

**NOTICE OF MEETING
REGULAR MEETING**

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

3. APPROVAL OF MINUTES

A. Minutes of the November 4, 2015 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. Staff Project Report – Carey Meyer

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

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

7. PENDING BUSINESS

A. Draft Funding Feasibility Memorandum

Page 13

B. Three Building Options to Consider

Page 23

8. NEW BUSINESS

A. Next Meeting Date and Deliverables

Page 41

9. INFORMATIONAL ITEMS

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

Page 43

B. Contact List Updated December 21, 2015

Page 45

C. Written Comments from Mary Griswold dated December 28 and December 29, 2015

Page 49

D. Response from Public Works Director to Mary Griswold comments

Page 55

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 FEBRUARY 10, 2016

AT 5:30 P.M. at City Hall Cowles Council Chambers located at 491 E. Pioneer Avenue, Homer Alaska.

Session 15-09 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Ken Castner at 5:32 p.m. on November 4, 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 HOWARD, WYTHE, ROBL AND CASTNER

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

ABSENT: COMMITTEE MEMBER PAINTER (EXCUSED)

STAFF: CAREY MEYER, PUBLIC WORKS DIRECTOR
RENEE KRAUSE, CMC, DEPUTY CITY CLERK

AGENDA APPROVAL

The agenda was approved by consensus of the Committee.

APPROVAL OF MINUTES

A. Minutes for the October 14, 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)*

Mary Griswold, city resident, presented a map of the site plan for the new facility, and stated she met with Chief Painter on Wednesday, October 7, 2015 and went over her recommendations as follows. She was hoping he would bring her concerns to the Design Team while in Anchorage. Ms. Griswold recommended consideration of optimum building for the public safety instead of optimum use of the HERC foundation. Using a site plan map for visual support Ms. Griswold explained that the apparatus bays are only required to be 56 feet in length instead of 63 feet as shown in the preliminary design. The bays do not need to be drive through and that it would be more efficient to be back in with regards to space and storage. Ms. Griswold also recommended that the Lobby should be next to, or adjacent to the bays since it would provide a barrier or prohibit efficiency when volunteers are reporting for an incident.

Ms. Griswold explained how the current lobby is not only where students congregate for tours but crews receive information from the watch office. In the design for the new building they would have to go outside to reach the apparatus bays or upstairs then across a day room to access the equipment. She pointed out that having the apparatus bays as back in rather than drive through would save space, also having the medic units, brush truck, and utility vehicle backed in can then allow the units to respond to individual calls as required. She acknowledged that there was a grade to contend with but that what she has presented is in her opinion the best overall plan.

Ms. Griswold was sorry that Chief Painter was not in attendance but in speaking with Dan Miotke he agreed on the apparatus bays being 56 feet; she disagreed with Chief Painter saying that this plan is only preliminary and that they will get to the details but she strongly supported getting the details for an optimum plan now. Ms. Griswold apologized for sounding like a broken record and was hoping

that Chief Painter would make these recommendations. She further stated that she has requested an optimum plan since last March and has always advocated for the 56 foot bays.

Chair Castner thanked her for the new insight and that this phase may not play out for a while but within 30 days they may know which way they will be going with this thing; one direction may bring certain results and another direction will bring different results.

There were no other comments.

Mayor Wythe arrived at 5:38 p.m.

VISITORS

STAFF & COUNCIL REPORT/COMMITTEE REPORT/BOROUGH REPORT

A. Council Report – Mayor Wythe

Mayor Wythe reported there were no recent actions from Council on this project. She did note that Mayor Navarre was a visitor and mentioned consolidation with KESA but did not delve into any details. She confirmed for Chair Castner that there was no mention on senior exemptions or bed tax either.

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

Chair Castner requested Mr. Meyer to speak about the discussion that was held after the Open House on September 30, 2015.

Mr. Meyer reported on the following:

- The design team appreciated the direction from the worksession
- Teleconferences and face time with Chiefs Robl and Painter regarding the departments needs and giving concessions within each department
- They have made some compromises and believe that they have created plans to stay with the three budgets. They believe they can bring the Police building in at \$10 million and expending \$5 million on renovations to the existing Fire Department facility.

Chair Castner felt that \$5 million was more than needed for a renovation budget to extend the life of the building for 8 years. Mr. Meyer felt that it would be done for less but wanted to make sure they could cover any unknowns.

There was a brief discussion on the total for \$15 million with the bulk of the funds being dedicated for the Police building and renovations to the fire hall such as air handling, storage and exterior paint as was discussed during the worksession in October.

Mayor Wythe and Committee member Howard agreed with the Chair on that point.

Chair Castner stated that tonight the committee would be memorializing what was discussed at the worksession and make any motions that were required. They will not be doing anything for at least a month but that at a meeting in early December he hoped to cement the recommendations to Council for presentation at their (Council's) meeting in December.

Mr. Meyer would hope that the committee will firm up the deliverables at this meeting along with clarification.

Mr. Meyer additionally noted the draft Funding Feasibility Review memorandum which has been provided as a laydown.

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

A brief discussion and explanation by Chair Castner and Mayor Wythe regarding the intent of the committee at the worksession in focusing the bulk of the funding on the Police Station and providing remedial renovation funding for the Fire Department to get through approximately eight years ensued prior to any reports provided by Mr. Smythe or Ms. Wilson-Doyle.

Mr. Smythe reported that they focused on the efficiencies and redundancy within the space needs.

- removed the second floor fitness and training
- 10,082 square feet to 4,159 sf
- total reduction in phase one of 7600 sf
- reductions would be included in all options
- reductions do not dramatically limit future function
 - square footage removed and office uses removed
 - ability to add on to each department in the future
- Performed square foot cost ranges- \$300-\$500 per sf for Police Phase one only 23897 sf \$7-11 million
- Very preliminary project cost - does not include site costs such as covered parking, evidence storage/impound or other unknown site related costs

They have not taken the reductions to the fire side and put them into the floor plan to see what affect they have on the square footage. The next thing would to apply those costs to the square foot space on the police side to each space to get a more accurate idea on what those reductions mean to costs. Also they will need to get the higher end, specialized costs related to the jail, etc.

Chair Castner noted those steps are not necessary for the \$15 million scenario. They will need to come up with a new scope for renovations on the fire side. The committee will provide some input later at this meeting. He did note that the other two are comprehensive scenarios that the design team was tasked with.

Ms. Wilson-Doyle wanted to speak on the schedule but it can wait till later on the agenda.

Chair Castner speaking to the audience provided a breakdown on the proposed plan of action and that materials would be provided on the three different proposals that will be reviewed prior to the December 7th Council meeting.

Committee member Howard questioned when that meeting was to be and Chair Castner noted that they will discuss the issue later on the agenda.

PUBLIC HEARING

PENDING BUSINESS

A. Worksession Results – What was discussed, What Happened, What Next?

1. Revised Scope of Work
2. Summary Notes
3. Survey Results

Chair Castner read the title into the record and requested a motion on the three scenarios and deliverables required.

WYTHE/ROBL – MOVED TO ACCEPT THE THREE SCENARIOS PRESENTED AS THE NEXT STEP SCOPE OF WORK, ONE BEING A PLAN FOR A COMBINED FACILITY \$15-30 MILLION DOLLARS, THE SECOND BEING A PLAN FOR A COMBINED FACILITY AT \$20 MILLION DOLLARS AND THE THIRD BEING A PLAN FOR A POLICE FACILITY AND FIRE FACILITY UPGRADES FOR \$15 MILLION DOLLARS.

Chief Robl wanted to give the Design Team flexibility due to recent discussions and reviews which found spaces that were clearly larger than needed on the police side, and square footage costs which brought the estimate up to the \$25-30 million dollar figure. He believed this would allow them to build the police side for \$11 million or less and if they are able to come up with a combined facility for substantially less, he questioned needing the three scenarios. There was further discussion on the external structures were not included in the figures, that the fire could manage for a time without covered parking, etc. However the police would need some exterior storage and facilities. Chief Robl did not want to limit the design team with these numbers. Further discussion by the committee that the amounts in all three scenarios are classified as “up to amounts”, and if the design team can present a combined facility design that can be scaled up or scaled down for less that would be great. Mr. Smythe offered that they have the original design concept which has not been changed; this can be one scenario. The Design Team can make revisions and come up with two additional design options. Additional comment by Mayor Wythe on the questions posed so far by the community was if a facility of that size was actually needed and that so far savings found were related solely to reductions in square footage of certain spaces. Ms. Wilson-Doyle pointed out that it was up to the committee to determine the number of scenarios.

Chair Castner stated that the third scenario may remove the building from this site as there may be a preference not to build right up next to the building so it may be relocated on the site. He then asked if additional clarification was needed on the motion on the floor.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Castner then stated that the third scenario, to reiterate, the intent from the worksession was painting the building, improving the air quality of the building, and provide additional storage. Mayor Wythe agreed and added that the air handling system could also be repurposed into the new building.

Chair Castner then stated that the deliverables would be a conceptual floor plan, conceptual civil site plan and cost estimates for the three scenarios and requested a motion.

WYTHE/ROBL – MOVED THAT THE DELIVERABLES TO BE PROVIDED WERE A CONCEPTUAL FLOOR PLAN, CONCEPTUAL CIVIL SITE PLAN AND COST ESTIMATES FOR THE THREE SCENARIOS.

Discussion was conducted on the feasibility of the design team having the time needed to produce those materials.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

Chair Castner then brought up the question regarding a date for the next meeting any time during the week after the election on the first. Deputy City Clerk explained the availability of the room and her services or the Clerk's Office for that week.

Discussion ensued on a preference to having a meeting in Council Chambers especially if the Committee planned to hold a Public Hearing, that the Committee can record the meeting. Committee member Howard and Mayor Wythe questioned the need to hold a meeting so quickly. The following points were discussed:

- There was no urgency to present the three scenarios and it could wait until after the first of the year
- Waiting would allow the Design team to thoroughly review and vet each design for savings
- Allow for proper advertisement of meeting and public hearing
- Availability issues
- Worksession discussion on giving a presentation to Council was after the December meeting due to budget discussion. Committee members notes from the worksession slated January.
- Preference to schedule a presentation for a special meeting or Committee of the Whole then a consolidated presentation during the regular meeting for Council. Will need to check with the Clerk regarding Council schedule.
- Stantec to provide the draft documents mid-December to the Deputy City Clerk Krause, who will post to the website so the public can have ample opportunity to review and distribute to the Committee
- Presentation to Council in January

WYTHE - MOVED TO REQUEST DRAFT DOCUMENTS NO LATER THAN DECEMBER 20TH; FINAL DOCUMENTS NO LATER THAN JANUARY 11TH AND PRESENTATION DOCUMENTS EARLY FEBRUARY FOR A MID TO LATE FEBRUARY PRESENTATION FOR THE PUBLIC.

There was no second to the motion or discussion by the committee.

There was a brief discussion on the options and that the notes accurately reflected the prioritized order. Mayor Wythe further added that the content and the dollars are the same; going back to the theory of a main project and a scaled down project and a renovation, the police station should not be substantially different than doing the whole project.

Chair Castner noted that there was uniformity in opinion from the committee on that too.

B. Public Involvement Plan – Review and Update

Chair Castner stated that between now and December the committee will be on hiatus, he stated that they are waiting to have things fleshed out and the committee has provided some guidance on what

they would like to see. He requested everyone to review the information when the Clerk distributes notification of it being on the website. He requested everyone to note the pluses and minuses for each of the plans so that they can discuss in January.

Mayor Wythe requested the briefing be moved to the Council meeting in January; referencing the Public Engagement Schedule in the packet on page 51, dates to be determined and the third Public Meeting will be scheduled in February.

Committee member Howard stated she has prepared a draft Public Outreach Program and inquired if the committee could discuss it now or at a later meeting. Chair Castner agreed now would be appropriate and Mrs. Howard distributed the draft Public Safety Building Community Outreach Program. She noted the following:

Assumptions

- Need funding which would require voter approval
- Council to put on the ballot
- Requires outreach funding in the amount of \$5,000

Facts about the Project

- Demonstrated needs and safety for employees and customers
- Current Buildings not suitable for remodel
- Best Location is the HERC site
- Need is now

Program Calendar to Reach a October 4, 2016 Election Date

- Select Chair for outreach program
- Earnest search for federal and state funding – January – May 2016
- Schedule meetings with Legislators Murkowski, Sullivan and Young over the holidays
- Schedule meetings with State Legislators – February 2016
- Present 35% Drawings and Cost Estimates to Council – May 2016 (or earlier)
- Joint Public Hearings – Council and Committee – May 2016
- Council to Approve Ballot measure – June 2016
- Council Authorizes funding for Ballot Measure Education – June 2016
- Training Ballot Measure Messengers – June – July 2016
- Schedule with various organizations to present on the Ballot Measure – July 2016
- Presentations during August – September 2016
- Public Service Messages in September 2016
- Articles on the Ballot measure in papers last two weeks – September 2016

How we deliver the Message

- Posters around town with factual info and contact information – July-September 2016
- Presentations to Service organizations – August –September 2016
- PSA's on ALL radio Stations beginning in September 2016
- Coffee Table September 2016
- Presentations at all Board/Commission and Committee meetings August – September 2016
- Each Council meeting under Committee Reports a 3 minute information statement/update
- Point of View Articles in each newspaper in September 2016

- Insert in the newspapers in September 2016
- Meet with Council/Mayoral Candidates to educate in mid-August/September 2016

Committee member Howard stated that timing is very important and is concerned with fatiguing or confusing the citizenry.

Chair Castner responded that this schedule with the exception of May 2016 timing for 35% fits with everything they talked about tonight and that is a minor change. He thanked Mrs. Howard for taking the time and preparing this schedule. He would like this to be addressed after the January meeting and the delay won't affect the schedule she has presented. He also believed that they had the funding for the purpose within the current allocation. Mrs. Howard stressed that it was required for the influencing the vote in accordance with APOC.

Chair Castner commented on the public comments received and would like to reach the mid-January point before launching the program part. Mayor Wythe requested clarification on the meeting with the legislators and Mrs. Howard felt that they need to get on their calendars since they would be going back into session in January. Mayor Wythe noted that they will need to contact their staff as soon as possible to get on their schedules in December.

Chair Castner requested this to be included in future packets after Mrs. Howard amends the document and the Clerk will provide a copy to Ms. Wilson-Doyle.

Mayor Wythe clarified that this schedule will be implemented after the one in the packet. She would like to revise that schedule to reflect the January 11th Council meeting for the City Council Briefing and February 10th will be the Public Meeting #3 after a brief consult with the Clerk on availability.

WYTHE/ROBL – MOVED TO ESTABLISH A COMMITTEE MEETING ON JANUARY 6TH, COUNCIL BRIEFING WITH THE THREE SCENARIOS AT THE JANUARY 11TH REGULAR COUNCIL MEETING AND FEBRUARY 10TH FOR THE PUBLIC MEETING NUMBER THREE COST ALTERNATIVES.

There was no further discussion.

VOTE. YES. NON-OBJECTION. UNANIMOUS CONSENT.

Motion carried.

NEW BUSINESS

A. Draft Funding Feasibility Memorandum

Chair Castner suggested postponing discussion on this item until the next meeting since it was received as a laydown and that will allow the committee to disseminate the contents. He commented that there is great insight but the final analysis states there would be no substantial change. Since there is no design change he would like to make sure that everyone has a chance to thoroughly read the information.

There was no objection to postponing the memorandum until January 6, 2016 committee meeting.

B. Next Meeting Date and Deliverables

Chair Castner reviewed the next meeting dates as previously discussed.

INFORMATIONAL ITEMS

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

B. Contact List as of October 30, 2015

COMMENTS OF THE AUDIENCE

Mary Griswold, requested correction of the contact information for design team.

COMMENTS OF CITY STAFF

Carey Meyer appreciated the direction provided by the committee tonight. He requested clarification on the displacement of the skateboard park and other amenities and if they should include a line item in the cost estimate.

Chair Castner responded that those issues fall under the plus and minuses that he requested everyone to consider when reviewing the designs and it is not under the prevue of this committee however it would be okay to make a note of the cost to relocate or replace those amenities being displaced. He appreciated Mr. Meyer asking the question.

Mr. Meyer then commented on the effect to the existing contract with Stantec which was a reinvigorated public involvement effort and limited "35% design." Mr. Meyer noted that they have gone outside the scope on option two and option three. There was a short debate between Mr. Meyer and Chair Castner on the expenditure of efforts in relation to the contract between the City and Stantec. Mr. Meyer responded that they can keep track of the time expended on the additional work outside the original scope of work and base it on time and materials. He agreed with Chair Castner that a lot of the work is within the original scope of work but there is some work outside the contract and he wanted to make sure that Council was aware of these costs.

Chair Castner reiterated that Stantec would not be doing preliminary structural, electrical or mechanical, no elevations and believed that they were still far away from a true 35% design. They need something to show the public what the facility will look like as a phased approach, then what the project would look like \$5-6 million less. Mayor Wythe stated that if it is needed Stantec can present an invoice for the revised scope of work. The remaining Committee members nodded in consent.

Mr. Smythe stated that they will track their efforts regarding the three options including the conceptual drawings requested. Most of the previous efforts were involved in the Public Involvement which is pretty much expended.

There was further brief discussion on the worksession and public comments.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe thanked Committee member Howard for doing the Public Outreach program, she appreciated the outline starting from the end result and working backwards; thanked Stantec and Staff for all their hard work on the joint worksession, it was very productive and there was a lot of good input received; Mayor Wythe stated she had the opportunity to speak with Don Bivins after he had visited the two departments and received some very good insight on the whole process; She appreciated the Chiefs for working together and finding modifications and alternatives to reduce the footprint and costs of the facility. Mayor Wythe looks forward to seeing the additional savings that may be developed on the fire side of that; she really believes that if they can find reductions in the project and can reduce the cost to \$20 million or less that they can take the whole thing to the community and be successful. Mayor Wythe wished everyone a Happy Holiday.

COMMENTS OF THE CHAIR

Chair Castner reported that at the last Council meeting on the participation of staff, City Manager and Council for the whole day in the worksession.

COMMENTS OF THE COMMITTEE

There were no comments from the committee members.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:45 p.m. The next regular meeting will be **WEDNESDAY, JANUARY 6, 2016 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: _____



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: DECEMBER 21, 2015
SUBJECT: DRAFT FUNDING FEASIBILITY MEMORANDUM

The following memorandum was presented as a laydown item at the November 4, 2015 regular meeting. The Committee agreed by consensus to postpone discussion and comments at the next regular meeting.

Recommendation:

NO ACTION REQUIRED. INFORMATIONAL IN NATURE.



Memorandum

TO: Sara Doyle, Dale Smythe -- Stantec
FROM: Don Bivins, ESCI
DATE: November 3, 2015
SUBJ: Funding Feasibility Review for Homer Public Safety Building

As per the agreement between ESCI and Stantec, the following are my findings and recommendations as they relate to the Homer Public Safety Building, and possible cost avoidance strategies raised by the public during the Town Hall meeting budget process (e.g., project phasing, downsizing, service transfer to Kachemak Emergency Service Area (KESA), contracting Police Dispatch Center in Soldotna).

FINDINGS

Current HFD Facility

I met with the fire chief and staff of the Homer Fire Department to discuss the station issues and challenges on September 29th, followed by a walk-through of the building.

The conversation with staff and the fire chief revealed an agency more initially concerned about the potential for a consolidation (those interviewed are opposed) and the need to address operational issues (filling a five year vacant assistant fire chief position) than about a replacement fire station. After some conversation, those interviewed began opening up about the deficiencies of the fire station. One staff member, and later the fire chief, led me through the station to identify the issues associated with the fire station.

The following two figures reflect the general condition of the building and the definitions of the various conditions respectively.

Figure 1: Capital Facility Survey

Structure	
Square Footage	1 st floor – 5,500, 2 nd floor – 3,000
Date	Dedicated in 1980 as a fire station – was a service station prior
Seismic protection	Seismic retrofit In 1995
Auxiliary power	Full coverage for both police & fire, gas powered emergency generator – auto start
Condition	Fair-Poor (see definitions in Figure 2)
ADA & Gender Compliant	Not ADA compliant – interior stairs to living quarters & training room, exterior stairway failing, no elevator. Gender appropriate
Storage	Minimal, overloaded and flowing into truck bay
Facilities Available	
Exercise/workout	Inadequate -- Office converted to workout area with 2 tread mills – free weights in truck bay
Kitchen/dormitory	Kitchen is minimal for routine events – dorms are individual rooms with single beds, mixed gender appropriate – only four

Lockers/showers	Showers contained in restroom for men and women separately – mixed gender appropriate
Training/meetings	Small training room, can accommodate 16 personnel
Washer/dryer	Uniform and bedding W/D – separate PPE gear washer/dryer in truck bay
Protection Systems	
Sprinklers/Detectors	Yes – pipes hang 2’ below bay ceiling, limiting apparatus height. Detectors in place
Security	Corby Access Control System – retains use records for one week
Apparatus exhaust system	No – front office approximately 10’ from truck bay, door seal allows exhaust into front office, possibly into second floor living quarters thru pole hole
Medical Decon Area	Partially shielded from truck bay and hose tower, elevated with floor drain – approved by OSHA
Miscellaneous	
Notes	Floor behind bay 1 has a rise near the back door that heaves during winter, causing the door to not close, or defeats panic hardware when opening -- floor does not drain cleanly to the center drain. Bay 2 has a single, small capacity drain under the unit that backs up, with a crack in bay floor (not severe). Bay 3 has a Personal Protective Equipment (PPE) washer that backs up routinely into the truck bay. Bay 4 drains are in place but the floor slopes away from the drains. The apron in front of bay 5 drops 3-4 inches as it meets the truck bay floor. Some bay and personnel doors don’t seal, allowing water into the bay, wicking up wooden structural members and soaking sheetrock. These poor seals likely contribute to heat loss during the winter. Bays are filled with apparatus parked too tightly for efficient flow, which adds time for crews gathering PPE for response. Some bay floors are weak – not allowing heavy units to be parked near crew activities. The station was remodeled in 1995 with some structural bracing. A set of free weights are stored in the truck bay due to weight restrictions upstairs, which lends itself to users inhaling diesel exhaust while working out in bay. Parking is very limited. Staff vehicles, a six-by-six and a rescue boat are stored outside during the winter due to a lack of heated storage space.

Figure 2: Fire Station Condition Ratings

Excellent	Like new condition. No visible structural defects. The facility is clean and well maintained. Interior layout is conducive to function with no unnecessary impediments to the apparatus bays or offices. No significant defect history. Building design and construction matches building purpose. Age is typically less than 10 years.
Good	The exterior has a good appearance with minor or no defects. Clean lines, good work flow design, and only minor wear of the building interior. Roof and apparatus apron are in good working order, absent any significant full thickness cracks or crumbling of apron surface or visible roof patches or leaks. Building design and construction matches building purpose. Age is typically less than 20 years.
Fair	The building appears to be structurally sound with weathered appearance and minor to moderate non-structural defects. Interior condition shows normal wear and tear, but flows effectively to the apparatus bay or offices. Mechanical systems are in working order. Building design and construction may not match building purpose well. Showing increasing age-related maintenance, but with no critical defects. Age is typically 30 years or more.
Poor	The building appears to be cosmetically weathered and worn with potentially structural defects, although not imminently dangerous or unsafe. Large, multiple full-thickness cracks and crumbling of concrete on apron may exist. Roof has evidence of leaking and/or multiple repairs. The interior is poorly maintained or showing signs of advanced deterioration with moderate to significant non-structural defects. Problematic age-related maintenance and/or major defects are evident. May not be well suited to its intended purpose. Age is typically greater than 40 years.

Potential Mitigation Measures

The station limits the deployment of standard modern fire apparatus due to height and length limitations in the existing station. Custom apparatus designed to fit these constraints will be extremely expensive compared with standard apparatus. While extension of the truck bays is feasible, it is likely not fiscally prudent. A better course of action may be erecting a stand-alone bay which houses vehicles currently stored outside. If one or two vehicles currently stored inside the existing fire station were also moved to such a stand-alone bay (seldom used vehicles), additional space is gained and improved flow within the fire station could result. If Homer purchases a ladder truck (not likely in the near term), the stand-alone bay space could also be built to accommodate it.

Exhaust in the existing station leaks into the living space of the station both at the front office area and likely through the pole hole near the dorm space and day room (living room). Products of combustion from diesel apparatus include benzene, which is a known carcinogen. The doors are not well sealed, but likely could be repaired with improvements to the doors, jambs, weather stripping and thresholds. A better solution is a commercial exhaust extractor system, which is mounted on the ceiling of the truck bays (potentially exacerbating the head room problem) and mounted to the exhaust pipe of each vehicle with a “break-away” connection which retracts partially as the vehicle is driven forward. This system could be relocated to a new fire station once constructed.

The exterior stairway serves as an emergency exit and an alternate exit from the training room. The exit is required by the International Fire Code. The wooden beam outboard from the fire station has significant rot and decay, rendering the exit potentially unsafe. It appears to be resolvable with a metal beam replacement.

The heaving of the truck bay floor on the north side of the station can be a dangerous problem if the door is wedged closed and emergency egress is required. It is a security risk if the door is wedged open, and allows heat to escape during the winter. This may be due to improper compaction of the base under the bay floor, insufficient depth (not below the frost line), high water table, or other cause. The bay floor could be repaired, but only after evaluation of a qualified specialist, engineer or geologist.

Improper drainage or improper slope of the truck bay could be repaired, but with a likely significant investment and very little practical return. While water on the bay floor is problematic and a slip hazard, it can be remedied by crews frequently mopping or squeegeeing the floor.

Current PD Facility

While it is beyond my expertise to evaluate the police building to meet industry standards, the building is cramped, crowded and does not flow well. The security issues appear extreme to the untrained eye.

COST AVOIDANCE OPPORTUNITIES

Phasing

It is clear to this author that the police building is an urgent need. The fire building has significant needs, but appears to be serviceable (with modifications) for the near term. An opportunity to phase the public safety building by investing in the police side first, followed later by the fire building (once a bond or other funding mechanism is paid down), may keep the cost to a more manageable level for the community.

If the police were to be relocated to a new facility, the existing building could be demolished, making room for the stand-alone bays discussed earlier in this memo. Once a decision is made to build the fire portion of the public safety building, the existing station with improvements makes this facility valuable as another use; either as a city facility or a private sector investment.

Phasing could also address a concern expressed by the general public regarding the potential displacement of the Homer Educational and Recreation Complex (HERC) building gymnasium. As an older structure, the building has many ongoing cost and liability concerns, including potential structural failure in the event of a heavy snow load on the roof. Yet, as Figure 3 highlights below, the HERC is used by segments of the community to meet recreational needs that are not fully served by other facilities in the community.

Figure 3: HERC Building Scheduled Activity

current scheduled use of the HERC building by activity type as reported by Mike Illg from the City of Homer Parks & Recreation Department Updated 3-31-2015.

GYM	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8-8:30am						Youth BB	
8:30-9am						Youth BB	
9-9:30am						Youth BB	
9:30-10am						Youth BB	
10-10:30am						Youth BB	
10:30-11am	Playgroup				Playgroup	Youth BB	
11-11:30am	Playgroup				Playgroup	Zumba	
11:30-12pm	Playgroup				Playgroup	Zumba	
12-12:30pm						Zumba	Pickleball
12:30-1pm						Zumba	Pickleball
1-1:30pm						Youth BB	Pickleball
1:30-2pm						Youth BB	Pickleball
2-2:30pm						Youth BB	SOC 4th -6th
2:30-3pm						Youth BB	SOC 4th -6th
3-3:30pm			Youth BB			Youth BB	SOC 4th -6th
3:30-4pm			Youth BB		SOC 4th -6th		SOC 7th-9th
4-4:30pm		Gymnastics	Youth BB	Gymnastics	SOC 4th -6th		SOC 7th-9th
4:30-5pm		Gymnastics	Youth BB	Gymnastics	SOC 4th -6th		SOC 7th-9th
5-5:30pm		Gymnastics	Youth BB	Gymnastics			SOC 7th-9th
5:30-6pm	Pickleball	Zumba	Youth BB	SOC 7th-9th	Pickleball		
6-6:30pm	Pickleball	Zumba	Pickleball	SOC 7th-9th	Pickleball		
6:30-7pm	Pickleball	Zumba	Pickleball	SOC 7th-9th	Pickleball		
7-7:30pm	Pickleball	Pickleball	Pickleball	Contra Class	Pickleball		
7:30-8pm		Pickleball		Contra Class			
8-8:30pm		Pickleball		Contra Class			
8:30-9pm		Pickleball					

The perception of some individuals is that current HERC recreational uses could shift to a school gym. Homer High School's gym is used every day and night during the school months, including weekends. There are very rare occasions when it is not being used. The same is true for Homer Middle School, where they expect school activities on the weekend. There is no data available for the elementary schools in the area, but their gymnasiums are not likely an acceptable alternative. The school's gymnasiums are likely more available during summer months when school is not in session, but that is the exact time when demand for indoor recreation activities is at its lowest in the community. The loss of the HERC building will be seen by many in the community as a significant hurdle to overcome to garner support for a public safety building constructed at the site. If the public safety building is built in

phases as this memo contemplates, a police only phase one would potentially avoid having to address the HERC building immediately, since the fire building would be a later phase. This would buy the city more time to address the loss of the HERC building on a more permanent and/or satisfactory manner.

Downsizing

In August 2014, a *Space Needs Assessment* was performed by Loren Berry Architecture, a reputable public safety facility design firm with an understanding of the highly specialized equipment, space demands, and the regulatory requirements of modern police and fire stations. Based on their analysis, overall building and site area needs for the City of Homer’s Police and Fire personnel are shown below:



The functional needs assessed for the City of Homer match modest national standards and typical specialized emergency equipment sizes. Scaling back or “downsizing” the project components to reduce facility costs is problematic as it tends to create downstream issues and costs. Examples include:

- Shrinking floor space in specific functional areas does not deliver the savings many expect because many fixed costs have no relationship to the size of the room (doors, structural and mechanical elements, and fixtures).
- If the new facility is smaller than industry standards, specialized and/or custom emergency equipment will be required that is often an order of magnitude higher in cost, which can cancel out initial savings. Moreover, if functional spaces are shrunk below national standards, day-to-day emergency service operations can be hobbled (similar to the current situation), impacting staff efficiency and overall response efforts.
- If the facility is constructed with inexpensive materials to save money, instead of the 50-year industry standard for emergency services facilities, the trade offs are likely to cost more in the long run, through ongoing repairs, maintenance requirements, inefficiencies, energy costs, and

impacts to operations and risks around providing emergency services while the facility undergoes remodeling and repairs.

Based on these issues, reducing space needs and costs by scaling back is not cost-effective unless the City of Homer eliminates an emergency service from the suite that it now provides. That said, minor downsizing could achieve modest project savings in non-critical functional areas, including circulation areas, lobbies, training areas (including an indoor shooting range), and dormitory/overnight capacity for the fire service.

Facility Partners

To help defray some of the upfront capital costs of a new Public Safety Building, the possibility of additional “win-win” investment partners were considered, including:

Police (Alaska State Troopers): Although the Troopers and Homer’s police both serve the Southern Kenai Peninsula, have a shared mission, and have a recent history of sharing office space and prisoners, it is highly unlikely that the Troopers would bring funding to this project. They have a new Anchor Point Trooper Station, reduced State budgets, and very low staffing levels.

Fire and EMS Services (Kenai Peninsula Borough, KESA, Anchor Point’s Volunteer Fire Department, Kachemak City, etc.): Based on conversations with agencies who may have an interest in collaborating with Homer’s Fire Department, and GIS analysis of the service response capacity of the new Public Safety Building Site given local topography and road networks, there are not obvious service response advantages or returns from investment from adjoining service areas helping to pay for a portion of the capital costs of a new Homer Public Safety Building.

Cooperative Service Agreements

There are numerous potential public safety partnerships which could help reduce City of Homer cost, improve service, or increase efficiency. Some of the more immediate opportunities to explore include:

Emergency Management Function

The Kenai Peninsula Borough provides Emergency Management services to most of the peninsula, but excludes Homer. Homer could explore transferring the emergency management function to the borough, reducing demand on an already overburdened fire chief. The planning, access to federal grants, and coordination regionally could be handled by the borough. Managing an actual emergency within the city of Homer would continue to reside with Homer officials, but with coordination assistance from the borough.

Dispatch

The Public Safety Answering Point (PSAP) and dispatch function in the borough is handled by the Soldotna Public Safety Communication Center, but calls are handed off to Homer Police for actual dispatch services for police, fire and emergency medical services. While there are some benefits to retaining this service locally, it also can be an expensive service to provide and duplicates the service provided by Soldotna. Regionalizing this service may reduce cost, but certainly increases efficiency by avoiding a hand-off of callers to the 9-1-1 system. Handing off emergency callers is a critical point of potential failure or miss-communication.

KESA-HFD Consolidation

There is strong, emotional opposition (from those five persons interviewed) to the thought of consolidating with Kachemak Emergency Services Area (KESA). There is also strong preference to fill the assistant chief position to address operational issues. By all accounts at Homer and at KESA, the two agencies are hostile toward each other, although there is some indication that the hostility stems from a small but vocal group in both agencies. It is unfathomable that two agencies with almost identical missions that are so small as to require assistance from each other regularly could have such a hostile relationship. The two agencies cannot be successful independently; they must rely on each other on all but routine emergencies.

The two agencies are too hostile to consider any form of consolidation in the near term without significant intervention. There are smaller opportunities for collaboration short of consolidation. Joint training is a key area which benefits both agencies since they routinely operate on the scene of emergencies together and must be on the same page.

Proper use of the Incident Command System when operating together on an incident is a matter of critical firefighter safety. It was reported by HVFD personnel that when operating together in Homer, KESA personnel are managed by their incident commander on a different radio frequency than the Homer units, who are managed by their own incident commander. This is a critical fire ground safety issue, since immediate evacuation of a building could be called for by one incident commander, with the crews from the other agency being unaware of the evacuation order. While some mentioned that the incidents are operating under unified command (a compliant use of the incident command system), the more accurate description is shared command, which is not compliant with the incident command system. An agreed upon standard for the use and operation of the incident command system between the agencies which is compliant with the National Incident Management System (NIMS) is sorely needed.

From a funding perspective, an often discussed issue which impedes consolidation discussion between KESA and Homer is the mill levy difference between the agencies. The assumption is that since Homer has a lower mill levy than does KESA, a consolidation would increase the mill rate for Homer at the rate KESA charges. To understand the actual revenue potential from the two organizations combining, it is important to understand the value of one mill in KESA versus Homer. Because Homer is a more densely populated, more urban area, a single mill generates [REDACTED], whereas KESA's rural, less densely populated area generates \$340,000 for one mill. Thus, the mill rates would likely find a balance (lower rate for KESA and a higher rate for Homer), but not likely the same mill rate as either KESA or Homer. Again, a more detailed analysis of the financial implications to such a consolidation would have to be undertaken.

Homeland Security grants are available to emergency services agencies, such as Assistance to Firefighters Grants (AFG), which provides funding for operations and safety improvements, as well as vehicle acquisitions. Staffing for Adequate Fire & Emergency Response (SAFER) grants are also available, which provides funding for staffing (firefighters) on a declining scale over a two or three year period. While grants are a meaningful revenue source for one-time costs (capital equipment), use of grant funds for ongoing expenses only delays the inevitable lack of funding to sustain the expense without the grant. Caution should be exercised in using grant funds to pay for ongoing expenses.



Memorandum

TO: PUBLIC SAFETY BUILDING REVIEW COMMITTEE
FROM: CAREY MEYER, DIRECTOR OF PUBLIC WORKS
DATE: DECEMBER 21, 2015
SUBJECT: THREE PUBLIC SAFETY BUILDING OPTIONS ARE BEING CONSIDERED

The City Council, through the Public Safety Building Review Committee, has developed three options to meet the building needs of the Police and Fire Departments. The design team has developed preliminary floor plans, site plans and cost estimates for the three options:

- **Option 1** consists of a new combined police and fire facility meeting the long term needs of the both departments.
- **Option 2** provides a new combined police and fire facility scaled down to meet the intermediate needs of both departments.
- **Option 3** provides for a new police department facility and upgrades the existing fire department building to meet the intermediate needs of both departments

Over the next several months, the Committee and the Council will be soliciting comments from the public at the following meetings:

- January 6, 2016, Public Safety Building Review Committee, 5:30 PM, City Hall 2nd Floor Conference Room
- January 11, 2016, City Council Work Session, 4:00 PM, City Council Chambers
- February 10, 2016, Public Safety Building Public Meeting #3, 5:30 -7:30 PM, City Council Chambers

For an overview of the costs elements associated with all options please refer to the following:

- Decisional Matrix – Three options
- Preliminary Cost Estimate – Three Options

For more detailed information regarding proposed options please refer to the following drawings:

Option 1 – Draft Civil Site Plan
Option 2 – Draft Civil Site Plan
Option 3 – Draft Civil Site Plan

Option 1 – Draft Floor Plans
Option 2 – Draft Floor Plans
Option 3 – Draft Floor Plans

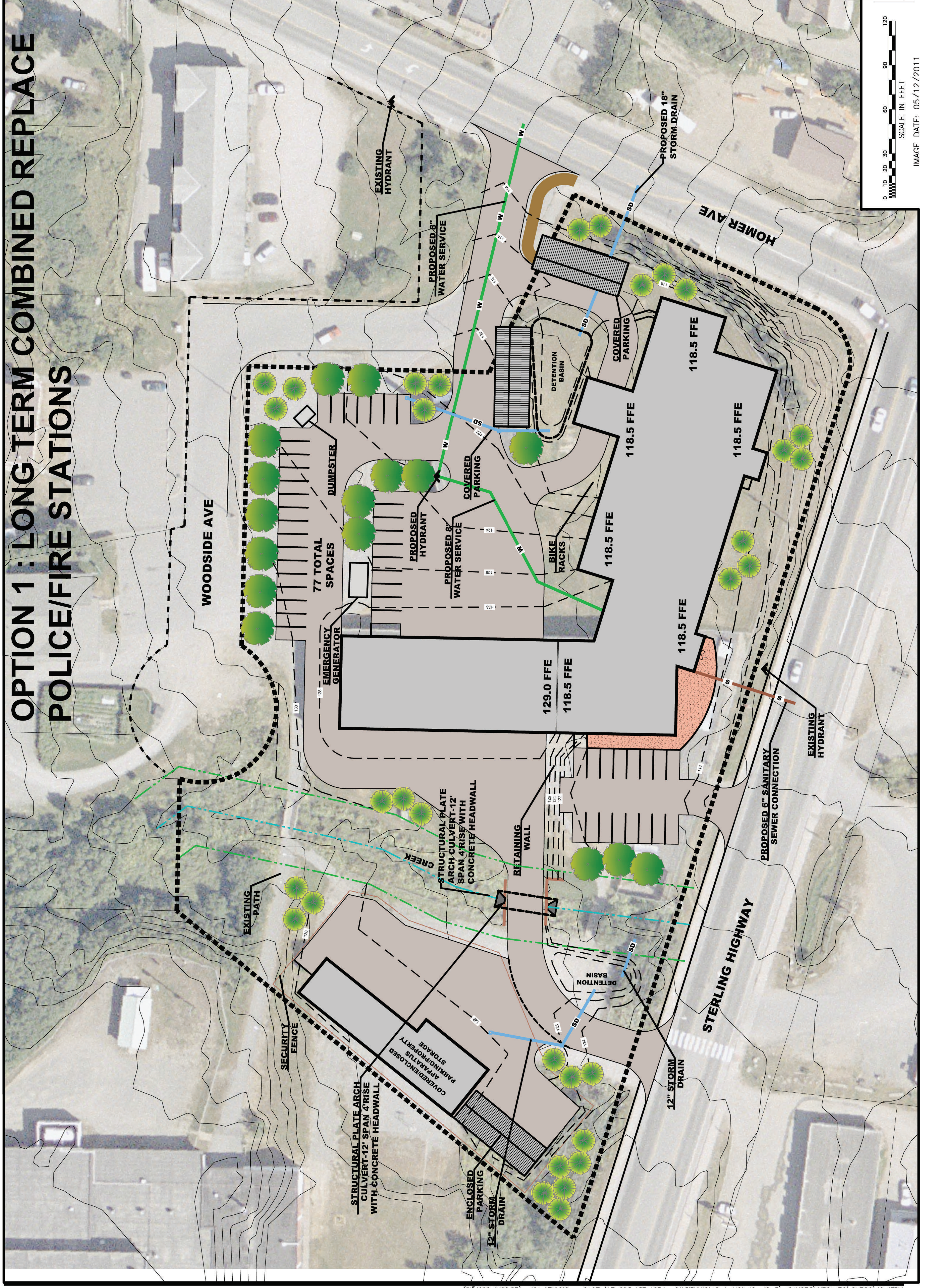
HOMER PUBLIC SAFETY BUILDING - Decisional Matrix

Decisional Elements	Option 1 Combined Police/Fire - Original Program	Option 2 Combined Police/Fire - Reduced Program	Option 3 Police Only/Upgrade Existing Fire Station
Total estimated cost	\$28,749,697	\$23,040,510	\$14,901,904
Years future department needs addressed	Police: 30 years / Fire: 30 years	Police: 15 years/ Fire: 15 years	Police: 20 years/ Fire: 10 years
Additional annual maintenance (@\$8/sf/yr)	\$301,000	\$204,000	\$144,000
Annual bond repayment (4%, 30 years)	\$ 1,660,000	\$ 1,330,000	\$864,000
HERC Gym – disposition	HERC Gym is demolished	HERC Gym is demolished	HERC Gym remains
West B-Ball (outdoor) courts	B-Ball courts demolished	B-Ball courts demolished	B-Ball courts demolished
Skateboard park – disposition	Skateboard park is demolished	Skateboard park is demolished	Skateboard park is demolished
Public Works Shop	Shop space & storage demolished	Shop space & storage demolished	Shop space & storage demolished and relocated to HERC classroom bldg.
Estimated Cost & Size (December 2015/Schematic level design)	Shared: Site/Civil cost: \$ 2,205,500 Police bldg : (32,211 sf) Fire bldg : (19,688 sf) Building cost: \$ 21,246,131 Design/Inspection/Admin : \$ 5,298,066	Shared: Site/Civil cost: \$ 2,205,500 Police bldg : (23,728 sf) Fire bldg : (16,086 sf) Building Cost: \$ 16,677,906 Design/Inspection/Admin : \$ 4,157,104	Site/Civil cost (Police only): \$ 1,224,700 Police bldg: (24,134 sf) \$ 9,982,281 Fire (upgrade existing facility): \$ 975,000 Design/Inspection/Admin: \$ 2,727,703

Conceptual Cost Estimate - Three Options
Homer Public Safety Building Project
 December 20, 2015

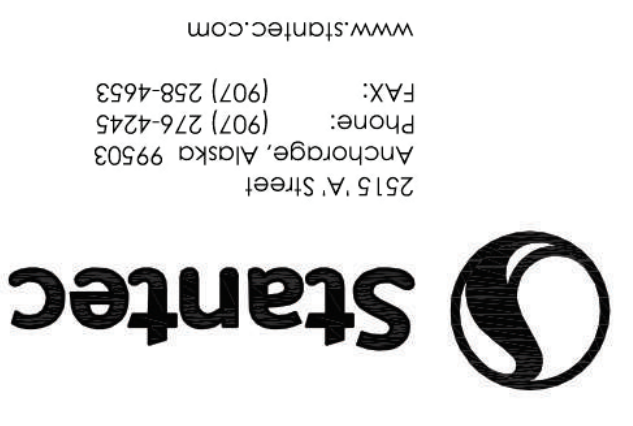
CONSTRUCTION ITEMS	OPTION 1 Combined Police/Fire-Original Program				OPTION 2 Combined Police/Fire-Reduced Program				OPTION 3 Police Only/Upgrade Exist. Fire Station			
	Quantity	Unit	Unit Price	TOTAL	Quantity	Unit	Unit Price	TOTAL	Quantity	Unit	Unit Price	TOTAL
CIVIL SITE												
Mob/Demob/General Conditions	LS	LS	\$260,000	\$260,000	LS	LS	\$260,000	\$260,000	LS	LS	\$170,000	\$170,000
Building Demolition	LS	LS	\$550,000	\$550,000	LS	LS	\$550,000	\$550,000	LS	LS	\$220,000	\$220,000
Excavation - On-Site Disposal	12,000	CY	\$4	\$48,000	12,000	CY	\$4	\$48,000	6,000	CY	\$4	\$24,000
Excavation - Off-Site Disposal	4,250	CY	\$10	\$42,500	4,250	CY	\$10	\$42,500	1,750	CY	\$10	\$17,500
Import Select Fill Material	9,000	CY	\$25	\$225,000	9,000	CY	\$25	\$225,000	4,500	CY	\$25	\$112,500
Paving (2" LC/2" AC)	35,000	SF	\$5	\$175,000	35,000	SF	\$5	\$175,000	14,000	SF	\$5	\$70,000
Curb & Gutter	5,000	LF	\$22	\$110,000	5,000	LF	\$22	\$110,000	850	LF	\$22	\$18,700
Sidewalk/Trails	LS	LS	\$50,000	\$50,000	LS	LS	\$50,000	\$50,000	LS	LS	\$15,000	\$15,000
Storm Drainage	LS	LS	\$75,000	\$75,000	LS	LS	\$75,000	\$75,000	LS	LS	\$50,000	\$50,000
Water Service/Hydrant	LS	LS	\$45,000	\$45,000	LS	LS	\$45,000	\$45,000	LS	LS	\$45,000	\$45,000
Sewer Service	LS	LS	\$25,000	\$25,000	LS	LS	\$25,000	\$25,000	LS	LS	\$25,000	\$25,000
Landscaping/Seeding	LS	LS	\$55,000	\$55,000	LS	LS	\$55,000	\$55,000	LS	LS	\$35,000	\$35,000
Public Plaza	LS	LS	\$35,000	\$35,000	LS	LS	\$35,000	\$35,000	LS	LS	\$32,000	\$32,000
Detention Basins	LS	LS	\$30,000	\$30,000	LS	LS	\$30,000	\$30,000	LS	LS	\$15,000	\$15,000
Gas/Electric/Tele Service	LS	LS	\$105,000	\$105,000	LS	LS	\$105,000	\$105,000	LS	LS	\$105,000	\$105,000
Utility Relocations	LS	LS	\$130,000	\$130,000	LS	LS	\$130,000	\$130,000	LS	LS	\$80,000	\$80,000
Site Lighting	LS	LS	\$60,000	\$60,000	LS	LS	\$60,000	\$60,000	LS	LS	\$25,000	\$25,000
SWPPP	LS	LS	\$50,000	\$50,000	LS	LS	\$50,000	\$50,000	LS	LS	\$30,000	\$30,000
Dumpster/Pad/Enclosure	LS	LS	\$15,000	\$15,000	LS	LS	\$15,000	\$15,000	LS	LS	\$15,000	\$15,000
Emergency Generator	LS	LS	\$120,000	\$120,000	LS	LS	\$120,000	\$120,000	LS	LS	\$120,000	\$120,000
SUBTOTAL CIVIL SITE				\$2,205,500				\$2,205,500				\$1,224,700
UPGRADE EXISTING FIRE STATION												
Bay Ventilation Improvements	LS	LS							LS	LS	\$250,000	\$250,000
Bay Lengthening (Additional 4-5 feet)	LS	LS							LS	LS	\$480,000	\$480,000
Add Unheated Covered Storage	LS	LS							LS	LS	\$140,000	\$140,000
Paint Exterior	LS	LS							LS	LS	\$75,000	\$75,000
Replace Exterior Stairway (west side)	LS	LS							LS	LS	\$30,000	\$30,000
SUBTOTAL UPGRADE EXIST. FIRE												\$975,000
ACCESSORY - POLICE												
Vehicle Impound Bay	523	sf	\$350	\$183,120	523	sf	\$350	\$183,120	523	sf	\$350	\$183,120
Vehicle Impound Storage	1962	sf	\$150	\$294,300	1500	sf	\$150	\$225,000	1500	sf	\$150	\$225,000
Stolen Item Storage	872	sf	\$50	\$43,600	500	sf	\$50	\$25,000	500	sf	\$50	\$25,000
Staff Vehicle Enclosed Parking	1,199	sf	\$275	\$329,725	1,199	sf	\$275	\$329,725	1,199	sf	\$275	\$329,725
Staff Vehicle Covered Parking	981	sf	\$200	\$196,200	981	sf	\$200	\$196,200	981	sf	\$200	\$196,200
K-9	55	sf	\$150	\$8,175	55	sf	\$150	\$8,175	55	sf	\$150	\$8,175
ACCESSORY- FIRE												
Covered Apparatus Parking	1,458	sf	\$200	\$291,600	1,350	sf	\$200	\$270,000				
SUBTOTAL ACCESSORY STRUCTURES				\$1,346,720				\$1,237,220				\$967,220
MAIN BUILDING												
Fire Administration	4,173	sf	\$325	\$1,356,225	3,086	sf	\$325	\$1,002,950				
Fire Apparatus Bays	7,749	sf	\$350	\$2,712,150	7,253	sf	\$350	\$2,538,550				
Fire Apparatus Support	1,435	sf	\$325	\$466,375	1,343	sf	\$325	\$436,475				
Fire Living	4,167	sf	\$350	\$1,458,450	3,343	sf	\$350	\$1,170,050				
Fire Lobby	2,165	sf	\$350	\$757,750	1,061	sf	\$350	\$371,350				
Police Lobby	1,429	sf	\$325	\$464,425	864	sf	\$325	\$280,800	864	sf	\$325	\$280,800
Police Dispatch	3,381	sf	\$375	\$1,267,875	2,863	sf	\$375	\$1,073,625	2,863	sf	\$375	\$1,073,625
Police Investigations and Patrol	5,411	sf	\$350	\$1,893,850	4,568	sf	\$350	\$1,598,800	4,568	sf	\$350	\$1,598,800
Police Property/Evidence	4,879	sf	\$325	\$1,585,675	4,879	sf	\$325	\$1,585,675	4,879	sf	\$325	\$1,585,675
Police Jail	4,560	sf	\$625	\$2,850,000	3,778	sf	\$625	\$2,361,250	3,778	sf	\$625	\$2,361,250
Police Range	2,359	sf	\$550	\$1,297,450	2,359	sf	\$550	\$1,297,450	2,359	sf	\$550	\$1,297,450
Training and Fitness	10,221	sf	\$325	\$3,321,825	4,207	sf	\$325	\$1,367,275	4,823	sf	\$325	\$1,567,475
Communications	51,929	sf	\$4	\$207,716	39,604	sf	\$4	\$158,416	24,134	sf	\$4	\$96,536
Furnishings	51,929	sf	\$5	\$259,645	39,604	sf	\$5	\$198,020	24,134	sf	\$5	\$120,670
SUBTOTAL MAIN BUILDING			383.20	\$19,899,411			389.88	\$15,440,686			413.62	\$9,982,281
TOTAL CONSTRUCTION				\$21,246,131				\$16,677,906				\$10,949,501
DESIGN/INSPECTION/ADMINISTRATION												
Design	8	%	-	\$1,699,690	-		-	\$1,334,232	-		-	\$875,960
1% for Art			-	\$198,994	-		-	\$154,407	-		-	\$99,823
Construction Assistance/Inspection	2	%	-	\$424,923	-		-	\$333,558	-		-	\$218,990
Contingency	12	%	-	\$2,549,536	-		-	\$2,001,349	-		-	\$1,313,940
City Administration	2	%	-	\$424,923	-		-	\$333,558	-		-	\$218,990
SUBTOTAL DESIGN/INSPECTION				\$5,298,066				\$4,157,104				\$2,727,703
TOTAL PROJECT COST				\$28,749,697				\$23,040,510				\$14,901,904

OPTION 1 : LONG TERM COMBINED REPLACE POLICE/FIRE STATIONS



No.	Date	Revision	By

Date Stamped: _____



2515 A Street
Anchorage, Alaska 99503
Phone: (907) 276-4245
FAX: (907) 258-4653
www.stantec.com

Project:
HOMER PUBLIC SAFETY BUILDING

City of Homer
Homer, Alaska 99603

Project Mgr.	DRS
Drawn	
Checked	
Date	12/17/2015

Sheet Contents:
OPTION 1

Sheet No.:
L1.1

Project Number: 204600234


POLICE STATION - SF BY DEPT.	
DEPARTMENT	AREA
DISPATCH	3381 SF
INVESTIGATION + PATROL	5411 SF
JAIL	4560 SF
POLICE LOBBY	1429 SF
PROPERTY + EVIDENCE	4850 SF
RANGE	2359 SF
TRAINING + FITNESS	10221 SF
Grand total:	128 32211 SF

FIRE STATION - SF BY DEPT.	
DEPARTMENT	AREA
FIRE ADMIN	4173 SF
FIRE APPARATUS	7749 SF
FIRE APPARATUS SUPPORT	1435 SF
FIRE LIVING	4167 SF
FIRE LOBBY	2165 SF
Grand total:	41 19688 SF

REVISIONS	
No.	Date

Color by Department Legend	
■	DISPATCH
■	FIRE ADMIN
■	FIRE APPARATUS
■	FIRE APPARATUS SUPPORT
■	FIRE LIVING
■	FIRE LOBBY
■	INVESTIGATION + PATROL
■	JAIL
■	POLICE LOBBY
■	PROPERTY + EVIDENCE
■	RANGE
■	TRAINING + FITNESS

2515 A. Sheeh
 Anchorage, Alaska 99503
 Phone: (907) 276-4245
 Fax: (907) 258-4653
 www.stantec.com


Stantec

Project: **HOMER PUBLIC SAFETY BUILDING**
OPTION 1
 COMBINED POLICE/FIRE - ORIGINAL PROGRAM
 City of Homer
 Homer, Alaska 99603

Project Mgr.	DRS
Drawn	
Checked	
Date	12/08/15

Sheet Contents:
LEVEL 1 FLOOR PLAN

Sheet No.: **A-111**
 Project Number: 204600234



POLICE STATION - SF BY DEPT.	
DEPARTMENT	AREA
DISPATCH	3381 SF
INVESTIGATION + PATROL	5411 SF
JAIL	4560 SF
POLICE LOBBY	1429 SF
PROPERTY + EVIDENCE	4850 SF
RANGE	2359 SF
TRAINING + FITNESS	10221 SF
Grand total:	128 32211 SF

FIRE STATION - SF BY DEPT.	
DEPARTMENT	AREA
FIRE ADMIN	4173 SF
FIRE APPARATUS	7749 SF
FIRE APPARATUS SUPPORT	1435 SF
FIRE LIVING	4167 SF
FIRE LOBBY	2165 SF
Grand total:	41 19688 SF

REVISIONS		
No.	Date	Revision

Color by Department Legend	
DISPATCH	Orange
FIRE ADMIN	Red
FIRE APPARATUS	Light Orange
FIRE APPARATUS SUPPORT	Dark Orange
FIRE LIVING	Teal
FIRE LOBBY	Light Teal
INVESTIGATION + PATROL	Light Blue
JAIL	Yellow
POLICE LOBBY	Light Yellow
PROPERTY + EVIDENCE	Light Green
RANGE	Blue
TRAINING + FITNESS	Light Green

POLICE STATION - SF BY DEPT.	
DEPARTMENT	AREA
DISPATCH	3381 SF
INVESTIGATION + PATROL	5411 SF
JAIL	4560 SF
POLICE LOBBY	1429 SF
PROPERTY + EVIDENCE	4850 SF
RANGE	2359 SF
TRAINING + FITNESS	10221 SF
Grand total:	128 32211 SF

FIRE STATION - SF BY DEPT.	
DEPARTMENT	AREA
FIRE ADMIN	4173 SF
FIRE APPARATUS	7749 SF
FIRE APPARATUS SUPPORT	1435 SF
FIRE LIVING	4167 SF
FIRE LOBBY	2165 SF
Grand total:	41 19688 SF



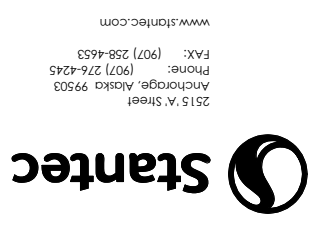
POLICE STATION - SF BY DEPT.	
DEPARTMENT	AREA
DISPATCH	2570 SF
INVESTIGATION + PATROL	4568 SF
JAIL	4071 SF
POLICE LOBBY	894 SF
PROPERTY + EVIDENCE	4879 SF
RANGE	2540 SF
TRAINING + FITNESS	4207 SF
Grand total:	23728 SF

FIRE STATION - SF BY DEPT.	
DEPARTMENT	AREA
FIRE ADMIN	3086 SF
FIRE APPARATUS	7253 SF
FIRE APPARATUS SUPPORT	1343 SF
FIRE LIVING	3343 SF
FIRE LOBBY	1061 SF
Grand total:	16086 SF

REVISIONS	
No.	Date

COLOR LEGEND BY DEPARTMENT

- DISPATCH
- EXISTING
- FIRE ADMIN
- FIRE APPARATUS
- FIRE APPARATUS SUPPORT
- FIRE LIVING
- FIRE LOBBY
- INVESTIGATION + PATROL
- JAIL
- POLICE LOBBY
- PROPERTY + EVIDENCE
- RANGE
- TRAINING + FITNESS



Project: **HOMER PUBLIC SAFETY BUILDING**
OPTION 2
 COMBINED POLICE/FIRE - REDUCED PROGRAM

City of Homer
 Homer, Alaska 99603

Project Mgr. DRS

Drawn
 Checked
 Date 12/04/14

Sheet Contents:
LEVEL 1 FLOOR PLAN

Sheet No.: **A-111**

Project Number: 204600234



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


POLICE STATION - SF BY DEPT.	
DEPARTMENT	AREA
DISPATCH	2863 SF
INVESTIGATION + PATROL	4568 SF
JAIL	3778 SF
POLICE LOBBY	864 SF
PROPERTY + EVIDENCE	4879 SF
RANGE	2309 SF
TRAINING + FITNESS	5404 SF
Grand total:	108 24664 SF

COLOR LEGEND BY DEPARTMENT

- DISPATCH
- EXISTING
- INVESTIGATION + PATROL
- JAIL
- POLICE LOBBY
- PROPERTY + EVIDENCE
- RANGE
- TRAINING + FITNESS

No.	Date	By	Revisions

Date Stamped: _____



2515 A Street
Anchorage, Alaska 99503
Phone: (907) 276-4245
Fax: (907) 258-4653
www.stantec.com

Project: **HOMER PUBLIC SAFETY BUILDING**
OPTION 3
 POLICE ONLY/UPGRADE EXISTING FIRE STATION

City of Homer
Homer, Alaska 99603

Project Mgr. _____ DRS
 Drawn _____
 Checked _____
 Date 10/31/14

Sheet Contents:
LEVEL 2 FLOOR PLAN

Sheet No.: _____

A-102

Project Number: 204600234



1 LEVEL 2
 1/16" = 1'-0"



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: DECEMBER 21, 2015
SUBJECT: SCHEDULING THE NEXT MEETING AND DELIVERABLES

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

Wednesday, February 10th 5:30 p.m.

Currently the following dates are available in March for a meeting:

Wednesday, March 9th 5:30 p.m. (Chambers are available also.)

The Calendar is filling up quickly and it is best to reserve the date sooner rather than later.

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

Any dates outside of the above will need to be confirmed with the Clerk's Office on availability.

Recommendation:

Discuss dates and make motion to establish meeting date for the March meeting of the committee.

**CITY OF HOMER
HOMER, ALASKA**

City Manager/
Public Works Director

RESOLUTION 14-020

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

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

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

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

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

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

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

BE IT FURTHER RESOLVED the Scope of Work shall include:

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


- 37 • Review the proposed contract and provide input on the scope of work and
- 38 deliverables
- 39 • Review work products and participate in regular briefing with the contractor
- 40 • Make recommendations and provide direction to staff and the contractors as
- 41 the project proceeds
- 42 • Make recommendations to Council as to how to proceed as various
- 43 benchmarks are achieved.
- 44

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


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

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

56
57 CITY OF HOMER

58
59
60 
61 MARY E. WYTHE, MAYOR

62
63 ATTEST:

64 
65
66
67 JO JOHNSON, MMC, CITY CLERK

68
69 Fiscal Note: Staff time and advertising costs.

70
71

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

Name	Title	Phone	Email	Info
LEGISLATORS				
Peter Micciche	Senator District 0	907-283-7996 907-465-2828	senator.peter.micciche@akleg.gov	http://gov.alaska.gov/parnell/contact/email-the-governor.html 145 Main Street Loop Ste. 217, Room 226 State Capital Room 125, Juneau AK 99801
Note: Involved with National Fire Protection Association Standards Council, Regional Suicide Prevention Team, Kenai Peninsula Local Emergency Planning Committee				
Paul Seaton	Representative District 31	907-235-2921 907-465-2689	representative.paul.seaton@akleg.gov	270 W. Pioneer Ave. Homer AK 99603 State Capital Room 102, Juneau, AK 99801
CITY STAFF				
Dan Gardner	Public Works Superintendent	907-235-3170	dgardner@ci.homer.ak.us	
Rick Abboud	Public Works Inspector	907-235-3106	rabboud@ci.homer.ak.us	
Julie Engebretsen	Deputy City Planner	907-235-3106	engebretsen@ci.homer.ak.us	
Jo Johnson	Assist. City Manager	907-435-3101		
Elaine Grabowski	City Clerk	907-235-3130	jjohnson@ci.homer.ak.us	
Dan Miotke	Staff at Fire Dept.	907-235-3155	fire@cityofhomer-ak.gov	
	Staff at Fire Dept.		dmiotke@ci.homer.ak.us	
COMMUNITY OUTREACH				
46	Far North Photography/Chamber of Commerce Contact	907-360-2319	jimlav@homerakalaska.org	
Jim Lavrakas	Real Estate Association	907-235-5294	angienewby@alaska.com	Wants to host fire and police staff for an informative meeting during their
Angie Newby	Chamber of Commerce		debbie@homerakalaska.org	
Debbie Speakman	Youth Services Librarian	907-435-3176	chaines@ci.homer.ak.us	Coordinated much of the fundraising for the new Library.
Claudia Hanes	Public Park Volunteer		tidefeathersnow@gmail.com	
Miranda Weiss	Hr at Hospital/ Community Leader	907-235-0397	dbf@sphosp.org	
Derotha Ferraro	Pratt Museum	907-235-8635	mmiller@prattmuseum.org	Coordinated PI activities to garner support for upgrades to hospital. Also Vice Chair of Public Art Committee
Michele Miller	Islands and Ocean Visitor Center Manager		marianne_aplin@fws.gov	
Marianne Aplin	Former Mayor	907-399-1200	jackcushing@gci.net	Also member of the City of Homer Public Arts Committee
Jack Cushing	Kachemak Heritage Land Trust			
	Kachemak Bay Conservation Society	907-235-8214		
Roberta Highland	Homer Foundation	907-235-0541		also a member of the Advisory Planning Commission
	Port & Harbor			
	Senior Citizens Center	907-235-3739		

Name	Title	Phone	Email	Info
POLICE/FIRE CONTACTS				
Kelly Nicoletto	Alaska State Fire Marshall			5700 E. Tudor Rd. Anchorage AK 99597-1225
Mark J. Miller	EMS Unit Manager, AK State Dept of Health and Social Services	907-465-8633	mark.miller@alaska.gov	Division of Public Health, Section of Emergency Programs, PO Box 110616, Juneau AK 99811-0616
Sue Hecks	Executive Director, Southern Regional EMS Council, Inc.	907-562-6449	shecks@sremsc.org	6130 Tuttle Pl. Suite B, Anchorage, AK 99507-2041
Kevin Jones	Homer Airport Manager (Crash Rescue)	907-235-5217		Home Office of State DOT
Scott Walden	Director, KPB, Officer of Emergency Management	907-262-2097	sgwalden@borough.kenai.ak.us	Office of Emergency Management, 253 Wilson Lane, Soldotna AK 99669
	Division of Homeland Security & Emergency Mgmt			Dept. of Military and Veteran Affairs, PO Box 5750, JBER, AK 99505
	Safety and Emergency Response Agencies			
	State Troopers			
	Coast Guard			
	State Parks			
	State of Alaska DOT			
	Kenai Peninsula Borough			
47	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			

Wj

MG comments on public safety building options 12.28.2015

1. In both options 1 and 2, the fire chief should get the outside corner office.
2. The bottom of the hose tower in option 1 is in the back corner of the office section. This will require firefighters to roll and carry dropped dry hose through the hallway, into the lobby and upstairs to get it back to the apparatus bay or to haul the hose up from the upper floor. It is very impractical in either case. It is also too far away from the hose washer at the north end of the building. The hose tower should be removed.
3. There needs to be a watch office upstairs adjacent to the apparatus bays and accessible from the outside via a restricted-entry man door at the same grade inside and outside the apparatus bays. This office should have a base radio, telephone, and other communication accessories, vehicle keys, rig check forms, shift board, and other stuff directly related to the apparatus that is now located in the HVFD downstairs office. The medical storage room and food storage room now located downstairs in option 1 should be moved next to this upstairs office. Please see attached sketch.

There is ample extra space in the living room of option 1 to locate these rooms against the north wall, adjacent to and accessed from the apparatus bays. The food and medical items are destined for the vehicles so they should be located closer. The cluster of administrative offices is OK downstairs, but anything directly related to fire/EMS response should be convenient to the apparatus.

Getting this configuration correct should be a highest priority. The watch office is the critical heart and soul of the fire station. The watch office could, but wouldn't have to, incorporate the ESS office currently located downstairs. It is tolerable, but not optimal, to have the school tours enter and gather in the downstairs public lobby and come upstairs, but it is not acceptable to require responders to run up and downstairs in the course of a call.

The existing fire station, in spite of its organic growth, happens to have a very efficient layout for effective response.

The kitchen, dining area, and living area in option 1 should be sized more like what is in option 2.

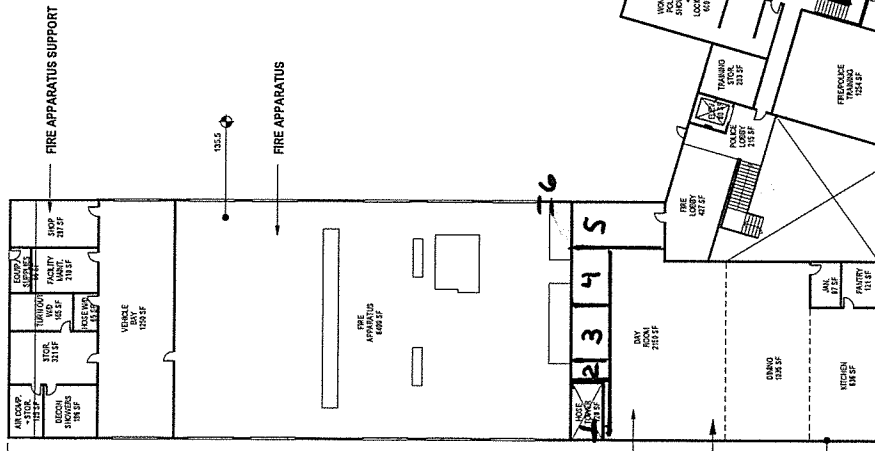
There should be a couple more restricted-entry man doors into the apparatus bays.

4. If public use of fire station restrooms is not anticipated to be significant, perhaps the number of downstairs restrooms could be reduced.
5. The fire apparatus support section is not well planned. The storage room with three doors will not provide adequate storage. Access to decon showers (think hazardous materials) should not be through a storage room. The turnout washer should be accessible directly from the vehicle bay, not through the storage room.
6. Is there enough room to the west of the apparatus bays to back in Rescue, Engine and Tanker should the fire department choose to do so?
7. Chimney brushes could be displayed in the downstairs main fire lobby, reminding people who come in that they are available. This would be good public education and make them more accessible than being stored in the apparatus bays.

NOT TO SCALE

remove hose tower

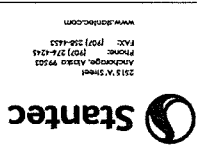
- 1 turnout storage } relocated from lower level
- 2 food storage } doors to apparatus bays
- 3 medical storage } bays
- 4 watch office door to apparatus bays counter to lobby
- 5 extended lobby/hallway door to apparatus bays
- 6 restricted-access man door at same grade inside and outside



POLICE STATION - SF BY DEPT.	
DEPARTMENT	AREA
DISPATCH	3381 SF
INVESTIGATION + PATROL	5411 SF
JAIL	4580 SF
POLICE	4474 SF
PROPERTY + EVIDENCE	4463 SF
RANGE	2350 SF
TRAINING + FITNESS	10221 SF
Grand Total:	32211 SF

FIRE STATION - SF BY DEPT.	
DEPARTMENT	AREA
FIRE ADMIN	1473 SF
FIRE APPARATUS SUPPORT	1746 SF
FIRE APPARATUS	1435 SF
FIRE LIVING	1716 SF
FIRE STATION	1668 SF
Grand Total:	41

- Code by Department/Location
- DISPATCH
 - FIRE/WHI
 - FIRE APPARATUS
 - FIRE APPARATUS SUPPORT
 - FIRE LIVING
 - FIRE STATION
 - JAIL
 - POLICE/WHI
 - PROPERTY + EVIDENCE
 - RANGE
 - TRAINING + FITNESS



2515 N. 5th Ave
 Phoenix, Arizona 85016
 Phone: (602) 774-1243
 Fax: (602) 258-4233
 www.stantec.com

Project: HOMER PUBLIC SAFETY BUILDING
 OPTION 1
 COMBINED POLICE/FIRE-ORIGINAL PROGRAM

City of Homer, Homer, Alaska 99603
 Project No.: DRS
 Drawn:
 Checked:
 Date: 10/24/14

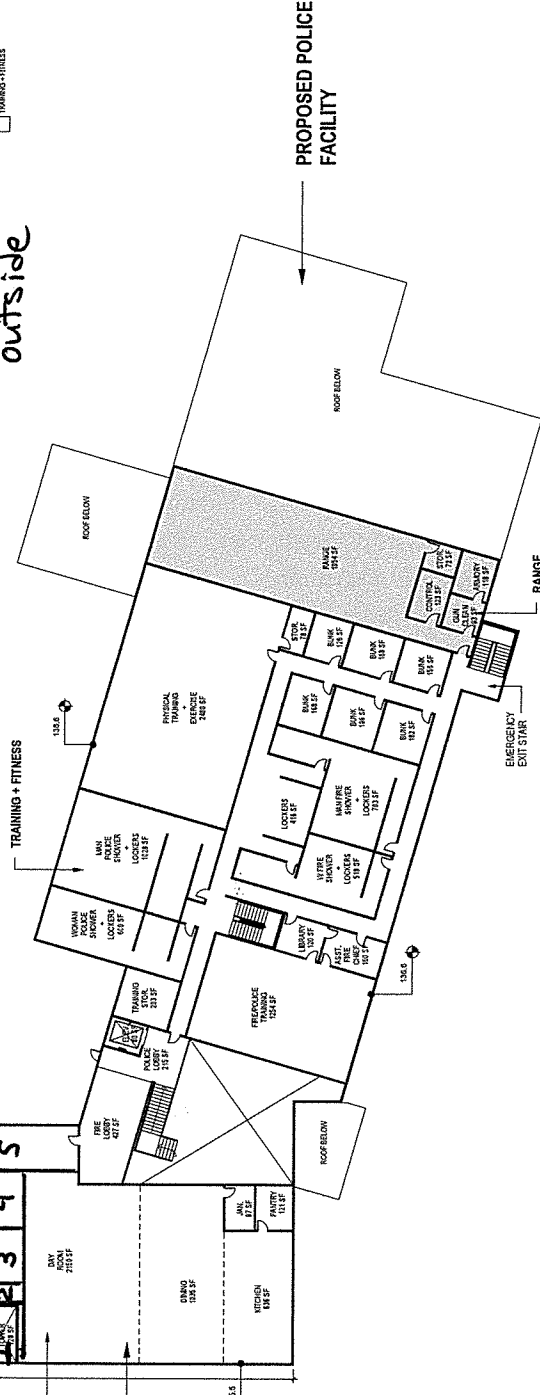
Sheet Contents:
 LEVEL 2 FLOOR PLAN

Sheet No.: A-112
 Project Number: 2014020234



Sheet No.: A-112

Project Number: 2014020234



Sheet No.: A-112

Project Number: 2014020234



MG additional comments on Public Safety Building Options 12.29.15

If some features of Option 2 will be incorporated into the new Option 1, I offer the following observations:

- 1 The warren of fire department bunk rooms needs a convenient bathroom. A domestic clothes washer and dryer are also desirable.
2. The watch office is still a critical necessity.
3. Although the access from the living area to the apparatus bays is not shown, it should not be across the living room carpet. There should be a hallway extension from the lobby, similar to what I proposed for the original Option 1. Responders, staff, mechanics, school tour groups, and others require access between the apparatus bays and the downstairs offices and same floor training and exercise rooms without tracking dirt across the living room carpet or walking between the couch and TV or interrupting a pool game.
4. The hose washer and turnout washer in the fire apparatus support section should be moved to the apparatus bays where they will be closer to the hose storage and responders' turnout gear stalls.

The space above the fire apparatus support section should be enclosed as part of the apparatus bays for cost-effective storage of large bulky items.

A restroom in the apparatus bays is highly desirable.

5. The kitchen of the fire living section and the training room are too far apart. Fire department training is frequently accompanied by pizza or ice cream laid out on the kitchen table. This should be convenient.
6. Could we make good use of the "open to below" space on the second floor?
7. The 59 foot dimension for the apparatus bays in Option 2 is excellent to incorporate into the new Option 1.
8. I support building a long-term police station ASAP while performing maintenance and repairs on the existing fire station. I do not support adding space to the existing station. However, before we complete the plans for the new police station, the fire department component must be satisfactorily designed so we know a long-term fire station will fit on this site in about 8 years.

TO: CAREY MEYER

Note: Some issues raised have been resolved. Some issues resolved in Option 2 -but not incorporated yet in Option 1. All comments will be resolved once Council, Committee, and public comments received. Comments in red were prepared by Carey Meyer on 12-28-15.

MG comments on public safety building options 12.28.2015

1. In both options 1 and 2, the fire chief should get the outside corner office.
Will revise per Chief Painter's direction.
2. The bottom of the hose tower in option 1 is in the back corner of the office section. This will require firefighters to roll and carry dropped dry hose through the hallway, into the lobby and upstairs to get it back to the apparatus bay or to haul the hose up from the upper floor. It is very impractical in either case. It is also too far away from the hose washer at the north end of the building. The hose tower should be removed.

Hose tower removed per Chief Painter as reflected in Option 2 (will be addressed in Option 1 final plan)

3. There needs to be a watch office upstairs adjacent to the apparatus bays and accessible from the outside via a restricted-entry man door at the same grade inside and outside the apparatus bays. This office should have a base radio, telephone, and other communication accessories, vehicle keys, rig check forms, shift board, and other stuff directly related to the apparatus that is now located in the HVFD downstairs office. The medical storage room and food storage room now located downstairs in option 1 should be moved next to this upstairs office. Please see attached sketch.

Some of these issues have been addressed in most recent plans. Watch office not currently addressed. Food storage addressed in Option 2. Remainder will be addressed after public comment period (as directed by Chief).

There is ample extra space in the living room of option 1 to locate these rooms against the north wall, adjacent to and accessed from the apparatus bays. The food and medical items are destined for the vehicles so they should be located closer. The cluster of administrative offices is OK downstairs, but anything directly related to fire/EMS response should be convenient to the apparatus.

Second floor square footage better utilized in Option 2 (will be incorporated into Option 1 after comment period).

Getting this configuration correct should be a highest priority. The watch office is the critical heart and soul of the fire station. The watch office could, but wouldn't have to, incorporate the ESS office currently located downstairs. It is tolerable, but not optimal, to have the school tours enter and gather in the downstairs public lobby and come upstairs, but it is not acceptable to require responders to run up and downstairs in the course of a call. Will revise as directed by Chief.

The existing fire station, in spite of its organic growth, happens to have a very efficient layout for effective response.

Intent is to continue efficiency in new building; still some work to do to establish this.

The kitchen, dining area, and living area in option 1 should be sized more like what is in option 2.

Second floor square footage better utilized in Option 2 (will be incorporated into Option 1 after comment period).

There should be a couple more restricted-entry man doors into the apparatus bays.

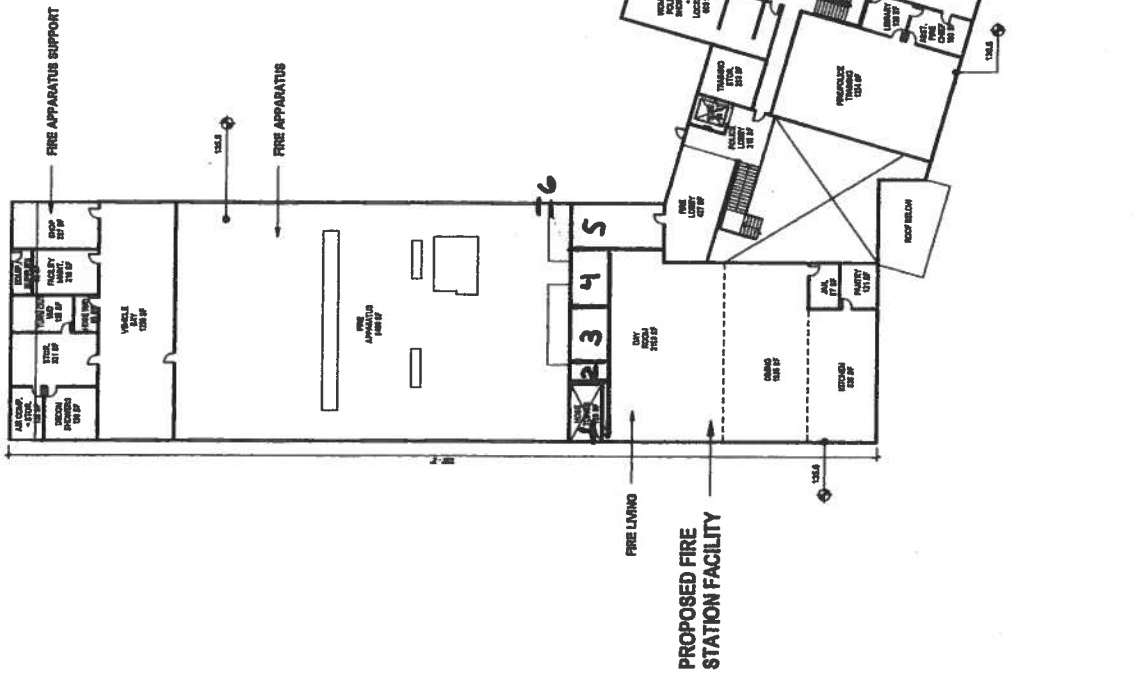
Will revise as directed by Chief.

4. If public use of fire station restrooms is not anticipated to be significant, perhaps the number of downstairs restrooms could be reduced. Will resolve in final plan.
5. The fire apparatus support section is not well planned. The storage room with three doors will not provide adequate storage. Access to decon showers (think hazardous materials) should not be through a storage room. The turnout washer should be accessible directly from the vehicle bay, not through the storage room. Door location to be revised to provide access to Decon directly from vehicle bay in final plan.
6. Is there enough room to the west of the apparatus bays to back in Rescue, Engine and Tanker should the fire department choose to do so? Yes, we believe so, but will check and revise as necessary in final plan.
7. Chimney brushes could be displayed in the downstairs main fire lobby, reminding people who come in that they are available. This would be good public education and make them more accessible than being stored in the apparatus bays. Good thought, display may be staff installed.

NOI TO SCALE

remove hose tower

- 1 turnout storage } relocated from lower level
- 2 food storage } doors to apparatus bays
- 3 medical storage } doors to apparatus bays
- 4 watch office } door to apparatus bays
- 5 extended lobby/hallway } counter to lobby
- 6 restricted-access man door } door to apparatus bays
- at same grade inside and } durable floor w/ non skid
- outside } (think ice cleats)



POLICE STATION - SF BY DEPT.		FIRE STATION - SF BY DEPT.	
DEPARTMENT	AREA	DEPARTMENT	AREA
OPERATION	1500 SF	FIRE CONTROL	1700 SF
INVESTIGATION	1000 SF	FIRE APPARATUS	1500 SF
JAIL	1000 SF	FIRE APPARATUS SUPPORT	1500 SF
POLICE LOBBY	1000 SF	FIRE LOBBY	1000 SF
PROPERTY + EVIDENCE	1000 SF		
RANGE	1000 SF		
TRAINING + FITNESS	1000 SF		
Grand Total	12000 SF	Grand Total	10000 SF

Stantec

2515 N. Broad
 Suite 1000
 Raleigh, NC 27601
 Phone: 919.286.4444
 Fax: 919.286.4444
 www.stantec.com

HOMER PUBLIC SAFETY BUILDING OPTION 1

COMBINED POLICE/FIRE - ORIGINAL PROGRAM

City of Homer
 Homer, Alaska 99603

Project No. DHB
 Drawn
 Checked
 Date 10/24/14

Sheet Contents:
LEVEL 2 FLOOR PLAN

Sheet No. **A-112**

Project Number: 201000224

LEVEL 2
 1/16" = 1'-0"