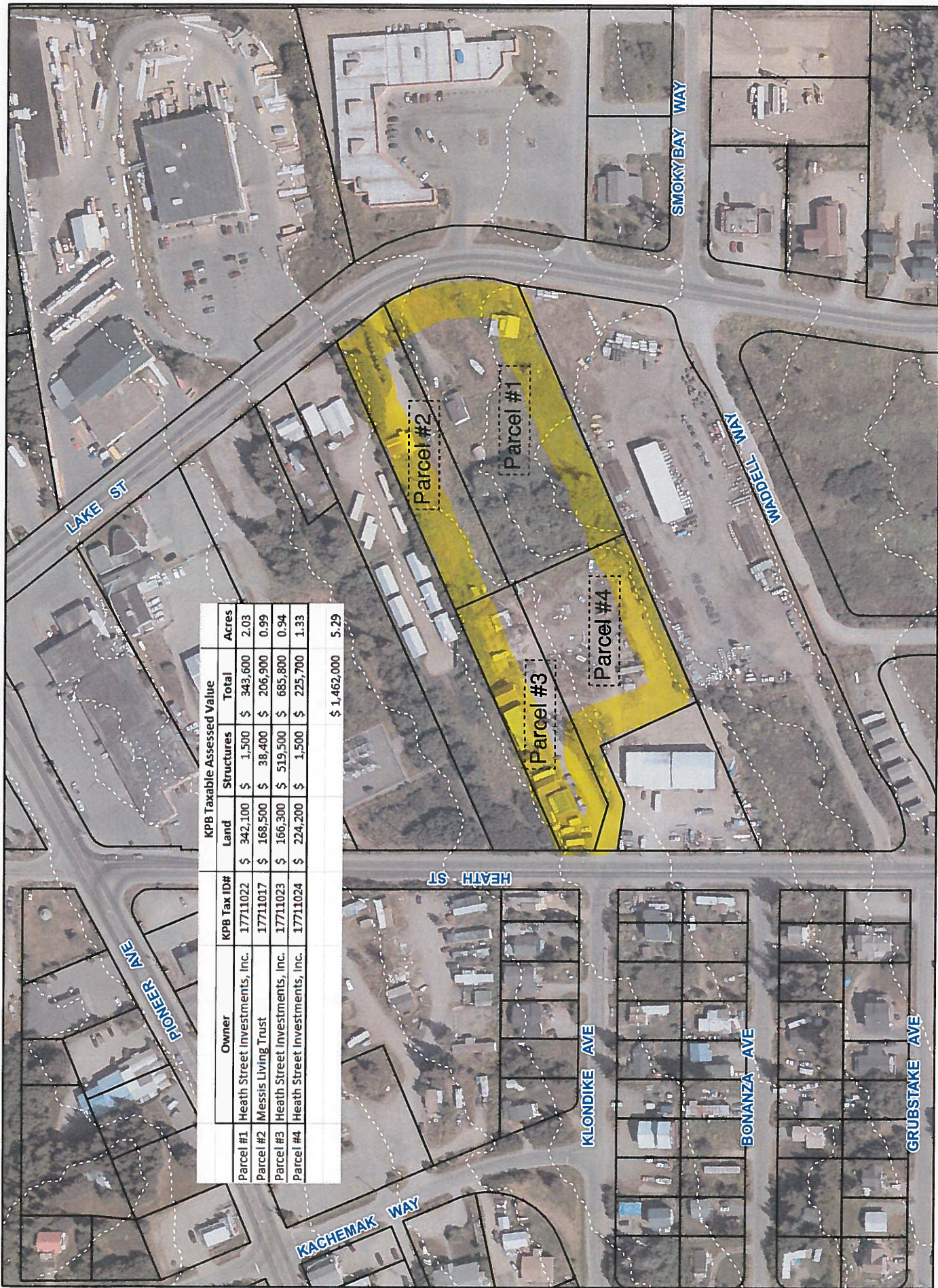
Based on an evaluation of current and future needs (see table), it is expected that a new site containing all Public Works maintenance facilities would require 4.6 acres. Ideally, this site would be located outside the tsunami inundation zone; within or close to the Central Business District; and compatible with adjacent land uses. The existing Public Works site could be converted into public summer use open



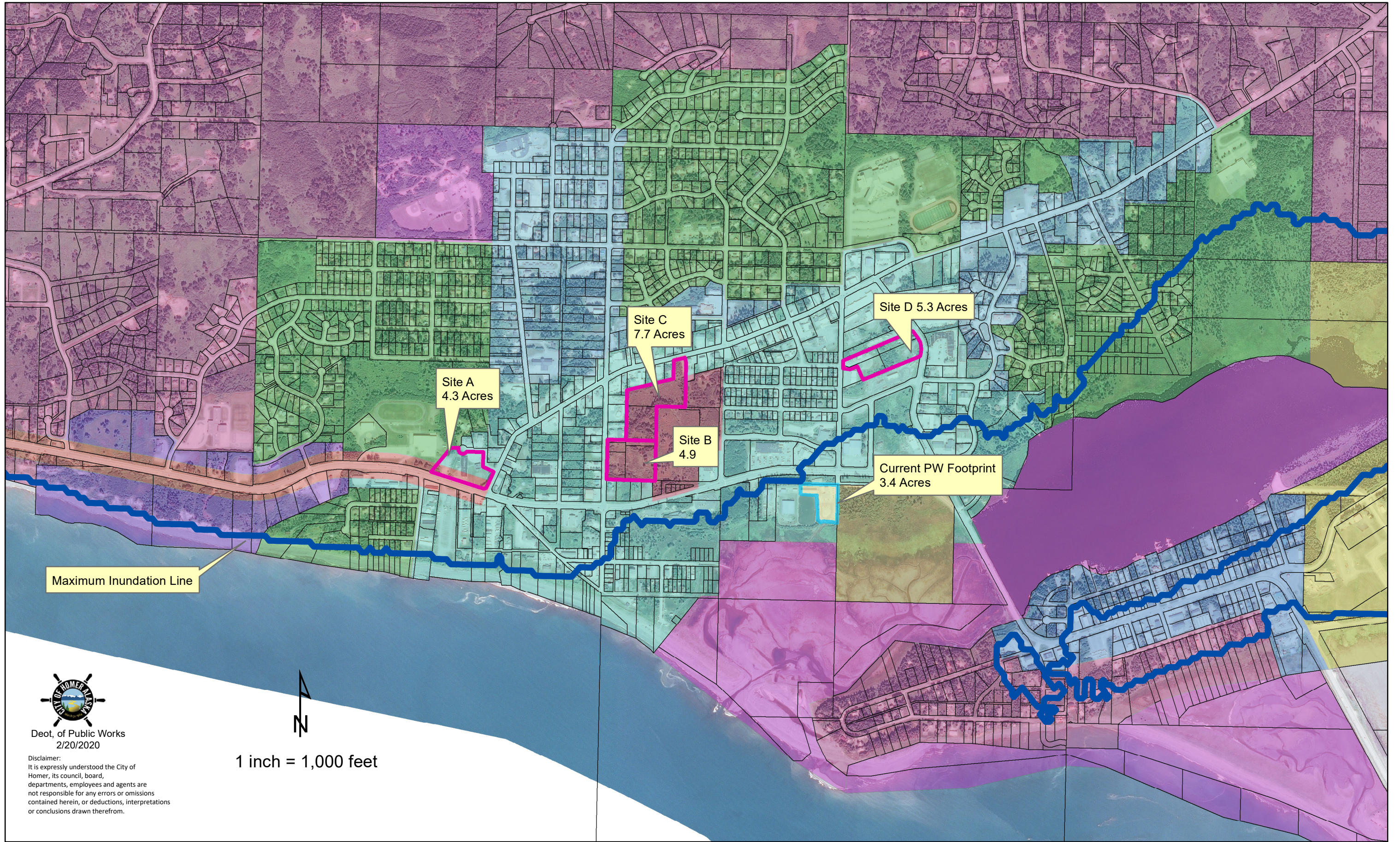
Existing Public Works building

space (adjacent to the animal shelter, Beluga Slough, and conservation land); and in the winter provide for snow storage in an environmentally sensitive manner.

Plans & Progress: Proposed plan is to prepare a concept design in 2020/2021; purchase property in 2025; design facility in 2026/2027; begin construction in 2029, with a new facility ready in 2030. Availability of funding would change these time periods.



1 inch = 200 feet



Maximum Inundation Line

Site A
4.3 Acres

Site C
7.7 Acres

Site B
4.9

Site D 5.3 Acres

Current PW Footprint
3.4 Acres



Deot. of Public Works
2/20/2020

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Homer, its council, board,
departments, employees and agents are
not responsible for any errors or omissions
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1 inch = 1,000 feet

POTENTIAL NEW PUBLIC WORKS LOCATIONS