

NOTICE OF MEETING
WORK SESSION

1. CALL TO ORDER, 3:00 P.M.
2. CHARRETTE WITH PUBLIC WORKS STAFF ON THE BUILDING
CONDITIONS AND OPTIONS FOR HERC 1 **Page 3**
3. DRAFT OPERATING EXPENSE INFORMATION **Laydown**
4. INFORMATIONAL ITEMS
5. COMMENTS OF THE AUDIENCE *(The Audience may comment on any item. 3 minute time limit)*
6. COMMENTS OF CITY STAFF
7. COMMENTS OF THE TASK FORCE
8. ADJOURNMENT NEXT REGULAR MEETING IS SCHEDULED FOR TUESDAY,
SEPTEMBER 11, 2018 at 3:00 p.m. at the City Hall Cowles Council Chambers, 491 E.
Pioneer Avenue, Homer, Alaska.

Reiss
30 Aug 18

As the facilitator of the 5 September work session charrette with Public Works (PW), I see the primary effort as a way to learn the current physical state of HERC 1's lower & upper levels and what fixes may be required in the short terms, 5-yr (limping along) and 10-yr, with minimal expenditures.

The charrette will provide the Task Force (TF) a view of the building by those charged with maintaining it. Understandably, each potential fix has an associated cost, many considerable, requiring capital expenditures. Any insights on costs associated from PW are appreciated but not, necessarily, the focus of the charrette.

It may expedite our efforts having PW reflect on a few items prior to the charrette. Included are items that form the main body of the work session. Please understand that the charrette is not intended to ask PW for engineering interpretations; rather, the best judgements based on their expertise and knowledge of HERC 1.

Items best reflected on by PW prior to the work session, are:

◊ Can the upper level utilities be isolated from the lower level and, thus, be cut-off? Obviously, do not want to put the HERC at risk.

Mechanical:

- Can valves placed in water line(s) to cut-off or reduce service to the upper level, to include services to the ventilators, baseboard heaters and restrooms?
- Air handler(s) – close off upper level ducts, (e.g. 1997 upgrade with 900cuft air handler placed in plenum)? (Note: Assume the gym & Zumba room air handler on the upper level would need to be maintained.)

Electrical:

- Can the panels shunt electrical – isolate/separate the from upper and lower levels, by breakers or panel?
- What affect would shunting have on fire alarms, hall lights, etc.?

◊ Is the existing roof material capable of accepting a “hot roof” mopping?

- What is the condition of roof flashing and does it need replacing?
- Are the roof drains blocked and would the addition of overflows enhance a 10-year period (re 2012 Klauder & 2007 ECI/Hyer Reports)

◊ What systems would need relatively immediate attention/fixes, by upper & lower levels, (e.g. upper level air handler, galvanized pipes, etc.)?

◊ What maintenance/repairs or complete replacements of specific building items, (e.g. ADA, doors, windows, etc.), would be necessary to meet 5-yr & 10-yr?

◊ Assuming some of the items addressed above can be dealt with over time, what would need to be accomplished immediately?

TF understands that PW may not be able to answer some items, but any insights are appreciated. TF thanks PW folks for their assistance and consideration throughout our efforts.

Charrette Talking Points for 5 Sept. Work Session:

References:

1997 Renovation for UAA – McCool & Carlson (20-yrs ago), build-out for upper level offices & lab
1985 Renovation – McGlothlin (30-yrs ago), windows, doors, flooring, electrical, mechanical most NIC
2007 Study – ECI/Hyer
2012 Study – Klauder & Co.
2016 Safety Bldg. Type A Submittal – Stantec/Cornerstone]

Civil

Utilities 5' from bldg.
Landscape
Driveways, sidewalks & stoops/stairs (ADA)
Parking lot lights & bldg. perimeter lights
Hardscaping – bldg. perimeter protection
Possible drive entrance to gym/lower level
Fuel tank

Architectural (2'x8' wood studs @ 16"oc)

Exterior siding & flashing
Windows, & trim
Doors (ADA gym arctic entry, women's locker rm), fire rated per FM & Klauder?
Interior walls, ceiling tiles, floors, insulation
Roof
 Chimney & flue
 Hot mop
 Flashing
 Drains and need for overflow
Fire protection
Lead paint – interior & exterior window & door frames, pipe solder, caulking on sewer pipes

Mechanical

Furnace room water infiltration
Piping – galv. pipe, valves
Ventilators & baseboard heaters
Air handlers
Rest room appurtenances (water closets, urinals, showers, sinks, fixtures, etc. – 2012 ECI/Hyer in good condition).

Electrical

Service to bldg.
Panels & wiring
Lighting (T-12 change to T-8 for energy savings)
Communications: telephone, computer public address
Security: fire alarms (audible installed?), ADA doors

